CITY OF MOAB RESOLUTION
#04-2019

A RESOLUTION CONDITIONALLY APPROVING THE SUNSET TWIN HOMES SUBDIVISION, A
MINOR SUBDIVISION OF LOT 3 OF THE SUNRISE HILLS SUBDIVISION LOCATED IN THE R-2,
RESIDENTIAL ZONING DISTRICT, AS REFERRED TO COUNCIL BY THE PLANNING
COMMISSION

WHEREAS, Rikki Epperson (Applicant) of Community Rebuilds, with offices located at 150 South 200
East, Moab, Utah 84532, as Owner of Lot 3, Sunrise Hills Subdivision also known as 476 McKay Place, a
.22 acre lot in Moab, Utah; and

WHEREAS, Applicant submitted to the City of Moab the appropriate application and documents for review
and approval of the proposed two-lot minor subdivision as required in MMC Chapter 16.08.020; and

WHEREAS, the property is located in the R-2 Residential Zone and the proposed residential uses are
allowed as established in MMC 17.45.020; and

WHEREAS, Owner desires to subdivide the .22 acre (9,710 square feet) Lot 3 into Lot 3a with 4,462 square
feet (.10 acres) and Lot 3b with 5,230 square feet (.12 acres) in order to construct a twin home; and

WHEREAS, the proposed lots satisfy the dimensional requirements of the R-2 Zone; and

WHEREAS, the Moab Planning Commission reviewed the application for the Sunset Twin homes
Subdivision in a regularly scheduled meeting held on December 13, 2018, to review the application and
subsequently adopted Resolution #20-2018, recommending conditional approval to the City Council in
accordance with MMC Chapter 16.08.020 that allows a minor subdivision of less than five (5) lots to be
reviewed without a public hearing; and

WHEREAS, the Moab City Council reviewed the application and considered the Planning Commission
and Staff recommendations in a public meeting held on January 8, 2019; and

WHEREAS, following the consideration of the technical aspects of the pertinent code sections, the Moab
City Council, pursuant to Resolution #04-2019, hereby finds, that the subdivision can meet or exceeds the
pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the
Sunset Twin homes Two-lot Minor Subdivision is hereby APPROVED with the following condition;

1. “The storm water drainage plan shall be submitted to and approved by the City
Engineering Department and constructed in accordance with the recommendations. Any
amendments to the plan after initiation of construction shall be submitted to the department
for review and approval prior to construction continuing.”

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City

SIGNED: Tawny Knuteson-Boyd, Mayor Pro-Tem

ATTEST: Rachel Stenta, Recorder