

## **Moab Planning Commission Agenda Item**

Meeting Date: July 25,  
2019

**Title:** Review and Possible Recommendation to the City Council for Approval of the **HooDoo Village Three Lot Minor Subdivision** of Property Located at 201 Walnut Lane.

**Staff Presenter:** Nora Shepard, Planning Director

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

Attachment 1: Application

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:** Amy Weiser for Moab Development Trust – Business Resolutions, 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 June 12, 2019, a complete application was submitted for the HooDoo Village Subdivision. The application was reviewed by the Development Review Team (DRT) and comments sent to the applicant.

### **Project Summary:**

This subdivision plat splits 1 parcel into 3 parcels, Lot 1 for the existing apartments, Lot 2 for the proposed second apartment building and Lot 3 for future development.

This subdivision simply creates the larger parcels for the different types of development in the HooDoo. A plat such as this would allow each parcel to be sold and developed by different owners. The approvals for the HooDoo Hotel and Village remain in place and will apply to any new owners.

There are some engineering and utility issues related to the development of lots 2 and 3. Those issues will be addressed at the time of Site Plan review and approval.

### **Process:**

Because this is a minor subdivision, no public hearing is required.

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.

