

Moab City Council Agenda Item
809 Westwood Lot Line Adjustment Petition

Meeting Date: February 28, 2023

Title: Consideration and Possible Approval of Moab City Resolution #05-2023, A Resolution Approving the Lot Line Adjustment for the parcels located at 809 Westwood Avenue, Moab, Utah 84532

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Draft Moab City Resolution #05-2023
- Exhibit 2: Vicinity Map
- Exhibit 3: Draft Survey Lot Line Adjustment 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 giving specific findings for the decision.

Recommended Motion: I move that the Moab City Council approve Moab City Resolution #05-2023, A Resolution Approving the Lot Line Adjustment of properties located at 809 Westwood Avenue, Moab, Utah 84532 with the condition of approval that the property boundary descriptions are verified.

Applicant: Martha Macomber, Owner and Applicant

Background:

Applicant, Martha Macomber, submitted the City of Moab Petition to Vacate, Alter, or Amend a Subdivision Plat, Utah State Code 10-9A-608(2)(a), on January 17, 2023, for the two parcels located at 809 Westwood Avenue, Moab UT. On January 28, 2023, the petition application was reviewed by the City's Development Review Team. On February 3, 2023, 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 and officially submitted for review at the City Council Meeting held on February 28, 2023.

Project Summary:

Location: 809 Westwood, Moab UT 84532
Property Owner: Martha Macomber
Applicant: Martha Macomber
Current Lot 1A: 3,715.41 sf (parcel #01-0MPA-0060)
Current Lot 1B: 9,101.69 sf (parcel #03-0035-0140)
Proposed Lot 1A: 6,640 sf
Proposed Lot 1B: 6,074 sf
Zoning: R-2 Single Household and Two-Household Residential Zone
Existing Use: Lot 1A-Vacant/ lot 1B Residential Use

Planned Use: Residential Use

Narrative Summary:

The applicant purchased 809 Westwood (parcel #01-0MPA-0060) and the adjoining parcel (parcel #03-0035-0140) from the previous owner on July 15th, 2022, and is requesting a lot line adjustment through a subdivision amendment. They wish to make Parcel 1A (03-0035-0140) large enough to meet the requirements of a buildable lot according to the minimum requirements of the R-2 Single Household and Two-Household Residential Zoning district. The applicant is planning to add workforce and local residential housing to Moab by building a duplex on the vacant parcel.

PROCESS:

Utah State Code Section 10-9A-608 (Attachment 4) addresses this situation:

10-9a-608-2 Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(d) 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:

iii. Adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each adjoining properties join in the petition, regardless of whether the properties are located on 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 plat. The City Council has the authority to approve the plat amendment (lot line adjustment) at a public meeting without a public hearing.