

## **Moab City Council Agenda Item**

### **Abbey Subdivision Phase I Final Plat**

Meeting Date: February 28, 2023

**Title:** Consideration of proposed Moab City Resolution #06-2023, A Resolution Approving the Phase I Final Plat for the Abbey Subdivision of Property Located at 1241 E Powerhouse Lane, Moab, Utah 84532.

**Disposition:** Consideration of proposed resolution

**Staff Presenter:** Cory P. Shurtleff, Planning Director

#### **Attachment(s):**

- Exhibit 1: Draft Moab City Resolution #06-2023
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Approved Preliminary Plat
- Exhibit 5: Proposed Phase I Final Plat
- Exhibit 6: Final Civil Plan Set
- Exhibit 7: Preliminary Plat Narrative
- Exhibit 8: Preliminary Plat Agenda Summary
- Exhibit 9: Final Draft SIA

#### **Options (Administrative Approval):**

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, giving specific findings of deficiencies for the decision.

**Recommended Motion:** I move that the City Council Approve Moab City Resolution #06-2023, A Resolution Approving the Phase I Final Plat for the Abbey Subdivision of property located at 1241 E Powerhouse Lane, Moab, UT, 84532.

**Applicant:** Michael Bynum, Applicant; Red Rock Partners, LLC, Owner

#### **Background:**

Applicant, Michael Bynum, and property ownership, Red Rock Partners LLC, submitted the City of Moab Subdivision Application on January 17, 2019, for the 21.53 acre, 66 Single-Household lot, 16 Twinhome lot, and 4 Estate Lot subdivision at 1241 E Powerhouse Lane, adjacent to Mill Creek Drive. The application and submittal materials were reviewed for completeness and conformity in multiple intervals by staff through the Development Review Team process from January 17, 2019, resubmittal June 12, 2019, to resubmittal August 6, 2022. The Preliminary Plat was conditionally approved during the August 22, 2019, Planning Commission Meeting, following the noticed Public Hearing. The Phase I Final Plat was submitted September 15, 2021, with resubmittal January 24, 2022, responding to Development Review Team comments. The Phase I Final plat received conditional recommendation by the Moab Planning Commission on May 26, 2022. Upon addressing all outstanding comments, the applicants are submitting

the Abbey Subdivision Phase I Final Plat to City Council for approval on, February 28, 2023.

**Project Summary:**

Location: 1241 E Powerhouse Lane, Moab UT 84532  
Property Owner: Red Rock Partners, LLC  
Applicant: Michael Bynum  
Acreage: 21.53 acres  
Proposed Use: 66 Single-Household Lots, 16 Twinhome Lots, 4 Estate Lots  
Zoning: R-2 Single-Household and Two-Household Residential Zone, and RA-1 Residential Agricultural Zone.  
General Plan: Residential and Residential Agriculture  
Special Permits: Flood Plain Development Permit Required

**Narrative Summary:**

Narrative Submitted by Applicant:

“Preliminary Plat Narrative - ABBEY SUBDIVISION

Red Rock Partners, LLC respectively submits a preliminary plat application to create Abbey Subdivision, a residential subdivision. The approximate 21.53-acre property lies in both the R-2 and RA-1 zoning designations and will create 79 lots and the potential to construct for up to 65 single family dwellings and 28 twin homes. Most of the lots are designed to be 5,000-6,000 square feet; except for five 1-acre lots in the RA-1 zone. The 6,000 square foot lots fronting Mill Creek Drive can be developed with twin homes.”

**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, autographic, 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)

