Moab City Council Agenda Item
Radcliffe Lot Line Adjustment Petition
Meeting Date: April 13, 2021

Title: Consideration and Possible Approval of Moab City Resolution #14-2021 – A Resolution Approving the Lot Line Adjustment of property located at 471 S Main Street, Moab UT 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):
- Exhibit 1: Moab City Resolution #14-2021
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Draft Lot Line Amendment Survey Plat
- Exhibit 5: Draft Parcel Legal Description
- Exhibit 6: State Code 10-9A-608

Options:
1. Approve with or without modifications; or
2. Continue or table item and give specific direction to the applicant and staff as to additional information needed; or
3. Deny Petition

Recommended Motion: I move that the Moab City Council approve Moab City Resolution #14-2021 – A Resolution Approving the Lot Line Adjustment of property located at 471 S Main Street, Moab UT 84532.

Applicant: Rob Radcliffe, Owner

Background:
Applicant and property owner, Rob Radcliffe, submitted the City of Moab Petition to Vacate, Alter, or Amend a Subdivision Plat, Utah State Code 10-9A-608(2)(a), on February 2, 2021, for the two properties located at 471 S Main Street and 481 S Main Street, Moab UT. On March 2, 2021, sufficient materials, in the form of a draft plat survey generated to show the Lot Line Adjustment Plat, and Parcel Legal Description were submitted to City Staff. The City’s Development Review Team reviewed and approved the submitted materials on March 11, 2021. On April 8, 2021, the petition application was officially submitted for review at the City Council Meeting held on April 13, 2021.

Project Summary:
Location: 471 S Main Street, Moab UT; 481 S Main Street, Moab UT
Property Owner: The Radcliffe Hotel LLC, Moab Desert Plaza LLC
Applicant: Rob Radcliffe, Owner
Subject Lot 1: 35503.3 sf
Adjacent Lot 2: 69945.5 sf
Proposed Lot 1: From 0.82 acres, to 0.99 acres
Proposed Lot 2: From 1.84 acres, to 1.53 acres
Narrative Summary:
Nearing completion of the Radcliffe Hotel Phase I, Rob Radcliffe, Owner, purchased the adjacent parcel to the south, 481 S Main Street, currently operated as the Chevrolet and Ford Dealership. In acquiring this parcel, they plan to continue leasing operations to the dealership for two years, and also amend the shared lot line to accommodate for a larger pool and laundry facility area on the east side of the parcels. The Lot Line Adjustment is being proposed through this City Resolution #14-2021, the amendment to the approved site plan is being proposed through a different action, Radcliffe Phase II Site Plan Application #21-0005. During the City’s DRT review, the applicant was able to supply sufficient information identifying the originally entitled boundaries of the parcel, thus proposing a shared lot line adjustment extending a portion of the northern parcel, to the south, and a correction of the originally entitled boundary, extending the parcel to the east.

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:
      (...) 
   d) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision.

Moab Municipal Code (16.08.050) includes a public hearing exemption for an amended plat if owners of both parcels sign the petition. The City Council has the authority to approve the plat amendment (lot line adjustment) at a public meeting without a public hearing.