RESOLUTION #47-2018

A RESOLUTION APPROVING A BOUNDARY LINE ADJUSTMENT FOR LOTS 1 AND 2 OF THE POWER HOUSE SUBDIVISION, AS SUBMITTED BY ANDREW RILEY

WHEREAS, Mr. Andrew A. Riley. PO Box 450 Moab, Utah, 84532, “Owner” of Lots 1 and 2, of the Power House Subdivision (Amendment #2) located at approximately 1100 Sand Flats Road and more particularly described as follows.

Beginning at the East Sixteenth corner between Section 6 & 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and running thence North 89°44'00" East 448.18 feet along the section line; thence South 44°46'39" East 146.51 feet to a point of curvature; thence southeasterly 170.32 feet along a 121.86 foot radius curve to the left with a central angle of 80°04'47" and a chord bearing of South 84°49'04" East 156.79 feet; thence South 47°41'44" East 831.37 feet to a point on the east line of said Section 7; thence South 89°29'00" West 343.71 feet along the section line; thence North 77°00'19" West 35.34 feet; thence North 86°11'51" West 59.41 feet; thence South 89°29'36" West 27.37 feet; thence 83°16'21" West 32.23 feet; thence South 66°10'04" West 55.46 feet; thence South 56°33'24" West 87.76 feet; thence South 45°23'51" West 36.75 feet; thence South 60°11'03" West 35.18 feet; thence South 74°32'39" West 31.44 feet; thence South 84°33'39" West 47.47 feet; thence North 86°16'01" West 113.22 feet; thence North 81°28'21" West 79.54 feet; thence North 71°41'56" West 27.15 feet; thence North 37°15'26" West 12.63 feet; thence North 56°55'19" West 36.32 feet; thence North 73°57'38" West 197.81 feet; thence North 62°54'34" West 57.66 feet; thence North 81°04'43" West 36.98 feet; thence North 30°29'55" West 1098.16 feet; thence North 73°25'00" East 182.10 feet; thence North 86°44'00" East 7.70 feet to the point of beginning.

WHEREAS, Mr. Riley has applied for a lot line adjustment between the two lots; and

WHEREAS, the properties are located in the RA-1, Residential--agricultural Zone; and

WHEREAS, the Owner submitted to the City of Moab the appropriate application and documents for review and approval of the proposed lot line adjustment; and

WHEREAS, Parcel 1 will be comprised of 477,286 square feet (10.96 acres), Parcel 2 will consist of 554,902 square feet (12.74 acres); and

WHEREAS, the proposed lot dimensions satisfy the minimum lot area of 1 acre for the RA-1 Zone; and

WHEREAS, the Moab City Council ("Council"), in a regularly scheduled public meeting held on October 9, 2018, reviewed the proposal for compliance with the Moab Municipal Code and State Code Chapter 10-9a-608(2) that allows an amendment of a subdivision plat without a public hearing if:

(a) the petition seeks to:

"Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision..."

WHEREAS, subsequent to the consideration of a Staff recommendation and having reviewed the technical aspects of the pertinent code sections, and pursuant to Council Resolution #47-2018, the City Council hereby finds, that the code requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL THAT, the application for the lot line adjustment for Parcels 1 and 2 of the Power House Subdivision Amended #3 Plat is hereby approved.

ADOPTED AND APPROVED by action of the Moab City Council in open session this 9th day of October, 2018.

[Signature]

Emily S. Niehaus
Mayor

[Signature]

Rachel Stenta
ATTEST: Moab City Recorder
POWER HOUSE SUBDIVISION
ADDITION #2
WITHIN SECTIONS 7 & 8 T26S R22E SLM GRAND COUNTY, UTAH
A SUBDIVISION OF TRACT B OF THE AMENDED PLAT OF
POWER HOUSE SUBDIVISION AS RECORDED IN THE OFFICE
OF THE GRAND COUNTY RECORDER

THIS PLAT IS FOR NAME CHANGE 1
SEE OFFICIAL PLAT FOR ALL OTHER

ENS
THE LANDS ARE SUBJECT TO THAT AMENDED DECLARATION OF
INACTIVE COVENANTS AS RECORDED IN BOOK 536 PAGE 125-127
THE GRAND COUNTY RECORDERS OFFICE

EXHIBIT 1