

Moab City Council Agenda Item

Meeting Date: April 14, 2020

Title: Consideration and Possible Approval of Resolution #20-2020, 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.

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):

Exhibit A: Draft Resolution #20-2020

Exhibit B: Draft Plat

Exhibit C: Narrative

Options:

1. Approve with or without modifications
2. Continue action on the item and give specific direction to the applicant and staff as to additional information needed.
3. Deny the petition.

Applicant: Danette Johnson; behalf of Park West Condominiums/Townhomes

Motion for Positive Recommendation: I move to approve Resolution #20-2020, an Amendment to the Subdivision Plat 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. :

Background:

The subject property is an existing subdivision located on the corner of 400 N and Park Ln. This property includes (6) condominium units with addresses at 237, 239, 241, 243, and 245 West 400 North. The condominium units are existing single story dwellings, organized as (3) structures with a shared wall between dwelling units.

On December 18, 2019, Danette Johnson, on behalf of the Park West Condominiums, and Lucas Blake, with Red Desert Land Surveying, met with City Staff to discuss options for plat adjustments that would redefine the lots in a way financing institutions would be able to recognize them. From December 30, 2019, through March 9, 2020, Danette continued to coordinate with City Staff to complete the application process.

On March 9, 2020, Danette Johnson, on behalf of the Park West Condominiums submitted the Petition to Vacate, Alter, or Amend a Subdivision Plat Application to Moab City. As expressed in MMC Chapter 16.08.050, if all owners within the plat sign the amendment and it is not (1) a multi-residential, industrial, or commercial subdivision, nor does it (2) involve vacation of a public right-of-way, City Council can approve without public hearings by the Planning Commission or City Council.

On April 8, 2020, the Petition to Amend the Subdivision Plat, Park West Condominiums

to (now) the Moab Park West Townhomes, with no alterations in a manner that change existing boundaries or other attributes of the lots other than Subdivision name and lot definition, was submitted to review by the Moab City Council on April 14, 2020.

Project Summary:

This amendment to the subdivision plat changes the title of the subdivision from the Park West Condominiums, to the Moab Park West Townhomes. 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. No additional amendments, or alternations are being proposed.

The encompassing property designated as all common area is a blanket easement for utilities and homeowners access and parking, is about .51 acres. There are (6) six unit lots that average about 861 square feet each. No change is being proposed to the current site or lots.

Process:

MMC Chapter 16.08.050 allows an amendment to a subdivision plat, if all owners within the plat sign the amendment and it is not (1) a multi-residential, industrial, or commercial subdivision, nor does it (2) involve vacation of a public right-of-way, City Council can approve without public hearings by the Planning Commission or City Council.

The definitions of Condominium and Townhome are stated in the MMC chapter 17.06.020.