

CITY OF MOAB RESOLUTION NO. 15-2023

A RESOLUTION APPROVING THE MINOR SUBDIVISION OF PROPERTY LOCATED AT 612 NICHOLS LANE, MOAB, UT 84532

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

- a. Property Owner and Applicant, Kyle Kaiser, has applied for a Minor Subdivision of the property located at 612 Nichols Lane, Moab, Utah 84532, and wishes to subdivide a single parcel into two parcels; and
- b. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the minor subdivision as required in MMC Chapter 16; and
- c. The property is located in the R-2 Single-Household and Two-Household Residential Zone, the existing use on the property is residential, with the proposed future residential use allowed as a permitted use; and
- d. Owner, Kyle Kaiser, desires to subdivide one parcel into two separate parcels. The existing parcel, (01-OMN1-0026) is 13,049.58 sf, and the proposed subdivision would create two lots, one with 6,412 sf and one with 6490 sf; 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 Nichols Minor Subdivision in a regularly scheduled meeting held on April 27, 2023, and subsequently recommended approval to the Moab 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 9, 2023; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #15-2023, hereby finds, that the minor subdivision can meet or exceed the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the 612 Nichols Lane Minor Subdivision is hereby APPROVED.

PASSED AND APPROVED in open City Council by a majority vote of the Governing Body of Moab City Council on May 9, 2023.

SIGNED: _____

Joette Langjanese, Mayor

ATTEST: _____

Sommar Johnson, Recorder

