

Moab Planning Commission Agenda Item

Meeting Date: January 9, 2020

Title: Review and Possible Recommendation to the City Council for Approval of Resolution #01-2020 the Two-Mac Minor Subdivision of Property Located at 1053 Mill Creek Dr. Moab, Utah 84532.

Staff Presenter: Cory Shurtleff, Assistant Planner

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: Douglas McElhaney, 493 Cottonwood Ln, Moab Utah 84532

Motion for Positive Recommendation: I move to forward a positive recommendation to the City Council for the approval of the Two-Mac Minor Subdivision Resolution #01-2020.

Background:

On July 29, 2019, The Subdivision Application Form was submitted to the City. The application was reviewed by the Development Review Team (DRT) and comments sent to the applicant on October 15, 2019.

On October 15, 2019, Lucas Blake, Red Desert Land Surveying, responded to the comments provided by the DRT with a revised plat. The discrepancy of Right of Way (ROW) size was adjusted from the original plat.

At this time the Two-Mac Minor Subdivision application was submitted for review to the Moab City Planning Commission.

Project Summary:

1053 Mill Creek Drive, parcel #01-007-0094, is currently a 1.49 acre parcel on Mill Creek Drive, zoned C-4, General Commercial Zone. The proposal is to split the parcel into (3) lots. Lot 1 as 0.62 acres, Lot 2 as 0.36 acres, and Lot 3 as 0.22 acres;

Access will be from Mill Creek Drive and all utilities are already established in the public right of way. The property has a (cliff) hill on the northern boundary, no removal or contouring of the hill is requested. The applicant's intent for subdividing the parcel into smaller lots would be for, "hopefully local", developers to build small commercial projects on the lots.

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

