Moab City Council Agenda Item
HooDoo Phase II Plat Amendment Petition
Meeting Date: November 9, 2021

Title: Consideration and Possible Approval of Moab City Resolution #34-2021, A Resolution Approving the Plat Amendment of property located at 261 Walnut Lane, 178 W Williams Way, and 111 North 100 West, Moab UT 84532, for the HooDoo Hotel.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):
- Exhibit 1: Moab City Resolution #34-2021
- Exhibit 2: Planning Resolution #13-2013
- Exhibit 3: Original HooDoo Hotel Approved Civil Set
- Exhibit 4: Draft Survey Plat
- Exhibit 5: Vicinity Map
- Exhibit 6: Recorded County Plat
- Exhibit 7: Existing Easement Plat Note
- Exhibit 8: 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 #34-2021 – A Resolution Approving the Plat Amendment of property located at 261 Walnut Lane, 178 W Williams Way, and 111 North 100 West, Moab UT 84532, for the HooDoo Hotel.

Applicant: Tiffany May, Real Estate Business Resolutions; Mike Bynum, Owner.

Background:
Applicant, Tiffany May, submitted the City of Moab Petition to Vacate, Alter, or Amend a Subdivision Plat, Utah State Code 10-9A-608(2)(a), on October 18, 2021, for the Lot Line Adjustment of three adjoining parcels located at 261 Walnut Lane, 178 W Williams Way, and 111 North 100 West, Moab UT 84532. On October 19, 2021, sufficient materials, in the form of a draft plat survey generated to show the Lot Line Adjustment and Parcel Legal Descriptions, with a Plat Note defining a Permanent Access and Utility Easement that will be applied to the proposed LLA, along with the signed and notarized petition were submitted to City Staff. The City’s Development Review Team approved the submitted materials on October 20, 2021. On November 3, 2021, the petition application was officially submitted for review at the City Council Meeting held on November 9, 2021.

Project Summary:
Location: 261 Walnut Lane, 178 W Williams Way, and 111 North 100 West
Property Owner: Hotel Moab LLC, Hotel Moab II LLC
Applicant: Tiffany May; Mike Bynum, Owner
Parcel -0148: 162,039 sf
Parcel -0127: 25,180 sf
Parcel -0158: 125,864 sf
New -0148: 170,640 sf
New -0127: 123,051 sf
New -0158: 19,003 sf
Zoning: C-3 Central Commercial Zone
Proposed Use: HooDoo Hotel Phase II Casitas Site Plan #21-0029

Narrative Summary:
Following the submission of Site Plan Application #21-0029, HooDoo Hotel Phase II Casitas, the City of Moab Development Review Team determined that the platting for the Approved HooDoo Hotel, Site Plan Planning Resolution #13-2013, had discrepancies between the existing property lines and the approved and proposed Hotel development. To reconcile the existing discrepancies and adjust the adjacent parcels for the proposed Phase II development, the property owner has submitted the Plat Amendment Petition to adjust the lot lines of the three associated parcels: #01-0001-0148 (HooDoo Hotel Parcel), #01-0001-0127 (HooDoo Casitas Parcel), #01-0001-0158 (Workforce Housing Parcel). In addition to the proposed Plat Amendment, the Applicant is including a Plat Note that will be recorded in conjunction with this plat survey, placing all existing utilities from the HooDoo Hotel Parcel that cross the property line onto the HooDoo Casitas Parcel under a permanent access and utility easement. Following the approval of the new HooDoo Phase II Casitas Site Plan #21-0029, the easements will be updated to reflect the new infrastructure that crosses and is shared between the two development phases.

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.