



ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

October 24, 2024 Planning Commission Meeting 6:00 p.m.

City Council Chambers
217 East Center Street
Moab, Utah 84532

1. 6:00 P.M. Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNQA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNQA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

September 12, 2024, Regular Meeting

Documents:

[MIN-PC-2024-09-12 DRAFT 102424.PDF](#)

4. Action Item

- 4.1. Consideration And Possible Approval Of Planning Resolution No. 05-2024, A Planning Resolution Approving The Oelsner Special Exception Request: Landscaping Standards For Property Located At 1317 Dream Drive, Moab, UT 84532

Briefing and possible action

Documents:

[OELSNER SPECIAL EXCEPTION REQUEST_PC AGENDA SUMMARY 102424.PDF](#)
[EXHIBIT 1_PLANNING RESOLUTION 05-2024 OELSNER SPECIAL EXCEPTION 102424.PDF](#)
[EXHIBIT 2_VICINITY MAP OELSNER LANDSCAPE EXCEPTION 102424.PDF](#)
[EXHIBIT 3_OELSNER 2024 LANDSCAPE PLANS 102424.PDF](#)
[EXHIBIT 4_OELSNER EXCEPTION REQUEST LETTER 102424.PDF](#)
[EXHIBIT 5_MMC MATRIX OELSNER LANDSCAPING SPECIAL EXCEPTION 102424.PDF](#)

- 4.2. Consideration And Possible Recommendation Of Moab City Resolution 29-2024: A Resolution Approving The Chinle Minor Subdivision For The Property Located At 700 N Main Street, Moab, UT 84532

Briefing and possible action

Documents:

[CHINLE MINOR SUBDIVISION PC AGENDA SUMMARY 102424.PDF](#)

EXHIBIT 1_DRAFT RESOLUTION 29-2024_CHINLE MINOR SUBDIVISION 102424.PDF
EXHIBIT 2_VICINITY MAP_CHINLE MINOR SUBDIVISION 102424.PDF
EXHIBIT 3_RECORDED COUNTY PLAT_CHINLE MINOR SUBDIVISION 102424.PDF
EXHIBIT 4_DRAFT SURVEY PLAT_CHINLE MINOR SUBDIVISION 102424.PDF

- 4.3. Consideration And Possible Conditional Recommendation Of Moab City Resolution 30-2024: A Resolution Approving The La Dolce Vita Minor Subdivision For The Property Located At 808 & 812 S Main Street, Moab, UT 84532

Briefing and possible action

Documents:

LA DOLCE VITA MINOR SUBDIVISION PC AGENDA SUMMARY 102424.PDF
EXHIBIT 1_DRAFT RESOLUTION 30-2024_LA DOLCE VITA MINOR SUBDIVISION 102424.PDF
EXHIBIT 2_VICINITY MAP_LA DOLCE VITA MINOR SUBDIVISION 102424.PDF
EXHIBIT 3_RECORDED COUNTY PLAT_LA DOLCE VITA MINOR SUBDIVISION 102424.PDF
EXHIBIT 4_DRAFT SURVEY PLAT_LA DOLCE VITA MINOR SUBDIVISION 102424.PDF

5. Future Agenda Items
6. Adjournment

Special Accommodations:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Check our website for updates at: www.moabcity.org

**MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
September 12, 2024**

Moab City Planning Commission held its regular meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is at https://www.youtube.com/watch?v=MBIA7YMy_2k

Call to Order: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:05 p.m. Commission Members Jill Tatton, Carolyn Conant, Machael Layton and Miles Loftin attended. City Planning Director Cory Shurtleff, Assistant Planner Cheryl Stewart, as well as one member of the public.

Approval of Minutes: Commission Member Loftin moved to approve the draft minutes of the August 8, 2024, Regular Planning Commission meeting. Commission Member Tatton seconded the motion. The motion passed unanimously.

Presentation and Discussion: Planning Director Shurtleff introduced a Consideration and Possible Recommendation of Moab City Resolution 23-2024: A Resolution Approving the Orchard Place Phase III Minor Subdivision for The Property Located At 663 Gala Ave, Moab, Utah 84532

Motion and Vote: Commission Member Conant moved to approve motion. Commission Member Layton seconded the motion. The motion passed unanimously.

Future Agenda Items:

Adjournment: Commission Chair Marienfeld adjourned the meeting at 6:18 p.m.

Moab Planning Commission Agenda Item
Oelsner Special Exception Request: Landscaping Standards
Meeting Date: October 24, 2024

Title: Consideration and Possible Approval of Planning Resolution No. 05-2024, A Planning Resolution Approving the Oelsner Special Exception Request: Landscaping Standards, for property located at 1317 Dream Drive Moab, Utah 84532

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Draft Planning Resolution No.
- Exhibit 2: Vicinity Map
- Exhibit 3: Landscape Plans
- Exhibit 4: Request Letter
- Exhibit 5: MMC Matrix

Options:

1. Approve Moab Planning Resolution No. 05-2024, with or without modifications; or
2. Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision; or
3. Deny the Special Exception Application, giving specific findings for decision.

Recommended Motion:

I move that the City of Moab Planning Commission Approve Planning Resolution No. 05-2024, A Planning Resolution Approving the Oelsner Special Exception Request: Landscaping Standards, for property located at 1317 Dream Drive Moab, Utah 84532.

Applicant: Niccole Smith, Licensed Landscape Architect

Background:

Project Summary:

Location: 1317 Dream Drive Moab, Utah 84532
Property Owner: David Oelsner
Parcel: 01-0MCR-0023
Current Zone: RA-1 & R-2 – Mill Creek Village PUD
Proposed Use: Single-Household Residential

Project Description:

The landscape code requires one tree for every 40 linear feet of street frontage. With 65' of street frontage, the Oelsner property requires two trees within 16' of the curb. With two driveways and a walkway, on a wedge-shaped property, the street frontage for trees is limited. One existing tree that is 13' from the back of curb counts toward the two required. This exception requests to waive the requirement for a second tree.

Process: Special Exception Request to Landscaping Standards

Request: The following Special Exception to the *Moab City Plant Material*:

1. A Special Exception to waive the requirement of one of two required street trees in the approved landscape plan; required by MMC 17.10.040(A)(1)(b) possible exception allowed by MMC 17.10.070(D)(1).

Analysis:

Adding a new tree within the distance requirement is not feasible on the southwest corner, due to the existing trees at 13' and 21' from the curb. A walkway and two driveways occupy the center of the street frontage, which leaves the northwest corner. The owners have expressed that planting in the 11' of available frontage on this side of the property would obscure the line of sight from the driveway and shade the neighbor's garden.

Findings:

The wedge-shaped lot means the street frontage available is relatively small for the house that fits on the greater area farther back. Thus, the driveway and walkway that serve the larger house leave little space for another tree along the street.

The trees at 13' and 21' back from the curb are mature and provide benefits that new plantings would take years to provide. The applicant is preserving both of these trees. The applicant has worked with city staff to minimize the paved area in the front yard to meet code, resulting in permeable materials for part of the driveway. Despite providing greater water infiltration, the permeable materials still serve as a driveway, and planting a tree next to it would obstruct the line of sight. MMC 17.10.040(A)(1)(b)(vii)(A) specifies that a tree may not be planted within 10' of a driveway. The applicant proposes planting low growing junipers rather than a tree.

Zoning Administrator Recommendation: Staff recommend waiving the requirement for the second street tree.

CITY OF MOAB PLANNING RESOLUTION NO. 05-2024

**A RESOLUTION APPROVING THE OELSNER SPECIAL EXCEPTION REQUEST:
LANDSCAPING STANDARDS, FOR PROPERTY LOCATED AT 1317 DREAM DRIVE, MOAB,
UTAH 84523**

WHEREAS, David Oelsner (“Applicant”) submitted an application for special exception to the Moab Municipal Code (MMC) 17.10 Landscaping Standards, for property located at 1317 Dream Drive, Moab, Utah 84532, within the RA-1 Residential Agricultural Zone & R-2 Single-Household and Two-Household Residential Zone within the Mill Creek Village PUD; and

WHEREAS, the Applicant provided the City of Moab with the necessary documents, plans and study to complete the application for the requested Landscape Standards Exception, to request waiver of the requirement for a second street tree; and

WHEREAS, the regulations requiring these standards are located in MMC 17.10.040(A)(3)(a), and the regulations permitting exception requests are located in MMC 17.10.070(D)(1); and,

WHEREAS, the proposed use and development of the property is allowed, complying with development standards of the MMC and approved standards of the Mill Creek Village PUD; and

WHEREAS, the City Council has provided for special exceptions to the MMC 17.10 Landscape Standards be approved by the Planning Commission (Commission) as found in MMC 17.10.070(D); and

WHEREAS, the Commission reviewed the required documents, plans and recommendation prepared by City Staff in a public meeting held on October 24, 2024; and

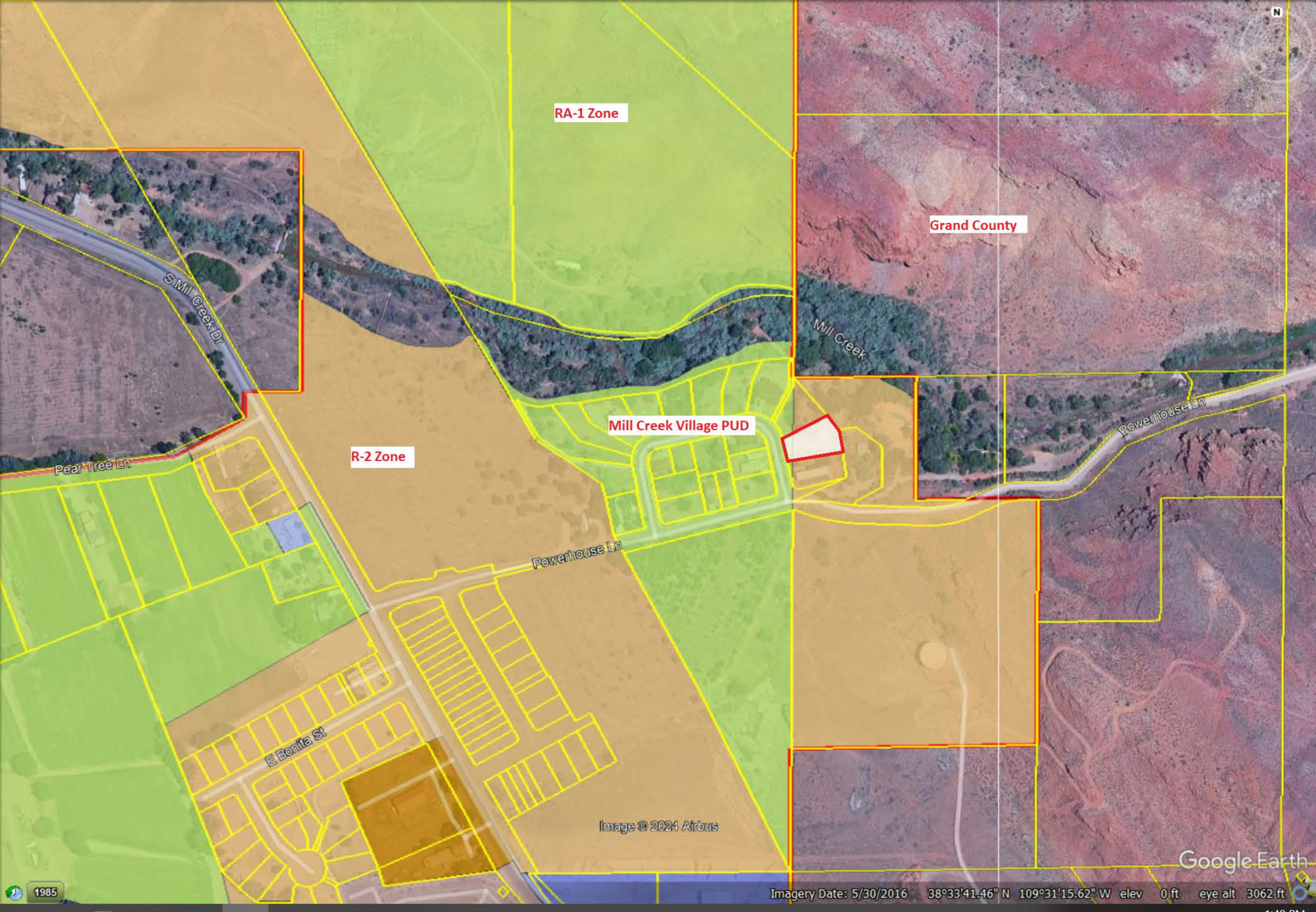
WHEREAS, following the consideration of the technical aspects of the pertinent code sections, the City of Moab Planning Commission, pursuant to Planning Resolution No. 05-2024, hereby finds, that the Oelsner Special Exception Request to Landscape Standards, sufficiently meets the criteria for consideration of approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOAB PLANNING COMMISSION, that the request for exception to the Landscape Standards for the property located at 1317 Dream Drive, Moab, Utah 84532, is hereby APPROVED.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on October 24, 2024.

Kya Marienfeld, Chair

Date



RA-1 Zone

Grand County

Mill Creek Village PUD

R-2 Zone

S Mill Creek Dr

Pear Tree Ln

Mill Creek

Powerhouse Ln

Powerhouse Ln

E Bonita St

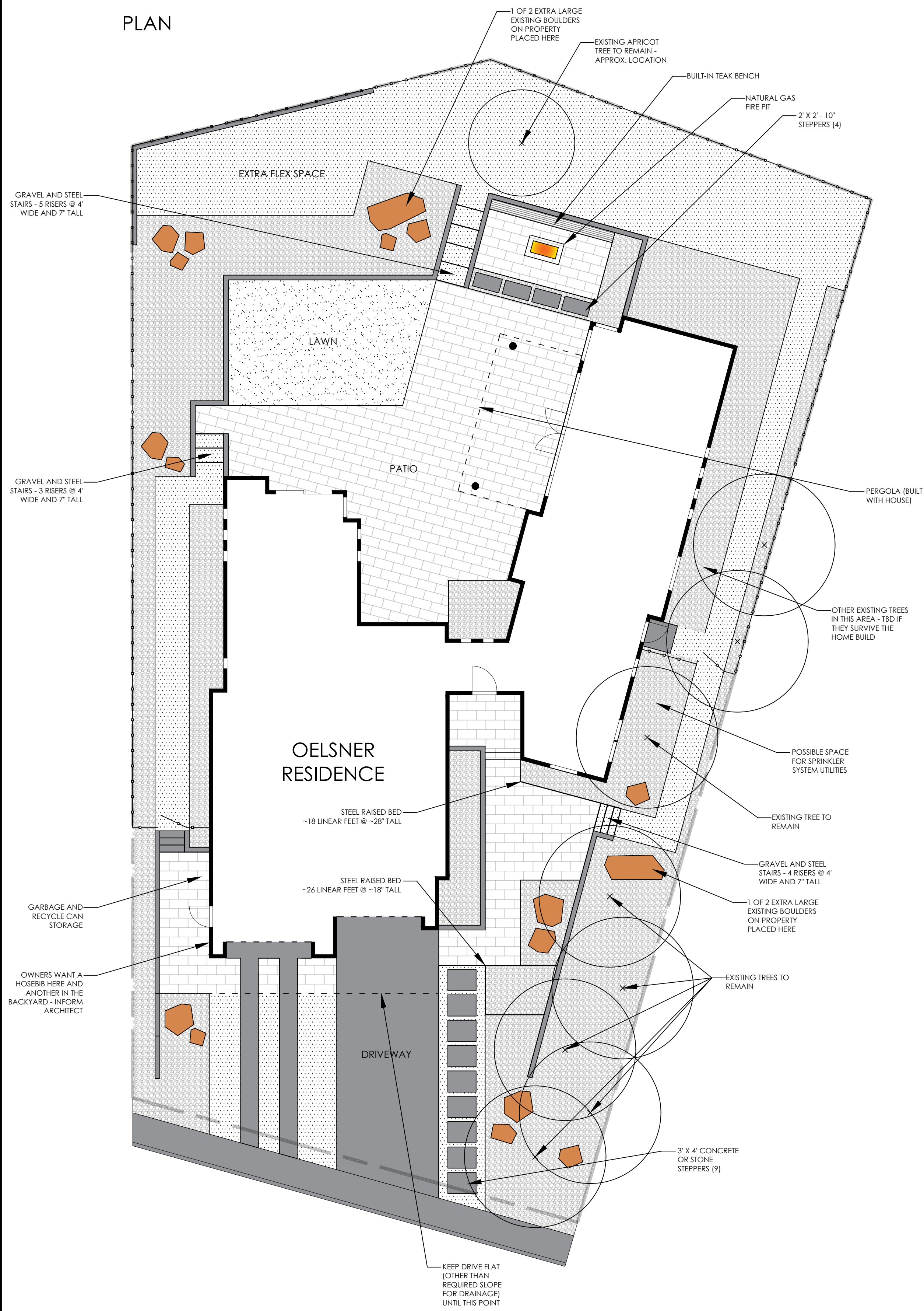
Image © 2024 Airbus

Google Earth

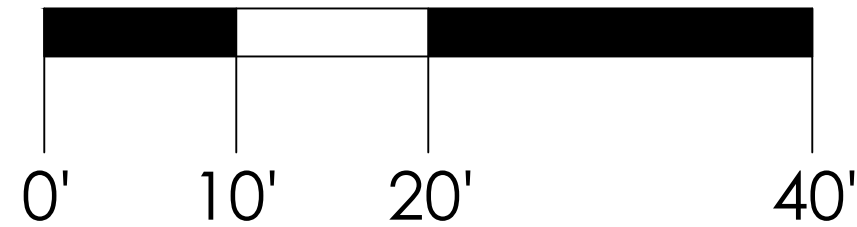
Imagery Date: 5/30/2016 38°33'41.46" N 109°31'15.62" W elev 0 ft eye alt 3062 ft

1985

PLAN



SCALE: 1"=10'



HARDSCAPE LEGEND

SYMBOL	MATERIAL	REMARKS
[Solid Grey Box]	CONCRETE	Flatwork, stairs, and walls. Driveway: ~705 sq. feet (~484 sq. feet that is in "front yard" in compliance with Moab city code). North stairs: 3 treads @ 1'x42" and 3 risers @ 7". Mechanical room pad 4'x4'. Walls: Smooth finish. ~42 linear feet @ 21" tall. ~43 linear feet @ 30" tall. ~167 linear feet @ 36" tall. Northeast corner will need ~50 linear feet of retaining wall - height unknown. Steppers not included in any of these figures as they may be prefab or cut stone.
[Patterned Box]	PERMEABLE PAVERS	~2057 sq. feet, large scale rectangular product in a running bond pattern.
[Patterned Box]	ROCK MULCH	~3485 sq. feet installed at a 3-4" depth
[Patterned Box]	DECOMPOSED GRANITE	~2661 sq. feet installed at a 3-4" depth
[Patterned Box]	LAWN (REAL OR ARTIFICIAL TBD)	~481 sq. feet
[Line with Square]	FENCING	Some already existing neighbor fences, some new to match existing.
[Orange Boulder]	DECORATIVE BOULDERS	~15 pieces in addition to 2 large existing boulders on property

3D IMAGES



NOTES

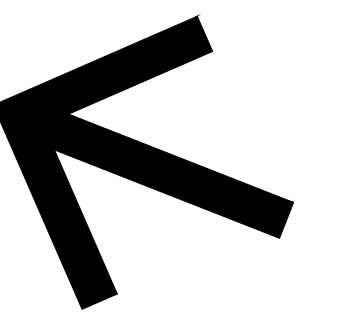
1. Primula Horticulture & Design is not responsible for the proper installation of this design. The installer - chosen by the homeowner - is fully responsible. The design should not override any safety or legal codes and requirements.
2. Primula Horticulture & Design is not a professional surveyor - all measurements have been taken to the best of my abilities but some measurements - especially elevations - should not be considered exact.
3. If there are issues with install pertaining to the design, it is up to the installer to work with Primula Horticulture & Design or the homeowner to come up with an alternative solution. Primula Horticulture & Design is happy to provide input in these situations.
4. If clarification of the plan is needed please contact Primula Horticulture & Design.
5. Poor communication between the homeowner and installer is not the responsibility of Primula Horticulture & Design.
6. Before any new hardscape is installed, make sure any irrigation, gas, electrical lines, and other utilities are laid out first.
7. Before any new plants are planted, it is the responsibility of the homeowners and installer to ensure that an existing or new irrigation system is working with appropriate coverage.
8. Primula Horticulture & Design recommends curbing or edging to be used in any instance of grass meeting planter bed or rock for maintenance ease.
9. Primula Horticulture & Design does not recommend the use of landscape fabric AKA weed barrier.
10. More details and information pertaining to materials and design intent can be found in the "LANDSCAPE MATERIALS" and "3D IMAGES" documents provided to the homeowner.

PRIMULA
HORTICULTURE & DESIGN
NICCOLE SMITH
435-512-8303



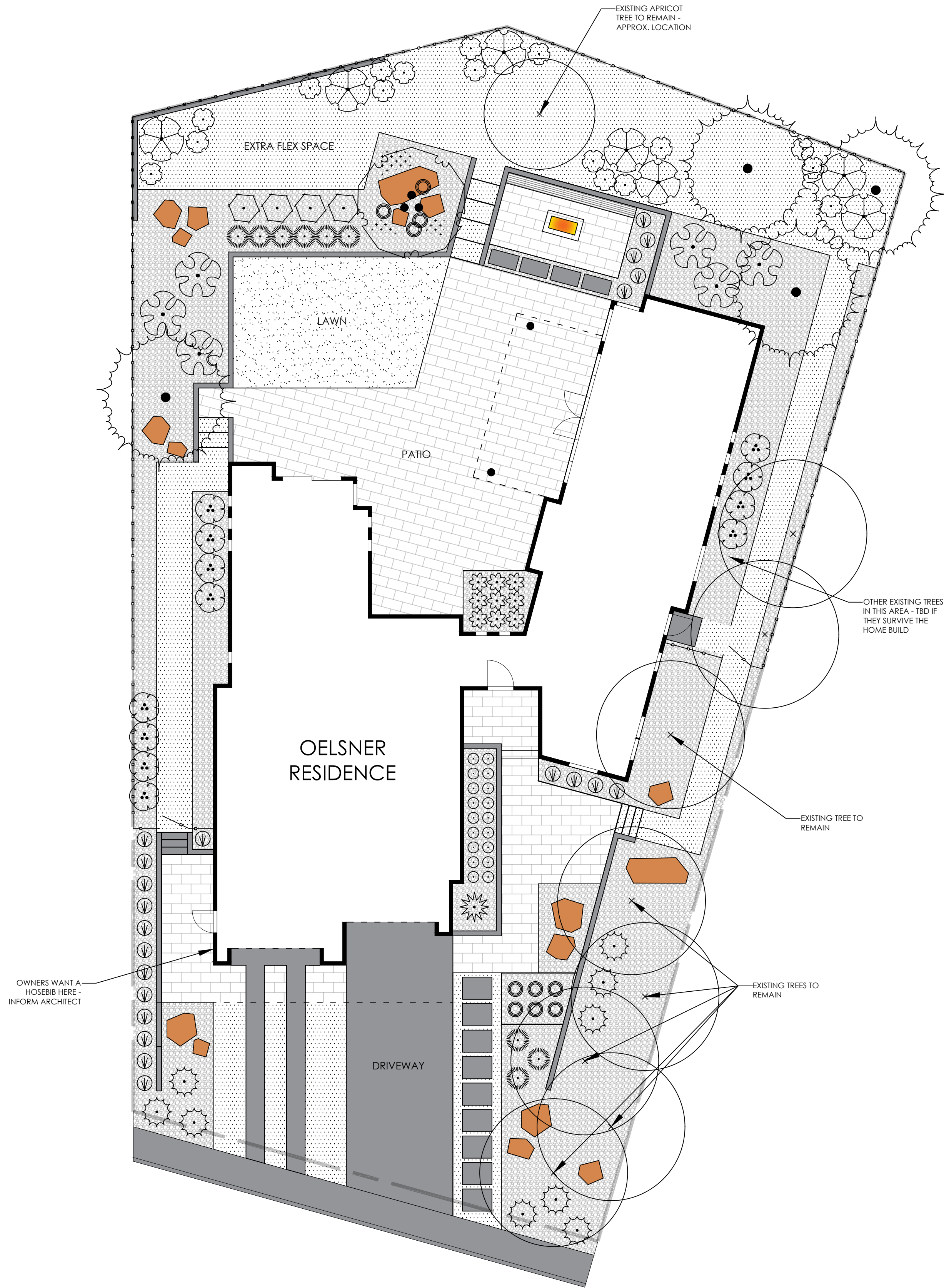
HARDSCAPE
THIRD DRAFT

OELSNER LANDSCAPE
1317 DREAM DRIVE
MOAB, UT

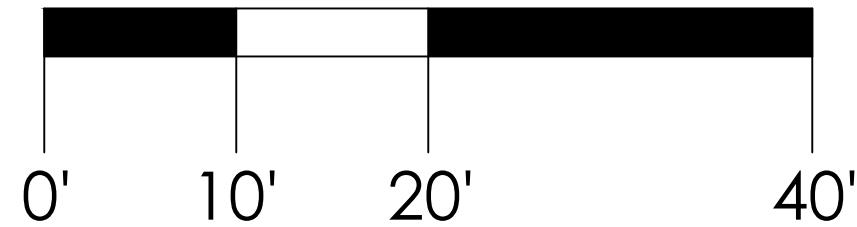


NORTH

PLAN



SCALE: 1"=10'



PLANT SCHEDULE

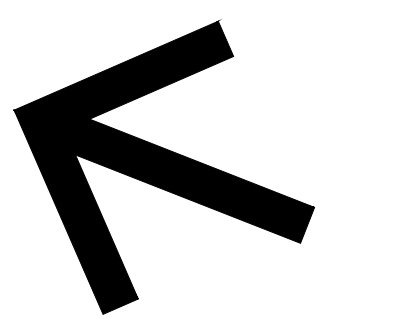
SYMBOL	COMMON / BOTANICAL NAME	SIZE	QTY	REMARKS
TREES				
	EXISTING TREES TO REMAIN		9	
	Timeless Beauty® Desert Willow <i>Chilopsis linearis</i> 'Monhevs'	25 gal.	1	Use the largest size available within budget. Branch structure very consequential. Subs: Chaste tree or chitalpa.
	Ponderosa Pine <i>Pinus ponderosa</i>	25 gal.	4	Use the largest size available within the budget.
SHRUBS				
	Big Sagebrush <i>Artemisia tridentata</i>	5 gal.	7	
	Wyoming Sagebrush <i>Artemisia tridentata wyomingensis</i>	1 gal.	17	
	Tortuga® Common Juniper <i>Juniperus communis</i> 'SMNJCB'	5 gal.	9	Use the largest size available within budget.
	Slowmound Mugo Pine <i>Pinus mugo</i> 'Slowmound'	5 gal.	9	Use the largest size available within budget.
GRASSES				
	Blonde Ambition Blue Grama <i>Bouteloua gracilis</i> 'Blonde Ambition'	1 gal.	18	
	Avalanche Feather Reed Grass <i>Calamagrostis x acutiflora</i> 'Avalanche'	1 gal.	22	
	Gracillimus Maiden Grass <i>Miscanthus sinensis</i> 'Gracillimus'	5 gal.	6	
PERENNIALS				
	Utah Agave <i>Agave utahensis</i>	1 gal.	10	Use the largest size available within budget. Sub: Artichoke agave.
	Pink Parade Red Yucca <i>Hesperaloe x 'Perlu'</i>	5 gal.	4	
	Dancing Queen Hosta <i>Hosta x 'Dancing Queen'</i>	1 gal.	9	
	Prickly Pear Cactus <i>Opuntia polyacantha</i>	1 gal.	12	Use the largest size available within budget.
	Variegated Spanish Dagger <i>Yucca gloriosa</i> 'Variegata'	10 gal.	1	Being used as large specimen. May need to change based on finding available large size.
GROUND COVERS				
	Angelina Sedum <i>Sedum x 'Angelina'</i>	flat	2 flats	

PRIMULA
HORTICULTURE & DESIGN
NICCOLE SMITH
435-512-8303



PLANTING
THIRD DRAFT

OELSNER LANDSCAPE
1317 DREAM DRIVE
MOAB, UT



NORTH

To the Planning Commission of Moab,

This is a request for a special exception that I believe falls under the type "Buffer and Landscaping (17.10)".

Landscape Exception Request(s)

Property Information

Parcel#: 01-0MCR-0023	OELSNER DAVID TRUSTEE
OELSNER DAVID TRUSTEE	6231 BRIGHAM FORK CIR
DREAM DR 1317 E	SALT LAKE CITY, UT 841080000
Zoning: RA-1Lot: Block:	801-824-8774
	mdoelsner2@yahoo.com

1. Trees along street frontage - as it currently stands, there is a requirement for 2 trees within 12' of curb. There is one existing tree that contributes to this requirement. The exception being sought is to not require the second tree for the following reasons.
 - a. The parcel includes multiple other existing trees in the front yard that are being preserved which means there will be 5 large, mature trees between the curb and the front door of the home. One of these trees is only ~17' back from the curb instead of the required 12'.
 - b. Because of limited space, adding another tree to the street frontage south of the driveway would likely have a negative impact on the existing established trees which I would argue is extremely unfavorable. They are mature, healthy trees that have been on the property for some time. I would argue the preservation of the existing trees should take priority over adding a new one because they are healthy, mature, consistent with trees on neighboring properties, and well-acclimated to Moab's climate - they are thriving on a previously vacant lot with no irrigation.
 - c. Adding another tree to the street frontage north of the driveway could obscure the line of sight of any driver backing out of the driveway putting pedestrian safety at risk.
 - i. If a tree with a high enough canopy that will not block the sight triangle is chosen and placed on the street frontage north of the driveway it would have to be a large tree that could potentially damage the existing sidewalk and proposed driveway in the future.
 - ii. If a tree with a high enough canopy that will not block the sight triangle is chosen and placed on the street frontage north of the driveway it will shade a neighbor's existing garden.
 - d. Overall, granting this exception will add to the preservation of the positive existing elements (mature existing trees) of the lot, eliminate the use of for planting and establishing a new tree, and reduce the impact on neighboring lots and city property (the sidewalk).

Exceptions Requested by Niccole Smith
Licensed Landscape Architect - 13409951-5301
435-512-8303
ns.primula@gmail.com

MMC Section	Code Provision	Compliance	Findings
17.10.020	Scope and applicability.		
	In landscaped areas or where landscaping is required, such landscaping shall comply with the requirements set forth in this title for the specific use and location. The specific requirements relating to landscaping standards shall comply with the level of associated requirements based on scale of development, outlined in the review and procedures section of this title. Exemptions and exceptions are outlined in the review procedures.		
	A. Required Landscaping.		
	1. In addition to the specific sections of the Moab Municipal Code requiring landscaping, screening, or buffering, the requirements and regulations specified in this title shall apply to all provisions and processes requiring landscaping, including:		
	a. Permitted residential uses, including single-household dwellings, two-household dwellings, and multi-household dwellings between three and six units, shall require at least seventy percent of the area contained within a required front or side yard adjacent to a street in any residential or residential-agricultural zone shall be landscaped.	Y	
17.10.040	General standards.		
	A. Landscape Material.		
	1. Plant Material.		
	a. A minimum of twenty-five percent of the landscaped area coverage must be living plant materials, measured by the spread of plants at maturity. Tree canopies can be included as up to fifteen of the required twenty-five percent.	Y	34%
	b. Right-of Way and Private Street Trees.		
	i. A minimum of one tree for every forty linear feet of street frontage is required in the right-of-way or adjacent to the private street except as outlined in this section.	N	2 required, 1 existing This is the purpose of the exception.
	ii. Required trees shall be a minimum of one-and-one-half inch diameter measured six inches above the soil surface or bare root. Bare root trees may be 2-1, 2-2, P-1 and P-2 stock types.	N/A	No trees proposed to be planted in the front yard.
	iii. Trees planted in park strips shall be from among those identified as appropriate for the location on the approved plant list.	N/A	
	iv. All trees planted in the right-of-way with medium or higher water requirements must be irrigated. Trees in the right-of-way with low water requirements can be hand watered until maturity.	N/A	
	v. Standard planting areas for trees shall be no less than eight feet in width.	N/A	
	vi. There shall be no gap between trees greater than one hundred and twenty feet, trunk-to-trunk.	T	
	vii. Trees may not be planted in a way that interferes with public safety, including the visibility of pedestrians, oncoming traffic, traffic control devices, or regulatory signs.	N/A	
	(A) Planting within ten feet of another tree, building, fence, streetlight, water infrastructure, wastewater infrastructure, storm water infrastructure, wet utility easement, alley, driveway, or fire hydrant is not permitted.	N/A	
	(B) Planting within twenty feet of stop signs is not permitted.	N/A	
	(C) Planting within twenty-five feet of streetlights is not permitted.	N/A	
	(D) Planting in the corner triangle formed by the first thirty feet along the right-of-way in each direction from the corner is not permitted.	N/A	
	viii. A tree planted, either new or existing, within the front yard of a private property may be counted toward the minimum tree requirement according to the following:	N/A	

(A) For streets with attached sidewalks, a tree planted within sixteen feet from the back of the street curb.	Y	1
(B) For streets with detached sidewalks, a tree planted within twelve feet from the back of the sidewalk.	N/A	
ix. In cases where neither the right-of-way nor private property can meet the standards of this section, the permittee shall sign an agreement to plant or compensate the city for the planting of each affected required tree.	N/A	
x. Private street trees shall be included in improvements agreements and maintenance agreements.	N/A	
2. Artificial Plants.		
a. Artificial plants do not count toward the required landscape area and do not figure into the water budget calculation.	Y	
3. Approved Plant List.		
a. At least ninety percent of all forbs, shrubs, and trees and one hundred percent of groundcovers and ornamental grasses used to landscape each site regulated by this section shall be selected from the City of Moab approved plant list, as calculated by applicant's choice of quantity or percent spread at maturity. Plant material that is not on the approved plant list must meet the other requirements within this section.	Y	
b. Spring bulbs that do not require additional irrigation are exempt from the approved plant list requirement.		
c. Plants may be added to the approved plant list by meeting the criteria and following the process in Appendix C.		
d. Pursuant to the Utah Noxious Weed Act, Section 7, no plants shall be planted from the Grand County Noxious Weeds List (available here: https://www.grandcountyutah.net/168/Noxious-Weeds)	Y	
C. Landscape Water Budget.		
1. All irrigated landscaped areas must be included in the water budget calculation. See Appendix A for details regarding the maximum applied water budget calculation.	Y	
2. The total irrigation water needed for all hydrozones cannot exceed a maximum applied water budget of fifteen gallons/season/sq. ft. (twenty-four in./season) of irrigated landscape area unless special features are included or the landscaped areas only use plants designated as low listed on the approved plant list.	Y	6 gal/season/sq.ft.
3. Special features include:		
a. Ecological restoration projects;	N	
b. Bioretention areas;	N	
c. Nonirrigated pervious areas;	N	
d. Storm water conveyance infrastructure (vegetated swales);	N	
e. Graywater applied to the landscape according to relevant regulations (% based on % living plant material primarily watered with graywater);	N	
f. Native plants selected from approved plant list;	N	
g. Secondary water irrigation.	N	
4. If any combination of the special feature areas totals to at least five percent of the total irrigated hydrozone area, then the maximum applied water budget increases by one gallon/season/sq. ft.	Y	
5. If any combination of the special feature areas totals to at least ten percent of the total irrigated hydrozone area, then the maximum applied water budget increases by two gallon/season/sq. ft.	Y	

	6. Active rainwater catchment systems, including rain barrels or cisterns, are also incentivized in the calculation through a reduced overall irrigation water need.	N	
17.10.060	Submittal requirements.		
	A. Landscaping Plan Required.	Y	
	1. Where landscaping is required in this title, in addition to the specific sections of the Moab Municipal Code requiring landscaping, screening, or buffering, a landscaping plan, providing sufficient materials for review and approval, shall be submitted in accordance with the appropriate review procedures as outlined in this chapter.		
	B. General standards are numbered as follows for landscaping plans:		
	1. Plant material;	Y	
	2. Artificial plants;	Y	
	3. Plant list;	Y	
	4. Cool season turf limits;	N/A	
	5. Mulch;	N/A	
	6. Water features;	N/A	
	7. Hydrozoning;	N/A	
	8. Irrigation system criteria;	N/A	
	9. Water budget.	Y	
	C. The scale of development, redevelopment, or improvement shall determine the level of required landscaping general standards in subsection (B) of this section as follows:		
	1. General standards 1 – 3 apply to all landscaping plan levels.	Y	
	2. General Landscaping Plan.		
	a. Development, redevelopment, or improvements requiring building permit approval.		
	b. General standards 4 – 7 or 9 shall also apply.	Y	9
17.10.070	Review procedures		
	D. Exceptions.		
	1. The City may grant exceptions to the landscaping standards when practical difficulties or unnecessary hardships exist that cause inconsistencies with the purpose and intent of the standards.		
	2. Requests for exceptions from the standards, policies, or submittal requirements of this document shall be submitted in writing with appropriate documentation and justification to the Zoning Administrator. Exception requests must, at a minimum, contain the following:	Y	
	a. Standards under which the applicant seeks an exception;	Y	
	b. Justification for not complying with the standards;	Y	
	c. Proposed alternate criteria or standards to comply with the intent of the standards;	Y	
	d. Supporting documentation, including necessary calculations;	Y	
	e. The proposed exception's potential adverse impacts for adjacent landowners; and	Y	
	f. An analysis of the exception request, signed by a qualified landscape professional or qualified irrigation design professional, depending on the topic of the request.	N/A	
	3. Upon receipt of a complete application for an exception, the Zoning Administrator shall prepare a statement to recommend that the exception be approved or denied or to request a modification of the proposed exception.	Y	
	4. Exceptions shall be reviewed and approved by the Planning Commission.	Y	

**Moab Planning Commission Agenda Item
Chinle Minor Subdivision**

Meeting Date: October 24, 2024

Title: Consideration and Possible Recommendation of Moab City Resolution 29-2024,
A Resolution Approving the Chinle Minor Subdivision for the Property Located
at 700N Main Street, Moab, Utah 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Draft Moab City Resolution 29-2024
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Draft Survey Plat

Options:

1. Forward a Positive Recommendation to City Council on Resolution 29-2024, with or without modifications; or
2. Continue or table item and give specific direction to the applicant and City Staff as to additional information needed to make a decision; or
3. Forward a Negative Recommendation, giving specific findings for the decision.

Motion for Positive Recommendation: I move that Moab City Planning Commission forward a positive recommendation to the City Council on Moab City Resolution 29-2024, A Resolution Approving the Chinle Minor Subdivision of property located at 700 N Main Street, Moab, Utah 84532.

Applicant: Mark Steen, Agent; Orchard Court Investments

Background:

Applicant and property owner agent, Mark Steen, submitted the City of Moab Minor Subdivision Application on August 29, 2024, for the two-lot subdivision of property located at 700 N Main Street, Moab, UT. On October 22, 2024, Development Review Team Comments were submitted to the applicant to be addressed prior to advancing to City Council for final review. The minor subdivision application has been submitted for Planning Commission review and possible recommendations on October 24, 2024.

Project Summary:

Location: 700 N Main Street, Moab, Utah 84532
Property Owner: Mark Steen, agent; Orchard Court Investments
Parcel Size: 3,861,755 sf (88.65 acres)
Proposed Lot 1: 81.51 acres
Proposed Lot 2: 6.71 acres
Zoning: C-4 General Commercial Zone

Narrative Summary:

The Applicant is proposing to subdivide the existing property into two separate lots with no current proposed development or redevelopment on either property.

Process:

MMC Section 16.08.020 allows for exceptions to the final plat hearing process for minor subdivisions of five lots or less. These applications must be reviewed by the Planning Commission and referred to Council with a recommendation, as noted below.

“MMC Section 16.08.020, *Exceptions--Final plat*, discusses the process and required documents

In subdivisions of less than five lots, land may be sold after recording of a plat, if all the following conditions are met:

- A. The subdivision plan shall have been approved by the planning commission, the planning coordinator, the city engineer, the city attorney, other agencies the zoning administrator deems necessary, and the city council;
- B. The subdivision is not traversed by lines of a proposed street, and does not require the dedication of any land for street or other purposes;
- C. Each lot within the subdivision meets the frontage width and area requirements of the zoning title or has been granted a variance from such requirements by the appeal authority;
- D. All final plat requirements shall be complied with;
- E. All provisions of Chapter 16.20 of this title shall be complied with; and
- F. The water supply and sewage disposal shall have been approved by the utility supervisor

CITY OF MOAB RESOLUTION NO. 29-2024

**A RESOLUTION APPROVING THE CHINLE MINOR SUBDIVISION FOR PROPERTY LOCATED AT
700 N MAIN STREET, MOAB, UT 84532**

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

Applicant and Owner Agent, Mark Steen, has applied for a Minor Subdivision of the property located at 700 N Main Street, Moab, Utah 84532, and wishes to subdivide the existing property into two lots; and

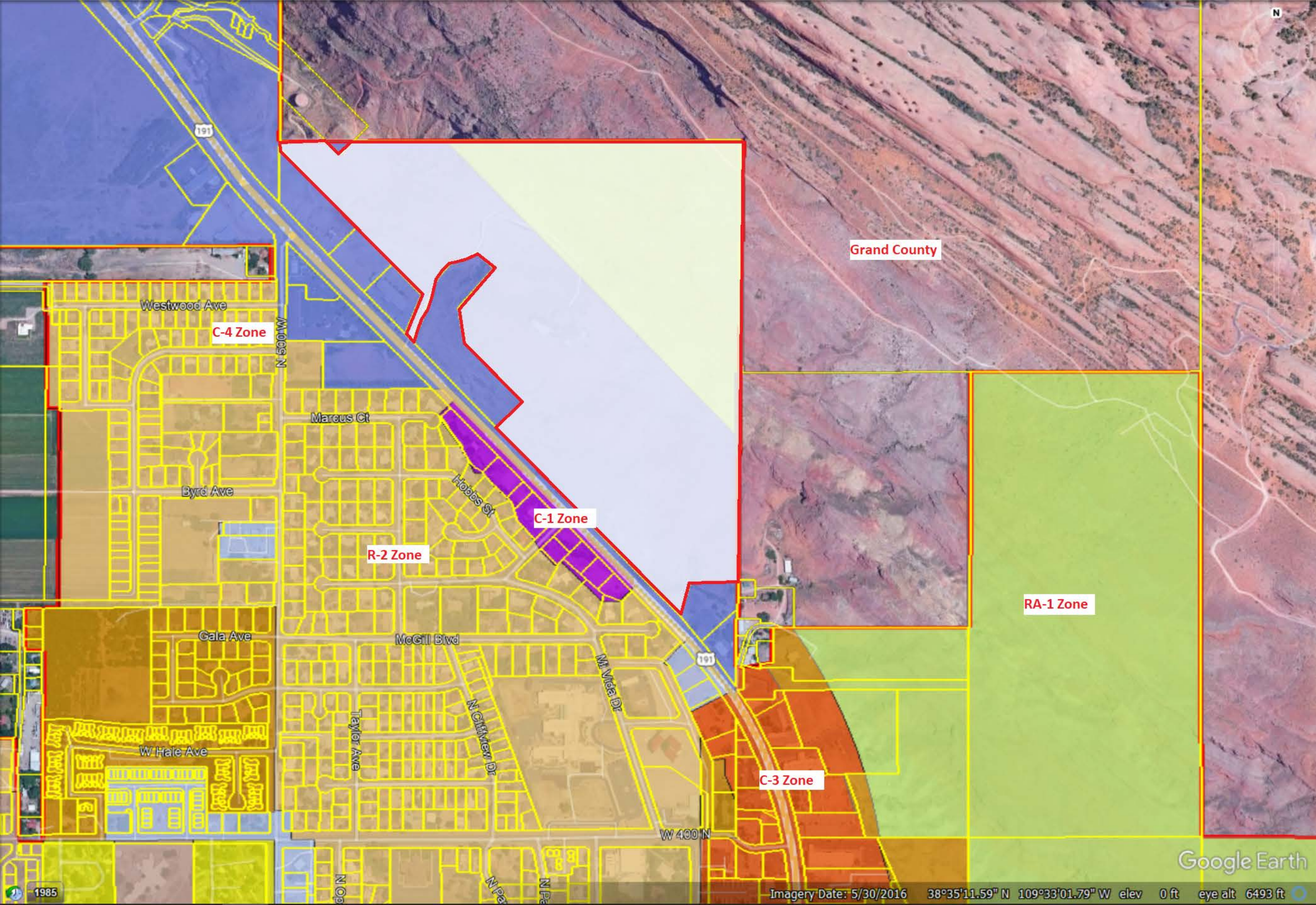
- a. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the minor subdivision as required in the Moab Municipal Code (MMC) Chapter 16; and
- b. The property is located in the C-4 General Commercial Zone, and the proposed lot division complies with the minimum requirements in that zone; and
- c. The existing parcel, (01-0036-0045) is 3,861,755 sf (88.65 acres), and the proposed subdivision would create two lots, Lot 1: 81.51 acres, and Lot 2: 6.71 acres; and
- d. The Moab Planning Commission reviewed the application for the Chinle 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 November 12, 2024; and
- f. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to City Resolution 29-2024, 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 Chinle 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 November 12, 2024.

SIGNED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, Recorder



191

Westwood Ave

C-4 Zone

N 500 W

Marcus Ct

Byrd Ave

Hobbs St

C-1 Zone

R-2 Zone

Gala Ave

McGill Blvd

191

W Hale Ave

Taylor Ave

N Cliffview Dr

Mt Vista Dr

C-3 Zone

W 400 N

Grand County

RA-1 Zone

Google Earth

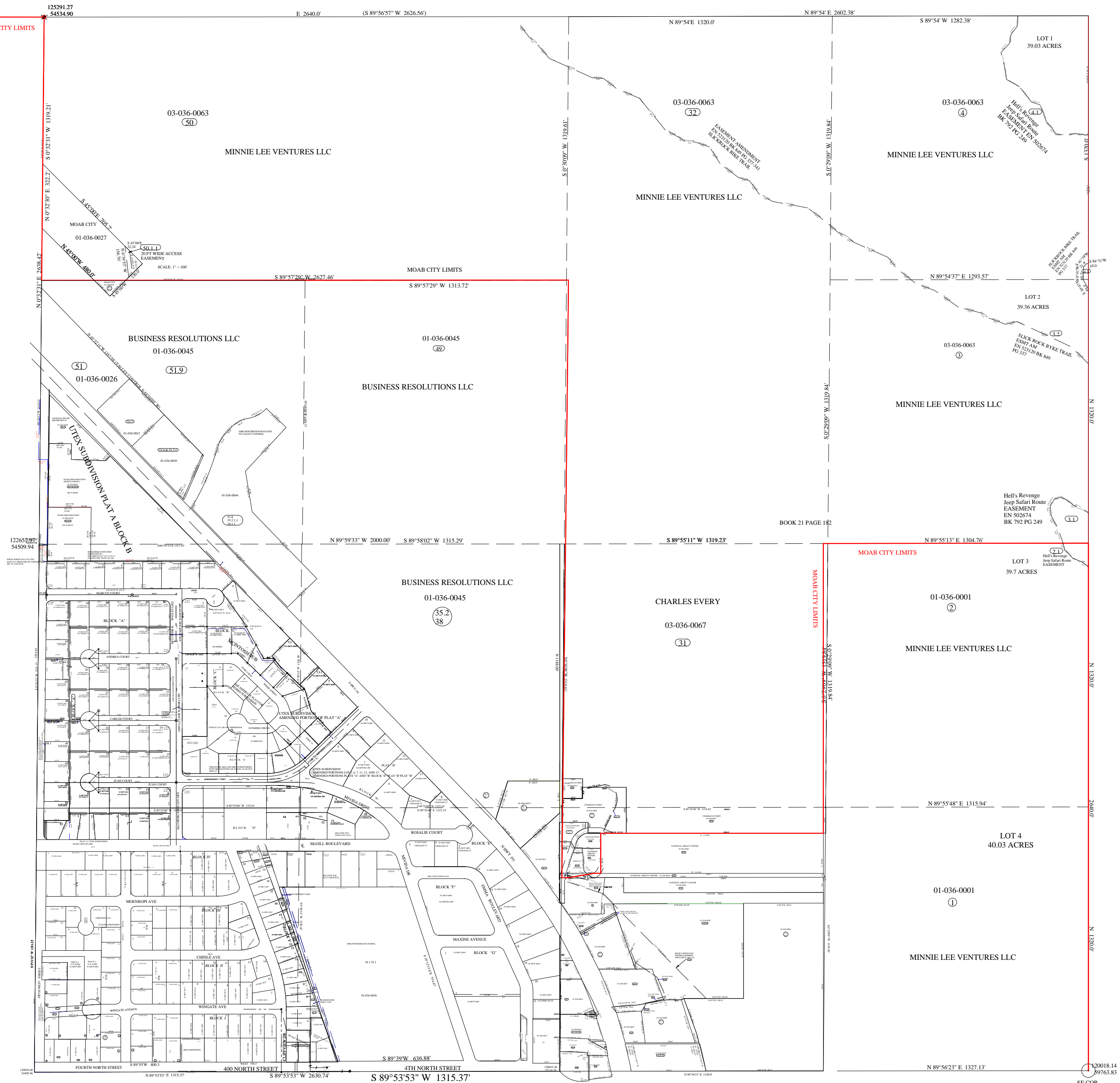
1985

Imagery Date: 5/30/2016 38°35'11.59" N 109°33'01.79" W elev 0 ft eye alt 6493 ft

SECTION 36 T25S R21E

NORTH LINE OF SECTION 36
APPORTIONED USING 1914 SURVEY
(EAST LINE)
ADJUSTMED MADE ON THE WEST HALF LINE

BOOK 21 PAGE 164



NOTE: THE WEST HALF WAS SURVEYED IN 1860 WITH NO BEARING
OTHER THAN NORTH, WEST, SOUTH & EAST AND 40 CH. PER 1/4 SECTION

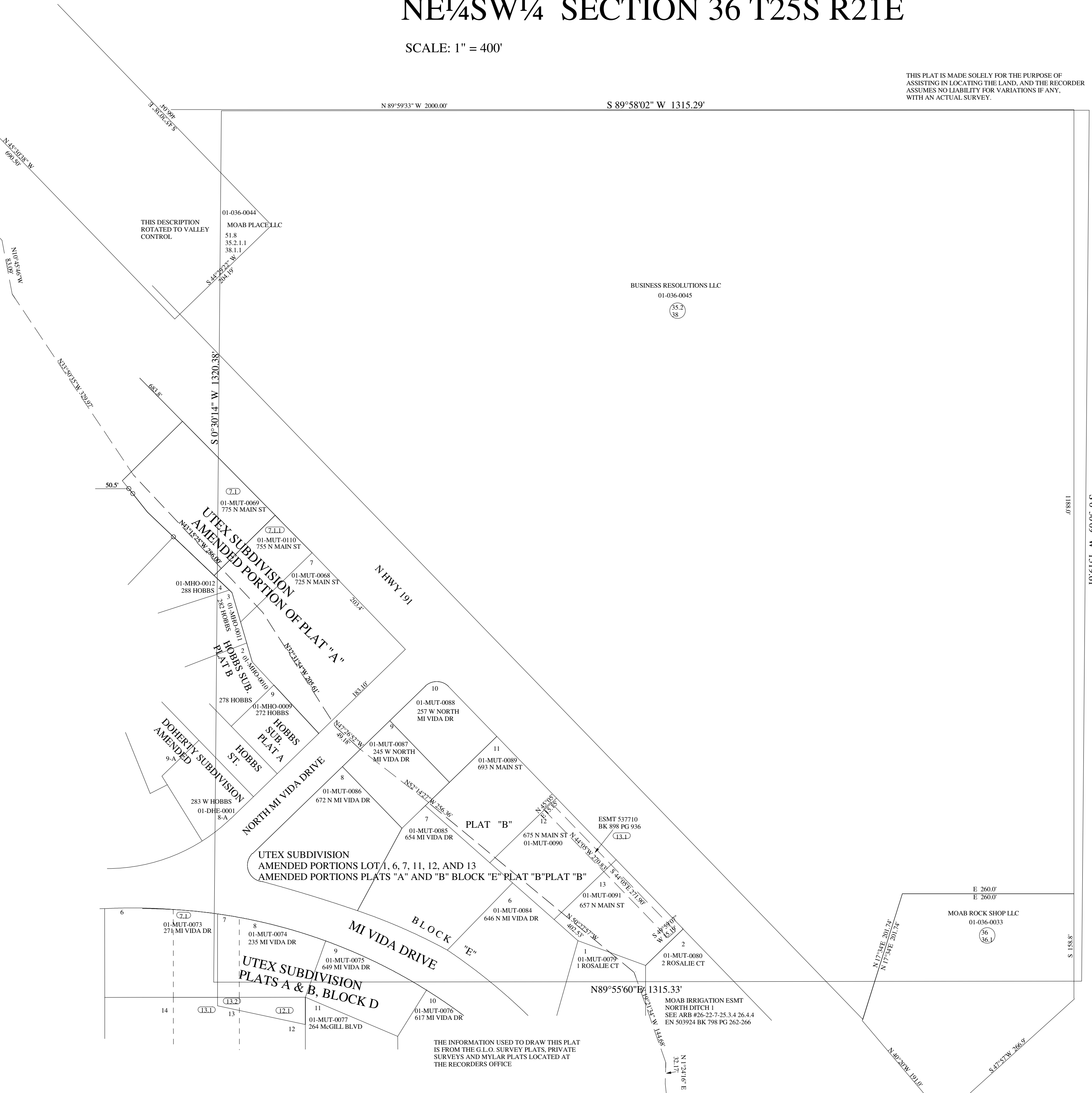
SOUTH & WEST LINE SECTION 36 APPORTIONED
USING VALLEY CONTROL

NOTE: THE EAST HALF OF SECTION 36 WAS SURVEYED IN 1911
AND APPROVED IN 1914

NE¹/₄SW¹/₄ SECTION 36 T25S R21E

SCALE: 1" = 400'

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS IF ANY, WITH AN ACTUAL SURVEY.



THE INFORMATION USED TO DRAW THIS PLAT IS FROM THE G.L.O. SURVEY PLATS, PRIVATE SURVEYS AND MYLAR PLATS LOCATED AT THE RECORDERS OFFICE

S 0°30'09\" W 1319.61'

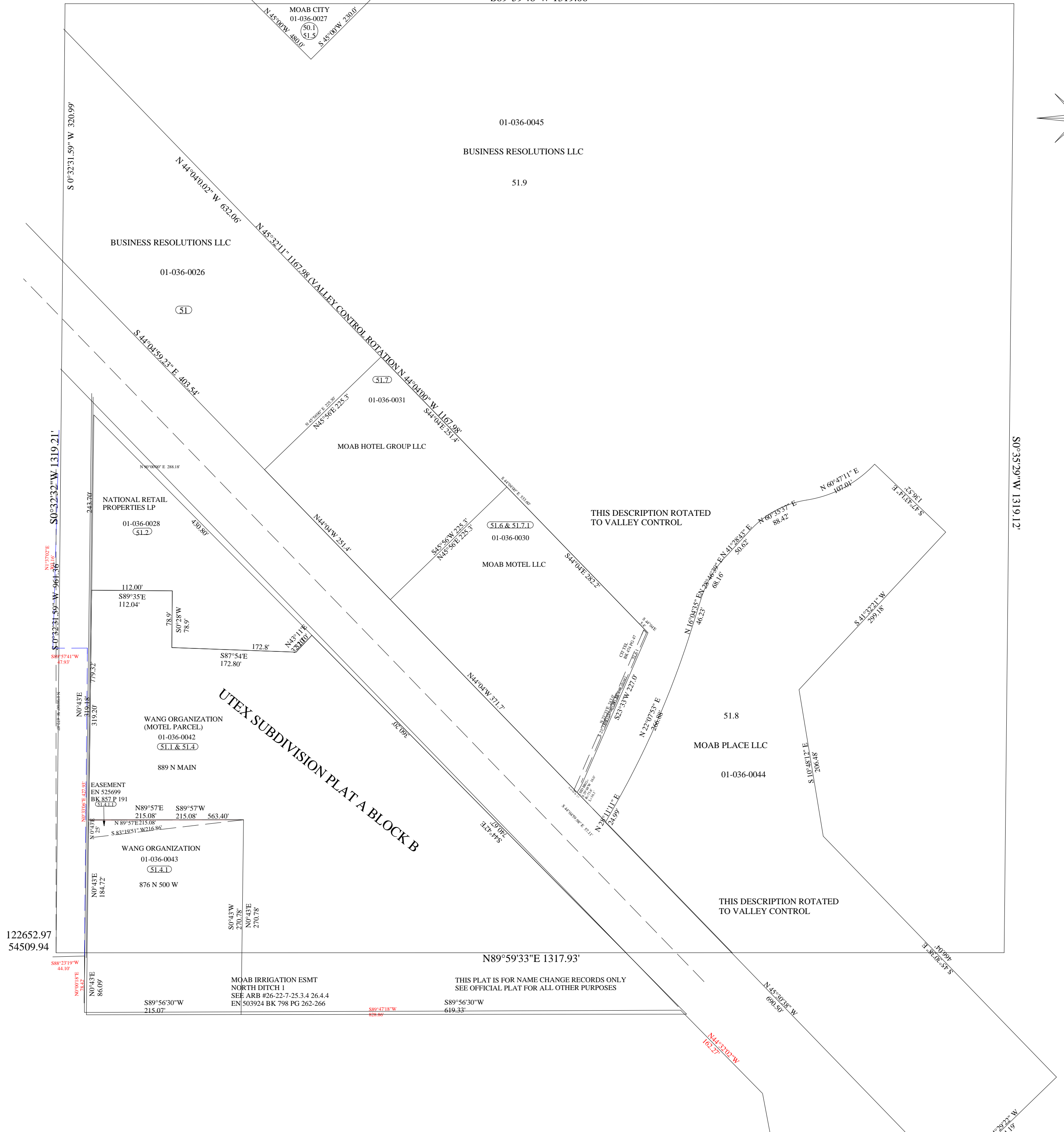
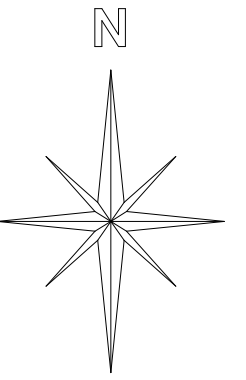
1188.0'

8851.8'

SW1/4NW1/4 SECTION 36 T25S R21E

SCALE: 1" = 100'

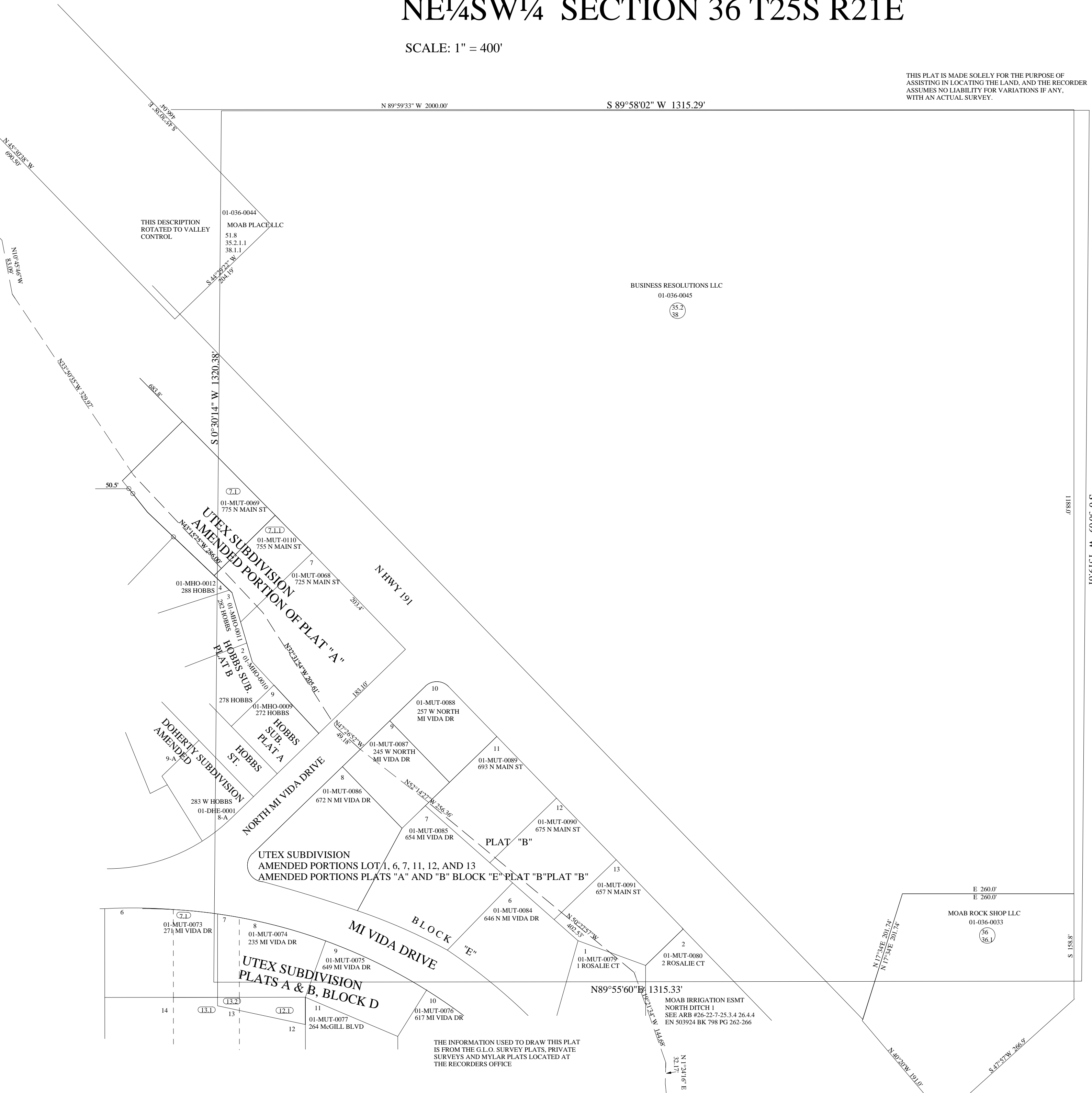
S89°59'48"W 1319.06'



NE¹/₄SW¹/₄ SECTION 36 T25S R21E

SCALE: 1" = 400'

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS IF ANY, WITH AN ACTUAL SURVEY.

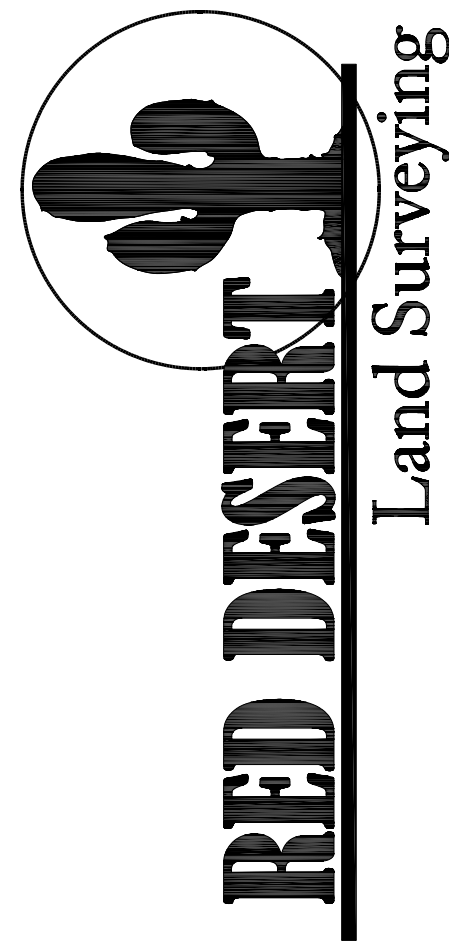


THE INFORMATION USED TO DRAW THIS PLAT IS FROM THE G.L.O. SURVEY PLATS, PRIVATE SURVEYS AND MYLAR PLATS LOCATED AT THE RECORDERS OFFICE

S 0°30'09\" W 1319.61'

1188.0'

885.8' S



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

	CLEAN OUT		SAN SEWER LINE
	WATER VALVE		WATER MANGLE
	CABLE BOX		TELEPHONE PEDESTAL
	STOP SIGN		GAS METER
	SIGN		GAS METER PEDESTAL
	CONTOURS		FENCE
	ASPHALT		RECORD DATA
	MEASURED DATA		CALCULATED DATA
	PROPERTY FOUND		BUILDING SETBACKS
	PROPERTY CORNER SET		PUBLIC UTILITY EASEMENT (P.U.E.)
	MAG NAIL FOUND		PROPERTY ADJOINING
	MAG NAIL SET		
	BLOCK CORNER		
	CENTERLINE MONUMENT		

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
151 South 200 East
Moab, Utah 84532

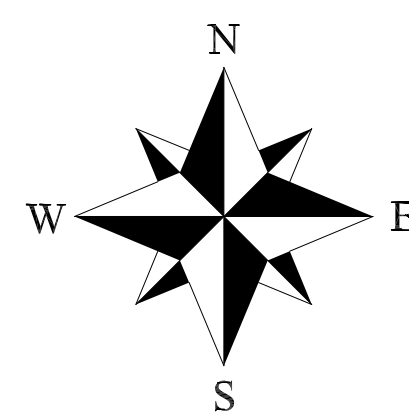
PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:
Bynum Group

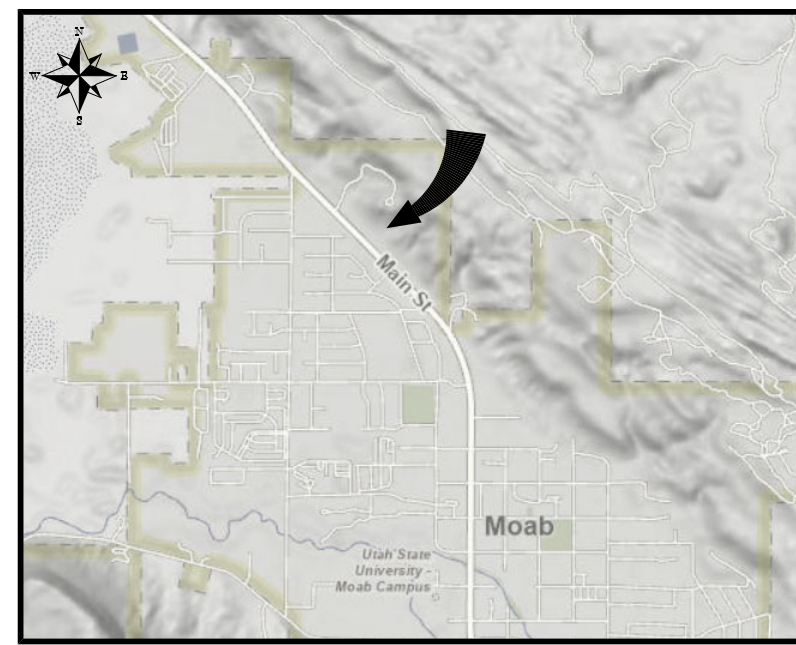
DATE:
05/07/2024

JOB NUMBER:
043-24

SHEET 1 OF 1



SCALE: 1" = 200'



VICINITY MAP

NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 10°48'12" W	206.48'
L2	N 41°32'21" E	298.16'
L3	N 47°43'14" W	138.52'
L4	S 41°28'43" W	50.62'
L5	S 18°04'35" W	46.23'
L6	S 28°11'11" W	21.06'
L7	N 28°46'53" E	17.15'
L8	N 22°04'49" E	227.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	155.00'	108.98'	107.01'	S 60°47'11" W
C2	135.00'	90.08'	88.42'	N 80°35'37" E
C3	155.00'	68.72'	68.16'	S 28°46'39" W
C4	1265.00'	267.37'	266.68'	S 22°07'53" W

LOCATED IN THE WEST HALF OF SECTION 36,
TOWNSHIP 25 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR NOTES

THE BASIS OF BEARING IS N 00°48'22" W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE PARCEL INTO TWO LOTS.

5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

DOMINION ENERGY UTAH – NOTE:
Questar Gas Company, dba Dominion Energy Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes, and does not constitute of guarantee of particular terms of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532
QUESTAR GAS COMPANY
Dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20____

By _____

Title _____

APPROVAL BY MOAB CITY PLANNING COORDINATOR

APPROVED THIS _____ DAY OF _____ AD, 20____

COORDINATOR _____

APPROVAL BY MOAB CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____ AD, 20____

DIRECTOR _____

APPROVAL BY MOAB CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ AD, 20____

CITY ATTORNEY _____

APPROVAL BY MOAB CITY ENGINEER

APPROVED THIS _____ DAY OF _____ AD, 20____

CITY ENGINEER _____

APPROVAL BY MOAB CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ AD, 20____

CHAIR _____

APPROVAL BY MOAB CITY COUNCIL

APPROVED THIS _____ DAY OF _____ AD, 20____

MOAB CITY MAYOR _____

ATTEST: _____

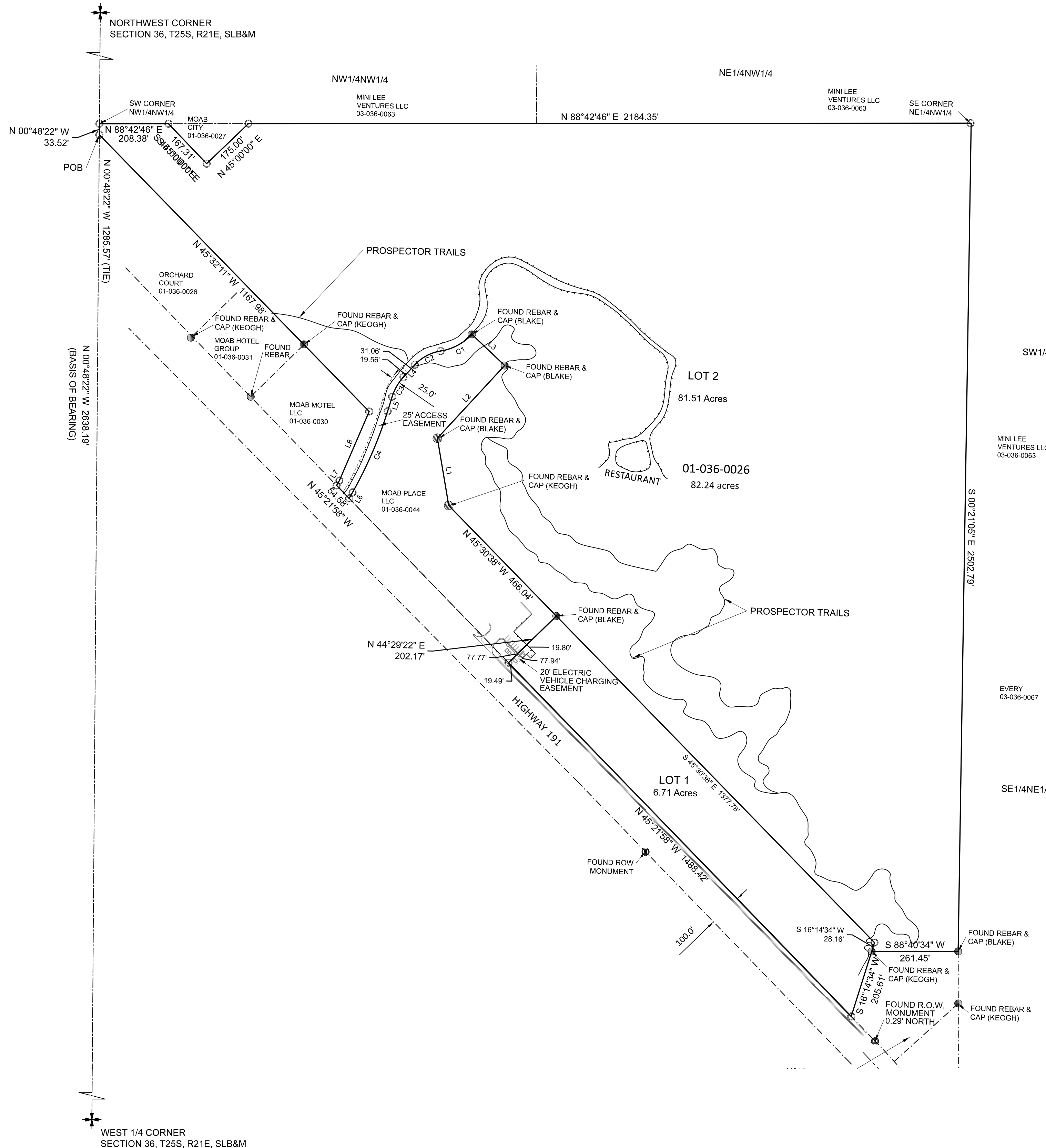
GRAND COUNTY RECORDER

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____

DATE _____ BOOK _____ PAGE _____ FEE _____

COUNTY RECORDER _____

FINAL PLAT OF
CHINLIE SUBDIVISION
A SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 36,
TOWNSHIP 25 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as CHINLIE SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake _____ DATE _____
License No. 7540504

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

Beginning at a point being along the section line N 00°48'22" W 1285.57 feet from the West Quarter corner of Section 36, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and proceeding along said line North 00°48'22" West 33.52 feet to the southwest corner of the NW1/4NW1/4 of said Section 36; thence North 88°42'46" East 208.38 feet to a point on the Moab City parcel; thence with said parcel the following two courses: South 45°00'00" East 167.31 feet; thence North 45°00'00" East 175.00 feet; thence North 88°42'46" East 2184.35 feet to the Southeast corner of the NE1/4NW1/4 of said Section 36; thence South 00°21'05" East 2502.79 feet to the northwest corner of the Rock Shop parcel; Thence with said parcel the following two courses: South 88°40'34" West 261.45 feet; thence South 16°14'34" West 205.61 feet to a point on the northeasterly right-of-way of US Highway 191; Thence with said right-of-way North 45°21'58" West 1488.42 feet to the Hyatt Hotel parcel; Thence with said parcel North 44°29'22" East 202.17 feet; thence North 45°30'38" West 466.04 feet; thence North 10°48'12" West 206.48 feet; thence North 41°32'21" East 299.18 feet; thence North 47°43'14" West 136.52 feet; thence with a curve having a radius of 165.00 feet, to the right with an arc length of 108.98 feet, (a chord bearing of South 60°47'11" West 107.01 feet); thence with a reverse curve having a radius of 135.00 feet, to the left with an arc length of 90.08 feet, (a chord bearing of South 60°35'37" West 88.42 feet); thence South 41°28'43" West 50.62 feet; thence with a curve having a radius of 155.00 feet, to the left with an arc length of 68.72 feet, (a chord bearing of South 28°46'39" West 68.16 feet); thence South 16°04'35" West 46.23 feet; thence with a curve having a radius of 1265.00 feet, to the right with an arc length of 267.37 feet, (a chord bearing of South 22°07'53" West 266.68 feet); thence South 28°11'11" West 21.06 feet to a point on the northeasterly right-of-way of US Highway 191; thence with said right-of-way North 45°21'58" West 54.58 feet to a point on the hotel parcel; thence with said parcel the following three courses: North 28°46'53" East 17.15 feet; thence North 22°04'49" East 227.00 feet; thence North 45°32'11" West 1167.98 feet, to the point of beginning, having an area of 88.22 acres, more or less.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as CHINLIE SUBDIVISION and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements (and private roads) shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

?????
BUSINESS RESOLUTIONS LLC

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____ }

ON THE _____ DAY OF _____ 2024, PERSONALLY APPEARED BEFORE ME, _____, MANAGER, BUSINESS RESOLUTIONS LLC, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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

Moab Planning Commission Agenda Item

La Dolce Vita Minor Subdivision

Meeting Date: October 24, 2024

Title: Consideration and Possible Conditional Recommendation of Moab City Resolution 30-2024, A Resolution Approving the La Dolce Vita Minor Subdivision for the Property Located at 808 & 812 S Main Street, Moab, Utah 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Draft Moab City Resolution 30-2024
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Draft Survey Plat

Options:

1. Forward a Positive Conditional Recommendation to City Council on Resolution 30-2024, with or without modifications; or
2. Continue or table item and give specific direction to the applicant and City Staff as to additional information needed to make a decision; or
3. Forward a Negative Recommendation, giving specific findings for the decision.

Motion for Positive Conditional Recommendation: I move that Moab City Planning Commission forward a positive conditional recommendation to the City Council on Moab City Resolution 30-2024, A Resolution Approving the La Dolce Vita Minor Subdivision of property located at 808 & 812 S Main Street, Moab, Utah 84532, with the following conditions:

1. All outstanding comments shall be addressed to the satisfaction of the Moab City Planning Director prior to City Council Approval; including:
 - a. The plat map needs to show the location of both water existing water services and the fire line for the back building. An easement for the water service and fire line to the back lot needs to be included on the plat.
 - b. Existing structures located on the proposed property line be moved or removed prior to final recording of the plat.
 - c. PUE and the Enbridge Signature block for the existing gas service line to the restaurant in lot 1; contact Callie Whitney directly.

Applicant: Terence Thompson

Background:

Applicant and property owner, Terence Thompson, submitted the City of Moab Minor Subdivision Application on September 27, 2024, for the two-lot subdivision of property located at 808 & 812 S Main Street, Moab, UT. On October 22, 2024, Development Review Team Comments were submitted to the applicant to be addressed prior to advancing to City Council for final review. The minor subdivision application has been submitted for Planning Commission review and possible recommendations on October 24, 2024.

Project Summary:

Location: 808 & 812 S Main Street, Moab, Utah 84532
Property Owner: Terence Thompson
Parcel Size: 43552 sf (0.99 acres)
Proposed Lot 1: 21,571 sf (0.50 acres)
Proposed Lot 2: 21,972 sf (0.50 acres)
Zoning: C-4 General Commercial Zone

Narrative Summary:

The Applicant is proposing to subdivide the existing property into two separate lots with no current proposed development or redevelopment on either property.

Process:

MMC Section 16.08.020 allows for exceptions to the final plat hearing process for minor subdivisions of five lots or less. These applications must be reviewed by the Planning Commission and referred to Council with a recommendation, as noted below.

“MMC Section 16.08.020, *Exceptions--Final plat*, discusses the process and required documents

In subdivisions of less than five lots, land may be sold after recording of a plat, if all the following conditions are met:

- A. The subdivision plan shall have been approved by the planning commission, the planning coordinator, the city engineer, the city attorney, other agencies the zoning administrator deems necessary, and the city council;
- B. The subdivision is not traversed by lines of a proposed street, and does not require the dedication of any land for street or other purposes;
- C. Each lot within the subdivision meets the frontage width and area requirements of the zoning title or has been granted a variance from such requirements by the appeal authority;
- D. All final plat requirements shall be complied with;
- E. All provisions of Chapter 16.20 of this title shall be complied with; and
- F. The water supply and sewage disposal shall have been approved by the utility supervisor

CITY OF MOAB RESOLUTION NO. 30-2024

**A RESOLUTION 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

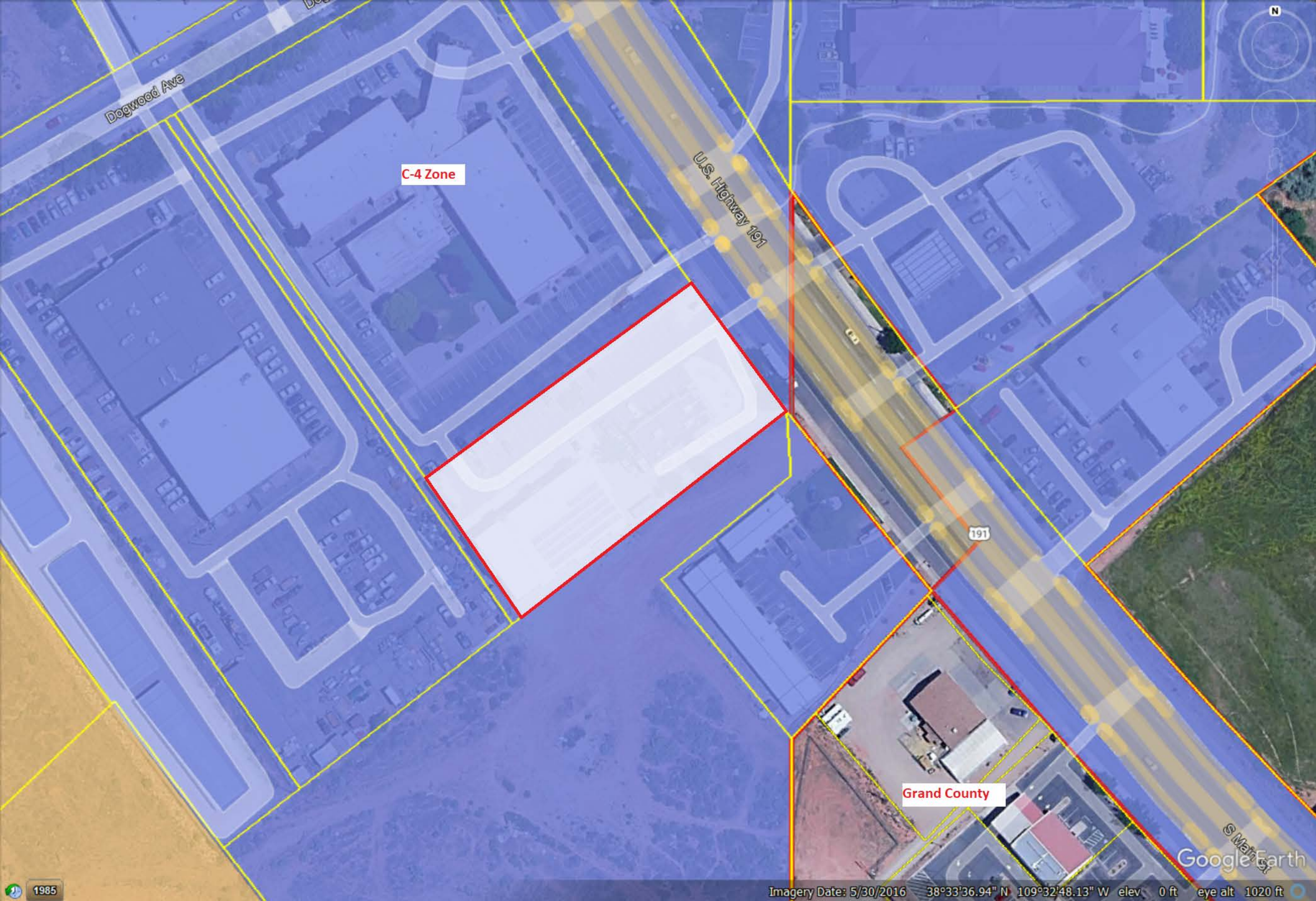
- a. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the minor subdivision as required in the Moab Municipal Code (MMC) Chapter 16; and
- b. The property is located in the C-4 General Commercial Zone, and the proposed lot division complies 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 (0.50 acres), and Lot 2: 21,972 sf (0.50 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 November 12, 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 APPROVED.

PASSED AND APPROVED in open City Council by a majority vote of the Governing Body of Moab City Council on November 12, 2024.

SIGNED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, Recorder



Dogwood Ave

C-4 Zone

U.S. Highway 101

101

Grand County

S Main St

Google Earth

Imagery Date: 5/30/2016 38°33'36.94" N 109°32'48.13" W elev. 0 ft eye alt 1020 ft

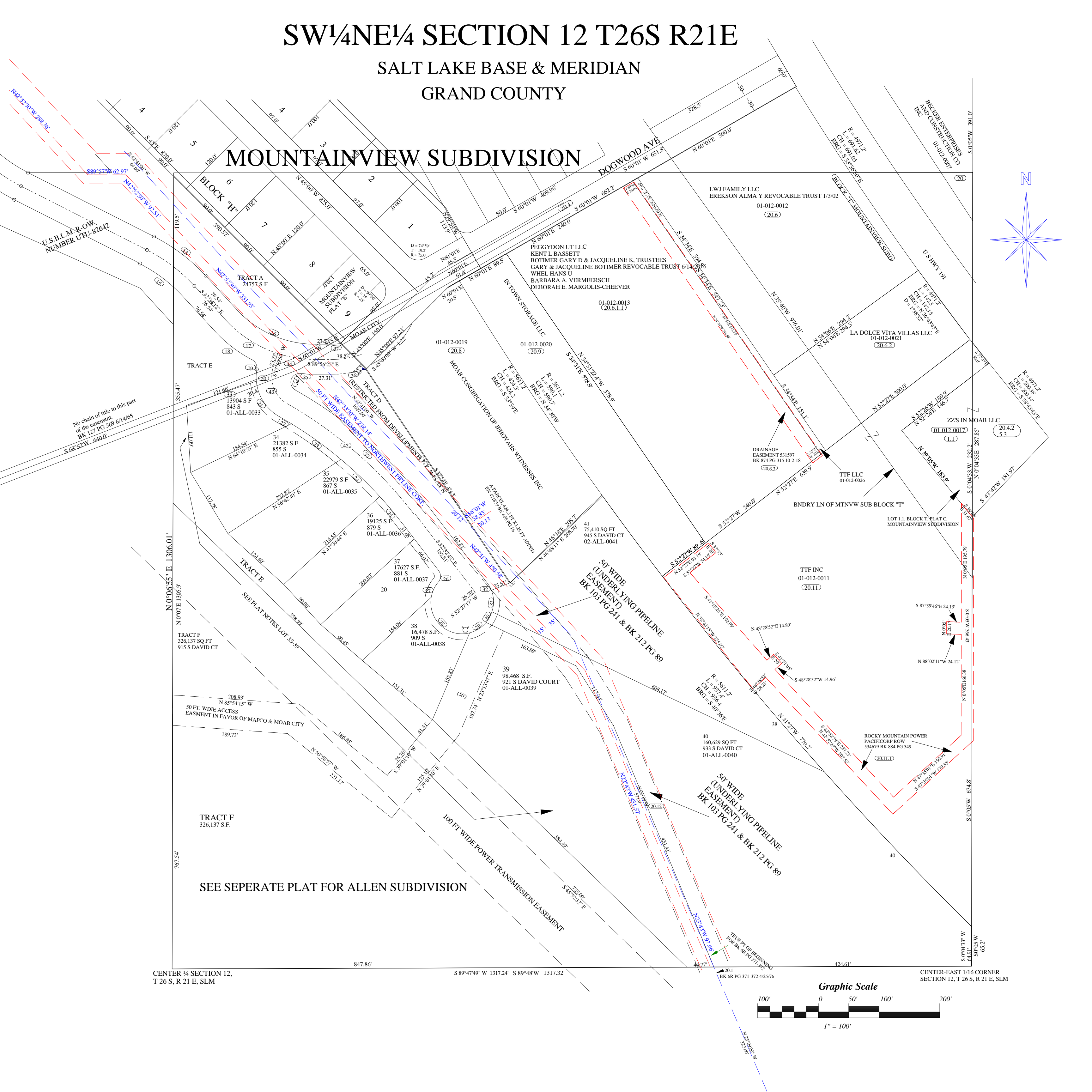
1985

SW¹/₄NE¹/₄ SECTION 12 T26S R21E

SALT LAKE BASE & MERIDIAN

GRAND COUNTY

MOUNTAINVIEW SUBDIVISION

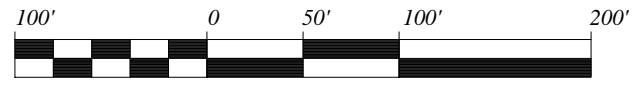


CENTER 1/4 SECTION 12,
T 26 S, R 21 E, SLM

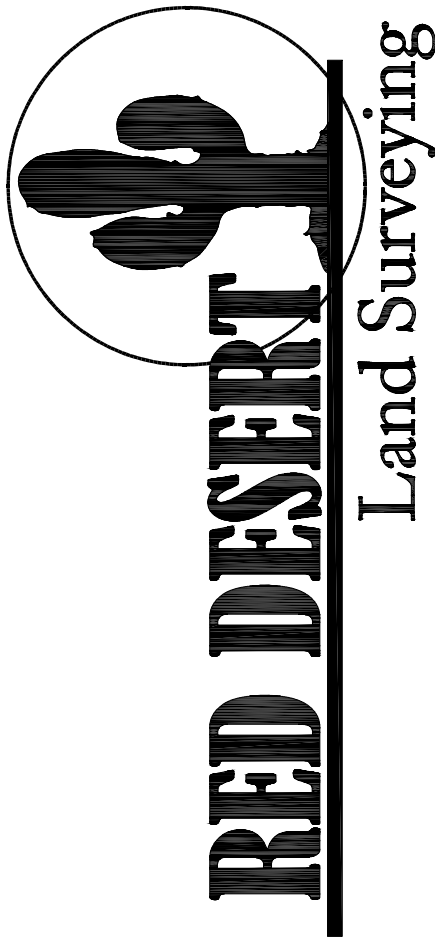
S 89°47'49" W 1317.24' S 89°48' W 1317.32'

CENTER-EAST 1/16 CORNER
SECTION 12, T 26 S, R 21 E, SLM

Graphic Scale



1" = 100'



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

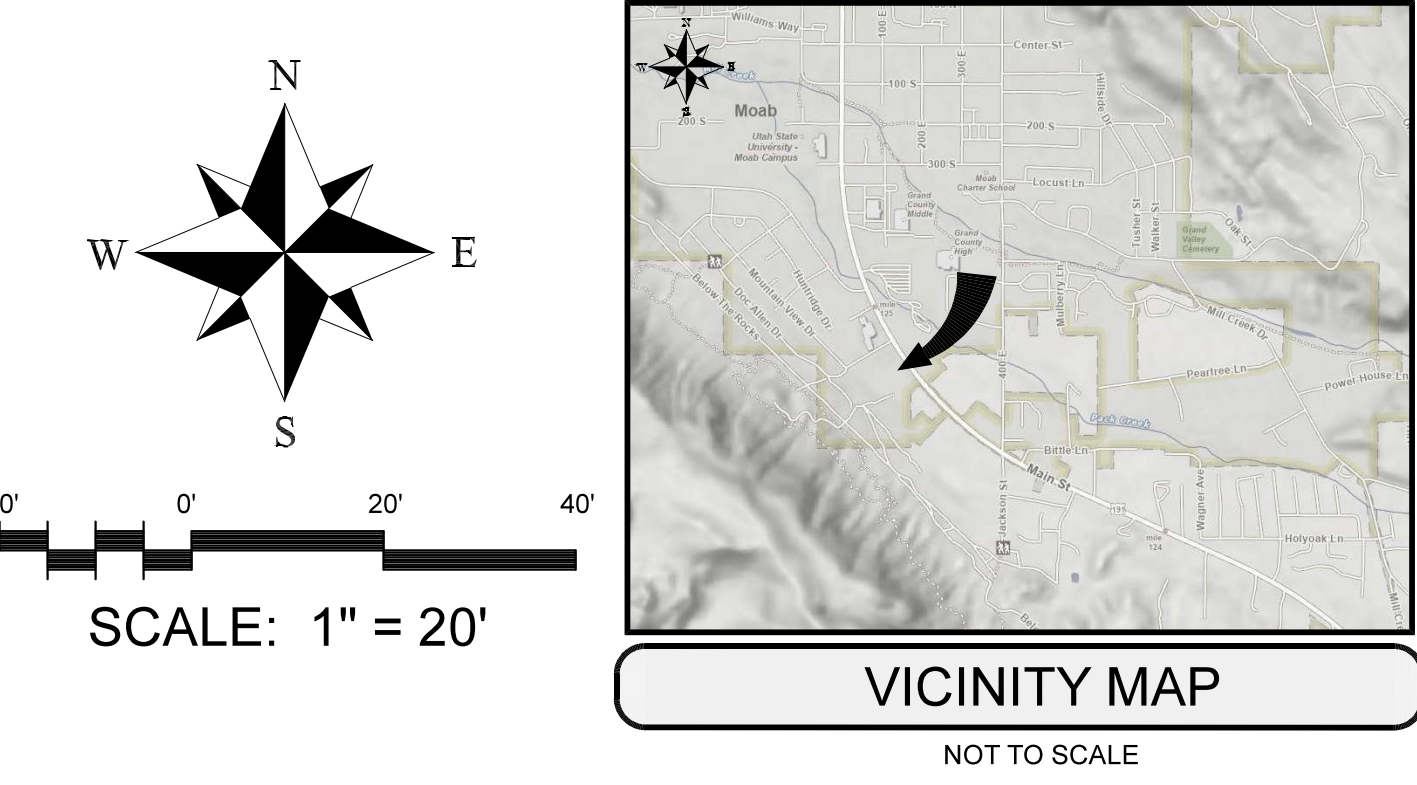
	CLEAN OUT		WATER LINE
	SAN SEWER LINE		WATER VALVE
	SEWER MANHOLE		WATER METER
	CABLE BOX		WATER MANHOLE
	CABLE PEDESTAL		HYDRANT
	STOP SIGN		TELEPHONE PEDESTAL
	SIGN		GAS METER
	CONTOURS		GAS PEDESTAL
	FENCE		GAS LINE
	ASPHALT		(M) MEASURED DATA
	PROPERTY LINE		(C) CALCULATED DATA
	FOUND CORNER		PUBLIC UTILITY EASEMENT (P.U.E.)
	MISSING CORNER		PROPERTY ADJOINING
	NAIL FOUND		
	BLOCK CORNER		
	SECTION MONUMENT		

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
812 & 808 S Main
Moab, Utah 84532

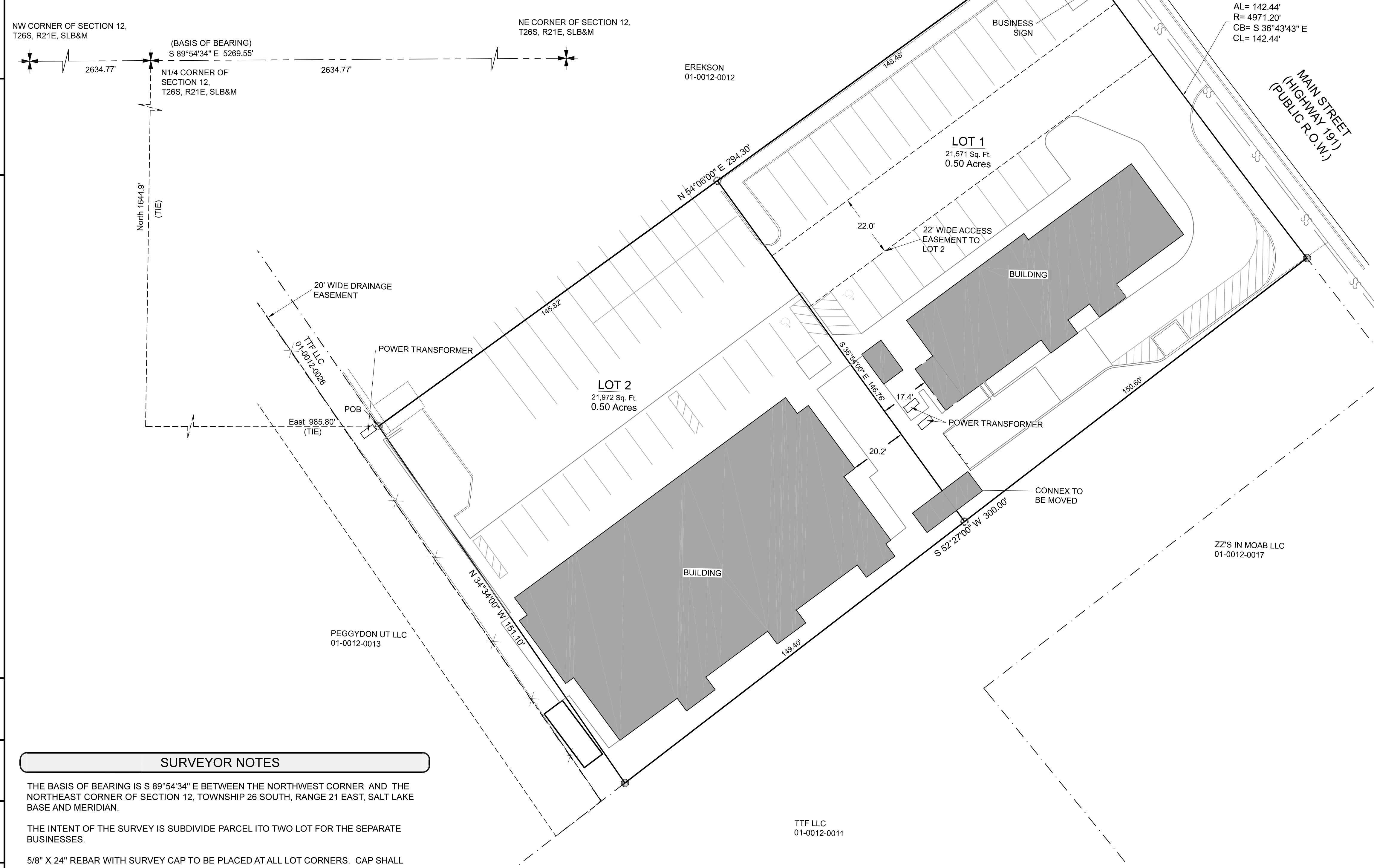
PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:
Terence Thompson



LA DOLCE VITA SUBDIVISION

A SUBDIVISION LOCATED WITHIN THE
NE 1/4 OF SECTION 12, T26S, R21E, SLB&M



SURVEYOR NOTES

THE BASIS OF BEARING IS S 89°54'34" E BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE PARCEL ITO TWO LOT FOR THE SEPARATE BUSINESSES.

5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as LA DOLCE VITA SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake _____ DATE _____
License No. 7540504

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

Beginning at a corner from whence the North 1/4 corner Section 12, Township 26 South, Range 21 East, Salt Lake Base and Meridian, bears North 1644.9 feet and west 985.8 feet; and proceeding thence North 54°06' East 294.3 feet to a corner on the Westerly right-of-way of Highway 191; thence with said right-of-way along a 4971.2 foot radius curve to the left 142.44 feet (RECORD=142.5') (chord bearing S 36°43'43" E 142.44 feet); thence South 52°27' West 300.0 feet to a corner; thence North 34°34' West 151.1 feet to the point of beginning, having an area of 43,544 sq. ft., 1.00 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as LA DOLCE VITA SUBDIVISION and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements (and private roads) shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____ }

ON THE _____ DAY OF _____ 2020, PERSONALLY APPEARED BEFORE ME, TERENCE THOMPSON, MANAGER, LA DOLCE VITA VILLAS, L.L.C., a Utah limited liability company, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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

TERENCE THOMPSON, MANAGER
LA DOLCE VITA VILLAS, L.L.C.,
a Utah limited liability company

APPROVAL BY MOAB CITY PUBLIC WORKS APPROVED THIS _____ DAY OF _____ AD, 20____ DIRECTOR _____	APPROVAL BY MOAB CITY ATTORNEY APPROVED THIS _____ DAY OF _____ AD, 20____ CITY ATTORNEY _____	APPROVAL BY MOAB CITY ENGINEER APPROVED THIS _____ DAY OF _____ AD, 20____ CITY ENGINEER _____	APPROVAL BY MOAB CITY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ AD, 20____ CHAIR _____	APPROVAL BY MOAB CITY COUNCIL APPROVED THIS _____ DAY OF _____ AD, 20____ MOAB CITY MAYOR _____ ATTEST: _____	GRAND COUNTY RECORDER STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____ DATE _____ BOOK _____ PAGE _____ FEE _____ COUNTY RECORDER _____
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