

CITY OF MOAB ORDINANCE #2020-01

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY OWNED BY THE CITY OF MOAB AT 193 WALNUT LANE (MAILING ADDRESSES 250 & 280 W. WALNUT LANE) FROM R-2 SINGLE-HOUSEHOLD AND TWO-HOUSEHOLD RESIDENTIAL ZONE TO R-4 MANUFACTURED HOUSING RESIDENTIAL ZONE, AND AMENDING THE CITY OF MOAB OFFICIAL ZONING MAP

WHEREAS, the City of Moab (“Owner”), has applied to rezone an approximately 1.62-acre portion of a 2.91-acre property with an address of approximately 193 Walnut Lane, Moab, Utah, and more particularly described as follows:

PARCEL 1:

DESCRIPTION OF A PARCEL OF LAND IN LOT 3, SECTION 1, T26S, R21 E, SLM, GRAND COUNTY, UTAH:

Beginning at a corner which bears South 911.1 feet and West 1064.3 feet from the North, $\frac{1}{2}$ corner Section 1, T26S, R21E, SLM, and proceeding thence South 0°51' West 425.5 feet to a corner; thence North 89°43' West 139.5 feet to a point (not set) on the East line of the Nelson parcel; thence North 411.5 feet to the Northeast corner of the Nelson parcel; thence East 14.7 feet to a point (not set) on the West line of the Johnson parcel; thence with the said line North 0°13' East 12.8 feet to the Northwest corner of the Johnson parcel; thence with the North line of the Johnson parcel North 89°47' East 131.1 feet to the point of beginning.

PARCEL 2:

DESCRIPTION OF A PARCEL OF LAND IN LOT 3, SECTION 1, T26S, R21 E, SLM, GRAND COUNTY, UTAH:

Beginning at a rebar with plastic cap which bears South 911.1 feet and West 1064.3 feet from the North $\frac{3}{4}$ corner of Section 1, T26S, R21 E, SLM, and proceeding thence North 89°47' East 203.6 feet to a cedar post, thence South 0°08' West 300.0 feet to a cedar post; thence South 0°03' East 117.3 feet to a $\frac{3}{8}$ " spike; thence North 89°43' West 86.7 feet to a 318" spike; thence North 0°47' West 167.0 feet to a $\frac{3}{8}$ " spike; thence South 88°47' West 118.0 feet to a 518" rebar with plastic cap; thence North 0°51' East 261.7 feet to the point of beginning.

WHEREAS, the approximate 2.91-acre property is currently split-zoned, with 1.62 acres zoned R-2 (Single-Household and Two-Household Residential) and 1.29 acres zoned R-4 (Manufactured Housing Residential), and the Applicant has requested a zoning map amendment to change the R-2 to the R-4, creating one continuous R-4 zone; and

WHEREAS, the property is currently a mobile home park and intends to redevelop it to a multifamily residential development, which are allowed uses in the R-4 zone but not the R-2 zone; and

WHEREAS, the property is adjacent to single-family residential, multi-family residential, mobile home parks, healthcare services, and various commercial uses; and

WHEREAS, the Applicant is aware that a site plan may be required for development if the amended zoning is approved; and

WHEREAS, the Applicant provided the Planning Commission (Commission) with an application and the appropriate documents as required in MMC Section 17.04; and

WHEREAS, the Commission reviewed the application in a duly advertised public hearing held on December 12, 2019, to review the allowed uses in the R-2 and the R-4 zoning districts; and

WHEREAS, the Commission determined that the amendment to the zoning map is in accordance with the General Plan and development trends of the community and intends to provide attainable and affordable housing opportunities to the local community; and

WHEREAS, having evaluated the staff report, statements from the Applicant and the public, the Commission concluded that the proposed change in the zoning for this property was an acceptable amendment to the Official Zoning Map; and

WHEREAS, the 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, THE CITY COUNCIL OF THE CITY OF MOAB, UTAH, having considered public comment, Staff comments, and discussion of the pertinent aspects of the proposed development, by adoption of Planning Resolution #2020-01, 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 Walnut Lane Property in the R-2 Multihousehold Residential Zone to R-4 Manufactured Housing Residential Zone.

Emily Niehaus, Mayor

Date

Attest:

Sommar Johnson, City Recorder