Moab City Council Agenda Item
Meeting Date: February 11, 2020

Title: Resolution No. 09-2020: A resolution approving a lot consolidation for Four Corners Behavioral Health, located at 46 E 300 North and 76 E 300 North.

Disposition: Discussion and possible action

Staff Presenter: Nora Shepard, AICP, Planning Director

Attachment(s):
Attachment 1: Resolution No. 09-2020
Attachment 2: Lot Consolidation Plat
Attachment 3: Aerial Photo
Attachment 4: State Code 10-9A-608

Recommended Motion:
“I move to adopt the Resolution No. 09-2020 Approving a lot consolidation for 46 E and 76 E 300 North, Moab UT”

Summary:
Property Owner: Four Corners Community Behavioral Health (FCCBH)
Applicant: Karen Dolan, FCCBH Inc
Location: 46 E and 76 E 300 North
Parcel Size IDs: 01-0001-0062 and 01-0001-0063
Zoning: C-5 Neighborhood Commercial Zone

Background:
FCCBH own 2 contiguous lots on 300 North. The attached plat (Attachment 2) shows 1 parcel. By recording this plat, smaller lot (46 E 300 North) will be combined with the larger parcel (76 E 300 North as seen on the Aerial Photo in Attachment 3). FCCBH intends to build a new facility on the combined parcel. That application is subject to Site Plan review by the Planning Commission (scheduled for February 13, 2020).

Process:
Utah State Code Section 10-9A-608 (Attachment 4) addresses this situation:
10-9a-608-14 Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner’s petition to vacate or amend a subdivision plat if:
   a) The petition seeks to
   b) Join two or more of the petitioner fee owner’s contiguous lots;...
Moab Municipal Code (16.08.050) includes a public hearing exemption for an amended plat if owners of both parcels sign the plat. The City Council has the authority to approve the plat amendment (lot consolidation) at a public meeting without a public hearing.