

Moab City Council Agenda Item

I-1 Industrial Zoning Text Amendment

Meeting Date: September 26, 2023

Title: Consideration and Possible Approval by the Moab City Council for Ordinance #2023-13, An Ordinance Amending the Moab Municipal Code (MMC), Section 17.36.020, Permitted Uses and Regulations in the (I-1) Industrial Zoning District, to relax the zoning requirements for Self-Storage Warehouse Developments and add the Permitted Use for Kennels (Indoor/Outdoor).

Disposition: Discussion and Possible Action

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

Attachment(s):

- Exhibit 1: Draft Ordinance #2023-13
- Exhibit 2: Staff Report
- Exhibit 3: Map of I-1 Zoned Properties
- Exhibit 4: Zoning Text Amendment Approval Matrix
- Exhibit 5: Ordinance Public Notice

Options:

1. Approve I-1 Industrial Zone Text Amendment with or without modifications; or
2. Continue action on the item and give specific direction to the applicant and staff as to additional information needed; or
3. Deny the Zoning Text Amendment.

Staff Recommendation:

1. Staff recommends approving the amendments to the Self-Storage Warehouse permitted use as proposed, with the modification recommended by Planning Commission to amend the maximum height of Self-Storage Warehouse from twenty feet to thirty feet.
2. Staff does not recommend adding the permitted use of "Indoor/ Outdoor Kennels".

Recommended Motion: I move that the City Council Approve Ordinance No. 2023-13, to amend the text in the I-1 Industrial Zoning District section [17.36.020.A.24](#) for self-storage warehouse as proposed with the exception of changing the height limits in subsection k. from twenty feet to thirty feet; and modify the proposed ordinance to exclude adding "Indoor/Outdoor Kennels" as a permitted use.

Applicant: Sharlene Abbott (Property owner of 1053 W 400 N, Moab, Utah 84532)

Background: Sharlene Abbott, property owner of 1053 W 400 N, Moab, Utah 84532, is requesting a zoning text amendment that will affect all properties that are zoned I-1 Industrial within Moab Jurisdiction. The applicant is requesting to change the requirements to the self-storage warehouse use listed and to add “Indoor/ Outdoor Kennels” as an allowed use in the permitted use tables of the I-1 Industrial zone. [Section 17.04](#) of the Moab Municipal Code Governs the process for amending the zoning ordinance.

The Moab City Planning Commission held a public hearing on September 14, 2023, and advanced a positive recommendation including modifications to the proposed Ordinance 2023-13. The following recommendations were made to modify the proposed text amendment:

1. Section 17.36.020.A.24.k language be changed from:
The maximum height of the enclosed building or buildings permitted shall not exceed twenty feet.
 To:
 The maximum height of the enclosed building or buildings permitted shall not exceed ~~twenty~~thirty feet.
2. Follow the recommendation of staff to exclude adding the “Indoor/ Outdoor Kennel” use.

Project Summary:

Location: Industrial zoned parcels in Moab Jurisdiction
 Applicant: Sharlene Abbott (Property owner of 1053 W 400 N, Moab, Utah)
 Current Zone: All I-1 Industrial zoned properties

Narrative Summary:

The Applicant, Sharlene Abbott, is requesting to change the current zoning regulations in the I-1 Industrial zoning district to make developing lots more feasible for a self-storage warehouse use and to add “Indoor/ Outdoor Kennels” as a permitted use. The main section the applicant is asking for an amendment to is [17.36.020.A.24](#) Self-Storage Warehouses. The proposed ordinance amendment would change the following to current code:

1. Lower the 10’ setbacks (buffer requirement) if adjacent to other Industrial zoned properties (Addressed in section 17.36.020.A.24.g).
2. Remove the minimum and maximum lot size requirements for self-storage warehouses of 2 - 5-acre parcels (17.36.020.A.24.i).
3. Remove the requirement that the total area of coverage cannot exceed 50% (17.36.020.A.24.j).
4. Remove the maximum height limit of buildings being used for a self-storage warehouse of 20’, unless adjacent to a residential zoning district, then the height limit shall be 20’ (17.36.020.A.24.k).
5. Remove the height limit of 20’ for outdoor storage of boats and large vehicles, unless adjacent to a residential zoning district, then the height limit shall be 20’ (17.36.020.a.24.l).
6. Allow for self-storage warehouses as a mixed-use development with other uses allowed in the I-1 Industrial zoning district (17.36.020.A.24.n).

7. Add Kennels (indoor/outdoor) as an allowed use in the Industrial Zone ([17.36.020.A.24](#)).

Process: Zoning Text 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:

<i>Application</i>	<i>Advisory Body</i>	<i>Land Use Auth.</i>	<i>Appeal Body</i>	<i>Pub. Hearing</i>
<i>Text Amend.</i>	<i>Planning Comm.</i>	<i>City Council</i>	<i>Dist. Ct.</i>	<i>Yes, P.C.</i>