

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.

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