Title: Consideration and Possible Approval of Planning Resolution #02-2021, A Planning Resolution Approving the Townhome Plat Application for the 3rd Street Townhomes, property located at 116 South 300 East, Moab UT 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):
- Exhibit 1: Draft Planning Resolution #02-2021
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Draft Survey Plat

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 Application.

Motion for Recommendation: I move to approve Planning Resolution #02-2021, A Planning Resolution Approving the Townhome Plat Application for the 3rd Street Townhomes, property located at 116 South 300 East, Moab UT 84532.

Applicant: Ben Byrd, Developer

Background:
Ben Byrd, applicant and project developer, submitted the City of Moab Pre-Application Meeting Request Form, with associated materials on June 24, 2020. This application was reviewed by the City of Moab Development Review Team on July 8, 2020, with comments sent back to the applicant. As the proposed development scope did not require additional Staff review through a Site Plan Application, the proposed development was submitted and processed through the Building Permit Application process. Nearing project completion, the applicant has submitted the Townhome Plat Application, via the Condominium Conversion Application, to record the Townhome Plat ownership division of the 5 unit multi-household dwelling.

Project Summary:
Location: 116 South 300 East, Moab UT
Property Owner: Craig Parkes
Applicant: Ben Byrd
Parcel Size: 0.32 Acres
Current Zone: R-3 Multi-Household Residential Zone
Proposed Use: 5 unit Townhome Residential; Multi-Household

**Narrative Summary:**
The applicant has provided the following summary of the project:

"3rd Street Subdivision
Third street subdivision is a split of a 13772 sq. R-3 city lot into 5 separate residential parcels. Moab city code allows "one multi household lot per 2000 sq foot" in R-3 per 17.48.030.

The lots created will front on 100 S. with a shared access to the garages off of 300 E. This project has been started and is scheduled for an April Completion which will include the required Water, and Sewer Connections. The 3rd street HOA will be in place and oversee the shared access and other common elements of this subdivision. I have attached them with this submittal.

Homes being built now on the property are 2 story, 1600sq. foot+, with 2 car garages. Each home has a nice sized driveway in the back and a small yard area in the front.

**Process: Condominium Conversion**
Section 17.79.030 of the Moab Municipal Code allows the Planning Commission to approve the plat conversion of a Townhome Plat via Condominium Conversion, having been reviewed and recommended by Planning Staff, as it is defined by below:

17.79.030
Condominium conversions.

*Existing structures shall not be converted to condominium ownership without first receiving review and recommendation of the City planning staff. The Planning Commission shall review all staff recommendations and approve, deny, or approve subject to conditions all condominium conversion applications.* (Ord. 06-10 (part), 2006)