

Moab City Council Agenda Item

Bill Key Lot Line Adjustment Petition

Meeting Date: August 10, 2021

Title: Consideration and Possible Approval of Moab City Resolution #27-2021 – A Resolution Approving the Lot Line Adjustment of property located at 54 North 300 East, and 68 North 300 East, Moab UT 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):

- Exhibit 1: Moab City Resolution #27-2021
- 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 #27-2021 – A Resolution Approving the Lot Line Adjustment of property located at 54 North 300 East, and 68 North 300 East, Moab UT 84532.

Applicant: William Key, Property Owner

Background:

Applicant, William Key, submitted the City of Moab Petition to Vacate, Alter, or Amend a Subdivision Plat, Utah State Code 10-9A-608(2)(a), on July 12, 2021, for the Lot Line Adjustment of a property line on 54 North 300 East, adjacent to property 68 North 300 East owned by Dean Crothers and Susan Rich. On July 13, 2021, sufficient materials, in the form of a draft plat survey generated to show the Parcel Boundary Line Adjustment, and Parcel Legal Description, along with the signed and notarized petition were submitted to City Staff. On August 4, 2021, the petition application was officially submitted for review at the City Council Meeting held on August 10, 2021.

Project Summary:

Location: 54 & 68 North 300 East, Moab UT
Property Owner: William Key
Adjacent Owner: Dean Crothers & Susan Rich
Subject Parcel: Key #01-B20-0025 (Parcel 1)
Adjacent Parcel: Crothers & Rich #01-B20-0011 (Parcel 2)
Proposed Parcel1: 5750 sf
Proposed Parcel2: 12,906 sf
Zoning: R-3 Multi-Household Residential Zone

Narrative Summary:

Applicant and Property Owner, William Key, submitted the Petition to Alter his parcel boundary at 54 North 300 East, adjacent to his neighbor Dean Crothers and Susan Rich's parcel at 68 North 300 East. This lot line adjustment would decrease William Key's property to 115' setback from the front property line, and allocate the remaining property into the Crothers & Rich's parcel. This agreement was coordinated between the property owners with compensation organized externally. The reason for this transfer of land was based on the property owner, William Key's, desire to sell this subject parcel (1), but wanted to offer that section of land to his neighbors separately from the pending sale. This area of land is currently vacant, and proposed to remain vacant once absorbed into the Crothers & Rich parcel. This section of property has circulated in ownership between neighbors of this block in order to maintain that area as open space for the neighbors enjoy as undeveloped land.

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.