Moab City Council Agenda Item
Every Minor Subdivision
Meeting Date: September 8, 2020

Title: Consideration and Possible Recommendation of Moab City Resolution #37-2020, A Resolution Approving the Every Minor Subdivision of Property Located at 165 E 200 North, Moab, Utah 84532.

Disposition: Discussion and Possible Recommendation to the City Council

Staff Presenter: Nora L. Shepard, Planning Director

Attachment(s):
- Exhibit 1: Moab City Resolution #37-2020
- Exhibit 2: Vicinity Map
- Exhibit 3: Draft Plat

Options:
1. Approve with conditions
2. Continue action on the item and give specific direction to the applicant and staff as to additional information needed.
3. Deny the minor subdivision based on specific findings

Recommended Motion: I move to approve Moab City Resolution #37-2020, A Resolution Approving the Every Minor Subdivision of property located at 165 E 200 North, Moab, UT with the following conditions:
   1. Prior to plat recordation, the property owner will remove any structures that may straddle the new property line; and
   2. All structures, existing or proposed, must meet the code required setbacks.

Project Summary:
Applicant: Rebecca Every
Location: 165 E 200 North, Moab UT 84532
Property Owner: Rebecca Every
Applicant: Rebecca Every
Parcel Size: 17,550sf
Proposed Lot 1: 6,750sf
Proposed Lot 2B: 10,800sf
Zoning: R-3 Multihousehold Residential Zone
Proposed Use: Residential

Narrative Summary:
The property owner is proposing to subdivide the existing property into 2 parcels. Exhibit 3 is the draft plat. Each parcel meets the minimum parcel size in the R-3 Zone of 5,000sf. In addition, each lot contains the minimum frontage along a street of 50 feet.

As a part of the Development Review Team (DRT) review, the City raised concern over
a concrete wall that was constructed in the City ROW. After research and discussion, it was determined that there were no written documents allowing the wall in the Right of Way. The wall has been removed by the property owner and is no longer an issue.

Another item of discussion with the staff was whether a sidewalk should be required. There are no sidewalks on either side of this lot and the determination was made not to require installation of a sidewalk.

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.