

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2017-32**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, August 24, 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 2017-32, an ordinance amending Moab Municipal Code Chapter 17.30.020, Use Requirements, to include a use of Small neighborhood retail business with standards in the C-5, Neighborhood Commercial Zone and add a definition of the use to Moab Municipal Code Section 17.06.020, Definitions.

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, August 10, 2017 and August 17, 2017.

ORDINANCE #2017-32

AN ORDINANCE AMENDING MOAB MUNICIPAL CODE CHAPTER 17.30.020, USE REQUIREMENTS, TO INCLUDE A USE OF SMALL NEIGHBORHOOD RETAIL BUSINESS WITH STANDARDS IN THE C-5, NEIGHBORHOOD COMMERCIAL ZONE AND ADD A DEFINITION OF THE USE TO MMC SECTION 17.06.020, *DEFINITIONS*

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

- a. The City has enacted Sections 17.35, Neighborhood Commercial Zone, of the Moab Municipal Code to serve as a transition/buffer zone between residential and commercial uses.
- b. From time to time the City undertakes to revise its zoning ordinances to improve quality of land development.
- c. The City has reviewed the uses specified in MMC Section 17.30.020, and determined that small neighborhood retail can be an allowed use in the C-5 Zone if appropriate standards are applied.
- d. The standards assure that the use will primarily serve people who live in the surrounding neighborhood and they can obtain daily goods conveniently and meet the purpose of the zone to provide locations for “stores, shops and establishments situated in landscaped surroundings that are maintained in harmony with amenities of adjacent residential development.”
- 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 in a public hearing by the Planning Commission on August 24, 2017, and with the adoption of Planning Resolution -2017, the Planning Commission voted _- to recommend approval by the City Council.

Therefore, the City of Moab hereby adds a use of “small neighborhood retail” as letter “S” to MMC Section 17.30.020, *Use requirements*, as noted below;

17.30.020 Use requirements.

S. Small neighborhood retail uses less than one thousand five hundred (1,500) square feet.

AND,

17.06.020, *Definitions*, shall be amended with the following definition of “small neighborhood retail”:

“Small neighborhood retail means a privately owned, small volume business that does not exceed one-thousand five hundred square feet in size and sells a variety of a small number of goods and merchandise that appeal to local residents living in the area near the shop.”

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