

SUMMARY OF
MOAB CITY
ORDINANCE NO. 2025-14

On August 26, 2025, the Moab City Council enacted Ordinance No. 2025-14, An Ordinance Approving the Zoning Map Amendment for the Parcel Located at Approximately 610 Cermak, Moab, UT 84532 (Parcel #01-0036-0040) Adjusting the Current Zones and Boundaries from R-3 Multi-Household Residential Zone and RA-1 Residential-Agricultural Zone, to C-3 Central Commercial Zone and RA-1 Residential-Agricultural Zone.


By: Joette Langianese, Mayor

ATTEST


Sommar Johnson, Recorder

Voting:

Council Member Wojciechowski voting ABSENT
Council Member Topper voting AYE
Council Member Knuteson-Boyd voting AYE
Council Member Myers voting AYE
Council Member Taylor voting AYE

A complete copy of Ordinance No. 2025-14 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

CITY OF MOAB ORDINANCE NO. 2025-14

AN ORDINANCE APPROVING THE ZONING MAP AMENDMENT FOR THE PARCEL LOCATED AT APPROXIMATELY 610 CERMAK, MOAB, UT 84532 (PARCEL #01-0036-0040) ADJUSTING THE CURRENT ZONES AND BOUNDARY FROM R-3 MULTI-HOUSEHOLD RESIDENTIAL ZONE AND RA-1 RESIDENTIAL-AGRICULTURAL ZONE, TO C-3 CENTRAL COMMERCIAL ZONE AND RA-1 RESIDENTIAL-AGRICULTURAL ZONE.

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

- a. Applicant, Courtney Kizer, submitted a Development Code Amendment application to amend the Zoning Map to change the zoning on Parcel 01-0036-0040, at approximately 610 Cermak, Moab, UT, described as:

BEG 1320 FT E & 990.7 FT N OF S1/4 COR SEC 36 T25S R21E SLB&M; W 1115 FT; N 200 FT; E 1115 FT; S 200 FT TO BEG: *** ALSO BEG AT POINT WHICH BEARS N 985.2 FT & E 140.7 FT OF S1/4 COR SEC 36 T25S R21E SLB&M; PROC N 80°14'E 31.1 FT; E 1148.7 FT; S 13°55'E 21.6 FT; W 1164.9 FT; N 48°42'W 26.2 FT TO POB: *** ALSO BEG AT POINT WHICH BEARS N 968.3 FT & E 320 FT FROM S1/4 COR SEC 36 T25S R21E & PROC N 89°55'E 1000 FT; S 75 FT; S 89°55'W 1000 FT; N 75 FT TO POB

Contains 7.42 acres

- b. The request is to change the zoning on the subject property from R-3 Multi-Household Residential and RA-1 Residential-Agriculture to C-3 Central Commercial and RA-1 Residential-Agriculture, approximately 7.42 acres (323215.2 sf) total. Approximately 1.84 acres (8032.76 sf) is to be zoned C-3 and 5.58 acres (243259.2 sf) is to be RA-1; and
- c. The Applicant submitted review materials to the Planning Commission with a sufficiently complete application and the appropriate documents as required in MMC Section 17.04. The Planning Commission reviewed the application in a duly noticed public hearing held on August 14, 2025, where the item was positively recommended for approval to City Council by the Planning Commission; and
- d. The Planning Commission determined that the amendment to the zoning map is in accordance with the General Plan and development trends of the community. Having evaluated the 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
- e. The Planning Commission and City Council have determined that the review standards in Moab Municipal Code chapter 17.04.060, Map amendment approval criteria, have or can be met.

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 No. 2025-14, 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 approximately 610 Cermak, Moab, UT 84532, Parcel (01-0036-0040). Amending the subject parcel zone from R-3 Multi-Household Residential and RA-1 Residential-Agriculture to C-3 Central Commercial and RA-1 Residential-Agriculture, amending the Official Zoning Map.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on August 26, 2025.

SIGNED: _____

Joette Langianese, Mayor

ATTEST: _____

Scotmar Johnson, Recorder

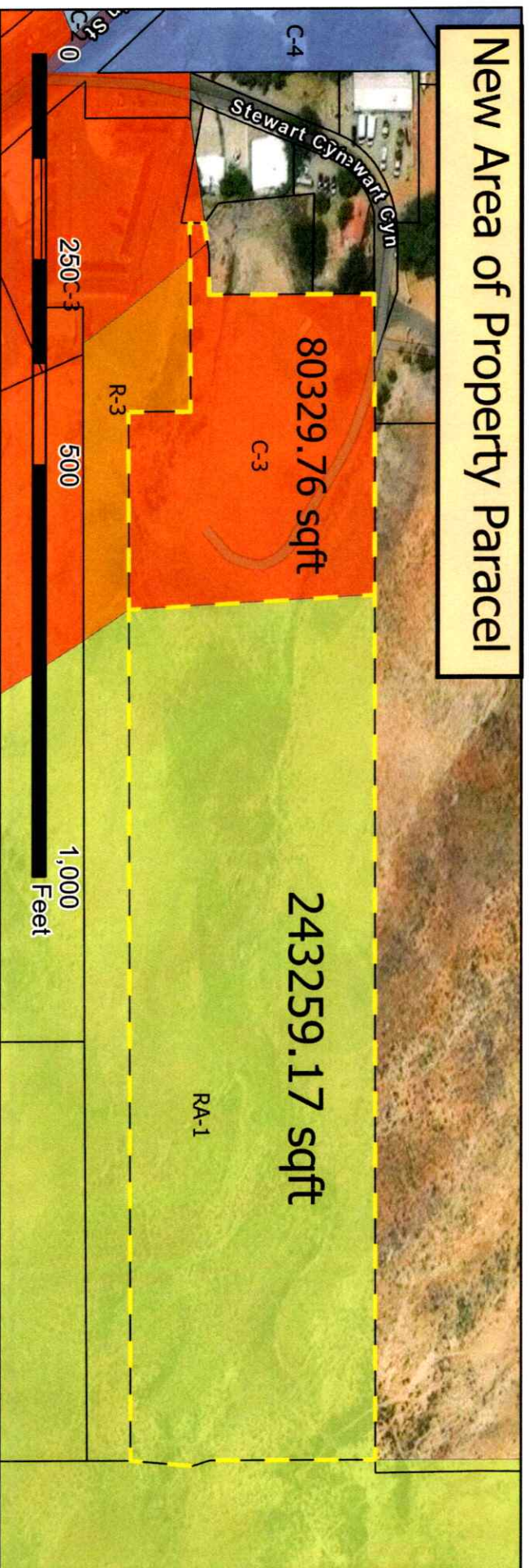
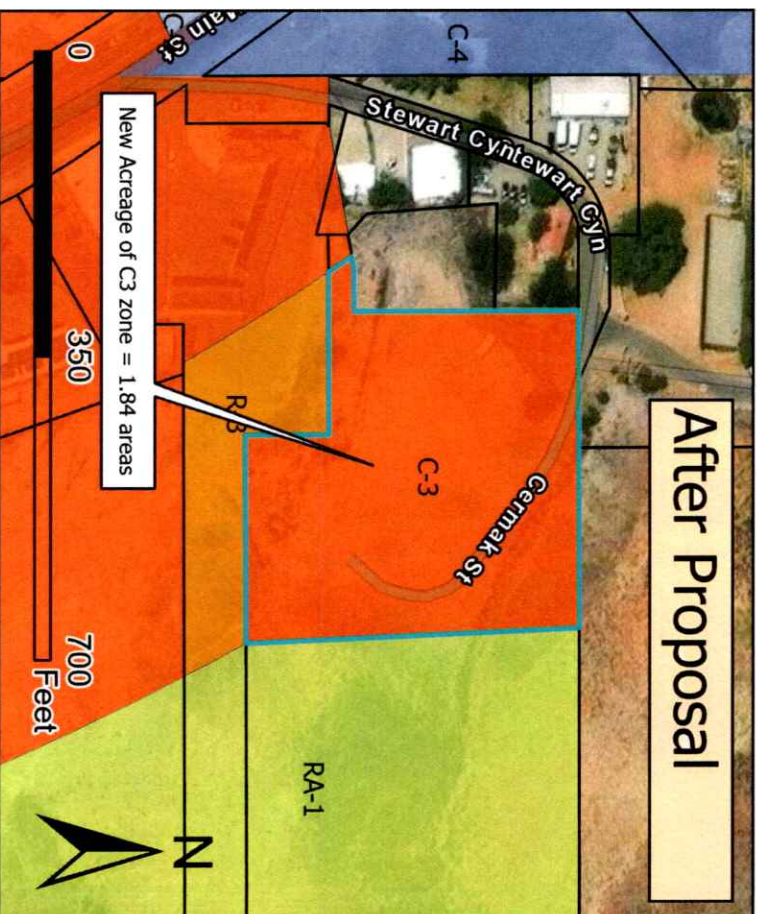
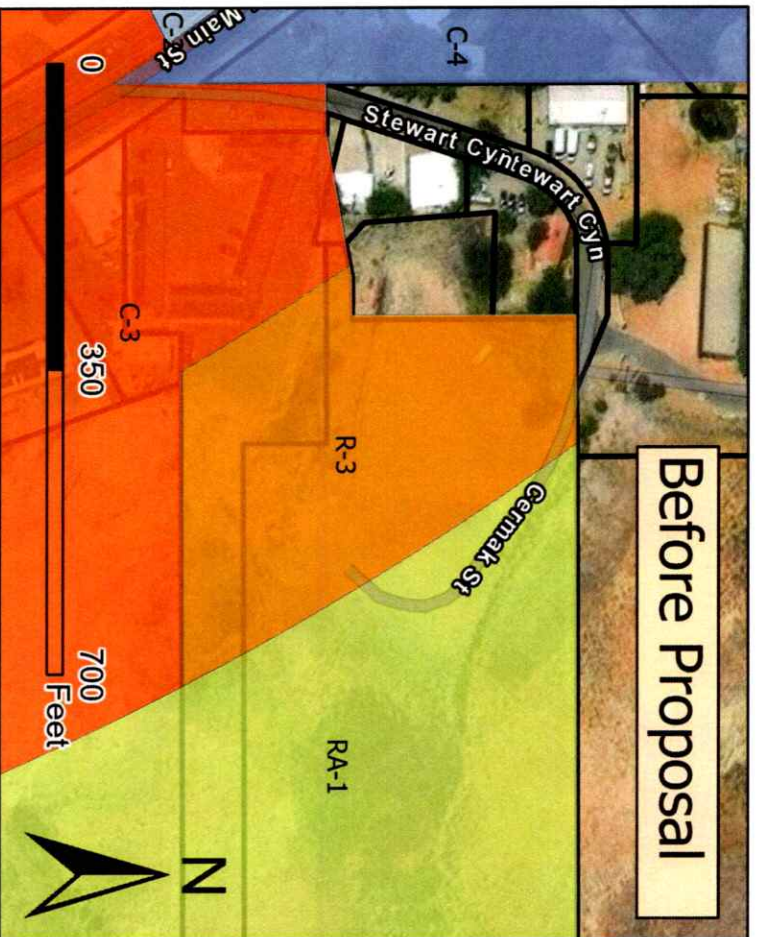
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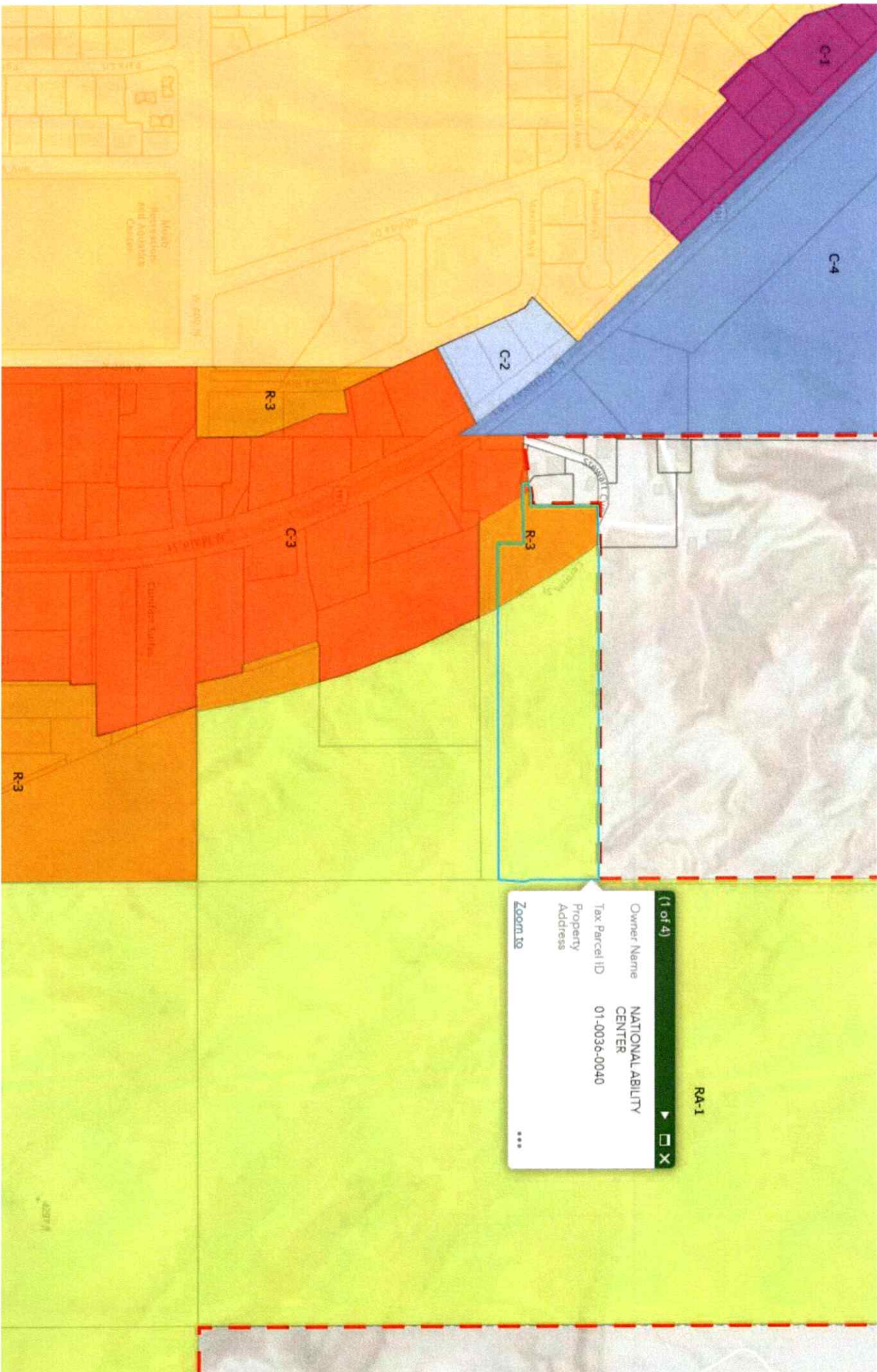
Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A 10-3-711 and 63G-30-102 on

AUGUST 27, 2025

Effective date of ordinance:

AUGUST 27, 2025





City of Moab
Official Zoning Map

APPROVAL

Approval by action of the Moab City Council on the 26th day of August, 2025, as Ordinance #2025-09 and #2025-10 and #2025-14

By: _____
Joette Langianese, Mayor

Attest: _____
Sommar Johnson, City Recorder

By: _____
Planning Commission

Map Notes:

1. This map edition incorporates all zone changes approved prior to August 26th, 2025.
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

