

Moab City Council Agenda Item
MRH Expansion Plat Amendment Petition

Meeting Date: July 27, 2021

Title: Consideration and Possible Approval of Moab City Resolution #26-2021 – A Resolution Approving the Plat Amendment of property located at 382 West Care Campus Drive, and 356 West Care Campus Drive, Moab UT 84532, and Right-of-Way Realignment.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):

- Exhibit 1: Moab City Resolution #26-2021
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Draft Survey Plat
- Exhibit 5: 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 #26-2021 – A Resolution Approving the Plat Amendment of property located at 382 West Care Campus Drive, and 356 West Care Campus Drive, Moab UT 84532, and Right-of-Way Realignment.

Applicant: Jennifer Sadoff, CEO, Moab Valley Healthcare, Inc.

Background:

Applicant, Jennifer Sadoff, submitted the City of Moab Petition to Vacate, Alter, or Amend a Subdivision Plat, Utah State Code 10-9A-608(2)(a), on July 19, 2021, for the consolidation of two properties located at 382 West Care Campus Drive, and 356 Care Campus Drive, and Right-of-Way Realignment that affects the newly created consolidated parcel, and Moab Valley Healthcare, Inc. owned parcel #01-0MVH-005. On July 19, 2021, sufficient materials, in the form of a draft plat survey generated to show the Lot Consolidation and Right-of-Way Realignment, and Parcel Legal Description, along with the signed and notarized petition were submitted to City Staff. The City's Development Review Team approved the submitted materials on July 7, 2021. On July 21, 2021, the petition application was officially submitted for review at the City Council Meeting held on July 27, 2021.

Project Summary:

Location: 382 & 356 W Care Campus Drive, Moab UT
Property Owner: Moab Valley Healthcare, Inc.
Applicant: Jennifer Sadoff, CEO
Subject Lot 3: 36004.9 sf

Adjacent Lot 4: 31491.1 sf
Proposed Lot 3a: 59,330 sf
Proposed Lot 5: 67516 sf
Zoning: C-2 Commercial Residential Zone
Proposed Use: Moab Regional Hospital Expansion Site Plan #21-0021

Narrative Summary:

In coordination with the Moab Regional Hospital Expansion Site Plan #21-0021, where the Hospital is proposing an expansion of the existing Hospital facilities including additional Office, Clinic, and Patient Services, and Parking on the main Hospital campus parcel, they are also proposing a new Methadone Clinic Building on the northern campus parcel. In addition to the new clinic on the northern parcel, the Hospital is proposing off-site shared parking to supplement the expansion on the main Hospital parcel. To best accommodate and configure the proposed development in-line with future development and build-out of the Hospital campus, the applicant is proposing to consolidate Lots (3) and (4) (parcels #01-0MVH-0003 & #01-0MVH-0004), into the new Lot (3a), and realign the Right-of-Way for Care Campus Drive and Orchard Park Lane to correctly orient the access for a functioning intersection with Walnut Lane. This consolidation will allow the Hospital to develop the entirety of Lot (3a) as is proposed in the MRH Expansion Site Plan, solidifying appropriate access and circulation off of the new Care Campus Drive and Orchard Park Lane. The Realignment of Right-of-Way shared between the three Moab Valley Healthcare Inc. parcels corrects the intersection orientation with Walnut Lane, and will allow for adequate access to future development on MRH Lot (5) and connection to future development on the Canyonlands Health Care Special Service District (Parcel #01-0MAP-0004).

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 at a public meeting without a public hearing.