CITY OF MOAB
COUNCIL RESOLUTION #52-2018

A RESOLUTION APPROVING OF THE HAPPY DAYS SUBDIVISION, A THREE-LOT MINOR DIVISION OF PROPERTY LOCATED AT 825 NORTH 500 WEST IN THE R-2 ZONE

WHEREAS, Christina Sloan of the Sloan Law Firm, PLLC, located at 76 South Main Street, Suite 1, Moab, Utah 84532 acting as Agent for Moab 825 North, LLC, with offices at 1512 Larimer Street, Suite 100, Denver, Colorado 80202 as “Owner” of record of a parcel 1.06 acres or 46,338 square feet in size and more particularly described as follows:

   Beginning at a point on the west right-of-way of 500 West Street, said point beginning 161.8 feet South and 51.0 feet West (RECORD=49.5”) from the East Quarter corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and running thence South 168.2 feet; thence West 275.5 feet; thence North 168.2 feet; thence East 275.5 feet to the point of beginning, having an area of 46,339 square feet, 1.06 acres; and

WHEREAS, Agent applied for the approval of a three lot minor subdivision consisting of one single family residence and a twin home lot for a two unit attached single family structure; and

WHEREAS, the subdivision will create a large .91 acre lot and a twin home lot with 6,750 square feet, 3,420 square feet for Lot 2A and 3,330 Square feet for Lot 2B; and

WHEREAS, the proposed residential uses are permitted in the R-2 Residential Zone as indicated in Moab Municipal Code (MMC) Chapter 17.48.020; and

WHEREAS, the Agent provided the City of Moab with the necessary documents, plans and drawings to complete the application for review of the subdivision as required MMC Title 16.00, Subdivisions; and

WHEREAS, the City of Moab Planning Commission (“Commission”) reviewed the development for compliance with the requirements of the pertinent MMC chapters on November 8, 2018 and with the adoption of Resolution #17-2018 favorably referred the plat of Happy Days Subdivision to City Council with a condition to address all Engineering Comments to the satisfaction of the City Engineer prior to review of the subdivision application by the City Council; and

WHEREAS, all Engineering Department comments have been addressed; and

WHEREAS, the City Council reviewed the application in a public meeting on December 11, 2018, and determined the application met the standards of the Moab Municipal Code.

NOW, THEREFORE, be it resolved by the Moab City Council, that adoption of Council Resolution #52-2018 approves the final plat of the Happy Days three-lot Minor Subdivision.

ADOPTED AND APPROVED by action of the Moab City Council in open session this 11th day of December, 2018.

ATTEST:

Rachel Stenta
Moab City Recorder

Emily S. Niehaus
Mayor