

CITY OF MOAB RESOLUTION NO. 31-2021

A RESOLUTION CONDITIONALLY APPROVING THE LAWRENCE MINOR SUBDIVISION 2021 AT 479 BOWEN CIRCLE, MOAB, UT 84532, AS REFERRED TO COUNCIL BY THE MOAB PLANNING COMMISSION

WHEREAS, The following describes the intent and purpose of this resolution:

- a. Taylor Lawrence, (Applicant), have applied for a Minor Subdivision of the property located at 479 Bowen Circle, Moab, Utah; and
- b. Applicant 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 in the R-2 Single-Household and Two- Household Residential Zone and the proposed uses are allowed as permitted uses; and
- d. Owner desires to subdivide the parcel into two lots. Lot 1 at 5,443 square feet and Lot 2 at 7,357 square feet; 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 Lawrence Minor Subdivision in a regularly scheduled meeting held on October 14, 2021, and subsequently conditionally recommended 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 October 25, 2021; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #31-2021, hereby finds, that the subdivision can meet or exceeds the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Lawrence Minor Subdivision 2021 is hereby **APPROVED**, with the following conditions:

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

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on October 23, 2021.

SIGNED: _____
Emily Niehaus, Mayor

ATTEST: _____
Sommar Johnson, Recorder