

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2017-21**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, May 11, 2017 at approximately 6:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on proposed Ordinance 2017-21, an ordinance amending Moab Municipal Code Chapters 17.36.020, I-1, Industrial, Zone; 17.27.020 C-4, General Commercial, Zone; and 17.09.531(14), to Remove the Use of Self-Storage Warehouse from Conditional Uses and Permitting them in the C-4 and I-1 with Standards.

The proposed ordinance is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at www.moabcity.org. Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson
Zoning Administrator

Published in the Times Independent, April 27, 2017 and May 4, 2017.

ORDINANCE #2017-21

AN ORDINANCE AMENDING MOAB MUNICIPAL CODE CHAPTERS 17.36.020, I-1, INDUSTRIAL, ZONE; 17.27.020 C-4, GENERAL COMMERCIAL, ZONE; AND 17.09.531(14), TO REMOVE THE USE OF SELF-STORAGE WAREHOUSE FROM CONDITIONAL USES AND PERMITTING THEM IN THE C-4 AND I-1 WITH STANDARDS

The following findings describe the intent and purpose of this ordinance:

- a. The City has enacted Sections 17.09.530 and 17.09.531 of the Moab Municipal Code (MMC), which govern conditional uses.
- b. From time to time the City undertakes to revise its zoning ordinances to improve the efficiency of review processes and the quality of land development.
- c. The City has reviewed the conditional uses specified in MMC Section 17.09.531, and determined that self-storage warehouses do not need to be included as a conditional use, and the Council believes that this use can be a use by right in the I-1 and C-4 Zones if appropriate standards are applied to development of self-storage warehouse facilities.
- d. The standards assure that self-storage warehouse developments will promote transportation access, good landscaping design, and buffering with respect to adjacent uses.
- e. The City finds that this ordinance will serve the public health, safety, and welfare, and that adoption is in the best interests of the Moab community.
- f. This ordinance was reviewed by the Planning Commission on _____, 2017, and the Planning Commission recommended approval.

Therefore, the City of Moab enacts as follows:

The Moab City Council hereby repeals Section 17.09.531(14) in its entirety;

(14) Self-storage Warehouse.

- A. All new self-storage warehouse facilities or expansions are subject to approval of a site plan as described in Section 17.09.660, site plan--required.
- B. All drives and parking area surfaces shall consist of a maintained all-weather dust free surface such as asphalt, concrete, bricks, pavers or cobblestones. The use of gravel may be exercised but a dust inhibitor shall be regularly applied to the surface and appropriately worked into the surface material.
- C. Drive lanes must be of a sufficient width to allow vehicles to pass when another is loading or unloading by a unit.
- D. Traffic impacts shall be mitigated and not lead to disruption of traffic flow on adjacent streets.
- E. Self-storage warehouses shall be screened/buffered from adjacent properties by the use of decorative/solid wooden privacy fencing or decorative block walls. High quality landscaping may be incorporated into the screening effort but maintenance of all vegetation is the responsibility of the owner(s) of the property.
- F. Glare, dust, odor, and noise must be contained within the property boundaries.
- G. Landscaping shall be provided in accordance with the requirements of Sections 17.09.360, (landscaping--required) and 17.09.370, (landscaping--specifications). Landscaping screening shall be provided and maintained along the perimeter of the property and consist of twenty feet in depth. Vegetation may include existing trees and shrubs but weeds must be managed and landscaping maintained once it is installed.
- H. All structures shall be maintained in accordance with the adopted version of the International Property Maintenance Code.

- I. The lot size shall be between a minimum of two acres and a maximum of five acres.
- J. The total area covered by buildings shall not exceed fifty percent of the site.
- K. The maximum height of the building or buildings permitted as of right is twenty feet or one story. Additional height may be allowed by resolution of the planning commission.
- L. No outside storage is permitted except for large vehicles and boats that are under a permanent cover.
- M. The storage of hazardous, toxic, or explosive substances, including, but not limited to, but excluding the storage of, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil, is prohibited.
- N. No business activity other than the rental of storage units shall be conducted on the premises.
- O. One dwelling unit is permitted on the same lot for use as a caretaker dwelling.

AND, the Moab City Council hereby amends MMC Chapters 17.27.020, 33 *Use Regulations*, for the C-4 Commercial Zone with the addition of number “33, *Self-storage Warehouse*” and MMC Chapter 17.36.020, *Use Regulations*, for the I-1 Industrial Zone with the addition of letter “K, *Self-storage warehouses*” as a permitted use with the following language:

Self-storage Warehouse.

- A. All new self-storage warehouse facilities or expansions are subject to approval of a site plan as described in Section 17.67, *Site Plan Review*.
- B. All drives and parking area surfaces shall consist of a maintained all-weather dust free surface such as asphalt, concrete, bricks, pavers or cobblestones. The use of gravel may be exercised but a dust inhibitor shall be regularly applied to the surface and appropriately worked into the surface material.
- C. Drive lanes must be of a sufficient width to allow vehicles to pass when another is loading or unloading by a unit.
- D. Traffic impacts shall be mitigated and not lead to disruption of traffic flow on adjacent streets.
- E. Self-storage warehouses shall be screened/buffered from adjacent properties by the use of decorative/solid wooden privacy fencing or decorative block walls. High quality landscaping may be incorporated into the screening effort but maintenance of all vegetation is the responsibility of the owner(s) of the property.
- F. Glare, dust, odor, and noise must be contained within the property boundaries.
- G. Landscaping shall be provided in accordance with the requirements of Sections 17.09.360, (landscaping--required) and 17.09.370, (landscaping--specifications). Landscaping screening shall be provided and maintained along the perimeter of the property and consist of twenty feet in depth. Vegetation may include existing trees and shrubs but weeds must be managed and landscaping maintained once installed.
- H. All structures shall be maintained in accordance with the adopted version of the International Property Maintenance Code.
- I. The lot size shall be between a minimum of two acres and a maximum of five acres.
- J. The total area covered by buildings shall not exceed fifty percent of the site.

K. The maximum height of the building or buildings permitted as of right is twenty feet or one story. Additional height may be allowed by resolution of the planning commission.

L. No outside storage is permitted except for large vehicles and boats that are under a permanent cover.

M. The storage of hazardous, toxic, or explosive substances, including, but not limited to, but excluding the storage of, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil, is prohibited.

N. No business activity other than the rental of storage units shall be conducted on the premises.

O. One dwelling unit is permitted on the same lot for use as a caretaker dwelling.

In effect on the day of passage;

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on the ___ day of _____, 2017.

SIGNED:

David L. Sakrison, Mayor

ATTEST:

Rachel Stenta, Recorder