

CITY OF MOAB RESOLUTION NO. 42-2019

A RESOLUTION CONDITIONALLY APPROVING THE MOAB TRAMWAY MINOR SUBDIVISION AT 1750 North Hwy 191, AS REFERRED TO COUNCIL BY THE PLANNING COMMISSION

The following describe the intent and purpose of this resolution:

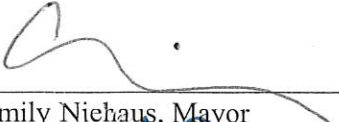
- a. Michael Duehrssen, (Applicant), has applied for a minor subdivision of the Moab Tramway Property located at 1750 N Hwy 191 Moab, Utah; and
- b. Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed two-lot minor subdivision as required in MMC Chapter 16.08.020; and
- c. The property is in the RC Resort Commercial Zone and the proposed uses are allowed as permitted uses; and
- d. Owner desires to subdivide the parcel into two parcels. Parcel 1 would be 10.48 acres and lot 2 would be 14.59 acres; and
- e. The proposed lots satisfy the dimensional requirements of the RC Zone; and
- f. The Moab Planning Commission reviewed the application for the Moab Tramway Minor Subdivision in a regularly scheduled meeting held on July 25, 2019, to review the application and subsequently recommending 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
- g. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on August 13, 2019; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #42-2019, 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 Moab Tramway Subdivision is hereby APPROVED with the following conditions:

1. All engineering comments shall be addressed to the satisfaction of the City Engineer prior to review by City Council.
2. Site Plan Review and approval is required prior to site development for either newly created lot.

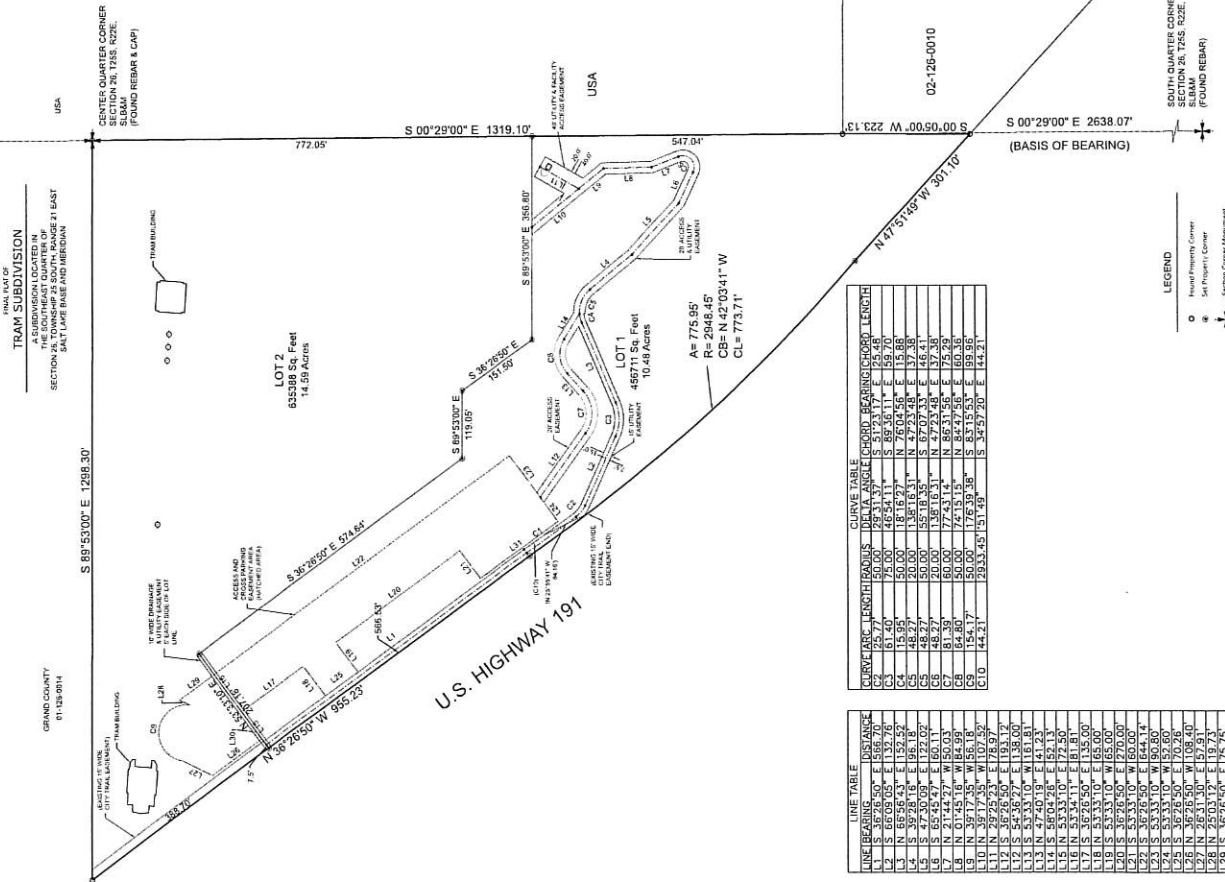
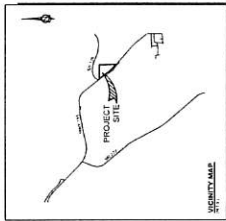
PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on August 13, 2019.

SIGNED: _____


Emily Niehaus, Mayor

ATTEST: _____


Sommar Johnson, Recorder



SURVEYORS CERTIFICATE

I, Louis Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah, and that I hold License No. 74-9204. I further certify that a true and correct survey was made of the property described hereon, and that the same is shown on the plat hereon, and that the same is to be shown as shown on this plat. This survey has been correctly surveyed and established on the ground as shown on this plat.

License No. 74-9204
Date: _____

BOUNDARY DESCRIPTION

Beginning at the Center Quarter corner of Section 36, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and proceeding with Center Section line thence South 18°27'00" East 1319.30 feet, thence South 0°05'00" West 223.13 feet to the north right-of-way of US Highway 191, thence with said right-of-way North 89°53'00" East 1298.30 feet to the north right-of-way of the center line of the road, thence North 89°53'00" East 1298.30 feet to the north right-of-way of the center line of the road, thence North 89°53'00" East 1298.30 feet to the point of beginning, having an area of 25.07 acres, more or less.

OWNERS DEDICATION

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

TRAM SUBDIVISION

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

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____
ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME _____ WHOM I DO ACKNOWLEDGE TO BE THAT THEY SIGNED THE FOREGOING OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES SHARED THEREIN.

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°53'00" E	1298.30
L2	S 00°05'00" W	223.13
L3	N 89°53'00" E	1298.30
L4	S 00°29'00" E	1319.10
L5	S 89°53'00" E	1298.30
L6	S 00°05'00" W	223.13
L7	N 89°53'00" E	1298.30
L8	S 00°29'00" E	1319.10
L9	S 89°53'00" E	1298.30
L10	S 00°05'00" W	223.13
L11	N 89°53'00" E	1298.30
L12	S 00°29'00" E	1319.10
L13	S 89°53'00" E	1298.30
L14	S 00°05'00" W	223.13
L15	N 89°53'00" E	1298.30
L16	S 00°29'00" E	1319.10
L17	S 89°53'00" E	1298.30
L18	S 00°05'00" W	223.13
L19	N 89°53'00" E	1298.30
L20	S 00°29'00" E	1319.10
L21	S 89°53'00" E	1298.30
L22	S 00°05'00" W	223.13
L23	N 89°53'00" E	1298.30
L24	S 00°29'00" E	1319.10
L25	S 89°53'00" E	1298.30
L26	S 00°05'00" W	223.13
L27	N 89°53'00" E	1298.30
L28	S 00°29'00" E	1319.10
L29	S 89°53'00" E	1298.30
L30	S 00°05'00" W	223.13
L31	N 89°53'00" E	1298.30
L32	S 00°29'00" E	1319.10

CURVE TABLE

CURVE	ARC LENGTH	CHORD	BEARING	CHORD BEARING	CHORD LENGTH
C1	61.40	75.00	46°54'11"	E 159.70	159.70
C2	15.95	50.00	16°16'27"	N 76.04 56° E 15.68	15.68
C3	48.27	50.00	35°18'35"	N 67.02 33° E 48.41	48.41
C4	48.27	50.00	35°18'35"	N 67.02 33° E 48.41	48.41
C5	48.27	50.00	35°18'35"	N 67.02 33° E 48.41	48.41
C6	48.27	50.00	35°18'35"	N 67.02 33° E 48.41	48.41
C7	81.39	50.00	77°53'14"	N 86.53 56° E 75.29	75.29
C8	184.17	50.00	176°39'38"	S 83.19 53° E 189.95	189.95
C9	44.21	29.33 45	151°49'	S 34°57'20" E 44.21	44.21

LEGEND

- Found Property Corner
- Set Property Corner
- ⊕ Section Corner Monument

RED DESERT
Land Surveying
Utah State License No. 74-9204
1000 W. 1000 N.
SALT LAKE CITY, UT 84119

Project: 023.18
Date: 5/17/19
Sheet: 1 of 1

APPROVAL BY MOAB CITY PUBLIC WORKS
APPROVED THIS _____ DAY OF _____ AD. 20____
DIRECTOR _____

APPROVAL BY MOAB CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ AD. 20____
CHAIRMAN _____

APPROVAL BY MOAB CITY ATTORNEY
APPROVED THIS _____ DAY OF _____ AD. 20____
CITY ATTORNEY _____

APPROVAL BY MOAB CITY COUNCIL
APPROVED THIS _____ DAY OF _____ AD. 20____
MAYOR _____

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