

CITY OF MOAB RESOLUTION NO. 06-2021

A RESOLUTION APPROVING THE TOWNHOME PLAT APPLICATION FOR THE 3RD STREET TOWNHOMES, PROPERTY LOCATED AT 116 SOUTH 300 EAST, MOAB UT 84532.

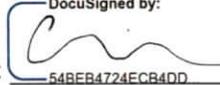
WHEREAS, the following describes the intent and purpose of this resolution:

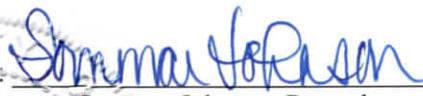
- a. Applicant, Ben Byrd, on behalf of Craig Parkes (Owner), has submitted the Townhome Plat Application via, the Condominium Plat Application, for the five (5) unit multi-household dwelling conversion to a Townhome Plat property, located at 116 South 300 East, Moab UT 84532; and
- b. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed 3rd Street Townhomes as required in the Moab Municipal Code (MMC) Chapter 17.79.030; and
- c. The townhome lots are located on a 0.32acre property in the R-3 Multi-Household Residential Zone and the proposed use is allowed as a permitted use in this zone; and
- d. As required in MMC Chapter 17.79.30, existing structures shall not be converted to condominium ownership without first receiving review and recommendation of the City Planning Staff, then approval from the Planning Commission; and
- e. As required in MMC Chapter 16.08.020, 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; and
- f. This item defined as a Townhome Plat does not have specific code or procedures. The development of 5 multi-household dwelling units in the R-3 Multi-Household Residential zone is permitted by-right through a Building Permit Review process, without additional Planning review process. The Townhome Plat is essentially a function of ownership (similar to that of a Condominium Plat), applied to the permitted development and land area associated with each dwelling unit. Condominium Plats do not require City Council review or approval. A Townhome Plat, given the specific "division" and allocation of land specific to lots, has been historically and by policy recommended by the Planning Commission and approved by the City Council, similar to that of a minor subdivision procedure; and
- g. The purpose for this Townhome Plat Application is to change the designation of the constructed units, into individual townhome lots as defined in MMC chapter 17.06.020, for the purpose of allowing individual ownership of the dwelling units in each lot; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the City of Moab Planning Commission, pursuant to Planning Resolution #02-2021, hereby finds that the application to record the 3rd Street Townhome Plat can meet or exceed the pertinent code requirements.

NOW, THEREFORE, having considered public comment, staff comments, and discussion of the pertinent aspects of the proposed townhome plat application, by adoption of Resolution #06-2021, does hereby find, determine, and declare, that the applicable provisions of the Moab Municipal Code and the intent of the Moab General Plan can be met;

AND, FURTHERMORE, BE IT RESOLVED BY THE CITY OF MOAB CITY COUNCIL, the 3rd Street Townhome Plat, on the property located at 116 S 300 E, Moab UT 84532, is hereby APPROVED.

PASSED AND APPROVED in open meeting by a majority vote of the Governing Body of the City of Moab City Council on March 23, 2021.

DocuSigned by:

SIGNED: _____
548EB4724ECB4DD
Emily Niehaus, Mayor

ATTEST: 

Sommar Johnson, Recorder



