

Moab City Council Agenda Item

Hunter Lot Line Adjustment Petition

Meeting Date: February 14, 2023

Title: Consideration and Possible Approval of Moab City Resolution #03-2023:
A Resolution Approving the Lot Line Adjustment of property located at
232 East 100 South, and 244 East 100 South, Moab, UT 84532

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):

- Exhibit 1: Moab City Resolution #03-2023
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Draft Survey Plat
- Exhibit 5: State Code 10-9A-608

Options:

1. Action is an Administrative Approval
 - a. Approve with or without modifications; or
 - b. Continue or table item and give specific direction to the applicant and staff as to additional information needed; or
 - c. Deny petition if appropriate findings are provided

Recommended Motion: I move that the Moab City Council approve Moab City Resolution #03-2023, A Resolution Approving the Lot Line Adjustment of property located at 232 East 100 South, and 244 East 100 South, Moab, UT 84532.

Applicant: Katherine Hunter, Property Owner

Background:

Applicant, Katherine Hunter, submitted the City of Moab Petition to Vacate, Alter, or Amend a Subdivision Plat, Utah State Code 10-9A-608(2)(a), on July 13, 2022, for the Lot Line Adjustment of a property line on 232 E 100 S, adjacent to property 244 E 100 S, owned by Katherine Susan Hunter Trustee. On July 13, 2022, 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 February 6, 2023 the petition application was officially submitted for review at the City Council Meeting held on February 14, 2023.

Project Summary:

Location: 232 & 244 West 100 South, Moab UT
Property Owner: Katherine Hunter
Adjacent Owner: Katherine Hunter
Subject Parcel: #01-0B09-0009
Adjacent Parcel: #01-0B09-0010
Proposed Parcel1: 6769 sf, 0.16 Acres
Proposed Parcel2: 14846 sf, 0.34 Acres

Zoning: R-3 Multi-Household Residential Zone

Narrative Summary:

Applicant and Property Owner, Katherine Hunter, submitted the Petition to Alter their parcel boundary at 232 East 100 South, adjacent to their other property at 244 East 100 South. This lot line adjustment would increase their 244 East property over the South area of the 232 East property. The reason for this transfer of land was to allow for possible future development of a residential dwelling and possible accessory dwelling unit.

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.