

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2017-22**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, June 8, 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 2017-22, an ordinance to amend Chapter 17.06.020 of the Moab Municipal Code by repealing a portion of the definition of flag-shaped or panhandle-shaped lots.

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, May 25 and June 1, 2017.

ORDINANCE #2017-22

**AN ORDINANCE TO AMEND CHAPTER 17.06.020 OF THE MOAB MUNICIPAL CODE BY
REPEALING A PORTION OF THE DEFINITION OF FLAG-SHAPED OR PANHANDLE-
SHAPED LOTS**

The following describe the intent and purpose of the City of Moab in the adoption of these amendments:

- a. The City desires to provide additional opportunities for housing in the City limits.
- c. The Moab Planning Commission held a duly advertised public hearing on _____, 2017, to hear and decide the merits of the proposed change and receive public input. The Planning Commission subsequently adopted Planning Resolution #-2017 with the findings that the amendment was justified and recommended approval by the City.
- d. The City Council held a duly advertised public hearing during a regularly scheduled meeting to hear evidence and review the recommendation from the Planning Commission on _____, 2017.
- e. The City Council finds that it is appropriate for the City to encourage the development of housing within the City for all residents; that the proposed change is consistent with the General Plan, which encourages the development of affordable housing; and that the current standards for flag-shaped lots may be outdated or an unnecessary impediment to the development of available housing for all residents.

NOW, THEREFORE, Council enacts that the definition of Flag-Shaped or Panhandle Lots in MMC Section 17.06.020 is hereby amended so the definition shall now read:

“Lots Permitted. “Flag-shaped or panhandle-shaped lots” may be created in any single-family or two-family residential zone if all of the following requirements are met:

- 1. The lot has at least twenty feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot or parcel;*
- 2. The handle portion of the lot is at least twenty feet in width, and not more than one hundred fifty feet in length;*
- 3. The lot meets the lot area and lot width requirements of the applicable zones.”*

PASSED AND APPROVED by a majority of the City of Moab City Council. This ordinance shall take effect no later than twenty (20) days from the date of publication.

SIGNED:

David L. Sakrison, Mayor

Date

ATTEST:

Rachel Stenta, Recorder