

Moab City Council Agenda Item

Meeting Date: May 28, 2019

Title: Resolution #25-2019: A Resolution Conditionally Approving the Wild Goat Two Lot Minor Subdivision of Property Located at 450 Millcreek Drive in the R-2, Single-household and Two-household Residential Zone, as Referred to City Council by the Planning Commission

Disposition: Discussion and possible action

Staff Presenter: Planning Department

Attachment(s):

- Attachment 1: Proposed Resolution #25-2019
- Attachment 2: Wild Goat Subdivision Final Plat
- Attachment 3: Aerial

Recommended Motion:

I move to adopt Resolution #25-2019 approving the Final Plat for Wild Goat Subdivision subject to the following requirement:

1. Building permits will not be issued until all outstanding Engineering Department concerns have been addressed to the satisfaction of the City Engineer.

Background/Summary:

This proposed two lot minor subdivision will split the property located at 450 Millcreek Drive into two single-household lots. Lot 1 will consist of 26,000 square feet (.60 acre). Lot 2 will be a flag-shaped lot and consist of 80,375 square feet (1.84 acres).

Applicable Code

Moab Municipal Code Chapter 16.08.020, *Exceptions--Final plat*, is applicable to this subdivision and allows final plats to be approved without a public hearing under specific circumstances. The text reads, "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."