DECEMBER 16, 2021
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 Planning Commission’s electronic meetings by viewing the City’s YouTube channel: https://www.youtube.com/MoabCityGovernment. Individuals wishing to participate in the Citizens to be Heard portion of the should submit their comments using this form: Public Comment Form. 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. Citizens to be heard Zoom Link: https://us02web.zoom.us/j/83202836510 Meeting ID: 872 8072 0705. One tap mobile +16699009128,83202836510# US (San Jose)

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/1FAIPQLSECP3KYUoF_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. Proposed Resolution #01-2022: Consideration And Possible Recommendation Of Moab City Resolution #01-2022, A Resolution Approving The 450 Mill Creek Drive Minor Subdivision Of Property Located At 450 Mill Creek Drive, Moab, UT 84532.
      Briefing and possible action.

   Documents:
   450 MILL CREEK DRIVE MINOR SUBDIVISION PC AGENDA SUMMARY 121621.PDF
   EXHIBIT 1 RESOLUTION 01-2022 450 MILL CREEK DRIVE MINOR SUBDIVISION 121621.PDF
   EXHIBIT 2 VICINITY MAP 450 MILL CREEK DRIVE MINOR SUBDIVISION 121621.PDF
   EXHIBIT 3 DRAFT SURVEY PLAT 450 MILL CREEK DRIVE MINOR SUBDIVISION 121621.PDF

4. Future Agenda Items

5. Adjournment
Title: Consideration and Possible Recommendation of Moab City Resolution #01-2022 – A Resolution Approving the 450 Mill Creek Drive Minor Subdivision of Property Located at 450 Mill Creek Drive Moab, Utah 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):
- Exhibit 1: Draft Moab City Resolution #01-2022
- Exhibit 2: Vicinity Map
- Exhibit 3: Draft Plat

Options:
1. Forward a Positive Recommendation to City Council on Resolution #01-2022, with or without modifications; or
2. Continue or table item and give specific direction to the applicant and City Staff as to additional information needed to make a decision; or
3. Forward a Negative Recommendation, giving specific findings for the decision.

Recommended Motion: I move to forward a Positive Recommendation to City Council on Moab City Resolution #01-2022 – A Resolution Approving the 450 Mill Creek Drive Minor Subdivision property located at 450 Mill Creek Drive, Moab, UT, 84532.

Applicant: Joseph Lee, Owner

Background:
Applicant and property owner, Joseph Lee, submitted the City of Moab Minor Subdivision Application on August 30, 2021, for the two-lot subdivision of property located at 450 Mill Creek Drive, Moab UT; amending the Wild Goat Subdivision Lot 1, to Lot 1A and Lot 1B. This amendment would change the Wild Goat Subdivision from a two-lot subdivision, to a three-lot subdivision. On November 11, 2021, the application and updated submittal materials were reviewed for completeness by staff and submitted for review and recommendation by the Moab Planning Commission on December 16, 2021.

Project Summary:
Location: 450 Mill Creek Drive, Moab UT 84532
Property Owner: Joseph Lee
Applicant: Joseph Lee
Parcel Size: 26072 sf (.59 acres)
Proposed Lot 1A: 12,401 sf (0.28 acres)
Proposed Lot 1B: 13,599 sf (0.31 acres)
Zoning: R-2 Single-Household and Two-Household Residential Zone

**Narrative Summary:**
The property owner is proposing to subdivide the existing property, currently used for a primary dwelling residence. Utility Easements are proposed on this subdivision plat to accommodate the existing private sewer that would run across the proposed Lot 1A, servicing the residence that exists on Lot 1B.

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

a. Joseph Lee, (Applicant), has applied for a Minor Subdivision of the property located at 450 Mill Creek Drive, Moab, Utah; 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-2 Single-Household and Two- Household Residential Zone and the existing use is permitted; and

d. The existing subject lot located at 450 Mill Creek Drive, Moab, UT, is part of the two lot Wild Goat Subdivision, with the proposed amendment to Lot 1 creating a 3 lot subdivision; and

e. Owner desires to subdivide Lot 1 (26072 sqf) into two lots; Lot 1A at 12,401 square feet and Lot 1B at 13,599 square feet; and

f. The proposed lots satisfy the dimensional requirements of the R-2 Zone; and

g. The Moab Planning Commission reviewed the application for the 450 Mill Creek Drive Minor Subdivision in a regularly scheduled meeting held on December 16, 2021, and subsequently 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

h. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on January 11, 2022; and

i. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #01-2022, 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 450 Mill Creek Drive Minor Subdivision is hereby APPROVED.


SIGNED: ________________________________

Emily Niehaus, Mayor

ATTEST: ________________________________

Sommar Johnson, Recorder