Moab Planning Commission Agenda Item
Meeting Date: April 23, 2020


Disposition: Discussion and possible action

Staff Presenter: Nora Shepard, Planning Director

Attachment(s):
- Exhibit 1: Proposed Planning Commission Resolution 03-2020 – A Resolution Approving the Condominium Conversion of the Bungalows at 220 North.
- Exhibit 2: Location Map
- Exhibit 3: Aerial Photo of property
- Exhibit 4: Application
- Exhibit 5: Letters to Tenants
- Exhibit 6: Proposed Plat
- Exhibit 7: Proposed Declarations
- Exhibit 8: Condo Conversion Requirements

Recommended Motion: I move to approve Planning Commission Resolution 03-2020 – A Resolution Approving the Condominium Conversion of the Bungalows at 200 North located at 53 East 200 North, 55 East 200 North, 57 East 200 North, 59 East 200 North.

Summary:
Applicant: John Knight
Address: 53 East, 55 East, 59 East and 57 East 200 North Moab, Ut
Existing Use: Approved Court Apartments
Proposed Use: Condominium with common open space
Zoning: R-3 Multihousehold Residential Zone
Background Information:  
The properties at 53, 55, 57, 59 East 200 North is currently being used as rental housing. A Site Plan was approved for the Knight Bungalows as a Court Apartment complex, with 4 units and common open space. The units are all just under 1,000 sq. ft. The plat also designates 10, 455 sq. ft. of common area. The common area includes a central courtyard and required parking and setbacks. At this time, the property owner, John Knight, proposes to convert the units to condominiums so that the individual units can be sold to the tenants, or others, at an affordable price. The units would continue to be used for long term residents only. No nightly rental would be permitted since it is in the R-3 Zone.

Code Compliance:  
The Moab Municipal Code specifically addresses a conversion of existing units to condominiums in Sections 17.79.030 through 17.79.060 (Exhibit 8). This section of the code grants the Planning Commission the approval authority for Condominium Conversions.

While no public hearing is required, there is a requirement that all tenants a sixty-day notice of the conversion. Those notices went out on February 13, 2020 (attachment 5).

The property has been inspected by the City Building Inspector and has been determined to comply with building requirements.

The project complies with the Zoning provision of the R-3 Zone as to setbacks, density, building height and parking.

No major improvements are proposed on the site at this time.