ORDINANCE #2018-22

AN ORDINANCE AMENDING MOAB MUNICIPAL CODE SECTION 17.67.020, SITE PLAN REQUIRED—EXEMPTIONS, PARAGRAPH B, TO EXEMPT RESIDENTIAL DEVELOPMENT OF UP TO AND INCLUDING SIX MULTI-HOUSEHOLD DWELLINGS FROM SITE PLAN REVIEW

The following findings describe the intent and purpose of this ordinance:

a. The City has enacted Title 17.00, Zoning, of the Moab Municipal Code, which governs land use and development within the City Limits.

b. From time to time the City undertakes revisions of Title 17.00 to improve the quality of land development and align the Code with state law and contemporary planning concepts.

c. Housing stock in Moab has been increasingly consumed by second homes and tourism related lodging.

d. Persons employed in tourism and lodging-related occupations are unable to afford housing, given current wage and housing trends. Pursuant to the 2018 Assured Housing Feasibility Analysis performed for the City, zero percent (0%) of the housing available in the Moab/Grand County area is affordable to persons earning wages typical in the lodging/hospitality industry.

e. The City has committed to encouraging the development of affordable housing through the use of many mechanisms to prevent a decrease in the quality of life for Moab workers and their families.

f. The text of 17.67.020 has been found to be overly restrictive for the development of multi-household residential uses of three to six units.

g. The City finds that this ordinance will serve the public health, safety, and welfare, and that adoption is in the best interests of the Moab community.

h. This ordinance was reviewed by the Planning Commission on November 8, 2018, and in a ___to___ vote, the Commission favorably recommended approval of the ordinance to City Council.

Therefore, the City of Moab enacts as follows:

17.67.020, paragraph B that currently reads:

B. Site plan review is not required for the development of the following, as defined in this title: a single-family dwelling; a twin home or duplex; a secondary dwelling unit; subdivisions; planned unit developments; master planned developments; development requiring a conditional use permit; or remodeling or additions of existing structures comprising less than two thousand square feet of new construction.

SHALL BE AMENDED TO READ:

B. Site plan review is not required for the development of the following, as defined in this title: a single-family dwelling; a twin home or duplex; multi-household dwellings of three to six units; a secondary dwelling unit; subdivisions; planned unit developments; master planned developments; development requiring a conditional use permit; or remodeling or additions of existing structures comprising less than two thousand square feet of new construction.

Ordinance 2018-22
PASSED AND APPROVED in open Council by a majority vote of the Moab City Council on the 11th day of December, 2018. This ordinance shall take effect immediately upon passage.

SIGNED:

__________________________

Emily S. Niehaus, Mayor

ATTEST:

__________________________

Rachel Stenta, Recorder