

Moab City Council Agenda Item
Auburn Townhome Lot Consolidation Petition
Meeting Date: February 22, 2022

Title: Consideration and Possible Approval of Moab City Resolution #06-2022, A Resolution Approving the Lot Consolidation of properties located at 241 East 100 North, Moab, Utah 84532

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Moab City Resolution #06-2022
- Exhibit 2: Vicinity Map
- Exhibit 3: Draft Survey Lot Consolidation Plat
- Exhibit 4: State Code 10-9A-608

Options:

1. Approve Resolution 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 #06-2022, A Resolution Approving the Lot Consolidation of properties located at 241 East 100 North, Moab, UT 84532

Applicant: William Chow, Owner; Chand Anderson, Applicant

Background:

Applicants, Chad Anderson, and Property Owner, William Chow, submitted the City of Moab Petition to Vacate, Alter, or Amend a Subdivision Plat, Utah State Code 10-9A-608(2)(a), on February 3, 2022, for the two properties located at 241 East 100 North, Moab UT. On February 16, 2022, sufficient materials, in the form of a draft plat survey generated to show the Lot Consolidation Plat, were submitted to City Staff and Reviewed by the City's Development Review Team. On February 17, 2022, the petition application was officially submitted for review at the City Council Meeting held on February 22, 2022.

Project Summary:

Location: 241 East 100 North, Moab UT
Property Owner: William Chow
Applicant: Chad Anderson
Lot 2a: 7130.1 sf
Lot 2b: 5284.9 sf
Proposed Lot 2c: 12415 sf
Zoning: R3 Multi-Household Residential Zone
Existing Use: Vacant
Planned Use: Residential

Narrative Summary:

Previous Applicant, Shik Han submitted the Minor Subdivision Application, with the intention of the subdivided lots to allow the property owner to develop and sell individual lots. Following the minor subdivision approval, the applicant pursued development and sale options for the lots. After exhausting potential options, the property owner is now coordinating with new applicant Chad Anderson, to pursue the residential development of a fourplex on the consolidated lot.

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
- b) Join two or more of the petitioner fee owner's contiguous lots;...

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