

**CITY OF MOAB RESOLUTION NO. 15-2019**  
**A RESOLUTION APPROVING THE COTTONWOOD SUBDIVISION, PLAT B, LOT1**  
**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**

The following describe the intent and purpose of this ordinance:

- a. Mathew Niesen, "Owner" of Lot 1, Cottonwood Subdivision also known as 420 Minor Court, Moab, Utah, 84532, a .21 acre lot; and
- b. Owner 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 located in the R-2 Residential Zone and the proposed residential uses are allowed as established in MMC 17.45.020; and
- d. Owner desires to subdivide the .21 acre (9,310 square feet) Lot 1 into Lot 1a with 4,561 square feet (.10 acres) and Lot 1b with 4,749 square feet (.11 acres) in order to construct a twin home; and
- e. The proposed lots satisfy the dimensional requirements of the R-2 Zone; and
- f. The Moab Planning Commission reviewed the application for the Cottonwood Subdivision, Plat B, Lot 1, Amended, (Minor Court Subdivision), in a regularly scheduled meeting held on February 14, 2019, to review the application and subsequently adopted Resolution #03-2019, recommending 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 February 26, 2019; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #15-2019, hereby finds that the subdivision can meet or exceed the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Cottonwood Subdivision, Plat B, Lot 1, Amended, Two-lot Minor Subdivision is hereby approved;

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on \_\_\_\_\_, 2019.

SIGNED: \_\_\_\_\_  
Emily Niehaus, Mayor

ATTEST: \_\_\_\_\_  
Rachel Stenta, Recorder