

CITY OF MOAB RESOLUTION NO. 17-2024

**A RESOLUTION APPROVING THE LAWRENCE MINOR SUBDIVISION OF PROPERTY LOCATED
AT 479 BOWEN CIRCLE, MOAB, UT 84532**

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

Applicant and Owner, Taylor Lawrence, has applied for a Minor Subdivision of the property located at 479 Bowen Circle, Moab, Utah 84532, and wishes to subdivide a single parcel into two lots; 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 the Moab Municipal Code (MMC) Chapter 16; and
- b. The property is located in the R-2 Single-household and Two-household Residential Zone, and the proposed lot division and proposed uses would comply with the minimum requirements in that zone; and
- c. The existing parcel, (01-0MBO-0014) is 12819.2 sf (0.29 acres), and the proposed subdivision would create two lots, Lot 1 5443 sf (0.12 acres) and Lot 2 7357 sf (0.17 acres); and
- d. The proposed lots satisfy the dimensional requirements of the R-2 Zone; and
- e. The Moab Planning Commission reviewed the application for the Lawrence Minor Subdivision in a regularly scheduled meeting held on June 13, 2024, 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 July 9, 2024; and
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to City Resolution 17-2024, hereby finds, that the minor subdivision can meet or exceed the pertinent code requirements.

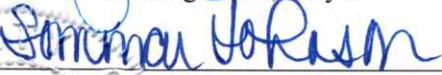
NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Lawrence Minor Subdivision is hereby **APPROVED**, with the following conditions:

- 1) All comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director, prior to final recording, comments include:
 - a. The existing structure located on proposed Lot 2 of the Lawrence Minor Subdivision must be removed or relocated in compliance with the property setbacks of proposed Lot 2, prior to final recording; and
 - b. All private utilities serving the existing structure located on proposed Lot 2 shall be appropriately terminated or relocated within the appropriate lot boundaries or within a utility easement, prior to final recording; and
 - c. Outstanding comments shall be verified through City inspections and verification.

PASSED AND APPROVED in open City Council by a majority vote of the Governing Body of Moab City Council on July 9, 2024.

SIGNED: 

Joette Langianese, Mayor

ATTEST: 

Sommar Johnson, Recorder



