Title: Consideration and Possible Recommendation of Moab City Resolution #34-2020 – A Resolution Conditionally Approving the Lawrence Minor Subdivision of Property Located at 479 Bowen Circle Moab, Utah 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):
- Exhibit 1: Draft Moab City Resolution #34-2020
- 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 #34-2020 – A Resolution Conditionally Approving the Lawrence Minor Subdivision of property located at 479 Bowen Circle, Moab, UT, subject to the following condition:
   1. The existing structure located on Lot 2 of the Lawrence Minor Subdivision must be removed or relocated in compliance with property setbacks within Lot 2 of the Lawrence Minor Subdivision before final recording of the Plat.

Applicant: Taylor Lawrence, 479 Bowen Circle, Moab, UT

Background:
Applicant and property owner, Taylor Lawrence, submitted the City of Moab Minor Subdivision Application on June 10, 2020, for the two-lot subdivision of property located at 479 Bowen Circle, Moab UT. On June 10, 2020, Staff sent comments regarding required adjustments on the submitted draft plat, to bring existing primary structure into compliance with proposed setbacks. On July 6, 2020, the applicant resubmitted the updated draft plat with appropriate setbacks relating to the existing structure on Lot 1, with new areas for Lot 1 at, 5443 sf, and Lot 2 at, 7357 sf. At this time, the application was submitted for review and recommendation by the Moab Planning Commission.

Project Summary:
Location: 479 Bowen Circle, Moab UT 84532
Property Owner: Taylor Lawrence
Applicant: Taylor Lawrence
Parcel Size: 12819.2 sf (.29 acres)
Zoning: R-2 Single-Household and Two-Household Residential Zone
Proposed Use: Residential

Narrative Summary:
The property owner is proposing to subdivide the existing property, currently used for a primary dwelling residence and accessory dwelling unit residence. As a condition of approval, the property owner would be required to remove or relocate the existing structure on Lot 2, to conform with setback requirements created by Lot 2 during the subdivision, prior to the Plat being recorded. The property owner’s intention is to remove the existing structure on Lot 2 and develop Lot 2 as a residential use, while continuing to operate the existing dwelling use on Lot 1. When development on Lot 2 is completed, the property owner is planning to remove the existing dwelling on Lot 1 and develop Lot 1 as a residential use.

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