

Moab City Council Agenda Item

Ridge View Cove Estates (Mill Creek Cove Subdivision) Phase 3 Final Plat

Meeting Date: February 14, 2022

Title: Consideration and Possible Approval of Moab City Resolution #02-2023: A Resolution Approving the Phase 3 Final Plat for the Ridge View Cove Estates (Mill Creek Cove Subdivision) of Property Located at 661 South 400 East, Moab, Utah 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Draft Moab City Resolution #02-2023
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Preliminary Approved Plat
- Exhibit 5: Proposed Phase 3 Final Plat
- Exhibit 6: Civil Plan Set
- Exhibit 7: Subdivision Improvements Agreement

Options:

1. Approve with or without modifications; or
2. Continue or table item and give specific direction to the applicant and City Staff as to additional information needed to make a decision; or
3. Deny with specific provisions.

Recommended Motion: I move that the Moab City Council Approve Moab City Resolution #02-2023, A Resolution Approving the Phase 3 Final Plat for the Ridge View Cove Estates (Mill Creek Cove Subdivision) of property located at 661 South 400 East, Moab, Utah 84532.

Applicant: Terence Thompson, Applicant, TNT Real Estate Investments LLC

Background:

Applicant, Terence Thompson, and property ownership, TNT Real Estate Investments LLC, submitted the City of Moab Subdivision Application on April 20, 2022, for the 3 Parcel, 3.01 Acre, 13 Lot Subdivision, with options for 24 Twinhome Lots and 2 standard lots. The application and submittal materials were reviewed for completeness and conformity in multiple intervals by staff through the Development Review Team process from April 20, 2022, to resubmittal February 3, 2023. The original plat approval was conditionally approved during the September 27, 2018, Planning Commission Meeting. The current and final Phase 3 Final Plat was submitted April 20, 2022, with resubmittals responding to Development Review Team comments May 23, 2022, September 27, 2022, and February 3, 2023. The Phase 3 Final plat has been submitted for review and approval by the Moab City Council on February 14, 2023.

Project Summary:

Location: 661 South 400 East, Moab, Utah 84532
Property Owner: TNT Real Estate Investments LLC
Applicant: Terence Thompson
Parcel: 01-0BAL-0005, 01-0BAL-0006, & 01-0007-0097
Proposed Use: 13 Lot Residential Subdivision
Zoning: R-2 Single-Household and Two-Household Residential Zone, and R-3 Multi-Household Residential Zone

Narrative Summary:

Narrative Submitted by Applicant:

“Ridge View Cove Estates Subdivision – Terence Thompson

I bought the property and it had engineer and plat work (Site Work) for the Mill Creek Cove Twinhomes. I’m changing the name to Ridge View Cove Estates and moving forward.”

Process:

MMC Section 16.08.010 provides the procedural requirements for Preliminary and Final Subdivision Plat Approvals. Preliminary Plats receive approval by the Planning Commission as Land Use Authority following a Public Hearing; Final Plats receive recommendation by the Planning Commission as the Advisory Body, then final approval by the City Council as Land Use Authority.

“MMC Section 16.08.010, *Preliminary Procedure*.

Before dividing any tract of land into two or more lots, a subdivider shall:

- A. Prior to or coincident with the submission of the preliminary plat, file with the zoning administrator a completed subdivision information form or forms to be furnished by the zoning administrator;
- B. File with the zoning administrator for examination and subsequent approval or disapproval by the Planning Commission, after a public hearing noticed according to Utah State Code 10-9a-207, eight black and white prints of the preliminary plat prepared in conformance with the provisions of this title. Prints shall be filed at least thirty days prior to the Planning Commission meeting at which time the plat may be considered, and shall be accompanied by a filing fee in conformance with the following schedule:
 1. The fee schedule for subdivisions shall be established by resolution;
- C. Within one year after receiving approval of the preliminary plat by the Planning Commission, unless such time is extended by the Planning Commission, submit the original and three copies of the final plat to the Planning Commission for final approval or disapproval, as the case may be;
- D. The City administrator shall present, after the Planning Commission has given approval to the plat, the original of the final plat to the City Council for their decision;
- E. Following final approval by the City Council, the final plat bearing all official signatures and/or approvals as herein required shall be submitted to the office of the county recorder for recording by the subdivider. A sepia, autopositive, CD disc or

other reproducible copy together with two standard prints of the final plat shall be supplied to the zoning administrator. The final plat of a subdivision shall be recorded within a period of one hundred eighty days following approval by the City Council. A one-time extension of an additional thirty days may be granted at the discretion of the City Council. Failure on the part of the subdivider to record a final plat of a subdivision within the time period above shall render the plat invalid and reconsideration by both the City Planning Commission and the City Council will be required before its acceptance. (Ord. 13-12, 2013: Ord. 06-11 (part), 2006; Ord. 06-01 (part), 2006: Ord. 13-81 (part), 1981: prior code §22-2-1)

