

Moab Planning Commission Agenda Item

Lawrence Minor Subdivision 2021

Meeting Date: October 14, 2021

Title: Consideration and Possible Recommendation of Moab City Resolution #31-2021 – A Resolution Conditionally Approving the Lawrence Minor Subdivision 2021 of Property Located at 479 Bowen Circle Moab, Utah 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachment(s):

- Exhibit 1: Draft Moab City Resolution #31-2021
- Exhibit 2: Vicinity Map
- Exhibit 3: Draft Plat

Options:

1. Forward a Positive Recommendation to City Council on Resolution #31-2021, with or without modifications; or
2. Continue or table item and give specific direction to the applicant and City Staff as to additional information needed to make a decision; or
3. Forward a Negative Recommendation, giving specific findings for the decision.

Recommended Motion: I move to forward a Positive Recommendation to City Council on Moab City Resolution #31-2021 – A Resolution Conditionally Approving the Lawrence Minor Subdivision 2021 of property located at 479 Bowen Circle, Moab, UT, subject to the following condition:

1. The existing structure located on Lot 2 of the Lawrence Minor Subdivision 2021 must be removed or relocated in compliance with property setbacks within Lot 2 of the Lawrence Minor Subdivision 2021 before final recording of the Plat.

Applicant: Taylor Lawrence, 479 Bowen Circle, Moab, Utah

Background:

Applicant and property owner, Taylor Lawrence, submitted the City of Moab Minor Subdivision Application on September 20, 2021, for the two-lot subdivision of property located at 479 Bowen Circle, Moab UT. On September 20, 2021, the application was reviewed for completeness and submitted for review and recommendation by the Moab Planning Commission on October 14, 2021

Project Summary:

Location: 479 Bowen Circle, Moab UT 84532
Property Owner: Taylor Lawrence
Applicant: Taylor Lawrence

Parcel Size: 12819.2 sf (.29 acres)
Proposed Lot 1: 5443 sf
Proposed Lot 2: 7357 sf
Zoning: R-2 Single-Household and Two-Household Residential Zone
Proposed Use: Residential

Narrative Summary:

The property owner is proposing to subdivide the existing property, currently used for a primary dwelling residence and accessory dwelling unit residence. As a condition of approval, the property owner would be required to remove or relocate the existing structure on Lot 2, to conform with setback requirements created by the Lot 2 property lines during the subdivision, prior to the Plat being recorded. The property owner's intention is to remove the existing structure on Lot 2 and develop Lot 2 as a residential use, while continuing to operate the existing dwelling use on Lot 1. When development on Lot 2 is completed, the property owner is planning to remove the existing dwelling on Lot 1 and develop Lot 1 as a residential use.

This proposed action has been previously approved by City Council through Moab Resolution #34-2020, on August 11, 2020. The applicant contacted the City of Moab Planning Department regarding options to file an extension for this approved Minor Subdivision Resolution on September 13, 2021, however the resolution approval had already lapsed at this time. This required the applicant to resubmit the Minor Subdivision application to re-approve and maintain entitlement for one year, with the option of one, 1 year extension.

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

