Title: Public Hearing for the Review of Council 2017-33 to Approve the 10-Acre Shumway Property Annexation Located at 963 and 1001 North 500 West and Applying a Zoning Designation

Date Submitted: October 2, 2017

Staff Presenter: Jeff Reinhart, City Planner

Attachment(s): Draft Ordinance #2017-33, PC approved minutes-8-10-2017, aerials, annexation plat, annexation evaluation, use comparisons/purpose for specific zones, public comments

Options: Approve as submitted, deny, or modify.

Recommended Motion: I move to adopt Ordinance #2017-33 to approve the annexation of the Shumway Property 963 and 1001 North 500 West, into the City of Moab and the Zone Districts of C-4 and R-4 be applied as submitted.

Background/Summary:
The Shumways are requesting the annexation into the City of two lots that are approximately ten acres in size and located at 963 and 1001 North 500 West. The land is currently zoned Rural Residential (RR) and the historic uses are a single-family residence and industrial uses.

The requested zoning includes C-4 that will be applied to the eastern three-acre portion of their property that abuts 500 West and the C-4 on the east and north along Main Street. The requested R-4 zoning would be applied to the seven (7) acres farther west, much of which is adjacent to the Palisades Subdivision. (Please refer to attached aerials and drawings.)

The Planning Commission reviewed the application at their meeting held on August 10, 2017. There was considerable discussion about the zoning, but the Commission could not reach a consensus. Subsequently, a 2-2 vote killed a motion to refer the annexation to City Council with a recommendation for the zoning. Council must now determine the appropriate zones for the properties and several use lists have been provided for comparison of the uses in the considered zones.
The attached Review (PL-17-117) contains an evaluation of the proposed annexation as required by MMC 1.32.
ORDINANCE #2017-33

AN ORDINANCE OF THE GOVERNING BODY OF MOAB
ANNEXING THE SHUMWAY PROPERTIES TO THE CITY OF MOAB

WHEREAS, on June 26, 2017, the City of Moab received a petition for annexation of certain properties approximately ten (10) acres in size as described in Exhibit “1” hereto; and

WHEREAS, the property is proposed for urban development as defined by Utah State Law; and

WHEREAS, the landowners of the affected property have consented to and petitioned for this annexation and the City Recorder on July 31, 2017, certified that the application complies with applicable law; and

WHEREAS, the Moab Planning Commission reviewed the application in a public meeting held on August 10, 2017, to review the requested zoning for C-4, General Commercial Zone, and R-4, Manufactured Housing Residential Zone and determined that the requested C-4 Zone was appropriate but could not reach agreement on the appropriate residential zone; and

WHEREAS, the Moab Planning Commission in a 2-2 vote failed to reach a decision to recommend a zoning to City Council; and

WHEREAS, the City Council must consider comments from affected entities, if any, and no notice of protest has been filed subsequent to the publication of notice of the application, as required by law; and

WHEREAS, the City Council has determined that the property meets the requirements of the City's annexation policy plan; and

WHEREAS, the City Council has determined that the property meets the annexation requirements of Utah State Code; and

WHEREAS, the governing body has held the appropriate public hearings, given the appropriate public notice and received public input.

NOW, THEREFORE, be it ordained by the governing body of the City of Moab that:

The property known as the Shumway Annexation as described in “Exhibit 1” and illustrated on the attached plat, “Exhibit 2”, and located at 963 and 1001 North 500 West, is hereby annexed into the City of Moab and the zoning designations, determined by City Council without a recommendation from the Planning Commission, shall be _____ and ___.

Ordinance 2017-33
This ordinance shall take effect immediately upon passage and this ordinance constitutes an amendment to the articles of incorporation for the City of Moab.

PASSED AND APPROVED THIS __ DAY OF __________, 2017.

_______________________________
David L. Sakrison
Mayor

ATTEST:

______________________________
Rachel Stenta
City Recorder
EXHIBIT 1

Beginning at a point on the Moab City limits, said point being N 00°31' E 729.90 feet from the East Quarter corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian and running along said city limits thence S 89°46' W 548.60 feet; thence S 00°03’ W 5.40 feet; thence N 89°57’ W 1646.98 feet; thence SOUTH 197.38 feet along ownership line; thence EAST 903.00 feet to a point on Moab City Limits; thence EAST 1290.74 feet along city limits; thence N 00°31’ E 203.6 feet the point of beginning.

435,181 SQ. FT. OR 9.99 ACRES
MOAB CITY PLANNING COMMISSION
MEETING
:: MINUTES :: AUGUST 10, 2017 ::

Members Present: Allison Brown, Jeanette Kopell, Wayne Hoskisson, Joe Downard, Laura Uhle

Members Absent: None

City Councilmembers: Kalen Jones

City Staff: Planning Director Jeff Reinhart, Zoning Administrator/Planning Assistant Sommar Johnson

Public Members: 20

The Moab City Planning Commission held its regular meeting on the above date in the Council Chambers of Moab City Offices, located at 217 East Center Street, Moab, Utah. Planning Commission Chair Laura Uhle called the meeting to order at 6:00 pm.

1. Citizens to be Heard

There were no citizens to be heard

2. Action Item
   Approval of Minutes:
   July 27, 2017

Commissioner Downard moved to approve the minutes of July 27, 2017. Commissioner Brown seconded the motion. Commissioner Uhle mentioned that there is a typo that needs to be corrected from quick claim to quit claim in the minutes. The motion carried 5-0 aye.

3. Action Item – Planning Resolution 38-2017
   A Resolution Favorably Recommending to Council Ordinance 2017-33, Approving the Annexation Of the Shumway Property and Approving the Requested C-4 and R-4 Zoning.

Planning Director Reinhart gave an overview of the proposed Planning Resolution 38-2017 of the Annexation of the Shumway Property and the rezoning of C-4 and R-4.

Commissioner Uhle asked for a description of where the R-4 and C-4 are located on the map. Director Reinhart explained where the R-4 and C-4 would be. Director Reinhart showed where the boundary adjustment would be and where there is a buffer. Commissioner Uhle asked Commissioner Brown to leave. Commissioner Uhle then clarified to Commissioner Brown that because Commissioner Brown had signed the petition and for the planning commission and Commissioner Brown’s protection she needed to leave without comment. Commissioner Brown still stayed to make a comment and ask a question about what zone the Buffer area would be. Commissioner Uhle explained why it was important for Commissioner Brown to recuse herself. Commissioner Brown wanted to go on the record as recusing herself due to signing the petition that the Commission had received.
Director Reinhart went into detail of what kind of housing could possibly be put in the R-4 and the possible developing uses for the C-4. Commissioner Uhle questioned if we had put in our annexation map any kind of proposed zone for annexation. She believes it would help if we need to develop a future land use map, and explained that the decision needs to be made whether or not to have it rezoned R-4 and C-4.

Commissioner Uhle did tell the audience that the public is allowed to come and listen but this is not a public hearing and public comments would not be accepted in this meeting. She did state that the Commission had received what was given to them and the Commission had read it. She then stated again that they could not take public comment at this time.

Commissioner Kopell asked to clarify that there was a house on the diagram, Commissioner Downard mentioned about the turnout needing to be fixed and straightened out. Commissioner Hoskisson asked about extending R-2 to the west, Commissioner Downard pointed out that there is R-4 above it. Commissioner Hoskisson mentioned that we need to be thinking about what should happen going forward. Commissioner Uhle stated that we need to increase density going into town and decrease it going out of town. Commissioner Uhle asked about the size of the existing homes on Westwood. They did discuss that the R-4 is 1800 sq. ft. for lot size. Commissioner Uhle wanted to view the slide of the right away of the property. They went over the dimensions of the right away needing to be 50 and the street would be 30-35. Director Reinhart discussed that the right away could be moved in different directions and how that would affect the existing residences.

Mike Duncan asked a question and Commissioner Uhle stated again that there could be no public comment. Mike Duncan then said he had a procedural question. Commissioner Uhle directed him to Sommar and Jeff. Mr. Duncan asked if “It is the commission’s intent on ruling on this annexation and zoning change. Zoning Administrator Johnson explained that the planning commission is just reviewing the proposed zoning and making a recommendation to the City Council. Mr. Duncan then proceeded to plead his case that Commissioner Uhle should, as the chairperson allow people to make a public comment since there was so many in the audience. Zoning Administrator Johnson then proceeded to explain that State Law does not allow public comment to be made when it was not advertised as a public hearing where the community as a whole could be represented. Therefore, there can be no public comment due to the State law.

Commissioner Kopell stated that one of the big concerns for her, as a property owner is that if you buy a piece of property and want to change the zone for your benefit is not ok. This property is surrounded by residential and fifth west is an artery to 191 and is set up to be a commercial byway. She is worried because the property was previously industrial and the shape of the property is making her hesitant. Commissioner Uhle aske Director Reinhart and Zoning Administrator Johnson for clarification if they can make a recommendation for the right away to not be on the south side. There was discussion that they are only deciding on the annexation and the zone change, not a development plan. Commissioner Downard made the statement that you cannot decide where the road is for the developer as this is an annexation hearing only.

Commissioner Downard made a motion to adopt Planning Resolution 38-2017. There was no second, therefore the motion failed.
Commissioner Hoskisson stated that he was not going to seconded it because he is not sure if he believes in the R-4 zoning part of it.

Commissioner Kopell moves to pass on to the city council with a negative recommendation on the zoning. Commissioner Hoskisson seconded the motion with the suggested amendment for the city to work with the developer for a different zone rather than the R-4. Commissioner Downard stated that is not what is before the commission. There was discussion on what they could and could not recommend to the City Council.
Commissioner Hoskisson wants to move forward with the recommendation that the City Council needs to decide on this.

Commissioner Kopell accepts the amendment, and Commissioner Hoskisson seconded it.

There was more discussion on it being a zone change. Commissioner Kopell mentioned that they should proceed slowly, because even when they have recommended a resolution in the past the City Council “shuts it down”. Commissioner Uhle stated that she thinks that they are going to be hard pressed to disallow the zoning of the C-4. The R-4 is debatable as it is bringing in the option of employee housing. She also stated that she has no problems with the C-4 either. Commissioner Kopell and Commissioner Uhle discussed again about the future use and the buffer between these two zones.

Administrator Johnson clarified the motion.

Motion failed 2-2. With Commissioner Downard and Commissioner Uhle voting against.

Commissioner Brown asked to make a comment and Commissioner Uhle said for Commissioner Brown’s protection she would not be allowed to make a comment on anything to do with this subject. Again, Commissioner Brown asked if she could make a “general comment”, for a third time during this meeting

Commissioner Uhle stated that Commissioner Brown could not make a comment on this subject. Commissioner Downard also stated that Commissioner Brown could not comment on this subject as well. Commissioner Brown proceeded against Commissioner Uhle and Commissioner Downard’s statements anyways. Commissioner Brown stated, “We should remember that we need to keep in mind what our general plan says and what the public is asking for when it comes to rezoning and annexing. At this point, none of the people she has spoken to including current City Council Members has stated, “that nothing in our general plan says we need more commercial. In fact it is saying we need more residential.” Commissioner Uhle stated to take that and use that when going forward with Annexations as a guide.

There was no further discussion.

4. Workshop Discussion- Conditional Uses

1. Dwellings in the C-4 Zone- There was discussion if dwellings should be allowed in the commercial zone. Commissioner Brown stated that she did not want residential in commercial and commercial in residential. There was 4 for yes’s and Commissioner Brown was against it.

2. Historic Dwellings- All Commissioners stated that they were ok with this.

3.

4. Multi-Household dwellings, seven or more units- Commissioner Uhle recused herself. There should be no conditional use in the R-3 & R-4 zones. Allowed those as a permitted use with standards. 4 yes’s and Commissioner Uhle had previously recused herself.

5. Group Home-The state dictates how this is handled

6. Utility Provider Structures- Permitted at this point but the standards need to be tightened up.

7. Premises Agricultural Biz- Permitted in the RA-1

8. Trucking Co. / Terminal- Should be permitted in I-1 only

9. B&B- With standards allowed in the Residential area
10. RV/Travel Trailer Park or Court- Make it permitted with standards in the C-4
11. RV Area within a Mobile Home Park- Get rid of the RV Area
12. Golf Course- Permit in the RA-1, A-2
13. RV Court- They want to look at the standards and compare to #10 to combine it and #13 together.
14. Self–Storage Warehouse- Draft ordinance to move that to C-4 and I-1
15. Asphalt/Concrete Batching Plant, Perm.- Allowed in I-1, C-4?
16. Asphalt/Concrete Plant Temp- Allowed in I-1, C-4?
17. Wireless Telecommunication Towers- Cannot really stop this one due to Federal Law
18. Drive-Thru Windows- Conditional Use Permits
19. Large Commercial & Home-Based Day Care Ctrs- 9 kids and beyond. They need to discuss the sizes and the appropriate conditions.

Commissioner Downard left at 7:20pm

20. Manufactured Home Sales- Permitted with Standards
21. Division of Small Lots- Do away with this one.
22. Moved Buildings-This should be moved to a building permit, not a conditional use. REMOVE
23. Cemeteries, Public or Private- This one needs to be reviewed **
24. Animal pound or Kennel-Private- Permitted with Standards in the existing zones. Clarify size of animal that is able to be boarded. REREVIEW
25. Vet Clinic w/ Kennel- Permitted in A-2 and RA-1 with Standards. REREVIEW
26. Schools, Churches, Monasteries- State Code overrides for schools. REREVIEW
27. Other Public Facilities- REREVIEW and Evaluate with #26

Commissioner Brown asked why Rainbow has not been paved yet. Director Reinhart explained that there was $28,000 posted with the City back in the 1950’s for this project. When Director Reinhart started researching this matter, it was a dead-end. They could not find if the money had actually been paid, or any information explaining what happened with the project.

Commissioner Brown mentioned that a number of community rebuilds have been turned into nightly rentals and she expressed her concern over this. Administrator Johnson explained that we could not site them if they are listed on a website. However, if the activity is actually occurring then something could be done. It was also discussed that usually in the building process or loan process it does state that the homes cannot be used for nightly rentals.
Administrator Johnson asked if Commissioner Brown had a name or any actual proof. Commissioner Brown stated that her source has the actual information. That she would discuss with her source and decide what to do.

Commissioner Uhle Adjourned the meeting at 7:45pm
Shumway Annexation

RC Zone
C-4 Zone
City of Moab
Grand County

Grand County
City of Moab

RC Zone
C-4 Zone

1 inch = 200 feet
Memorandum

To: Members of the Moab Planning Commission and City Council
From: Jeff Reinhart, AICP, Planning Director
Date: August 10, 2017
Re: Shumway Annexation Review

Background
The sponsor of this 9.99-acre annexation is Kelly Shumway who is manager and registered agent for KM Real Estate Enterprises, LLC, owner of the subject properties. The properties are currently zoned RR, Rural Residential and are located at 1001 and 967 N. 500 West.

The improvements on 1001 consists of an old residence and the property at 967 North 500 West includes a small business office and a large metal building that has historically been used for commercial and industrial businesses for over sixty years. The exhibit below indicates the lot configuration and existing development on the property.

As shown to the left, the lot is a long narrow rectangular shape that is about 2,178 feet in length and 200 feet in width. It is adjacent to the Palisades Subdivision along the southern boundary for much of its length. The requested annexation, if approved by City Council, will remove this peninsula and bring the property into the City.
The surrounding City of Moab zoning includes the C-4, *General Commercial Zone*, to the north and east along Main Street and south along 500 West; and R-2, *Single- and Two- Family Zone*, to the South. The property owner is requesting that a zoning designation of R-4, *Manufactured Housing Residential Zone*, be applied to the western 7 acres of the property and C-4, *General Commercial*, to the remaining 3 acres.

**Evaluation**

Moab Municipal Code Section 1.32.030 applies to the evaluation of the proposed Shumway Annexation and requires that each annexation be evaluated against several factors as discussed below.

**a. Compliance with Appropriate Provisions of State Code**

Applicable state code provisions have been reviewed and staff has determined that the annexation complies with the relevant requirements, including but not limited to the following:

- The annexation must be contiguous to Moab City Limits. *The property is a peninsula and adjacent to City Limits on three sides.*
- The annexation must maintain contiguity through the entire area to be annexed. *The property is comprised of two adjacent lots.*
- The annexation must not create islands or peninsulas of unincorporated county land unless it is within the Annexation Area and the county has no concerns. *The property lies within the Annexation Area and no islands or peninsulas are created.*
- The annexation must be initiated by a petition that meets all state requirements. *The petition has been certified by the City Recorder to meet state requirements.*
Again, this property is an unincorporated peninsula that is clearly within the annexation area as established by both the General Plan and the Annexation Policy Plan Map shown below (MMC Chapter 1.32).
The following table indicates the types of uses allowed in the R-4 and C-4 Zones.

<table>
<thead>
<tr>
<th>R-4 Zone-City (17.51.020)</th>
<th>C-4 Zone (17.27.020)</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-family dwellings</td>
<td>Dwellings-CUP</td>
</tr>
<tr>
<td>Fences, walls, and hedges seven feet</td>
<td>Office buildings</td>
</tr>
<tr>
<td>Customary household pets</td>
<td>Funeral establishments</td>
</tr>
<tr>
<td>Temporary construction yards</td>
<td>Churches</td>
</tr>
<tr>
<td>Agriculture</td>
<td>Gymnasium</td>
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<tr>
<td>Temp construction buildings and yards</td>
<td>Agriculture/pasture</td>
</tr>
<tr>
<td>Home occupations</td>
<td>Retail establishments</td>
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<tr>
<td>Two-family dwellings</td>
<td>Testing labs</td>
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<tr>
<td>Day care centers/foster homes</td>
<td>Home occupations</td>
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<tr>
<td>Apartment houses other multiple dwellings</td>
<td>Schools</td>
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<tr>
<td>Court apartments</td>
<td>Hospitals</td>
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<tr>
<td>Boys' schools/ correctional institutions</td>
<td>Public buildings</td>
</tr>
<tr>
<td>Communication towers</td>
<td>Research establishments</td>
</tr>
<tr>
<td>Secondary dwelling units</td>
<td>Warehouses</td>
</tr>
<tr>
<td>Pasturing of animals</td>
<td>Assembly of appliances</td>
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<tr>
<td>Plant nurseries</td>
<td>Service establishments</td>
</tr>
<tr>
<td>Mobile home parks/ subdivisions</td>
<td>Apartments-CUP</td>
</tr>
<tr>
<td>Public buildings</td>
<td>Fraternity organizations/lodges</td>
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<tr>
<td>Clubs and lodges (nonprofit)</td>
<td>Eating establishments</td>
</tr>
<tr>
<td>Boarding and rooming houses</td>
<td>Commercial parking lots</td>
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<tr>
<td>Planned unit developments</td>
<td>Farm equipment sales</td>
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<td></td>
<td>Lodging establishment</td>
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<td></td>
<td>Manufactured home sales-CUP</td>
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<tr>
<td></td>
<td>Taxidermy shops</td>
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<tr>
<td></td>
<td>Electrical appliance shops</td>
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<td>Plumbing shops</td>
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<td></td>
<td>Carpentry shops</td>
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<td></td>
<td>Hardware stores</td>
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<tr>
<td></td>
<td>stone and monument sales</td>
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<tr>
<td></td>
<td>Service stations</td>
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<td></td>
<td>Auto body shops</td>
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<td></td>
<td>Car sales</td>
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<td></td>
<td>Engraving/printing</td>
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<td></td>
<td>Employee housing</td>
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<td></td>
<td>Wholesale sales</td>
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<td></td>
<td>Trucking company-CUP</td>
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<tr>
<td></td>
<td>Manufacturing</td>
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<td></td>
<td>RV courts</td>
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<td></td>
<td>Manufacturing</td>
</tr>
</tbody>
</table>

b) Proposed Land Uses

The property has a county zoning designation of RR, Rural Residential, which requires a minimum lot size of 1 acre (43,560 sq. ft.) per single residential dwelling. If the requested R-4 and C-4 zoning is accepted, the allowed uses will be changed to multi-family residential as well as those commercial uses listed above.
c) The Assessed Valuation of the Property

<table>
<thead>
<tr>
<th>Property</th>
<th>Use</th>
<th>Area</th>
<th>Total acres</th>
<th>Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>KM Real Estate Ent.</td>
<td>Manuf/Indus</td>
<td>304,920 sq. ft.</td>
<td>10.0</td>
<td>637,296.00</td>
</tr>
<tr>
<td>M. Dean and Company</td>
<td>Residential</td>
<td>130,680 sq. ft.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

d) The Potential Demand for Municipal Services, Especially Those Requiring Capital Improvements.

The City currently provides water and sewer to the proposed annexation. Law enforcement will be provided by the city, and the Public Works department will provide maintenance of any dedicated street rights-of-way subsequent to the annexation.

Pre-annexation Agreements with the Petitioner will cover the provision of all services to the Shumway Annexation.

**Water:** Water service is currently provided by the City. Any costs for additional development that requires extensions of the service lines will be paid by the developer and impact fees and connection fees will be due. All design and installation of water distribution systems are approved by the public works and engineering departments.

**Sanitary Sewer:** Sewer service to the site is currently provided by the City of Moab.

**Onsite Roads:** The developer will design any onsite public streets to comply with the construction design standards for construction of public improvements.

**Trails:** Trails have not been proposed for the area.

e) Recommendations of Other Local Government Entities Regarding the Potential Impact of the Annexation

Grand County can respond to the appropriateness of the annexation.

f) Potential land use contribution to the Achievement of the Goals and Policies of the City.

This criteria is difficult to address because of the lack of specifics for the planned uses on the property. However, if multi-family housing is constructed, then it will satisfy several sections of the General Plan. Historically, the attitude has been that residential uses do not contribute significantly to the maintenance of infrastructure as do commercial developments because no additional revenue is realized. This observation has been made by many local jurisdictions in efforts to justify annexing commercial development for its increases in sales or property taxes while discouraging residential annexations because it costs money to maintain the infrastructure without direct cost offsets.

However, as with past annexations, it should be recognized that residential uses provide dwelling space for consumers of goods purchased from merchants in the commercial districts. Residential uses also provide housing for the working population so stores and services remain open to generate much needed sales tax revenue.

The proposed development of the R-4 tract portion can potentially provide numerous housing options for residents. The R-4 does not allow short term rentals and the petitioner does not desire to pursue this use for seven of the ten acres. Any housing will be an asset to the community.
The C-4 zoning is requested to be applied to the eastern portion of the property adjacent to the C-4 along Main Street and fronting 500 W. All development will be consistent with the General Plan and the regulations of the Moab Municipal Code (MMC). The allowed uses in the C-4 and the R-4 are listed above.

**g) Identification of any Special Districts or County Department Currently Providing Services.**
- Grand County School District is a county-wide district for which there is no contemplated change in level of service or responsibility because of the annexation.
- Moab Fire Department- This is also a county-wide district and there is no contemplated change in service level or responsibility.
- Grand County Hospital Service District- This is a county-wide district and there is no contemplated change in service level or responsibility.
- Health department of Southeastern Utah- This is also a county-wide district and there is no contemplated change in service level or responsibility.
- Cemetery District- This is a county-wide district and there is no contemplated change in service level or responsibility.
- Moab Mosquito Abatement District- This is also a county-wide district and there is no contemplated change in service level or responsibility.
- Grand County Library Board- This is also a county-wide district and there is no contemplated change in service level or responsibility.
- Solid Waste District- This is a county-wide district and there is no contemplated change in service level or responsibility.
- Recreation District- This, too, is a county-wide district and there is no contemplated change in service level or responsibility.

**h) If an application includes a specific proposal for urban development, an Understanding as to the provision of improvements will be concluded between the city and the applicant.**
A Pre-annexation Agreement between the City and Petitioner that addresses the provision of public improvements discussed above shall be approved by the City Council.

**i) New Annexations should create area in which services can be provided efficiently.**
This annexation will not create a geographically isolated area that would make service difficult or extremely expensive to provide. Utilities are now on the property.

**j) Tax Consequences for Affected Entities.**
While new housing developments do not necessarily bring in new tax revenues, the use of such mechanisms as homeowners associations can be created to provide maintenance of improvements in residential neighborhoods. Additionally, housing projects will provide much needed dwellings for the community and those residents will buy goods from local businesses. The proposed residential uses will provide another level of housing in the community.

**Projected Population:**
Approximately 45% of the property is located in the Colorado River 100 Year Flood Zone. The flooding would not be a surge of water but a gradual increase in the elevation. The development on this western end of the parcel will need to be on engineered fill to meet FEMA requirements. This fill may or may not affect the actual housing densities. The following chart is a general guide for the possible population...
<table>
<thead>
<tr>
<th>Zone</th>
<th>Property Gross area sq. ft.</th>
<th>Required Lot area per d/u</th>
<th>Current Residents</th>
<th>Total allowable units</th>
<th>Potential Number of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-4</td>
<td>304,920</td>
<td>1,800 Sq. ft.</td>
<td>N/A</td>
<td>127 units</td>
<td>308(^1)-393(^2)</td>
</tr>
<tr>
<td>C-4</td>
<td>130,680</td>
<td>Unlimited if above ground floor</td>
<td>N/A</td>
<td>Unknown</td>
<td>N/A</td>
</tr>
</tbody>
</table>

\(^1\) Average household size=2.43  \(^2\) Average Family Size=3.1

**ANNEXATION PLAT**

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**Average Water Demand:**

In August 2014, the USGS Utah Water Science Center (David Susong) announced that the average household in Moab used 185,000 gallons of water per year.
ADDENDUM
Utah Code Effective 5/12/2015

10-2-402. Annexation -- Limitations.

(1) (a) A contiguous, unincorporated area that is contiguous to a municipality may be annexed to the municipality as provided in this part.

(b) An unincorporated area may not be annexed to a municipality unless:

(i) it is a contiguous area;

(ii) it is contiguous to the municipality;

(iii) annexation will not leave or create an unincorporated island or unincorporated peninsula:

(A) except as provided in Subsection 10-2-418(2)(b); or

(B) unless the county and municipality have otherwise agreed; and

(iv) for an area located in a specified county with respect to an annexation that occurs after December 31, 2002, the area is within the proposed annexing municipality's expansion area.

(2) Except as provided in Section 10-2-418, a municipality may not annex an unincorporated area unless a petition under Section 10-2-403 is filed requesting annexation.

(3) (a) An annexation under this part may not include part of a parcel of real property and exclude part of that same parcel unless the owner of that parcel has signed the annexation petition under Section 10-2-403.

(b) A piece of real property that has more than one parcel number is considered to be a single parcel for purposes of Subsection (3)(a) if owned by the same owner.

(4) A municipality may not annex an unincorporated area in a specified county for the sole purpose of acquiring municipal revenue or to retard the capacity of another municipality to annex the same or a related area unless the municipality has the ability and intent to benefit the annexed area by providing municipal services to the annexed area.

(5) The legislative body of a specified county may not approve urban development within a municipality's expansion area unless:

(a) the county notifies the municipality of the proposed development; and

(b) (i) the municipality consents in writing to the development; or

(ii) (A) within 90 days after the county's notification of the proposed development, the municipality submits to the county a written objection to the county's approval of the proposed development; and

(B) the county responds in writing to the municipality's objections.

(6) (a) An annexation petition may not be filed under this part proposing the annexation of an area located in a county that is not the county in which the proposed annexing municipality is located unless the legislative body of the county in which the area is located has adopted a resolution approving the proposed annexation.
(b) Each county legislative body that declines to adopt a resolution approving a proposed
annexation described in Subsection (6)(a) shall provide a written explanation of its reasons for
deleing to approve the proposed annexation.

(7) (a) As used in this Subsection (7), "airport" means an area that the Federal Aviation Administration
has, by a record of decision, approved for the construction or operation of a Class I, II, or III
commercial service airport, as designated by the Federal Aviation Administration in 14 C.F.R.
Part 139.

(b) A municipality may not annex an unincorporated area within 5,000 feet of the center line of
any runway of an airport operated or to be constructed and operated by another municipality
unless the legislative body of the other municipality adopts a resolution consenting to the
annexation.

(c) A municipality that operates or intends to construct and operate an airport and does not adopt
a resolution consenting to the annexation of an area described in Subsection (7)(b)(i) may not
deny an annexation petition proposing the annexation of that same area to that municipality.

(8) (a) A municipality may not annex an unincorporated area located within a project area described in
a project area plan adopted by the military installation development authority under Title 63H,
Chapter 1, Military Installation Development Authority Act, without the authority’s approval.

(b) (i) Except as provided in Subsection (8)(b)(ii), the Military Installation Development Authority
may petition for annexation of a project area and contiguous surrounding land to a
municipality as if it was the sole private property owner of the project area and surrounding
land, if the area to be annexed is entirely contained within the boundaries of a military
installation.

(ii) Before petitioning for annexation under Subsection (8)(b)(i), the Military Installation
Development Authority shall provide the military installation with a copy of the petition for
annexation. The military installation may object to the petition for annexation within 14
days of receipt of the copy of the annexation petition. If the military installation objects
under this Subsection (8)(b)(ii), the Military Installation Development Authority may not
petition for the annexation as if it was the sole private property owner.

(iii) If any portion of an area annexed under a petition for annexation filed by a Military
Installation Development Authority is located in a specified county:
(A) the annexation process shall follow the requirements for a specified county; and
(B) the provisions of Subsection 10-2-402(6) do not apply.

Effective 5/12/2015
10-2-418. Annexation of an island or peninsula without a petition -- Notice -- Hearing.

(1) For purposes of an annexation conducted in accordance with this section of an area located within a
county of the first class, "municipal-type services" for purposes of Subsection (2)(a)(ii)(B) does not
include a service provided by a municipality pursuant to a contract that the municipality has with
another political subdivision as "political subdivision" is defined in Section 17B-1-102.
(2) (a) Notwithstanding Subsection 10-2-402(2), a municipality may annex an unincorporated area under this section without an annexation petition if:

(i) (A) the area to be annexed consists of one or more unincorporated islands within or unincorporated peninsulas contiguous to the municipality;
(B) the majority of each island or peninsula consists of residential or commercial development;
(C) the area proposed for annexation requires the delivery of municipal-type services; and
(D) the municipality has provided most or all of the municipal-type services to the area for more than one year;

(ii) (A) the area to be annexed consists of one or more unincorporated islands within or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and
(B) the municipality has provided one or more municipal-type services to the area for at least one year; or

(iii) (A) the area consists of:
(I) an unincorporated island within or an unincorporated peninsula contiguous to the municipality; and
(II) for an area outside of the county of the first class proposed for annexation, no more than 50 acres; and
(B) the county in which the area is located, subject to Subsection (3)(b), and the municipality agree that the area should be included within the municipality.

(b) Notwithstanding Subsection 10-2-402(1)(b)(iii), a municipality may annex a portion of an unincorporated island or unincorporated peninsula under this section, leaving unincorporated the remainder of the unincorporated island or unincorporated peninsula, if:

(i) in adopting the resolution under Subsection (4)(a)(i), the municipal legislative body determines that not annexing the entire unincorporated island or unincorporated peninsula is in the municipality's best interest; and

(ii) for an annexation of one or more unincorporated islands under Subsection (2)(a)(ii), the entire island of unincorporated area, of which a portion is being annexed, complies with the requirement of Subsection (2)(a)(ii)(A) relating to the number of residents.

(3) (a) This Subsection (3) applies only to an annexation within a county of the first class.

(b) A county of the first class shall agree to the annexation if the majority of private property owners within the area to be annexed has indicated in writing, subject to Subsection (3)(d), to the city or town recorder of the annexing city or town the private property owners' consent to be annexed into the municipality.

(c) For purposes of Subsection (3)(b), the majority of private property owners is property owners who own:
(i) the majority of the total private land area within the area proposed for annexation; and
(ii) private real property equal to at least one half the value of private real property within the area proposed for annexation.
(d) (i) A property owner consenting to annexation shall indicate the property owner’s consent on
a form which includes language in substantially the following form: “Notice: If this written
consent is used to proceed with an annexation of your property in accordance with Utah
Code Section 10-2-418, no public election is required by law to approve the annexation. If
you sign this consent and later decide you do not want to support the annexation of your
property, you may withdraw your signature by submitting a signed, written withdrawal with
the recorder or clerk of [name of annexing municipality]. If you choose to withdraw your
signature, you must do so no later than the close of the public hearing on the annexation
conducted in accordance with Utah Code Subsection 10-2-418(4)(a)(iv).”.

(e) A private property owner may withdraw the property owner’s signature indicating consent by
submitting a signed, written withdrawal with the recorder or clerk no later than the close of the
public hearing held in accordance with Subsection (4)(a)(iv).

(4) (a) The legislative body of each municipality intending to annex an area under this section shall:
(i) adopt a resolution indicating the municipal legislative body’s intent to annex the area,
descriving the area proposed to be annexed;
(ii) publish notice:
   (I) at least once a week for three successive weeks in a newspaper of general
circulation within the municipality and the area proposed for annexation; or
   (II) if there is no newspaper of general circulation in the areas described in
Subsection (4)(a)(ii)(A), post at least one notice per 1,000 population in places
within those areas that are most likely to give notice to the residents of those
areas; and
   (B) on the Utah Public Notice Website created in Section 63F-1-701, for three weeks;
(iii) send written notice to the board of each local district and special service district whose
boundaries contain some or all of the area proposed for annexation and to the legislative
body of the county in which the area proposed for annexation is located; and
(iv) hold a public hearing on the proposed annexation no earlier than 30 days after the
adoption of the resolution under Subsection (4)(a)(i).

(b) Each notice under Subsections (4)(a)(ii) and (iii) shall:
(i) state that the municipal legislative body has adopted a resolution indicating its intent to
annex the area proposed for annexation;
(ii) state the date, time, and place of the public hearing under Subsection (4)(a)(iv);
(iii) describe the area proposed for annexation; and
(iv) except for an annexation that meets the property owner consent requirements of
Subsection (5)(b), state in conspicuous and plain terms that the municipal legislative body
will annex the area unless, at or before the public hearing under Subsection (4)(a)(iv),
written protests to the annexation are filed by the owners of private real property that:
   (A) is located within the area proposed for annexation;
   (B) covers a majority of the total private land area within the entire area proposed for
annexation; and
(C) is equal in value to at least 1/2 the value of all private real property within the entire area proposed for annexation.

(c) The first publication of the notice required under Subsection (4)(a)(ii)(A) shall be within 14 days of the municipal legislative body's adoption of a resolution under Subsection (4)(a)(i).

(5) (a) Upon conclusion of the public hearing under Subsection (4)(a)(iv), the municipal legislative body may adopt an ordinance approving the annexation of the area proposed for annexation under this section unless, at or before the hearing, written protests to the annexation have been filed with the city recorder or town clerk, as the case may be, by the owners of private real property that:
   (i) is located within the area proposed for annexation;
   (ii) covers a majority of the total private land area within the entire area proposed for annexation; and
   (iii) is equal in value to at least 1/2 the value of all private real property within the entire area proposed for annexation.

(b) (i) Upon conclusion of the public hearing under Subsection (4)(a)(iv), a municipality may adopt an ordinance approving the annexation of the area proposed for annexation under this section without allowing or considering protests under Subsection (5)(a) if the owners of at least 75% of the total private land area within the entire area proposed for annexation, representing at least 75% of the value of the private real property within the entire area proposed for annexation, have consented in writing to the annexation.

   (ii) Upon the effective date under Section 10-2-425 of an annexation approved by an ordinance adopted under Subsection (5)(b)(i), the area annexed shall be conclusively presumed to be validly annexed.

(6) (a) If protests are timely filed that comply with Subsection (5), the municipal legislative body may not adopt an ordinance approving the annexation of the area proposed for annexation, and the annexation proceedings under this section shall be considered terminated.

   (b) Subsection (6)(a) may not be construed to prohibit the municipal legislative body from excluding from a proposed annexation under Subsection (2)(a)(ii) the property within an unincorporated island regarding which protests have been filed and proceeding under Subsection (2)(b) to annex some or all of the remaining portion of the unincorporated island.

Moab Municipal Code
132.030 Annexation policy plan.

A. Pursuant to U.C.A. 10-2-401.5, the city hereby adopts the following annexation policy declaration.

1. Sound urban development is essential to the continued economic development of this state;
2. Municipalities are created to provide urban governmental services essential for sound urban development and for the protection of public health, safety and welfare in residential, commercial and industrial areas, and in areas undergoing development;
3. Municipal boundaries should be extended, in accordance with specific standards, to include areas where a high quality of urban governmental services is needed and can be provided for
the protection of public health, safety and welfare and to avoid the inequities of double taxation and the proliferation of special service districts;

4. Areas annexed to municipalities in accordance with appropriate standards should receive the services provided by the annexing municipality as soon as possible following the annexation;

5. Areas annexed to municipalities should include all of the urbanized unincorporated areas contiguous to municipalities, securing to residents within the areas a voice in the selection of their government;

6. Decisions with respect to municipal boundaries and urban development need to be made with adequate consideration of the effect of the proposed actions on adjacent areas and on the interests of other government entities, on the need for and cost of local government services, and the ability to deliver the services under the proposed actions and on factors related to population growth and density and the geography of the area; and

B. The map from the adopted Annexation Policy Plan is attached in the addendum below and includes a description map showing the anticipated future extent of the city of Moab’s boundaries and areas that are more readily available for service and more readily available for future expansion.

C. (1) Criteria for annexation of unincorporated areas include:
   a. The property is contiguous to the boundaries of the city;
   b. The property is located within the area projected for the city municipal expansion as noted above;
   c. The property is not included within the boundaries of another incorporated municipality;
   d. The annexation is an unincorporated peninsula within the boundaries of the city;
   e. The property will not be annexed for the sole purpose of acquiring municipal revenue or for retarding the capacity of another municipality to annex into the same or related area.

(2) The city will evaluate the following for each annexation:
   a. Compliance with all requirements of appropriate state code provisions. Under new provisions in UCA 10-2-418, adopted by the Utah State Legislature and in effect May 5, 2015, a municipality may annex an area if:
      1. municipal facilities have been provided to the property for a period of at least one year,
      2. the area has fewer than 800 residents, and
      3. the county and municipality agree that the area should be included within the municipality. Grand County had no objection to the annexation.
   b. The current and potential population of the area, and the current residential densities.
   c. Land uses proposed in addition to those presently existing.
   d. The assessed valuation of the current properties or proposed uses.
   e. The potential demand for various municipal services, especially those requiring capital improvements.
   f. Recommendations of other local government jurisdictions regarding the proposal and potential impact of the annexation.
   g. How the proposed area, and/or its potential land uses would contribute to the achievement of the goals and policies of the city.
   h. Identification of any special districts or county departments that are currently providing services. If the proposed area is receiving services that are to be assumed by the city, a
statement should be included indicating that steps can be taken to assure an effective transition in the delivery of services. A timetable for extending services should be included if the city is unable to provide services immediately. If the proposed area is receiving services that are not going to be assumed by the city a statement to that effect will be included in the annexation agreement.

i. If an application for annexation includes a specific proposal for urban development, an understanding as to the provision of improvements should be concluded between the city and the applicant.

j. New annexations should create areas in which services can be provided efficiently. The annexation should not create geographically isolated areas, areas for which the provision of services would be costly or difficult, or an area in which surface water runoff would create multi-jurisdictional problems.

k. The tax consequences for affected entities should be addressed.

(3) In order to facilitate orderly growth, the following city policies will apply to every annexation proposal. However, compliance with any policy not expressly required by state law is not mandatory, and failure to comply with any policy not expressly required by state law shall in no way affect or jeopardize an annexation petition that otherwise meets the standards established in the Utah Code.

a. The city’s policy is to consider annexation only in those areas where the city has the potential to provide urban services (either directly or through interlocal cooperative agreement). These areas may include locations served or to be served by city utilities, electrical service, police and fire protection facilities, etc.

b. The city declares its interest in those areas identified in this policy declaration and other areas lying within one-half mile of the city’s boundary. Any urban development as defined by state law proposed within this specified area is subject to review and approval of the city as provided in U.C.A. 10-2-418, as amended.

c. Due to the extraterritorial powers granted as part of the Utah Boundary Commission Act, the city may exercise its initiative to prepare and adopt a general plan for future development in those extraterritorial areas of interest for future annexation, as indicated in this policy declaration. This general plan will define proposed land uses, nature, and density of development desired by the city in each particular area. Once this ordinance is adopted, any proposed development in an area to be annexed must conform to the general plan, notwithstanding said plan may be amended from time to time as deemed necessary and appropriate.

d. It is the policy of the city to require new development in annexed areas to comply with all city standards and regulatory laws. Proposed actions to be taken to overcome deficiencies should be identified and costs estimated.

e. To avoid creation of islands and peninsulas, unincorporated territory and publicly-owned land such as roadways, schools, parks or recreational land, may be annexed as part of other logical annexations.

f. In order to facilitate orderly growth and development in the city, the planning commission may review a proposed annexation and make recommendations to the city council concerning the parcel to be annexed, the effect on city development, and the recommended zoning district designation for the proposed annexed area. Review by the planning commission is not a requirement for annexation, and approval from the planning commission is not necessary for annexation.
g. The city council shall designate the zoning for the territory being annexed in the ordinance annexing the territory. The zoning designations must be consistent with the general plan. The city council shall not be bound by the zoning designations for the territory prior to annexation. Nothing in this section shall be construed as allowing the city council to change zoning designations in areas that are already within the municipal boundaries, without following the procedures for zoning amendments found in the city code.

h. Landowners petitioning for annexation must file an application and follow the procedures for annexation required by state law and the procedures specified by the city.

i. The city may require an annexation fee reasonable to the cost incurred as part of the annexation process.

j. From time to time, the city may amend this master annexation policy declaration. This policy declaration, including maps, may be amended by the city council after at least fourteen days’ notice and public hearing. Annexation policy declarations for individual annexations may be considered amendments to this master annexation policy declaration and likewise require adequate notice and public hearing as herein specified.

D. The character of the community.

1. The areas anticipated for future annexation contain a wide variety of land uses. There is vacant land, as well as residentially developed property, and property developed and being developed for commercial uses.

2. The city was incorporated in December 20, 1902 and has entertained numerous proposals for annexation since that time. Recent interest in annexation has been shown by many surrounding property owners. This policy declaration will help to define those areas that the city will consider in a favorable manner.

E. The need for municipal services in developing unincorporated areas.

1. The city recognizes that municipal services to developed areas which may be annexed should, to the greatest extent possible, be provided by the city. It may, however negotiate service agreements in annexing areas.

2. For developing unincorporated areas to be annexed to the city, general government services and public safety service will be provided by the city as the area is annexed and developed. Where feasible and in the public interest to the citizens of the city, public utility services will be provided by the city or through the appropriate utility companies or improvement districts.

3. Subsequent policy declarations on individual parcels will address provision of utility service to that particular area. Determination of how utility service will be provided to developing areas proposed for annexation will be developed following discussion with the public works department and other appropriate utility officials or entities.

F. Financing and time frame for the extension of municipal services.

1. Those areas identified in this master policy declaration as being favorable for annexation are located near to the city. A basic network of collector roads presently exists in many of these areas and the city can readily extend such services as police protection, street maintenance, and general government services. Unless otherwise specified, city services for police and street maintenance will begin in newly annexed areas immediately following the effective date of annexation.

2. Services for newly annexed areas will be provided for out of the general and/or enterprise funds. However, it is the city’s policy that all new development in areas requiring service bears
the burden of providing necessary facilities. If and when the property sought to be annexed is
developed, the developer will have to construct and install appropriate municipal service
facilities such as streets, curb, gutter, sidewalk, water and sewer lines, as provided by city
code. Construction of water and/or sewer line extensions involving multiple properties will be
phased to coincide with the financial readiness of said property owners and the city.

3. If services in an annexed area are substandard, then the financing of improvements to bring the
area up to city standards may be necessary through such means as a special improvement
district. The city may decline to annex areas that contain significant substandard
improvements. The site annexation policy declaration, submitted with individual annexations,
will identify a schedule for necessary improvements to the area.

4. Unless otherwise agreed by the city in writing, the annexation of real property into the
municipal, limits shall not obligate the city to construct or install utilities or other public
infrastructure. The decision to extend or install such improvements shall be vested solely in the
discretion of the city council.

G. The estimate of tax consequences. The estimate of tax consequences to residents in both new and
old territory of the city resulting from the proposed future annexations cannot be accurately
assessed at this time. As each annexation proposal occurs, the city will review the tax consequences
of that annexation.

H. Affected entities. The following is a list of potentially-affected entities, to which copies of the
annexation policy declaration has been supplied prior to its adoption. In addition, as annexation
proposals occur, the entities affected by the proposed annexation will be notified.

Grand County

10-2-402. Annexation -- Limitations.

(1) (a) A contiguous, unincorporated area that is contiguous to a municipality may be annexed to
the municipality as provided in this part.

(b) An unincorporated area may not be annexed to a municipality unless:

(i) it is a contiguous area;

(ii) it is contiguous to the municipality;

(iii) annexation will not leave or create an unincorporated island or unincorporated
peninsula:

(A) except as provided in Subsection 10-2-418(2)(b); or

(B) unless the county and municipality have otherwise agreed; and

An unincorporated area may not be annexed to a municipality unless:

(i) it is a contiguous area;

(ii) it is contiguous to the municipality;

(iii) annexation will not leave or create an unincorporated island or unincorporated peninsula:

(A) except as provided in Subsection 10-2-418(2)(b); or

(B) unless the county and municipality have otherwise agreed; and
(iv) for an area located in a specified county with respect to an annexation that occurs after December 31, 2002, the area is within the proposed annexing municipality's expansion area.

(2) Except as provided in Section 10-2-418, a municipality may not annex an unincorporated area unless a petition under Section 10-2-403 is filed requesting annexation.

10-2-418. Annexation of an island or peninsula without a petition -- Notice -- Hearing.

(1) For purposes of an annexation conducted in accordance with this section of an area located within a county of the first class, "municipal-type services" for purposes of Subsection (2)(a)(ii)(B) does not include a service provided by a municipality pursuant to a contract that the municipality has with another political subdivision as "political subdivision" is defined in Section 17B-1-102.

(2) (a) Notwithstanding Subsection 10-2-402(2), a municipality may annex an unincorporated area under this section without an annexation petition if:

(i) (A) the area to be annexed consists of one or more unincorporated islands within or unincorporated peninsulas contiguous to the municipality;

(B) the majority of each island or peninsula consists of residential or commercial development;

(C) the area proposed for annexation requires the delivery of municipal-type services; and

(D) the municipality has provided most or all of the municipal-type services to the area for more than one year;

(ii) (A) the area to be annexed consists of one or more unincorporated islands within or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

(B) the municipality has provided one or more municipal-type services to the area for at least one year; or

(iii) (A) the area consists of:

(I) an unincorporated island within or an unincorporated peninsula contiguous to the municipality; and

(II) for an area outside of the county of the first class proposed for annexation, no more than 50 acres; and

(B) the county in which the area is located, subject to Subsection (3)(b), and the municipality agree that the area should be included within the municipality.

(b) Notwithstanding Subsection 10-2-402(1)(b)(iii), a municipality may annex a portion of an unincorporated island or unincorporated peninsula under this section, leaving unincorporated the remainder of the unincorporated island or unincorporated peninsula, if:
(i) in adopting the resolution under Subsection (4)(a)(i), the municipal legislative body determines that not annexing the entire unincorporated island or unincorporated peninsula is in the municipality's best interest; and

(ii) for an annexation of one or more unincorporated islands under Subsection (2)(a)(ii), the entire island of unincorporated area, of which a portion is being annexed, complies with the requirement of Subsection (2)(a)(ii)(A) relating to the number of residents.

**General plan annexation area boundary description**

The boundary encompasses:

- Portions of Sections 25, 26, 27, 34 and all of Sections 35 and 36 in Township 25 South, Range 21 East, Salt Lake Base & Meridian;
- Portions of Section 31 in Township 25 South, Range 22 East, Salt Lake Base & Meridian;
- All of Sections 1, 2 and 12 together with portions of Sections 11 in Township 26 South, Range 21 East, Salt Lake Base & Meridian;
- All of Sections 6, 7 and 18, together with portions of Sections 5, 8, and 17 in Township 26 South, Range 22 East, Salt Lake Base & Meridian, and is more particularly described as:

  - Beginning at the SW Corner of Section 18, T 26 S, R 22 E, SLBM;
  - Thence northerly to the NW Corner of said Section 18;
  - Thence westerly to the SW Corner of Section 12, T 26 S, R 21 E, SLBM;
  - Thence northerly to the SE Corner of Government Lot 1, Section 11, T 26 S, R 21 E, SLBM;
  - Thence westerly to the NE corner of Section 10, T 26 S, R 21 E, SLBM;
  - Thence northerly to the SW Corner of Section 2, T 26 S, R 21 E, SLBM;
  - Thence westerly to the NW Corner of said Section 2;
  - Thence westerly to the SW Corner of the SE1/4SW1/4 of Section 34, T 25 S, R 21 E, SLBM;
  - Thence northerly to the NW Corner of Government Lot 10, Section 27, T 25 S, R 21 E, SLBM;
  - Thence easterly to the NE Corner of Government Lot 8, Section 26, T 25 S, R 21 E, SLBM;
  - Thence southerly to the SE Corner of said Government Lot 8;
  - Thence easterly to a point on the West Section Line of said Section 26;
  - Thence southerly to the NE Corner of the SE1/4SE1/4 of said Section 26;
  - Thence easterly to the NE Corner of Government Lot 6, Section 25, T 25 S, R 21 E, SLBM;
  - Thence southerly to the NW Corner of Government Lot 3, Section 31, T 25 S, R 21 E, SLBM;
  - Thence easterly to the NE Corner of the SE1/4NW1/4 of said Section 31;
  - Thence southerly to the SE Corner of Government Lot 9, said Section 31;
  - Thence easterly to the NE Corner of Section 6, T 26 S, R 22 E, SLBM;
  - Thence easterly to the NE Corner of Government Lot 4, Section 5, T 26 S, R 22 E, SLBM;
  - Thence southerly to the SE Corner of the SW1/4SW1/4 of said Section 5;
Thence southerly to the SE Corner of the SW1/4SW1/4 of Section 8, T 26 S, R 22 E, SLBM;
Thence southerly to the SE Corner of Government Lot 35, Section 17, T 26 S, R 22 E, SLBM;
Thence westerly to the SE Corner of Section 18, T 26 S, R 22 E, SLBM;
Thence westerly to the SW Corner of said Section 18, said point being the POINT OF BEGINNING.
General Plan
Annexation Area Boundary

Legend
- General Plan Annexation Area (Ordinance 2008-23)
- Current City Limits
- Ownership Parcels

1 inch equals 0.5 miles
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<tr>
<td>1</td>
<td>Retail/wholesale establishments and craft shops less than 3,000 sq ft</td>
<td>Retail/convenience/wholesale establishments less than 3,000 sq ft</td>
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<td>2</td>
<td>Office buildings, clinics</td>
<td>Office buildings/clinics</td>
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<td>3</td>
<td>One-family and two-family dwellings apartment houses and court apartments</td>
<td>Assembly of appliances from previously prepared parts</td>
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<td>4</td>
<td>Funeral establishments, mortuaries and churches</td>
<td>Eating establishments less than 2,000 sq ft</td>
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<td>Gymnasium</td>
<td>Service enterprises</td>
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<td>6</td>
<td>Home occupations</td>
<td>One-and two-family dwellings, apartments and court apartments;</td>
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<td>B&amp;Bs</td>
<td>Fraternity organization lodges</td>
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<td>8</td>
<td>Public schools, hospitals, buildings and parks</td>
<td>Funeral establishments, mortuaries and churches</td>
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<td>9</td>
<td>Signs</td>
<td>Gymnasiums</td>
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<td>10</td>
<td>Rest homes and day care centers;</td>
<td>Home occupations</td>
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<td>11</td>
<td>Greenhouses and nurseries;</td>
<td>Lodging establishments under 10 units</td>
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<td>Commercial parking lots</td>
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<td>Banks and credit unions;</td>
<td>Public schools, hospitals, buildings and parks</td>
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<td>Drive-up windows for financial institutions.</td>
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<td>c. taxidermy shops</td>
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<td>d. electrical appliance shops (wholesale)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>e. plumbing shops</td>
</tr>
<tr>
<td></td>
<td></td>
<td>f. carpentry shops</td>
</tr>
<tr>
<td></td>
<td></td>
<td>g. hardware stores</td>
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<tr>
<td></td>
<td></td>
<td>h. electrical retail stores</td>
</tr>
<tr>
<td></td>
<td></td>
<td>i. river running companies</td>
</tr>
<tr>
<td></td>
<td></td>
<td>j. bakeries</td>
</tr>
<tr>
<td></td>
<td></td>
<td>k. stone and monument sales establishments</td>
</tr>
<tr>
<td></td>
<td></td>
<td>l. engraving and printing establishments</td>
</tr>
<tr>
<td></td>
<td></td>
<td>m. secondhand stores</td>
</tr>
<tr>
<td>C-4 Zone (17.27.020)</td>
<td>C-5 (17.30.020)</td>
<td></td>
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<tr>
<td>------------------------------------------</td>
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<tr>
<td>Dwellings-CUP</td>
<td>One-family dwellings</td>
<td></td>
</tr>
<tr>
<td>Office buildings</td>
<td>Large Scale planned unit developments</td>
<td></td>
</tr>
<tr>
<td>Funeral establishments</td>
<td>Pet shops</td>
<td></td>
</tr>
<tr>
<td>Churches</td>
<td>Signs</td>
<td></td>
</tr>
<tr>
<td>Gymnasiun</td>
<td>Schools and other public buildings</td>
<td></td>
</tr>
<tr>
<td>Agriculture/pasture</td>
<td>Rest homes</td>
<td></td>
</tr>
<tr>
<td>Retail establishments</td>
<td>Child care center</td>
<td></td>
</tr>
<tr>
<td>Testing labs</td>
<td>Cafes</td>
<td></td>
</tr>
<tr>
<td>Home occupations</td>
<td>Two-family dwellings</td>
<td></td>
</tr>
<tr>
<td>Schools</td>
<td>RV courts</td>
<td></td>
</tr>
<tr>
<td>Hospitals</td>
<td>Apartments</td>
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<tr>
<td>Public buildings</td>
<td>Veterinary clinics w/out outside kennels</td>
<td></td>
</tr>
<tr>
<td>Research establishments</td>
<td>Fraternal organization lodges</td>
<td></td>
</tr>
<tr>
<td>Warehouses</td>
<td>Grocery stores less than 3,000 ft</td>
<td></td>
</tr>
<tr>
<td>Assembly of appliances</td>
<td>Gymnasium</td>
<td></td>
</tr>
<tr>
<td>Service establishments</td>
<td>Small Neighborhood Retail</td>
<td></td>
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<tr>
<td>Fraternities/CUP</td>
<td>Parking lots</td>
<td></td>
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<tr>
<td>Apartments-CUP</td>
<td>Convenience establishments</td>
<td></td>
</tr>
<tr>
<td>Fraternity organizations/lodges</td>
<td>Medical clinics/professional offices</td>
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<tr>
<td>Eating establishments</td>
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<tr>
<td>Commercial parking lots</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
C-1 commercial-residential zone

17.20.010 Objectives and characteristics.
A. The objectives in establishing the C-1 commercial-residential zone are to facilitate the development of attractive areas within the city that allow the mixing of compatible commercial and residential uses; to provide a buffer zone between residential and more intensive commercial uses; and to facilitate the orderly expansion of commercial uses on lots that lie adjacent to commercial zones.
B. The C-1 commercial-residential zone is characterized by attractive and well-maintained commercial and residential buildings set back from public streets and surrounded by landscaped yards. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of the zone, the regulations set out in this chapter shall apply in the C-1 commercial-residential zone.

C-2 commercial-residential zone

17.21.010 Objectives and characteristics.
A. The objectives in establishing the C-2 commercial-residential zone are:
   1. To facilitate the development of attractive areas within the city that allow the mixing of compatible commercial and residential uses;
   2. To facilitate the orderly expansion of commercial uses out from the central commercial district.
B. The C-2 commercial-residential zone is characterized by attractive and well-maintained commercial and residential buildings set back from public streets and surrounded by landscaped yards. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of the zone, the regulations set out in this chapter shall apply in the C-2 commercial-residential zone.

C-4 general commercial zone

17.27.010 Objectives and characteristics.
The C-4 general commercial zone has been established as a district in which the primary use of the land is for business and light industrial purposes. Another objective of the zone is to facilitate the development of attractive entrances to the city. The C-4 zone is characterized by clean, well-lighted and landscaped streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the regulations set out in this chapter shall apply in the C-4 zone.

C-5 neighborhood-commercial zone

17.30.010 Objectives and characteristics.
The C-5 neighborhood commercial zone has been established for the primary purpose of providing a location where commercial establishments can be located where people who live in the surrounding neighborhood can obtain daily household goods and services conveniently. This zone is characterized by stores, shops and establishments situated in landscaped surroundings that are maintained in harmony with amenities of adjacent residential development.
R-2
A. One-family dwellings
B. Large-scale PUDs
C. 7’ Fences, walls, and hedges
D. Customary household pets
E. Public schools, libraries, parks, and churches
F. Agriculture
G. Temporary buildings
H. Home occupations
I. Two-family dwellings
J. Child day care/foster homes
K. Secondary dwelling units
L. Other public facilities (CUP)

R-3
A. One-family dwellings
B. Large-scale PUDs
C. 7’ Fences, walls, and hedges
D. Customary household pets
E. Public schools, libraries, parks, and churches
F. Agriculture
G. Temporary buildings
H. Home occupations
I. Two-family dwellings
J. Child day care/foster homes
K. Apartment houses
L. Court apartments
M. Boarding and rooming houses
N. Nonprofit clubs and lodges
O. Secondary dwelling units

R-4
A. One-family dwellings
B. Planned unit developments
C. 7’ Fences, walls, and hedges
D. Customary household pets
E. Public buildings and churches
F. Agriculture
G. Temporary buildings
H. Home occupations
I. Two-family dwellings
J. Child day care/foster homes
K. Apartment houses
L. Court apartments
M. Boarding and rooming houses
N. Nonprofit clubs and lodges
O. Mobile home parks
P. Boys’ schools and/institutions
R. Pasturing of animals
S. Plant nurseries
T. Radio and television towers
U. Secondary dwelling units
R-2 residential zone

17.45.010 Objectives and characteristics.
The objective in establishing the R-2 residential zone is to provide a residential environment within the city which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-1 residential zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The principal uses permitted in this zone shall be one-family and two-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods.

R-3 residential zone

17.48.010 Objectives and characteristics.
The objective in establishing the R-3 residential zone is to provide appropriate locations within the city for high density residential development. In general, this zone is located in the central part of the city, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-1 and R-2 zones. Representative of the uses within the R-3 zone are one-family, two-family, three-family and four-family dwellings and apartment houses, and related community facilities. However, commercial and industrial uses are prohibited therein. Owners and developers of property should bear in mind that primacy is given to multiple family dwellings, boarding houses, rest homes and other high density residential uses, and should develop and maintain their property in recognition thereof.

R-4 residential zone

17.51.010 Objectives and characteristics.
The objective in establishing the R-4 residential zone is to provide the most appropriate locations for mobile home parks and mobile home subdivisions along with conventional dwellings. The zone is characterized by open fields interspersed by well-maintained mobile home parks, mobile home subdivisions, and other types of dwellings.
CERTIFICATION

I, Rachel Stenta, the duly appointed City Recorder, in and for the City of Moab, Grand County, State of Utah, do hereby certify that attached Petition by the City of Moab, meets the annexation requirements outlined in Title 10-2-403(2) (3) and (4) of the Utah Code Annotated, specifically:

1) That said petition contain the signatures of, if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all the publicly owned real property, or the owners of private real property that:
   i. is located within the area proposed for annexation;
   ii. a. Subject to Subsection (3)(b)(ii)(C), covers a majority of the private land area within the area proposed for annexation;
       b. covers 100% of rural real property as that term is defined in Section 17B-2a-1107 within the area proposed for annexation;
       c. covers 100% of the private land area within the area proposed for annexation, if the area is within an agriculture protection area created under Title 17, Chapter 41, Agriculture and Industrial Protection Areas, or a migratory bird production area created under Title 23, Chapter 28, Migratory Bird Production Area; and
   iii. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;

2) That said petition was accompanied by an accurate and recordable plat or map prepared by a licensed surveyor of the area proposed for annexation;

3) If the petition proposes the annexation of an area located in a county that is not the county in which the proposed annexing municipality is located, be accompanied by a copy of the resolution, required under Subsection 10-2-402(6), of the legislative body of the county in which the area is located; and

4) Designate up to five of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address of each sponsor; and

5) That no previous petition for annexation has been filed which has not been denied, rejected, or granted for the proposed annexation area;

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the City of Moab, this 31st day of July, 2017.

Rachel Stenta
City Recorder
NOTICE OF PROPOSED ANNEXATION

Notice is hereby given that a petition has been filed with the City of Moab, Utah, to annex 9.99 acres, more or less, of property located at approximately 500 West and 1001 North and 500 West and 963 North, and more particularly described as follows:

A parcel of land within the Southeast Quarter of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian, Grand County, Utah, being more particularly described as follows:

Beginning at a point on the Moab City limits, said point being N 00°31’ E 729.90 feet from the East Quarter corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian and running along said city limits thence S 89°46’ W 548.60 feet; thence S 00°03’ W 5.40 feet; thence N 89°57’ W 1646.98 feet; thence SOUTH 197.38 feet along ownership line; thence EAST 903.00 feet to a point on Moab City Limits; thence EAST 1290.74 feet along city limits to the point of beginning.

435,181 SQ. FT. OR 9.99 ACRES

Said petition was received by the Moab City Council on July 11, 2017 and certified by the Moab City Recorder on July 31, 2017 which certification states the petition meets the requirements of Title 10-2-403(2), (3) and (4) of the Utah Code Annotated as follows:

1) That said petition contain the signatures of, if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all the publicly owned real property, or the owners of private real property that:
   i. is located within the area proposed for annexation;
   ii. a. Subject to Subsection (3)(b)(ii)(C), covers a majority of the private land area within the area proposed for annexation;
       b. covers 100% of rural real property as that term is defined in Section 17B-2a-1107 within the area proposed for annexation;
       c. covers 100% of the private land area within the area proposed for annexation, if the area is within an agriculture protection area created under Title 17, Chapter 41, Agriculture and Industrial Protection Areas, or a migratory bird production area created under Title 23, Chapter 28, Migratory Bird Production Area; and
   iii. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;

2) That said petition was accompanied by an accurate and recordable plat or map prepared by a licensed surveyor of the area proposed for annexation;

3) If the petition proposes the annexation of an area located in a county that is not the county in which the proposed annexing municipality is located, be accompanied by a copy of the resolution, required under Subsection 10-2-402(6), of the legislative body of the county in which the area is located; and

4) Designate up to five of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address of each sponsor; and
5) That no previous petition for annexation has been filed which has not been denied, rejected, or granted for the proposed annexation area;

A copy of the complete annexation petition is available for inspection and copying at the office of the Moab City Recorder, 217 East Center Street, Moab, UT 84532, between the hours of 8:00 a.m. – 5:00 p.m., Monday through Friday, except holidays.

Moab City may grant the petition and annex the area described in the petition, unless a written protest to the annexation petition is filed with the Grand County Boundary Commission and a copy of the protest delivered to the Moab City Recorder. The protest period will be 30 days from the date of certification and will end on August 31, 2017.

Protests may be filed with the Grand County Boundary Commission, c/o Grand County Clerk’s Office, 125 E. Center St., Moab, UT 84532, between the hours of 8:00 a.m. – 5:00 p.m., Monday through Friday, except holidays.

Protests may be filed with the Boundary Commission by the legislative body or the governing board of an affected entity.

Dated this 31st day of July, 2017.

/s/ Rachel Stenta
City Recorder

Published in the TIMES INDEPENDENT August 3, 10 and 17, 2017.
June 29, 2017

Mr. Jeff Reinhart  
Moab City Planner  
217 East Center Street  
Moab, UT  84532

RE: Shumway Annexation

Dear Mr. Reinhart,

I am assisting Mike And Kelly Shumway with an annexation of their properties commonly known as 1001 North 500 West and 967 North 500 West, Moab, UT. Attached herewith please find the Narrative, the completed petition, the Annexation Map and the necessary fees for submittal of this package.

The two properties are bounded by Moab City Corporate limits on the North side, the East side and better than half of the southerly boundary. The 1001 North property has an old residence thereon and the 967 North property has a small office building and a large metal shop building that have historically been used for commercial and industrial concerns for 60 plus years.

Mike and Kelly Shumway see annexation of these properties as an opportunity to re-develop them into an asset for the community and something more compatible with the adjacent properties, uses and zoning. The properties abut on the north boundary and east boundary existing Moab City C4 zoning. As such, that is the zone they desire upon annexation. The C4 Zone proposed is also more compatible to the R2 Zoning on the south than are the current industrial uses.

Please notify me of any additional information you might need and if you have any questions.

Sincerely,

[Signature]

Timothy M. Keogh
ANNEXATION NARRATIVE

Following are the Criteria for Annexation of the petitioned properties per Moab City Code 1.32.020 C.

1. a. The property must be contiguous to the boundaries of the city. *The subject properties join the current corporate limits on the North, the East and portions of the South boundary.*

   b. The property must lie within the area projected for the city municipal expansion. *The subject properties do lie within the projected city expansion.*

   c. The property must not be included within the boundaries of another incorporated municipality. *The subject properties are not within the boundaries of another municipality.*

   d. The annexation must not create unincorporated islands within the boundaries of the city. *The proposed annexation does not create any unincorporated islands within the boundaries of the city.*

   e. The property proposed to be annexed hereunder will not be annexed for the sole purpose of acquiring municipal revenue or for retarding the capacity of another municipality to annex into the same or related area. *The annexation is not proposed for the sole purpose of creating revenue for Moab City and there are no other municipalities proposing these land for annexation.*

City services and transportation routes are in place to serve the subject property. Potential development in the proposed C4 Zone will generate revenues for city utilities and city services and will provide much needed sales tax revenues. Immediate access to Highway 191 allows for minimal impact to the existing residential neighborhoods and roads to the south.

Taxing entities within the proposed annexation (Schools, County, State, Library, Cemetery, Water Conservancy, Mosquito Abatement, Moab Valley Fire) are not affected by the proposed annexation.
PETITION FOR ANNEXATION

June 26, 2017

Petition date:

Petition Description (Approximate Address): N 0500 W 963 and N 0500 W 1001

Contact Sponsor Name: Kelly Shumway

Contact Sponsor Mailing Address: PO Box 1032, Moab, UT 84532

Contact Sponsor Phone Number: 435/260-1554

We, the undersigned, being a majority of the owners of real property in territory lying contiguous to the corporate limits of Moab City, a municipal corporation in Grand County, State of Utah, and being disseased owners of more than one third (1/3) in value of the property in said territory shown on the last assessment rolls in Grand County, hereby respectfully petition the Honorable Mayor and City Council of Moab City that such territory be annexed to and become a part of said Moab City and that the corporate city limits of Moab City be extended so as to include the territory herein below listed.

My signature on this petition may be considered as a separate petition or as part of a multiple-petitioner petition.

<table>
<thead>
<tr>
<th>Printed Name</th>
<th>Mailing Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. KM Real Estate Enterprises, LLC</td>
<td>PO Box 1032, Moab, UT 84532</td>
<td>(Signature)</td>
</tr>
<tr>
<td>2. MDean and Company, LLC</td>
<td>PO Box 1032, Moab, UT 84532</td>
<td>(Signature)</td>
</tr>
</tbody>
</table>

* Moab City Code 17.12.150 Moab City – Annexation Petition
The territory referred to herein is comprised of the following described real property in Grand County, State of Utah, to wit:

*Please attach a legal description of the proposed annexation and an accurate recordable map prepared by a licensed surveyor of the area proposed for annexation.*

Those properties described and set forth upon the attached pages ____ through ____, which pages are incorporated by reference and expressly made a part of this petition.

List of Annexation Petition Attachments:

- Individual Legal descriptions for each property proposed for annexation; or
- A legal description that is inclusive of all properties proposed for annexation;
- An accurate, recordable map prepared by a licensed surveyor of the area(s) proposed for annexation;
- Copies of notices sent to affected entities;
- A list of affected entities to which notices were sent;

Please return this form with attachments to the Moab City Offices with an annexation petition fee* of $100.00 (for lots under five acres) or $400.00 (for lots over five acres).

Please contact the City Recorder’s Office at (435) 259-5121 if you have any questions regarding this form or this process.

LEGAL DESCRIPTION  (KM Real Estate Enterprises, LLC)
PARCEL 03-032-0028

Beginning at a point 726 feet North and 174 feet West of the East 1/4 Corner of Section 35, T25S, R21E, SLM; and running thence West 2015 feet; thence South 200 feet; thence East 2178 feet; thence North 30 feet; thence West 168 feet to a point on a chain link fence; thence North 1°41' East 170 feet along said fence to the point of beginning.

9.37 AC

LEGAL DESCRIPTION  (M. Dean and Company, LLC)
PARCEL 03-035-0027

Beginning at a point 726 feet North and 11 feet West of the East 1/4 Corner of Section 35, T25S, R21E, SLM; and running thence South 170 feet; thence West 168 feet; thence North 1°41' East 170 feet; thence East 163 feet to place of beginning.

0.65 AC

*Moab City Code 17.12.150

Moab City – Annexation Petition
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Options:</th>
<th>Left as County RR</th>
<th>Annexed as R2</th>
<th>Annexed as R3</th>
<th>Annexed as C2</th>
<th>Annexed as proposed (R4 &amp; C4)</th>
<th>Other</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>Katy Robertson</td>
<td>621 Palisade Dr.</td>
<td></td>
<td>1</td>
<td>2 no</td>
<td>no</td>
<td>no</td>
<td></td>
<td>The zoning is in place to keep a buffer between commercial &amp; residential. Respect the residential areas of Moab, please!</td>
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<tr>
<td>Autumn Ela</td>
<td>808 Westwood</td>
<td>x</td>
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<td>What happened to the buffer zones that supposedly have been included in every &quot;master plan?!&quot; Why are they already bulldozing and starting land clearing??!</td>
</tr>
<tr>
<td>Katherine McGill</td>
<td>691 Palisade Dr.</td>
<td>x</td>
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<td>R2 for longer western parcel. Possibly C1 for eastern smaller parcel. 435-260-1639.</td>
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<tr>
<td>Sherrie, Clint, Wanda Costanza</td>
<td>749 Westwood</td>
<td>x</td>
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<td>We are already dealing with 24/7 noise from Denny's. People wander through our street continuously. Marathons. I've had people sleeping in my front yard (6 yrs ago). The corner of Hwy. 191 and 500 W. is busy all of the time. NO C-4 NO C-2</td>
</tr>
<tr>
<td>Maggie Wilson</td>
<td>678 Palisade Dr.</td>
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<td>Used by wildlife as a corridor!</td>
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<tr>
<td>Chloe Hollis &amp; Nate Ament</td>
<td>727 Palisade Dr.</td>
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<td>Lloyd Bonnie &amp; Jodie Wiggins</td>
<td>525 Westwood Ave.</td>
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<td>Mylene Snow</td>
<td>796 Westwood Ave.</td>
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<td>Chad Wilson</td>
<td>663 Palisade Dr.</td>
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<td>Jonathan Lohmann</td>
<td>655 Westwood Ave.</td>
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<td>Brian Hays</td>
<td>915 Rainbow Dr.</td>
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<tr>
<td>Akasha Faist &amp; Scott Ferrenberg</td>
<td>820 Westwood Ave.</td>
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<tr>
<td>Madolyn Ainge</td>
<td>537 Westwood Ave.</td>
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<tr>
<td>Steve Goodwin</td>
<td>753 Palisade Dr.</td>
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<tr>
<td>Kenneth L. Robbins</td>
<td>527 Palisade Dr.</td>
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<td>Ken Denney</td>
<td>739 Palisade Dr.</td>
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<td>Chris Prentice</td>
<td>651 Palisade Dr.</td>
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<td>Reed Kennard</td>
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<td>Lori Johnson</td>
<td>908 Rainbow</td>
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<td>Trisha West</td>
<td>718 Palisade Dr.</td>
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<tr>
<td>Linda Grawet</td>
<td>737 Westwood Ave.</td>
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<td>909 Rainbow Dr.</td>
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<td>Russell Facente</td>
<td>772 Westwood Ave.</td>
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<td>510 Westwood Ave.</td>
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<td>Bryan Nickell</td>
<td>690 Westwood Ave.</td>
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<td>John Cowan</td>
<td>926 Rainbow Dr.</td>
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<td>665 Westwood Ave.</td>
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<td>Business/Employer</td>
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<td>Jessiqua Zufelt</td>
<td>372 Moenkopi</td>
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<td>Kerry W. Lange</td>
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<tr>
<td>Chelsea Hagerman</td>
<td>1110 San Miguel</td>
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<td>Kelsi Garcia</td>
<td>4504 Pueblo Verde Dr.</td>
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<td>John B</td>
<td>23 N Main St.</td>
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<td>3330 S. Hwy. 191</td>
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<td>1405 Spanish Valley Dr.</td>
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<td>Mike Bynum</td>
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<td>Terry Archer</td>
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<td>David Mealey</td>
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<td>Marc Thomas &amp; Judi Simon</td>
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<td>Katherine McGill</td>
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