

CITY OF MOAB ORDINANCE NO. 2022-14

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED AT APPROXIMATELY 1492 S (AGGIE BLVD.) HIGHWAY 191, MOAB, UT 84532, PARCEL (01-0018-0002), AMENDING 1.5 ACRES FROM C-4 GENERAL COMMERCIAL ZONE, TO R-4 MANUFACTURED HOUSING RESIDENTIAL ZONE.

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

- a. Applicant, Brook Cole – GWC Capital, on behalf of the owner of record, Utah School and Institutional Trust Lands Administration, submitted an application to amend the Zoning Map to change the zoning on Parcel 01-0018-0002, at approximately 1492 S (Aggie Blvd) Highway 191, Moab, UT, described as:

Beginning at the North 1/16 corner of Section 18 Township 26 South Range 22 East Salt Lake Base and Meridian said corner being North 01°18'54" West along the East section line a distance of 1323.27 feet from the East 1/4 corner of said Section 18 and running thence along said East section line South 01°18'54" East 406.11 feet; thence South 53°56'21" West 131.08 feet to a point on the Easterly Right of Way of Aggie Boulevard said point also being a point on the arc of a non-tangent curve to the left having a radius of 522.46 feet; thence along said Easterly Right of Way through the following nine (9) courses: Northwesterly 167.90 feet along the arc of said curve through a central angle of 18°24'48", the radial direction bears South 60°05'02" West, to the point of tangency; thence North 48°20'46" West 111.76 feet to the point of curvature of a curve to the right having a radius of 288.00 feet; thence Northeasterly 662.98 feet along the arc of said curve through a central angle of 131°53'44" to a point of non-tangency; thence South 47°05'53" East 27.13 feet; thence South 01°15'03" East 25.96 feet; thence North 88°44'57" East 64.00 feet; thence North 01°15'03" West 22.04 feet; thence North 44°10'24" East 28.01 feet to a point on the arc of a non-tangent curve to the left having a radius of 382.00 feet; thence Northeasterly 18.22 feet along the arc of said curve through a central angle of 02°43'58", the radial direction bears North 01°00'20" West, to a point of non-tangency said point being a point on said East section line; thence along said East section line South 01°16'06" East 222.09 feet to the point of beginning.
Contains 4.58 acres.

- b. The request is to change the zoning on the subject property from C-4 General Commercial Zone, to R-4 Manufactured Housing Residential, approximately 1.5+/- acres of C-4 zoned land will be changed to R-4 zone consistent with the remainder of the parcel, for a total of approximately 4.58+/- acres of R-4 zoned land; and
- c. The subject parcel has frontage on Aggie Blvd. Surrounding Zoning includes: C-4 General Commercial Zone, and R-4 Manufactured Housing Residential Zone; and
- d. The Applicant submitted review materials to the Planning Commission with a sufficiently complete application and the appropriate documents as required in MMC Section 17.04. The Planning Commission reviewed the application in a duly noticed public hearing held on September 8, 2022, where the item was positively recommended for approval to City Council

by the Planning Commission; and

- e. The Planning Commission determined that the amendment to the zoning map is in accordance with the General Plan and development trends of the community. Having evaluated the staff report, statements from the applicant and the public, the Planning Commission concluded that the proposed change in zoning for this property was an acceptable amendment to the Official Zoning Map; and
- f. The Planning Commission and City Council have determined that the review standards in Moab Municipal Code chapter 17.04.060, Map amendment approval criteria, have been met as follows:
 - i. The proposed zoning classification for residential use is compatible with the majority of surrounding uses and impacts to the existing area can be mitigated,
 - ii. Adequate facilities are available to serve the type and scope of development suggested by the proposed zoning classification,
 - iii. The surrounding uses will be buffered from the residential development in the area; and
 - iv. The application conforms to the provisions of the Moab General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, having considered public comment, staff comments, and discussion of the pertinent aspects of the proposed zone change, by adoption of Ordinance #2022-14, does hereby find, determine, and declare, that the applicable provisions of the Moab Municipal Code and the intent of the Moab General Plan can be met;

AND, FURTHERMORE, the City Council APPROVES the application to rezone the property located at approximately 1492 S (Aggie Blvd) Highway 191, Moab, UT 84532, Parcel (01-0018-0002). Amending the subject parcel zone from C-4 General Commercial Zone & R-4 Manufactured Housing Residential Zone, to R-4 Manufactured Housing Residential Zone, amending the Official Zoning Map.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on September 26, 2022.

SIGNED: _____

Joette Langianese, Mayor

ATTEST: _____

Sommar Johnson, Recorder