

CITY OF MOAB RESOLUTION NO. 02-2024

**A RESOLUTION APPROVING THE MINOR SUBDIVISION OF PROPERTY LOCATED AT 943 SOUTH MAIN STREET,
MOAB, UT 84532**

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

Applicant, Tiffany Hehr, on behalf of Wang Organization LTD, has applied for a Minor Subdivision of the property located at 943 South Main Street, Moab, Utah 84532, and wishes to subdivide a single parcel into two parcels; and

- a. 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
- b. The property is located in the C-4 General Commercial Zone, and is currently vacant; and
- c. Owner, Tiffany Hehr, desires to subdivide one parcel into two separate parcels. The existing parcel, (01-0012-0036) is 87,120 sf (2-acres), and the proposed subdivision would create two lots, one with 21,781 sf (0.5 acres) and one with 65,314 sf (1.5 acres); and
- d. The proposed lots satisfy the dimensional requirements of the C-4 Zone; and
- e. The Moab Planning Commission reviewed the application for the South Place Minor Subdivision in a regularly scheduled meeting held on December 14, 2023, and subsequently recommended conditional 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
- f. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on January 23, 2024; and
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution 02-2024, 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 South Place 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 January 23, 2024.

SIGNED: _____


Joette Langianese, Mayor

ATTEST: _____


Sommar Johnson, Recorder



