

CITY OF MOAB RESOLUTION NO. 20-2020

A RESOLUTION APPROVING AN AMENDMENT TO THE SUBDIVISION PLAT FOR PROPERTIES LOCATED AT 237, 239, 241, 243, AND 245 WEST 400 NORTH, MOAB UT 84532, FROM THE PARK WEST CONDOMINIUMS, TO THE MOAB PARK WEST TOWNHOMES.

WHERE AS, the following describes the intent and purpose of this resolution:

- a. Danette Johnson, (Applicant), on behalf of the Park West Condominiums has petitioned for an amendment to a Subdivision Plat at 237, 239, 241, 243, and 245 West 400 North, Moab UT 84532; and
- b. Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed Moab Park West Townhomes as required in MMC Chapter 16.08.050; and
- c. The subdivision properties are in the R-2 Single-Household and Two-Household Residential Zone and the proposed uses are allowed as permitted uses; and
- d. As required in MMC chapter 16.08.050, if all owners within the plat sign amendment and it is not (1) a multi-residential, industrial or commercial subdivision nor does it (2) involve vacation of a public R-O-W, City Council can approve without public hearings by Planning Commission or City Council; and
- e. The propose for this amendment is to change the designation of these unit/lots from Condominium units as defined in MMC chapter 17.06.020, to Townhome lots as defined in MMC chapter 17.06.020, for the purpose of making the units financeable by lending institutions; and
- f. The requested amendment does not alter the plat in a manner that changes existing boundaries or other attributes of the lots; and
- g. This amendment has already been adopted with the State of Utah, Department of Commerce – Division of Corporations & Commercial Code, and the Utah Homeowner Association Registry; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #20-2020, hereby finds, that the petition to amend the subdivision plat can meet or exceeds the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the amendment of the Moab Park West Townhomes Plat is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on April 14, 2020.

SIGNED: _____
Emily Niehaus, Mayor

ATTEST: _____
Sommar Johnson, Recorder