CITY OF MOAB RESOLUTION NO. 35-2020

A RESOLUTION CONDITIONALLY APPROVING THE BRINNON/BENTLEY ESTATES MINOR SUBDIVISION AT 1040 PEAR TREE LANE, MOAB, UT 84532, AS REFERRED TO COUNCIL BY THE MOAB PLANNING COMMISSION

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

a. Colby Brinnon and Tracy Bentley (Owners), and Mike Scherer (Applicant), have applied for a minor subdivision of the property located at 1040 Pear Tree Lane, 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 RA-1 Residential – Agricultural Zone and the proposed uses are allowed as permitted uses; and

d. Owner desires to subdivide the 2.38 acre parcel (#01-0PAR-0002) into two lots. Lot 2A would be 1.05 acres (45,605 sf) and Lot 2B would be 1.00 acre (43,771 sf); and

e. The proposed lots satisfy the dimensional requirements of the RA-1 Zone; and

f. The Moab Planning Commission reviewed the application for the Brinnon/ Bentley Estates Minor Subdivision in a regularly scheduled meeting held on August 27, 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 September 8, 2020; and

h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #35-2020, 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 Brinnon/ Bentley Estates Minor Subdivision is hereby APPROVED, with the following conditions:

1. Submission of an updated Draft Plat, showing any existing easements including any irrigation line easements with Moab Irrigation Company if applicable, before approval by City Council or recording of the Final Plat with the County Recorder.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on September 8, 2020.

SIGNED: ________________________________
Emily Niehaus, Mayor

ATTEST: ________________________________
Sommar Johnson, Recorder