Moab City Council Agenda Item  
500 S Main Street Record of Survey Amendment Petition  
Meeting Date: August 24, 2021

Title: Consideration and Possible Approval of Moab City Resolution #29-2021 – A Resolution Approving the Record of Survey Amendment for property located at 500 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 #29-2021
- 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 #29-2021 – A Resolution Approving the Record of Survey Amendment for property located at 500 S Main Street, Moab UT 84532.

Applicant: Brad Knight, Property Owner

Background:
Applicant, Brad Knight, submitted the City of Moab Petition to Vacate, Alter, or Amend a Subdivision Plat, Utah State Code 10-9A-608(2)(a), on July 26, 2021, for the Record of Survey Amendment for properties under singular ownership through Shocker Holdings LLC, located at 500 S Main Street. Sufficient materials, in the form of a notarized petition with property owner’s signature, and a draft plat survey generated to show the lot consolidation of parcels #UNK-E0016 -and- #01-0MU-0019, &, #UNK-E0015 -and- #01-0001-0025, with amended boundary descriptions, were submitted for staff review and approval August 17, 2021. On August 18, 2021, the petition application was officially submitted for review at the City Council Meeting held on August 24, 2021.

Project Summary:
Location: 500 S Main Street, Moab UT
Property Owner: Brad Knight
Existing Parcels: #UNK-E0016, #01-0MU-0019, #UNK-E0015, #01-0001-0025
Proposed Lot 15A: 11,441 sf, 0.26 acres
Proposed Lot 1: 35,466 sf, 0.81 acres
Zoning: C-3 Central Commercial Zone
Narrative Summary:
Applicant and Property Owner, Brad Knight, submitted the Petition to Amend the Record of Survey for the parcels under singular ownership through Shocker Holdings LLC, #UNK-E0016, #01-0MUZ-0019, #UNK-E0015, and #01-0001-0025, located at 500 S Main Street, Moab, UT. The proposed amendment would consolidate the two northern parcels, and the two southern parcels, resulting in two new lots; Lot 15A and Lot 1, rather than (4) individual lots, with a commercial land use crossing property lines. The new Lot 1, previously the Ford Dealership commercial-use, is being considered for commercial redevelopment, and the new Lot 15A is proposed to remain undeveloped for the near future. This record of survey amendment would resolve existing development discrepancies and allow the property owner to redevelop the commercial-use with appropriate access, parking, and structural separation.

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.