



NOVEMBER 12, 2020

**PLANNING COMMISSION MEETING 6:00 P.M.**

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), the Moab Planning Commission Chair has issued written determinations supporting the decision to convene electronic meetings of the Planning Commission without a physical anchor location. Due to the health and safety risks related to the ongoing COVID-19 pandemic and considering public health orders limiting in-person gatherings, Moab City Planning Commission will continue to hold meetings by electronic means. The public is invited and encouraged to view and participate in the Council's electronic meetings by viewing the City's YouTube channel: <https://www.youtube.com/channel/UCI00z0Zgdmz4y1FoI0I7CJA>. Individuals wishing to participate in the Citizens to be Heard portion of the should submit their comments using this form: [https://docs.google.com/forms/d/e/1FAIpQLSecp3kyu0F\\_f8J6J5ROfaeUPtNkW938GR8dvweOJjHaQfNgA/viewform?vc=0&c=0&w=1](https://docs.google.com/forms/d/e/1FAIpQLSecp3kyu0F_f8J6J5ROfaeUPtNkW938GR8dvweOJjHaQfNgA/viewform?vc=0&c=0&w=1). Comments submitted for the Citizens to be Heard portion of the agenda will be incorporated into the meeting minutes as part of the permanent record.

1. 6:00 P.M. Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F\\_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Action Item

3.1. Action Item - Consideration And Possible Recommendation Of Moab City Resolution #41-2020, A Resolution Conditionally Approving The MAPS Phase III Minor Subdivision Of Property Located At Care Campus Drive, Moab, Utah 84532 Parcel #01-OMAP-0004

Documents:

[MAPS PHASE III MINOR SUBDIVISION PC AGENDA SUMMARY 111220.PDF](#)  
[EXHIBIT 1 RESOLUTION 40-2020 MAPS PHASE III MINOR SUBDIVISION.PDF](#)  
[EXHIBIT 2 VICINITY MAP MAPS PHASE III.PDF](#)  
[EXHIBIT 3 DRAFT SURVEY PLAT.PDF](#)

4. Discussion Item

4.1. Discussion On Code Compliance

5. Future Agenda Items

6. Adjournment

# Moab Planning Commission Agenda Item

## MAPS Phase III Minor Subdivision

Meeting Date: November 12, 2020

**Title:** Consideration and Possible Recommendation of Moab City Resolution #41-2020, A Resolution Conditionally Approving the MAPS Phase III Minor Subdivision of Property Located at Care Campus Drive, Moab, Utah 84532.

**Disposition:** Discussion and Possible Action

**Staff Presenter:** Cory P. Shurtleff, Assistant Planner

**Attachment(s):**

- Exhibit 1: Draft Moab City Resolution #41-2020
- Exhibit 2: Vicinity Map
- Exhibit 3: Draft Plat

**Options:**

1. Positive Recommendation with or without modifications
2. Continue action on the item and give specific direction to the applicant and staff as to additional information needed.
3. Negative Recommendation of the minor subdivision

**Recommended Motion:** I move to Recommend Moab City Resolution #41-2020, A Resolution Conditionally Approving the MAPS Phase III Minor Subdivision of property located at Care Campus Drive, Moab, UT, subject to the following condition:

1. All Engineering comments shall be addressed to the satisfaction of the City Engineer prior to City Council Approval or Final Recording of the Plat:
  - a. Existing Moab Irrigation Company Easement E508949-BK819-PG661-663 has no bearing. Distance between centerline of the easement and Northeast property line of LOT 2B measured 27 feet (measured from pdf). Our records show that distance is a minimum 56 feet. Please show the bearings and distances of this easement.

**Applicant:** Joette Langianese, CHSSD Chair

**Background:**

Jennifer Sadoff, in coordination with Applicant, Joette Langianese, submitted the City of Moab Minor Subdivision Application on October 20, 2020, for the two-lot subdivision of property located at Care Campus Drive, Moab UT; Parcel #01-0MAP-0004. On November 4, 2020, the Development Review Team reviewed and supplied comments on the submitted information, sent to the applicant on November 6, 2020. At this time, the application was submitted for review and recommendation by the Moab Planning Commission.

**Project Summary:**

Location: Care Campus Drive, Moab UT 84532  
Property Owner: Canyonlands Health Care Special Service District  
Applicant: Joette Langianese, CHSSD Chair  
Parcel Size: 7.83 acres (341,169 sf)  
Proposed Lot 2A: 5.95 acres (259,190 sf)  
Proposed Lot 2B: 1.88 acres (81,979 sf)  
Zoning: R-4 Manufactured Housing Residential Zone; and C-2 Commercial – Residential Zone  
Proposed Use: Health Care Facilities

**Narrative Summary:**

The property owner is proposing to subdivide the existing property, currently vacant land, to allow for potential future sale for future health care facility development.

**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



**CITY OF MOAB RESOLUTION NO. 41-2020**

**A RESOLUTION CONDITIONALLY APPROVING THE MAPS PHASE III MINOR SUBDIVISION AT CARE CAMPUS DRIVE NORTH, MOAB, UT 84532, PARCEL #01-0MAP-0004, AS REFERRED TO COUNCIL BY THE MOAB PLANNING COMMISSION**

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

- a. Property Owner Canyonlands Health Care Special Service District, and Joette Langianese (Applicant), have applied for a minor subdivision of the property located at Care Campus Drive, Moab Utah, Parcel #01-0MAP-0004; and
- b. Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed two-lot minor subdivision as required in MMC Chapter 16.08.020; and
- c. The property is in the R-4 Manufactured Housing Residential Zone; and C-2 Commercial Residential Zone; and the proposed uses are allowed as permitted uses; and
- d. Owner desires to subdivide the 7.83 acre parcel (#01-0MAP-0004) into two lots. Lot 2A would be 5.95 acres (259,190 sf) and Lot 2B would be 1.88 acres (81,979 sf); and
- e. The proposed lots satisfy the dimensional requirements of the R-4 Zone and C-2 Zone; and
- f. The Moab Planning Commission reviewed the application for the MAPS Phase III Minor Subdivision in a regularly scheduled meeting held on November 12, 2020, and subsequently conditionally recommended approval to the City Council in accordance with MMC Chapter 16.08.020 that allows a minor subdivision of less than five (5) lots to be reviewed without a public hearing; and
- g. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on November 17, 2020; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #41-2020, hereby finds, that the subdivision can meet or exceeds the pertinent code requirements.

**NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL,** the application for the MAPS Phase III Minor Subdivision is hereby **APPROVED**, with the following conditions:

1. All Engineering comments shall be addressed to the satisfaction of the City Engineer prior to City Council Approval or Final Recording of the Plat:
  - a. Existing Moab Irrigation Company Easement E508949-BK819-PG661-663 has no bearing. Distance between centerline of the easement and Northeast property line of LOT 2B measured 27 feet (measured from pdf). Our records show that distance is a minimum 56 feet. Please show the bearings and distances of this easement.

**PASSED AND APPROVED** in open Council by a majority vote of the Governing Body of Moab City Council on November 12, 2020.

**SIGNED:** \_\_\_\_\_  
Emily Niehaus, Mayor

ATTEST: \_\_\_\_\_  
Sommar Johnson, Recorder

MH/RV 1 Zone

R2 Zone

R4 Zone

500 W

C2 Zone

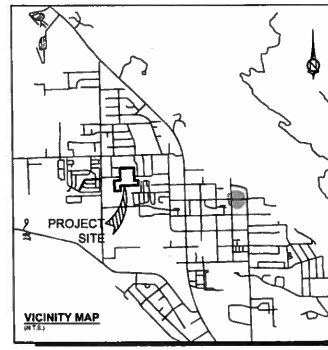
Moab Regional Hospital

R4 Zone

Google Earth

FINAL PLAT OF  
**MAPS SUBDIVISION, PHASE III**

A SUBDIVISION OF PARCEL 2, MAPS SUBDIVISION PHASE II  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 26 SOUTH, RANGE 21 EAST  
SALT LAKE BASE AND MERIDIAN



**SURVEYOR'S CERTIFICATE**

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and have subdivided said tract of land into lots and streets hereafter to be known as:  
**MAPS SUBDIVISION, PHASE III**  
and that same has been correctly surveyed and staked on the ground as shown on this plat.

Lucas Blake \_\_\_\_\_ Date \_\_\_\_\_  
License No. 7540504

**BOUNDARY DESCRIPTION**

Beginning at a corner which bears South 26°30'39" East 994.62 feet from the Northwest corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, and proceeding thence with the South line of Emerald Subdivision North 89°50' East 216.78 feet; thence along the East line of Emerald Subdivision North 00°11' East 102.92 feet along a fence line to the south right-of-way of Park Drive; thence with said right-of-way North 89°49'46" E 247.37 feet; thence North 00°17'21" East 337.87 feet; thence North 89°50' East 258.40 feet to a corner on the West line of Kerby Subdivision; thence with the West line of Kerby South 0°29' West 457.82 feet to the Southwest corner of Kerby Subdivision; thence with the South line of Kerby Subdivision North 89°50' East 147.43 feet; thence South 0°12' West 171.93 feet; thence South 89°54'43" West 650.18 feet; thence South 00°05'17" East 189.82 feet; thence South 89°54'43" West 217.11 feet; thence North 00°05'01" West 377.60 feet to the point of beginning.

Contains 341,169 sq. ft. OR 7.83 acres and 2 Lots.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

**MAPS SUBDIVISION, PHASE III**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

**ACKNOWLEDGMENT**

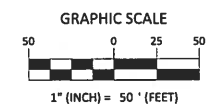
STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME,  
\_\_\_\_\_, WHOM DID ACKNOWLEDGE  
TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, \_\_\_\_\_ WHO BEING BY ME DULY  
SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_  
\_\_\_\_\_, AND THAT THEY EXECUTED THE FOREGOING  
OWNER'S DEDICATION IN BEHALF OF SAID COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO, AND THEY DID  
DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



- LEGEND**
- Property Corner
  - ⊕ Section Corner Monument
  - - - Easement

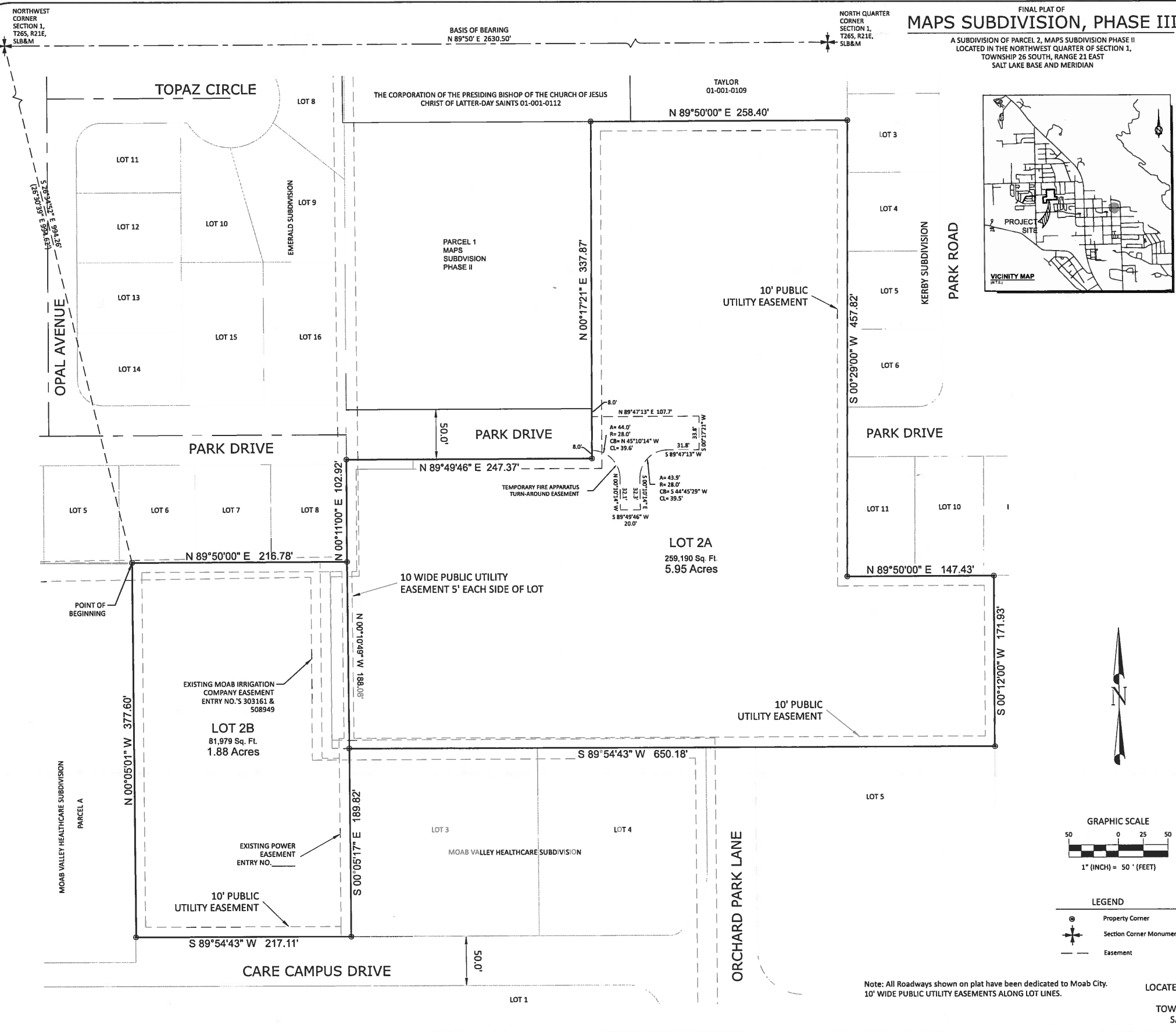
Note: All Roadways shown on plat have been dedicated to Moab City.  
10' WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES.

LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 1,  
TOWNSHIP 26 SOUTH, RANGE 21 EAST  
SALT LAKE BASE AND MERIDIAN



30 South 100 East  
Moab, UT 84532  
435-259-8171

Project	192-20
Date	10/14/20
Sheet	1 of 1



APPROVAL BY MOAB CITY PUBLIC WORKS APPROVED THIS _____ DAY OF _____ AD, 20____ _____ DIRECTOR	APPROVAL BY MOAB CITY ATTORNEY APPROVED THIS _____ DAY OF _____ AD, 20____ _____ CITY ATTORNEY	APPROVAL BY MOAB CITY ENGINEER APPROVED THIS _____ DAY OF _____ AD, 20____ _____ CITY ENGINEER	APPROVAL BY MOAB CITY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ AD, 20____ _____ CHAIR	APPROVAL BY MOAB CITY COUNCIL APPROVED THIS _____ DAY OF _____ AD, 20____ _____ MOAB CITY MAYOR ATTEST: _____	COUNTY RECORDER NO. _____ STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____ DATE _____ BOOK _____ PAGE _____ FEE _____ _____ COUNTY RECORDER
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