

CITY OF MOAB ORDINANCE NO. 2020-12

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED AT 191 WALNUT LANE, CONSOLIDATING A SPLIT ZONE PARCEL FROM R-2 SINGLE-HOUSEHOLD AND TWO-HOUSEHOLD RESIDENTIAL ZONE, AND R-4 MANUFACTURED HOUSING RESIDENTIAL ZONE, TO ONLY R-4 MANUFACTURED HOUSING RESIDENTIAL ZONE.

WHEREAS, the following describes the intent and purpose of this ordinance:

- a. Applicant and property owner James Nelson has applied to rezone parcel 01-0001-0107 located at 191 Walnut Lane, Moab UT 84532. Taxing description of parcel: BEG SW COR LOT 3 SEC 1 T26S R21E; E 6 2/3 RDS; N 25 RDS; W 6 2/3 RDS; S 25 RDS POB 1.04 AC; and
- b. To modify the split zoning of the parcel to have only one zone within the parcel. Currently zoned R-2 Single-Household and Two- Household Residential Zone and R-4 Manufactured Housing Residential Zone, to only R-4 Manufactured Housing Residential Zone; and
- c. The portion of R-2 zoned parcel that is being rezoned is approximately .37 acres of the total parcel approximately 1.06 acres;
- d. The property is currently a mobile home park and intends to continue its use as is, for the immediate future; and
- e. The adjacent properties include single-household and multi-household residential, mobile home park, and health care service; and
- f. The applicant provided the Planning Commission with an application and the appropriate documents as required in MMC Section 17.04. The Planning Commission reviewed the application in a duly advertised public hearing held on April 23, 2020, where the item was tabled until updated survey information was provided. Then reviewed by Planning Commission on July 9, 2020 and was voted to Positively Recommend Approval of this Ordinance to City Council; and
- g. The Planning Commission determined that the amendment to the zoning maps is in accordance with the General Plan and development trends of the community and that this zoning amendment supports opportunity for affordable housing in the local community. Having evaluated the staff report, statements from the applicant and the public, the Planning Commission concluded that the proposed change in zoning for this property was an acceptable amendment to the Official Zoning Map; and
- h. The Planning Commission has determined that the review standards in Moab Municipal Code chapter 17.04.060, Map amendment approval criteria, have been met as follows:
 - A. The proposed zoning classification for residential use is compatible with the majority of surrounding uses and impacts to the existing development can be mitigated,
 - B. Adequate facilities are available to serve the type and scope of the development suggested by the proposed zoning classification,
 - C. The surrounding uses will be buffered from other residential and commercial development in the area; and
 - D. The application conforms to the provisions of the Moab General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MOAB CITY COUNCIL, having considered public comment, staff comments, and discussion of the pertinent aspects of the proposed zone change, by adoption of Ordinance #2020-12, does hereby find, determine, and declare, that the applicable provisions of the Moab Municipal Code and the intent of the Moab General Plan can be met;

AND, FURTHERMORE, the City Council approves the application to rezone the property located at 191 Walnut Lane, Moab UT 84532, to a singular zone R-4 Manufactured Housing Residential Zone, amending the Official Zoning Map, is hereby **APPROVED**.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on July 28, 2020.

DocuSigned by:

SIGNED: _____
Emily Niehaus, Mayor

ATTEST 
Sommar Johnson, Recorder



Walnut Lane Zoning Change in Ordinance #2020-12



0 30 60 120
Feet

1 inch = 60 feet



Walnut Lane Zoning After City Ordinance #2020-12



0 30 60 120 Feet

1 inch = 60 feet



City of Moab Official Zoning Map

APPROVAL

Approval by action of the Moab City Council on the 28th day of July, 2020, as Ordinance 2020-12

By: Emily Neihaus, Mayor

Attest: Sommar Johnson, City Recorder

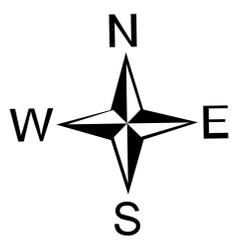
By: Planning Commission

- Map Notes:
1. This map edition incorporates all zone changes approved prior to July 28, 2020.
 2. Parcel boundary lines shown hereon are based on record data and may not accurately reflect the location of actual parcel boundaries located by title research and a professional land survey.
 3. The coordinate system used for this map is NAD 1983, UTM, Zone 12N

Legend

City Zoning

- R-1
- R-2
- R-3
- R-4
- MH/RV-1
- RA-1
- A-2
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- RC
- SAR
- FC-1
- County
- City Limits
- Ownership Parcels



0 300 600 1,200 1,800 2,400 3,000 3,600 Feet
1 inch=600 feet

City Of Moab Official Zoning Map

