

Moab Planning Commission Agenda Item
Aggie Town Homes Phase II Zoning Map Amendment
Meeting Date September 8, 2022

Title: Public Hearing, Consideration and Possible Recommendation to the City Council on Proposed Ordinance #2022-14, An Ordinance Approving a zoning map amendment for 1.5 acres of a parcel located at 1492 S (Aggie Blvd.) and Highway 191 Moab, Utah (parcel# 01-0018-0002) from General Commercial (C-4) to Manufactured Housing Residential (R-4).

Disposition: Public Hearing, Discussion and Possible Action

Staff Presenter: Anna Anglin, Zoning Administrator
Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Staff Report
- Exhibit 2: Zoning Amendment Approval Matrix
- Exhibit 3: Proposed Map Amendment
- Exhibit 4: Aggie Townhomes Phase II Draft Plat
- Exhibit 5: Ordinance Public Notice
- Exhibit 6: Draft Ordinance #2022-14

Options:

1. Positive Recommendation with or without modifications
2. Continue action on the item and give specific direction to the applicant and staff as to additional information needed.
3. Negative Recommendation to the City Council

Motion for Positive Recommendation: I move to forward a positive recommendation to the City Council on Ordinance 2022-14 to rezone 1.5 acres of a parcel located at 1492 S Highway 191 (Aggie Blvd) Moab, Utah (parcel# 01-0018-0002) from General Commercial (C-4) to Manufactured Housing Residential (R-4).

Applicant: GWC Capital, Brook Cole (Developer)

Background: Brook Cole with GWC Capital, on behalf of the State of Utah School and Institutional Trust Lands, is requesting a zoning map amendment to a 5-acre parcel located at approximately 1492 S Highway 191 (Aggie Blvd), Moab UT. The applicant is requesting to change 1.5 acres from C-4 zoning to R-4 zoning to facilitate the proposed Aggie Townhome Phase II development. [Section 17.04](#) of the Moab Municipal Code Governs the process for Amending the zoning Map.

Project Summary:

Location: 1492 S Highway 191 (Aggie Blvd), Moab UT
Property Owner: State of Utah School and Institutional Trust Lands
Applicant: GWC Capital, Brook Cole (Developer)

Parcel Size: 5 Acres proposed
 Current Zone: C-4 General Commercial & R-4 Manufactured Housing Residential

Narrative Summary:

The current zoning for the property is C-4 General Commercial on the northern portion of the parcel and R-4 Manufactured Housing Residential on the southern portion of the subject parcel. The applicant is requesting to change the zoning for 1.5 acres of land currently zoned C-4 to R-4 zoning so the entire parcel will be zoned R-4 zoning. This is to facilitate the proposed Aggie Townhome Phase II development. The Proposed development is a residential development consisting of 12 twin home structures with a total of 24 units. The property is currently a vacant lot that is part of a much larger proposed development for the new Utah State University Campus. The property to the northwest is currently vacant but is proposed to be the Aggie Apartments Phase I, which is under review for development. All other surrounding parcels are vacant. This property was annexed into the City in 2012 as part of the SITLA/ USU future development.

Process: Zoning Map Amendment:

17.04.080 Public Hearing Required

A. Upon receipt of a complete application under this chapter city staff shall promptly schedule a public hearing before the Planning Commission.

B. Within thirty days following the closing of the public hearing, the Planning Commission shall either recommend approval, approval with modifications, or disapproval of the application to the City Council. The recommendation of the Planning Commission shall be transmitted to the City Council and to the applicant within ten days of the recommendation.

C. City staff may provide a staff report, which shall be provided to the applicant no later than three days prior to the public hearing or public meeting before City Council. (Ord. 08-03 (part), 2008)

17.040.090 Notification Requirements for Planning Commission Public Hearing

A. The City shall provide notice with respect to the Planning Commission public hearing describing the real property subject to the application order under this chapter; the present and proposed zoning; and the time, date, and location of the hearing as follows:

1. By publication in a newspaper of general circulation within the City at least fifteen days prior to the hearing;

2. By mailing to the applicant, affected entities, and real property owners abutting or located within three hundred feet of the subject property at least ten days prior to the hearing; and

3. By posting on the City's official website and in at least one public place within the City, which notice shall also include a map showing the land area proposed for rezoning.

B. Property Posting. In addition to the notifications by the City, the applicant shall post signs, in a form acceptable to the City, noticing the public hearing in at least one location every five hundred feet along the perimeter of the land area proposed for map amendment at least three days prior to the hearing. Such notice shall include the present and proposed rezoning; the time, date, and place of the public hearing; and contact information for the Zoning Administrator.

C. Exception for General Amendments. When a zoning map amendment or text amendment is incidental to, or part of a general revision of the official zoning map or the text of this Land Use Code, whether such revision is made by repeal of the existing zoning and/or land use regulations and enactment of a new zoning and/or land use regulations, or otherwise, posting notice on the land area subject to the amendment or mailing to affected property owners or adjoining property owners is not required. (Ord. 08-03 (part), 2008)

17.04.120 Processing Matrix

This matrix shall be amended to delete review procedures for “similar use” review and to include the following:

Application	Advisory Body	Land Use Auth.	Appeal Body	Pub. Hearing
Map Amend.	Planning Comm.	City Council	Dist. Ct.	Yes, P.C.