

**CITY OF MOAB RESOLUTION NO. 34-2021**

**A RESOLUTION APPROVING THE PLAT AMENDMENT OF PROPERTY LOCATED AT 261 WALNUT LANE, 178 W WILLIAMS WAY, AND 111 NORTH 100 WEST, MOAB, UT 84532, FOR THE HOODOO HOTEL.**

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

- a. Applicant, Tiffany May and Owner, Mike Bynum, on behalf of Property Ownership, Hotel Moab LLC, and Hotel Moab II LLC, wish to adjust the lot lines of three adjacent properties located at 261 Walnut Lane, 178 W Williams Way, and 111 North 100 West, in conjunction with the proposed development that includes the existing HooDoo Hotel and the proposed HooDoo Phase II Casitas Site Plan; and
- b. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed Plat Amendment as required in MMC Chapter 16; and
- c. The property is in the C-3 Central Commercial Zone and the existing uses are allowed as a permitted use; and
- d. Owner desires to adjust the parcel boundaries for parcels #01-0001-0148 (HooDoo Hotel Parcel) to 170,640sf, #01-0001-0127 (HooDoo Casitas Parcel) to 123,051sf, and #01-0001-0158 (Workforce Housing Parcel) to 19,003sf, with the proposed property lines correctly aligning with the existing and proposed developments on each of the parcels; and
- e. Utah State Code Section 10-9a-608-14 states that no public hearing is required for a petition that seeks to adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision; and
- f. Moab Municipal Code Section 16.08.050 allows the City Council to approve plat amendments at a public meeting without a public hearing.
- g. The Property Owner, Mike Bynum, on behalf of both property ownerships, Hotel Moab LLC and Hotel Moab II LLC, has included the Plat Note Exhibit 5, which shall be recorded in association with the proposed survey plat, placing all existing utilities from the HooDoo Hotel that cross the property line onto the HooDoo Casitas Parcel, under a permanent access and utility easement; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #34-2021, hereby finds, that the Plat Amendment can meet or exceeds the pertinent code requirements.

**NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL,** the application for the HooDoo Phase II Plat Amendment Petition is hereby APPROVED.

**PASSED AND APPROVED** in open Council by a majority vote of the Governing Body of Moab City Council on November 9, 2021.

SIGNED: \_\_\_\_\_

Emily Niehaus, Mayor

ATTEST: \_\_\_\_\_

Sommar Johnson, Recorder

