

# **Moab Planning Commission Agenda Item**

## **Development Code Text Amendment to Sign Code Discussion**

Meeting Date: October 14, 2021

**Title:** Discussion on draft Ordinance #2021-18, Text Amendment to the Moab Municipal Code, including: Relocation of Section 15.44 Sign Code to new Section 17.93 Sign Code; and Relocation of Titles 17.09.430, -440, -450, -460, -465, and -470, to new section Title 17.93 Sign Code; and Amending the MMC with clarifying language identifying prohibited LED and LCD Display Technologies; and Amending Moab Municipal Code with clarifying language identifying Exempt, Temporary, and Prohibited Signs; and Amending the MMC Sign Code Definitions.

**Disposition:** Discussion

**Staff Presenter:** Cory P. Shurtleff, Assistant Planner

**Attachment(s):**

- Exhibit 1: Sign Code 15.44
- Exhibit 2: Zoning Sign Code 17.09.430- 17.09.470
- Exhibit 3: Grand County Ordinance 630
- Exhibit 4: Proposed Text Amendments in Ordinance #2021-18

**Background:**

Grand County recently updated their Sign Code to address Digital Display Technologies, it has been recommended that Moab City update sections of its Sign Code to create consistency and continuity between jurisdictions for this type of prohibited sign. With this specific text amendment to the Moab Municipal Code, it would make sense to at the same time also address the necessary changes needed in the MMC Sign Code. These changes include consolidating the various locations in the MMC where signs are regulated, into a single location under Title 17 Zoning. Text amendments also include creating new clarifying language identifying exempt, temporary, and prohibited signs. These changes would also be reflected in updates to the Sign Code Definitions section.

**Process:**

MMC Section 17.04.070. requires that the Planning Commission and City Council consider the following Text Amendment Approval criteria.

It is the burden of the applicant to provide “good cause” to support a proposed text amendment. For the purpose of establishing and maintaining sound, stable and desirable development within the City of Moab, amendments to the Land Use Code are committed to the sound discretion of the City Council based upon the following nonexclusive list of criteria:

- A. Is the proposed use substantially similar to other authorized uses permitted within the subject zoning district?
- B. Is the proposed use a relatively new use type or development concept that was

not anticipated at the time of the adoption of the City's General Plan?

C. Is the amendment consistent with the policies and goals of the General Plan?

D. Will the amendment create significant adverse impacts upon neighboring properties within or adjacent to the zoning districts which would be affected by the change?

E. Is it in the public interest to approve the proposed amendment?

F. Is the amendment likely to lead to a positive redevelopment of a specific area or zone?

G. Will the amendment provide a variety of options for residents in terms of economic development, affordable housing, or other benefits?

H. Is the amendment appropriate considering the existing conditions in the zoning district, the established relationships between zoning districts, existing land uses and densities, and the scale of both existing and proposed development? (Ord. 08-03 (part), 2008

