

## Moab City Council Agenda Item

### 450 Mill Creek Drive Minor Subdivision

Meeting Date: February 22, 2021

**Title:** Consideration and Possible Approval of Moab City Resolution #01-2022, A Resolution Approving the 450 Mill Creek Drive Minor Subdivision of Property Located at 450 Mill Creek Drive Moab, Utah 84532.

**Disposition:** Discussion and Possible Action

**Staff Presenter:** Cory P. Shurtleff, Planning Director

**Attachment(s):**

- Exhibit 1: Draft Moab City Resolution #01-2022
- Exhibit 2: Vicinity Map
- Exhibit 3: Draft Plat

**Options:**

1. Approve Resolution #01-2022, 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. Deny Resolution, giving specific findings for the decision.

**Recommended Motion:** I move that the Moab City Council Approve Resolution #01-2022, A Resolution Approving the 450 Mill Creek Drive Minor Subdivision property located at 450 Mill Creek Drive, Moab, UT, 84532.

**Applicant:** Joseph Lee, Owner

**Background:**

Applicant and property owner, Joseph Lee, submitted the City of Moab Minor Subdivision Application on August 30, 2021, for the two-lot subdivision of property located at 450 Mill Creek Drive, Moab UT; amending the Wild Goat Subdivision Lot 1, to Lot 1A and Lot 1B. This amendment would change the Wild Goat Subdivision from a two-lot subdivision, to a three-lot subdivision. On November 11, 2021, the application and updated submittal materials were reviewed for completeness by staff and submitted for review and recommendation by the Moab Planning Commission on December 16, 2021. The Moab City Planning Commission Positively Recommended Resolution #01-2022.

**Project Summary:**

Location: 450 Mill Creek Drive, Moab UT 84532  
Property Owner: Joseph Lee  
Applicant: Joseph Lee  
Parcel Size: 26072 sf (.59 acres)  
Proposed Lot 1A: 12,401 sf (0.28 acres)  
Proposed Lot 1B: 13,599 sf (0.31 acres)

Zoning: R-2 Single-Household and Two-Household Residential Zone

**Narrative Summary:**

The property owner is proposing to subdivide the existing property, currently used for a primary dwelling residence. Utility Easements are proposed on this subdivision plat to accommodate the existing private sewer that would run across the proposed Lot 1A, servicing the residence that exists on Lot 1B.

**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

