

**CITY OF MOAB  
PLANNING COMMISSION  
PUBLIC HEARING  
PROPOSED ORDINANCE 2017-29**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, June 22, 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 2017-29, an ordinance to amend Chapter 17.09.560.B. of the Moab Municipal Code, by decreasing the setbacks for accessory structures and clarifying what is considered the “principal structure”.

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](http://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, June 8, 2017 and June 15, 2017.

**ORDINANCE #2017-\_\_\_\_**  
**AN ORDINANCE TO AMEND CHAPTER 17.09.560.B.**  
**BY DECREASING THE SETBACKS FOR ACCESSORY STRUCTURES,**  
**AND CLARIFYING WHAT IS CONSIDERED THE “PRINCIPAL STRUCTURE”**

**WHEREAS**, the Moab City Council (“Council”) adopted the Moab Municipal Code (“Code”) and especially Title 17, also known as “The Zoning Ordinance of Moab City, Utah” in an effort to encourage and facilitate orderly growth and development in the City as well as to promote a more attractive and wholesome community environment; and,

**WHEREAS**, the City appraised the requirements for accessory structure setbacks in the Table in 17.09.560.B.; and,

**WHEREAS**, the City determined that, in order to provide more accessibility to and greater options for citizens to build on their private property, the accessory structure setbacks should be decreased; and,

**WHEREAS**, the City determined that the Section needed some clarity regarding what is considered the “principal structure” on a lot, in that the 12 foot constraint is creating confusion, provides no discernible benefit, and has outlived its usefulness as a constraint; and,

**WHEREAS**, the amendments would be useful in aiding the public and the Planning Staff in the day to day administration of the Code; and,

**WHEREAS**, the Moab City Planning Commission (“Commission”) held a duly advertised public hearing on \_\_\_\_\_, 2017, to hear and decide the merits of said amendments; and,

**WHEREAS**, the Commission, after reviewing the public testimony and the recommendation of Staff, determined that these amendments would provide clarity in the code, and also facilitate fair and orderly building in the City; and,

**WHEREAS**, the Commission subsequently adopted Planning Resolution #2017-\_\_\_\_, that favorably recommended Ordinance #2017-\_\_\_\_ to the City Council for approval; and,

**WHEREAS**, Council reviewed Ordinance #2017-\_\_\_\_ in a regularly scheduled meeting held on \_\_\_\_\_, 2017, to hear and decide the merits of the proposed changes to Section 17.09.560.B.; and,

**WHEREAS**, Council found the changes to be in the best interests of the City of Moab.

**NOW, THEREFORE**, the Moab City Council hereby amends the language of Section 17.09.560.B, as it currently reads to be revised by the changes below:

**Items in yellow shall be deleted from the code. Items in blue shall be added to the code:**

**17.09.560 Accessory use or structure**

17.09.560.B Setbacks for accessory buildings

B. Setbacks. Detached accessory buildings shall be constructed to the established setbacks as illustrated in the following table:

**Setbacks for Accessory Structures\***

Detached accessory structures		Attached accessory structures
Side yard	More than 5 feet 3 feet	Must meet the established setbacks for the principal structure if located within 12 feet of the principal structure.
Rear yard	More than 5 feet 3 feet	
From other accessory structures on the same property	10 feet 3 feet	
Corner lot (side street)	10 feet 3 feet	

\* As measured from any side lot line, alley right-of-way or easement line.

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