CITY OF MOAB RESOLUTION NO. 31-2019

A RESOLUTION CONDITIONALLY APPROVING THE MILLCREEK CORNER SUBDIVISION, A MINOR SUBDIVISION OF 808 MILLCREEK DRIVE LOCATED IN THE R-2, RESIDENTIAL ZONING DISTRICT, AS REFERRED TO COUNCIL BY THE PLANNING COMMISSION

The following describe the intent and purpose of this resolution:

a. Rikki Epperson (Applicant) of Community Rebuilds, with offices located at 150 South 200 East, Moab, Utah 84532, as Owner of 808 Millcreek Drive, a .49 acre lot in Moab, Utah; and

b. 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

c. 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

d. Owner desires to subdivide the .49 acre (21,505 square feet) into Lot 1 with 6,607 square feet, Lot 2a with 3,779 square feet (.09 acres), Lot 2b with 4,828 square feet (.11 acres), and Lot 3 with 6,291 square feet (.14 acres) in order to construct two single-household dwellings and a twin home; and

e. The proposed lots satisfy the dimensional requirements of the R-2 Zone; and

f. The Moab Planning Commission reviewed the application for the Millcreek Corner Subdivision in a regularly scheduled meeting held on March 28, 2019, to review the application and subsequently adopted Planning Resolution #09-2019, recommending 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

g. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on May 14, 2019; and

h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #31-2019, 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 Millcreek Corner Minor Subdivision is hereby APPROVED with the following condition:

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


SIGNED:

[Signature]
Emily Niehaus, Mayor

ATTEST:

[Signature]
Sommar Johnson, Recorder
MILLCREEK CORNER SUBDIVISION
808 MILLCREEK DRIVE