

CITY OF MOAB RESOLUTION
#04-2019

**A RESOLUTION CONDITIONALLY APPROVING THE SUNSET TWIN HOMES SUBDIVISION, A
MINOR SUBDIVISION OF LOT 3 OF THE SUNRISE HILLS SUBDIVISION LOCATED IN THE R-2,
RESIDENTIAL ZONING DISTRICT, AS REFERRED TO COUNCIL BY THE PLANNING
COMMISSION**

WHEREAS, Rikki Epperson (Applicant) of Community Rebuilds, with offices located at 150 South 200 East, Moab, Utah 84532, as Owner of Lot 3, Sunrise Hills Subdivision also known as 476 McKay Place, a .22 acre lot in Moab, Utah; and

WHEREAS, 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

WHEREAS, the property is located in the R-2 Residential Zone and the proposed residential uses are allowed as established in MMC 17.45.020; and

WHEREAS, Owner desires to subdivide the .22 acre (9,710 square feet) Lot 3 into Lot 3a with 4,462 square feet (.10 acres) and Lot 3b with 5,230 square feet (.12 acres) in order to construct a twin home; and

WHEREAS, the proposed lots satisfy the dimensional requirements of the R-2 Zone; and

WHEREAS, the Moab Planning Commission reviewed the application for the Sunset Twin homes Subdivision in a regularly scheduled meeting held on December 13, 2018, to review the application and subsequently adopted Resolution #20-2018, recommending conditional approval to the 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

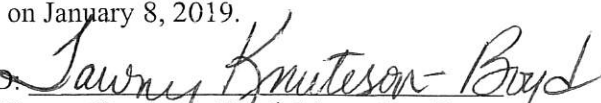
WHEREAS, the Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on January 8, 2019; and

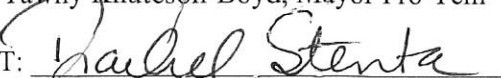
WHEREAS, following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #04-2019, hereby finds, that the subdivision can meet or exceeds the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Sunset Twin homes Two-lot Minor Subdivision is hereby APPROVED with the following condition;

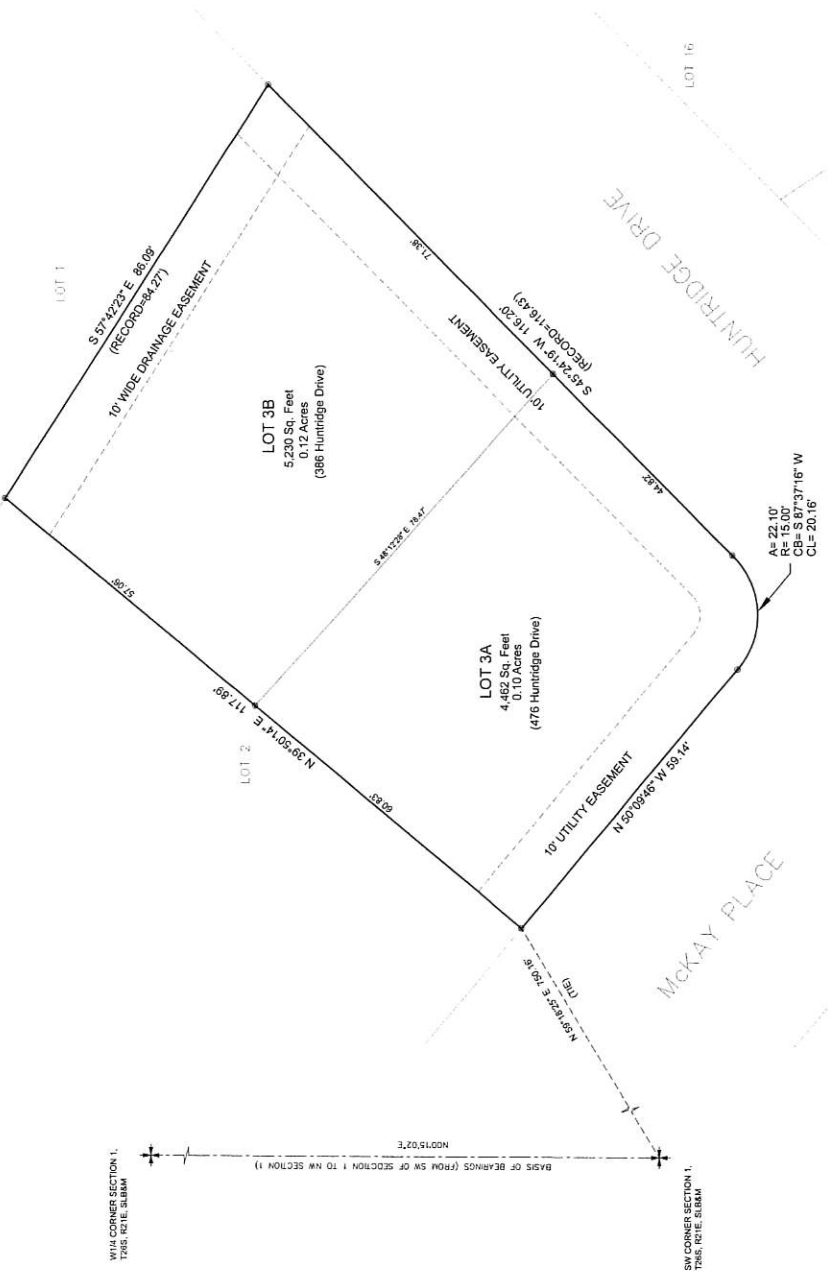
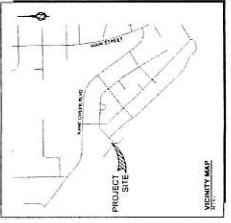
1. "The storm water drainage plan shall be submitted to and approved by the City Engineering Department and constructed in accordance with the recommendations. Any amendments to the plan after initiation of construction shall be submitted to the department for review and approval prior to construction continuing."

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on January 8, 2019.

SIGNED: 
Tawny Knuteson-Boyd, Mayor Pro-Tem

ATTEST: 
Rachel Stenta, Recorder

SUNSET TWINHOME SUBDIVISION
 A SUBDIVISION OF LOT 3 OF SUNRISE HILLS SUBDIVISION,
 WITHIN THE SW QUARTER OF SECTION 1,
 TOWNSHIP 26 SOUTH, RANGE 21 EAST,
 SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed and sworn Surveyor, have surveyed the above described tract of land into lots and streets hereinafter to be known as the SUNSET TWINHOME SUBDIVISION, and that same has been correctly surveyed and staked on the ground in accordance with the plan.

Survey Date: _____ Date: _____
 License No. 7545904

BOUNDARY DESCRIPTION

Beginning at the most southerly corner of Lot 2, Sunrise Hills Subdivision, said corner being North 09°12'57" East, 750.16 feet from the southwest corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, and running North 09°12'57" East, 869.00 feet to the southeast corner of Lot 3, Sunrise Hills Subdivision, thence South 45°32'18" West, 312.20 feet to the southwest corner of Lot 3, Sunrise Hills Subdivision, thence right a length of 22.10 feet (chord bears South 87°37'16" West, 20.16 feet), thence North 50°09'46" West 59.14 feet to the point of beginning, having an area of 9059 square feet, 0.22 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

SUNSET TWINHOME SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS HEREAFTER PUBLIC USE.

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ } s.s.
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, a Notary Public in and for the State of _____, who do hereby acknowledge to me that they, the foregoing owners, have executed this instrument freely and voluntarily and for the uses and purposes stated therein.

NOTARY PUBLIC
 NOTARY PUBLIC FULL NAME _____
 COMMISSION NUMBER _____
 MY COMMISSION EXPIRES _____



Project	099-18
Date	7/19/18
Sheet	1 of 1



A SUBDIVISION OF LOT 3 OF SUNRISE HILLS SUBDIVISION,
 WITHIN THE SW QUARTER OF SECTION 1,
 TOWNSHIP 26 SOUTH, RANGE 21 EAST,
 SALT LAKE BASE AND MERIDIAN

APPROVED THIS _____ DAY OF _____, AD. 20____

 MOAB CITY MAYOR

ATTEST: _____

COUNTY RECORDER NO. _____
 STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____
 DATE _____ BOOK _____ PAGE _____ FEE _____



- LEGEND**
- Property Center
 - Found Property Center
 - Section Corner Monument