

**CITY OF MOAB RESOLUTION NO. 30-2024**

**A RESOLUTION CONDITIONALLY APPROVING THE LA DOLCE VITA MINOR SUBDIVISION FOR PROPERTY LOCATED AT 808 & 812 S MAIN STREET, MOAB, UT 84532**

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

Applicant and Owner, Terence Thompson, has applied for a Minor Subdivision of the property located at 808 & 812 S Main Street, Moab, Utah 84532, and wishes to subdivide the existing property 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 C-4 General Commercial Zone, and the proposed lot division complies with the minimum requirements in that zone; and
- c. The existing parcel, (01-0012-0021) is 43,552 sf (0.99 acres), and the proposed subdivision would create two lots, Lot 1: 21,571 sf (0.49 acres), and Lot 2: 21,972 sf (0.49 acres); and
- d. The Moab Planning Commission reviewed the application for the La Dolce Vita Minor Subdivision in a regularly scheduled meeting held on October 24, 2024, 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
- e. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on December 10, 2024; and
- f. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to City Resolution 30-2024, 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 La Dolce Vita Minor Subdivision is hereby **CONDITINALLY APPROVED**, with the following conditions:

1. All outstanding comments shall be addressed to the satisfaction of the Moab City Planning Coordinator prior to final recording, including:
  - a. PUE and Enbridge Signature Block for the existing gas service line to the restaurant in Lot 1; Contact Callie Whitney directly.

**PASSED AND APPROVED** in open City Council by a majority vote of the Governing Body of Moab City Council on December 10, 2024.

SIGNED: \_\_\_\_\_

Joette Langianese, Mayor

ATTEST: \_\_\_\_\_

Sommar Johnson, Recorder



