

Moab Planning Commission Agenda Item

Meeting Date: July 25,
2019

Title: Review and Possible Recommendation to the City Council for Approval of the **Moab Tramway Two Lot Minor Subdivision** of Property Located at 1750 North Hwy 191.

Staff Presenter: Nora Shepard, Planning Director

Attachment(s):

Attachment 1: Complete Application Package

Attachment 2: Draft Plat

Options:

1. Forward a positive recommendation to the City Council with or without revisions
2. Forward a recommendation to the City Council
3. Continue action on the item and give specific direction to the applicant and staff as to additional information needed.

Applicant: Michael Duehrssen, Salt Lake Accomdation No. 338, LLC aka Salt Lake Exchange Accommodations No.338, LLC

Recommended Motion: I move to forward a positive recommendation to the City Council for the approval of the Moab Tramway Subdivision, subject to the following conditions:

1. All engineering comments shall be addressed to the satisfaction of the City Engineer prior to review by City Council.
2. Site Plan Review and approval is required prior to site development for either newly created lot.

Background:

On January 30, 2019, Site Plan and Subdivision applications were submitted to the City. The applications were reviewed by the Development Review Team (DRT) and comments sent to the applicant.

On May 10, 2019, the City was notified that the applicant had decided not to pursue the site plan application at this time and submitted a revised subdivision plat for review.

The application package includes information relating to modifying the pre-annexation agreement on the property. This is an action that will have to be considered by the City Council.

Project Summary:

This subdivision plat splits 1 parcel into 2. The intent of the property owner is to sell off the portion of the property that contains the tram. The potential buyers plan to move forward with their site plan application once the property is divided. At the time of Site Plan review and development, the new owners will have to address a number of utility

and engineering that will be necessary to improve the site.

Both parcels will have adequate frontage on Hwy 191. There is an shared parking and access easement across Lot 1 that allows the historic access to be used and provides for shared parking between the 2 parcels in the future.

Process:

MMC Section 16.08.020 allows for exceptions to the final plat hearing process for minor subdivisions of five lots or less. These applications must be reviewed by the Planning Commission and referred to Council with a recommendation, as noted below.

“MMC Section 16.08.020, *Exceptions--Final plat*, discusses the process and required documents

In subdivisions of less than five lots, land may be sold after recording of a plat, if all the following conditions are met:

- A. The subdivision plan shall have been approved by the planning commission, the planning coordinator, the city engineer, the city attorney, other agencies the zoning administrator deems necessary, and the city council;
- B. The subdivision is not traversed by lines of a proposed street, and does not require the dedication of any land for street or other purposes;
- C. Each lot within the subdivision meets the frontage width and area requirements of the zoning title or has been granted a variance from such requirements by the appeal authority;
- D. All final plat requirements shall be complied with;
- E. All provisions of Chapter 16.20 of this title shall be complied with; and
- F. The water supply and sewage disposal shall have been approved by the utility supervisor.

