

CITY OF MOAB RESOLUTION NO. 25-2022

A RESOLUTION APPROVING THE EXTENSION OF THE CONDITIONALLY APPROVED LAWRENCE MINOR SUBDIVISION AT 479 BOWEN CIRCLE, MOAB, UT 84532, MOAB CITY RESOLUTION #31-2021.

WHEREAS, The following describes the intent and purpose of this resolution:

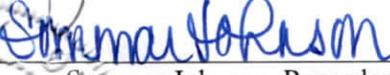
- a. The Applicant and Owner, Taylor Lawrence, applied for a minor subdivision of the property located at 479 Bowen Circle, Moab, Utah 84532, in 2020 through City of Moab Resolution #34-2020; and
- b. Upon failing to record the approved plat within a year of City Council Approval of Moab City Resolution #34-2020, the applicant resubmitted for reapproval through Moab City Resolution #31-2021, conditionally approved by the Moab City Council on October 26, 2021; and
- c. To date the conditions of approval have still not been completed in order record the final plat with the Grand County Recorder's Office, due to circumstances in which the property owner wishes not to evict the existing tenant until construction plans are eminent; and
- d. Prior to the lapsing timeframe of the existing approval, the applicant is requesting a one-time, one year extension to the conditionally approved Resolution #31-2021; and
- e. The 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
- f. The property is in the R-2 Single-Household and Two- Household Residential Zone and the proposed uses are allowed as permitted uses; and
- g. Owner desires to maintain the proposed subdivided parcel as two lots. Lot 1: 5,443 sf; Lot 2: 7,357 sf; and
- h. The proposed lots satisfy the dimensional requirements of the R-2 Zone; and
- i. The Moab City Council reviewed the application for the Lawrence Minor Subdivision Extension in a regularly scheduled meeting held on September 13, 2022; and
- j. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #25-2022, hereby finds, that the subdivision approval can be extended by on year.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the one year extension of the Lawrence Minor Subdivision is hereby APPROVED, maintaining the existing conditions from Resolution 31-2021:

1. The existing structure located on Lot 2 of the Lawrence Minor Subdivision must be removed or relocated in compliance with property setbacks within Lot 2 of the Lawrence Minor Subdivision before final recording of the Plat.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on SEPTEMBER, 13, 2022.

SIGNED: 
Joette Langianese, Mayor

ATTEST: 
Sonmar Johnson, Recorder



