Moab Planning Commission Agenda Item
241 East 100 North Minor Subdivision
Meeting Date: August 27, 2020

Title: Consideration and Possible Recommendation of Moab City Resolution #36-2020, A Resolution Conditionally Approving the 241 East 100 North Minor Subdivision of Property Located at 241 East 100 North, Moab, Utah 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):
- Exhibit 1: Draft Moab City Resolution #36-2020
- 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 #36-2020, A Resolution Conditionally Approving the 241 East 100 North Minor Subdivision of property located at 241 East 100 North, Moab, UT, subject to the following condition:
   1. Submission of an updated Draft Plat, showing the existing Sewer Easement on Lot 2B and proposed Street Access for Lot 2A, before approval by City Council or recording of the Final Plat with the County Recorder.

Applicant: Shik Han, 301 S. 400 E. #208, Moab UT

Background:
Applicant, Shik Han, submitted the City of Moab Minor Subdivision Application on August 5, 2020, for the two-lot subdivision of property located at 241 East 100 North, Moab UT. On August 19, 2020, the Development Review Team reviewed and supplied comments on the submitted information, sent to the applicant on August 20, 2020. At this time, the application was submitted for review and recommendation by the Moab Planning Commission.

Project Summary:
Location: 241 East 100 North, Moab UT 84532
Property Owner: Andrew Roderick Taylor
Applicant: Shik Han
Parcel Size: 0.29 acres (12632.4 sf)
Proposed Lot 2A: 0.12 acres (5285 sf)
Proposed Lot 2B: 0.16 acres (7130 sf)
Zoning: R-3 Multi-Household Residential Zone
Proposed Use: Residential

Narrative Summary:
The property owner is proposing to subdivide the existing property, currently vacant land, to allow for potential future residential development or sale for future residential 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