

Moab Planning Commission Agenda Item

McLaughlin Minor Subdivision

Meeting Date: March 10, 2022

Title: Consideration and Possible Conditional Recommendation of Moab City Resolution #08-2022 – A Resolution Conditionally Approving the McLaughlin Minor Subdivision of Property Located at 458 West 200 South, Moab, Utah 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Draft Moab City Resolution #08-2022
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Draft Plat

Options:

1. Forward a Positive Conditional Recommendation to City Council on Resolution #08-2022, 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. Forward a Negative Recommendation, giving specific findings for the decision.

Recommended Motion: I move to forward a Conditional Positive Recommendation to City Council on Moab City Resolution #08-2022, A Resolution Approving the McLaughlin Minor Subdivision of property located at 458 West 200 South, Moab, UT, 84532, with the following condition:

1. All comments shall be addressed to the satisfaction of the City Engineer prior to City Council approval
 - a. Identification of 36 inch Storm Drain line west of property, with 10 foot wide utility easement where the line is located, on proposed draft plat.

Applicant: Shellie Blake, Applicant; Douglas S. McLaughlin, Owner

Background:

Applicant, Shellie Blake, and property owner, Douglas S. McLaughlin, submitted the City of Moab Minor Subdivision Application on January 19, 2022, for the two-lot subdivision of property located at 458 West 200 South, Moab UT. On February 2, 2022, the application and submittal materials were reviewed for completeness by staff; with updated materials submitted February 16, 2022. Additional clarification was needed prior to the Minor Subdivision being submitted to Planning Commission. City Staff and the Applicant have coordinated to rectify outstanding information needed for approval. The Minor Subdivision has been submitted for review and conditional recommendation by the Moab Planning Commission on March 10, 2022.

Project Summary:

Location: 458 West 200 South, Moab UT 84532
Property Owner: Douglas S. McLaughlin
Applicant: Shellie Blake
Parcel Size: 195,377.7 sf (4.48 acres) Excluding Private Drive Easement
Proposed Lot 1: 105,356 sf (2.42 acres) Including Private Drive Easement
Proposed Lot 2: 114,838 sf (2.64 acres) Including Private Drive Easement
Zoning: RA-1 Residential- Agricultural Zone

Narrative Summary:

The property owner is proposing to subdivide the existing property, currently used for single-household residential. Private Access Easement has been established and existing, providing access for the subject property and adjacent properties; this private access easement will maintain and continue as is, not as City Right-of-Way.

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

