

Moab City Council Agenda Item

Meeting Date: February 26, 2019

Title: Resolution #15-2019: A Resolution Approving the Cottonwood Subdivision, Plat B, Lot 1 Amended (Minor Court Subdivision), a Minor Subdivision of Lot 1 of the Cottonwood Subdivision, Plat B, Located in the R-2, Single-household and Two-household Residential Zone, as Referred to City Council by the Planning Commission

Disposition: Discussion and possible action

Staff Presenter: Sommar Johnson, Development Services Coordinator

Attachment(s):

- Attachment 1: Proposed Resolution #15-2019
- Attachment 2: Cottonwood Subdivision, Plat B, Lot 1 Amended Final Plat
- Attachment 3: Aerial

Recommended Motion:

I move to adopt Resolution #15-2019 approving the Final Plat for Cottonwood Subdivision, Plat B, Lot 1, Amended

Background/Summary:

This proposed two lot minor subdivision will split Lot 1 of the Cottonwood Subdivision into a twin-home lot. Lot 1 is 9,310 square feet (.21 acre) in area and the subdivision will create Lot 1a with 4,561 square feet (.10 acres) and Lot 1b with 4,749 square feet (.11 acres). Access to the lots will be from Minor Court and two off-street parking spaces will be provided for each dwelling.

Applicable Code

Moab Municipal Code Chapter 16.08.020, *Exceptions--Final plat*, is applicable to this subdivision and allows final plats to be approved without a public hearing under specific circumstances. The text reads, "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. "

Staff responses to the standards for this type of application are as follows:

- A. This review by the Planning Commission is the final step prior to the application being referred to City Council;
- B. Dedication of property for additional public street right-of-way is not necessary and this property is not traversed by a street;
- C. The lots satisfy the dimensional requirements for the R-2 Zone;
- D. The requirements for final plats will be completely satisfied with approval by the Planning Commission and the City Council;
- E. Chapter 16.20 lists the *Required Improvements* that a subdivision must meet and those include sewers and sewerage facilities, storm water drainage conveyance and management, and street and drinking water improvements. These improvements currently exist for the surrounding development and can be easily provided to the property.
- F. As stated above, the utilities currently exist and are adjacent to the subject property and were approved during the construction of Sunrise Hills Subdivision.

Staff recommends approval of the final plat.