CITY OF   
MOAB   
Moab City   
Council   
July 10, 2018   
Pre -Council Workshop   
6: oo P.M.   
REGULAR COUNCIL   
MEETING   
7: oo P.M.   
Moab City Council Chambers   
City Center   
(aid East Center Street)   
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CITY OF   
MoAg   
City Council   
Regular Council Meeting   
City Council Chambers   
Tuesday, July io, 2018 at 6:0o p.m.   
217 East Center Street   
Moab, Utah 84532   
Main Number (435) 259-5121   
Fax Number (435) 259-4135   
[www.moabcity.org](http://www.moabcity.org)   
6:0o p.m. JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP   
■ Conditional Use Changes - Follow-up Briefing   
■ Briefing on Planned Affordable Development (PAD) - Solicit   
Direction from Council   
7:oo p.m. CALL TO ORDER AND PLEDGE OF ALLEGIANCE   
SECTION 1: MAYOR AND COUNCIL REPORTS   
SECTION 2: ADMINISTRATIVE REPORTS   
SECTION 3: CITIZENS TO BE HEARD   
SECTION 4: SPECIAL EVENTS/VENDORS/BEER LICENSES   
4-1 Moab Rotary April Action Car Show - April 26 to 28, 2019   
4-1-1 Special Event License   
4-1-2 Special Use of Swanny City Park Use Permit   
4-1-3 Consideration of a Fee Waiver Request in an Amount not to   
exceed $4,735   
4-2 Moab Pride Festival — September 29, 2018   
4-2-1 Special Event License   
4-2-2 Special Use of Swanny City Park Permit   
4-2-3 Consideration of a Fee Waiver Request in an Amount not to   
exceed $1,415   
SECTION 5: NEW BUSINESS   
5-1 Approval of Proposed Resolution #30-2018 — A Resolution of the   
Governing Body of the City of Moab Declaring Certain Property Owned   
by the City of Moab as Surplus   
5-2 Approval of Proposed Resolution #31-2018 — A Resolution Concerning   
the Authorization of the Governor's Office of Energy Development to   
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Conduct the Commercial Property Assessed Clean Energy District   
within Moab and Discussion and Possible Action on Proposed   
Resolution #32-2o18 — A Resolution Urging Congress to Levy a   
Revenue -Neutral Fee on the Carbon in Fossil Fuels   
5-3 Request to Send Proposed Resolution #32-2018 — A Resolution   
Adopting a Schedule Adjustment for the Wastewater Service Rates to a   
Public Hearing on July 25, 2018 at Approximately 7:3o p.m.   
5-4 Additional Discussion Regarding Planned Affordable Development (if   
necessary)   
SECTION 6: APPROVAL OF BILLS AGAINST THE CITY OF MOAB   
Planned Affordable Development (PAD)

Title: Discussion of an Ordinance to Provide Affordable, Deed Restricted Housing in Moab   
Date Submitted: July 3, 2018   
  
Background/Summary:   
Initiated by City of Moab Staff in 2014, the intent of the Planned Affordable Development (PAD)   
ordinance is to provide optional higher density, deed -restricted affordable housing within the City.   
Several tools are proposed in the ordinance and include: 

* Higher development intensities than what are allowed under current zoning regulations;
* Thirty-year deed restrictions for housing constructed using this development tool;
* Use of the minimal building code floor area requirement for home size.
* The ordinance is a serious attempt to increase the number of housing units to realize a level of affordable density in Moab. With a possible lot area of one thousand (1,000) square feet per dwelling, the city could realize housing of 36-40 units per acre. This is in line with the recently conducted Housing Feasibility Study that suggested this density range was necessary to begin addressing the housing issue.

Chapter 17.68   
PLANNED AFFORDABLE DEVELOPMENT   
  
Sections:   
17.68.010 Purpose   
17.68.020 Definitions   
17.68.030 Permitted Locations   
17.68.040 Allowable Densities   
17.68.050 Performance Standards   
17.68.060 Application Review Procedures   
17.68.070 Submittal Requirements   
17.68.080 Subdivision and Site Plan Requirements   
17.68.090 Miscellaneous Provisions   
17.68.100 Appeal Procedures   
17.68.110 Development Improvements Agreement   
17.68.120 Affordability Controls   
17.68.130 Land Use Restriction Agreement and Covenants   
17.68.140 Impact Fees   
17.68.150 Enforcement   
17.68.010 Purpose   
A. The purpose of this Chapter is to allow Planned Affordable Developments (PAD)   
that provide incentives for the development of affordable housing, while preserving the intent   
of the underlying zone in which a PAD is developed. In order to qualify as PAD affordable   
housing units within a development are subject to deed restrictions that preserve the   
affordability of the units for a period of not less than thirty (30) years. The affordability controls   
provided in this Chapter are voluntary, entered into by contract between the City and the   
applicant in exchange for the zoning concessions authorized herein.   
B. As applicable to PAD developments, the provisions of this Chapter supersede any   
conflicting or inconsistent provisions which may be found elsewhere in the Moab Municipal   
Code.   
17.68.020 Definitions   
A. The following definitions apply in this Chapter:   
1. "Adjacent" means a parcel of land that shares a boundary with the parcel of real   
property included in an application under this Chapter.   
2. "Advisory Documents" means planning documents adopted by the City from   
time to time, including: the Moab General Plan; Storm Water Management Master Plan;

11. "Final Plat" means a map of a subdivision under this Chapter which has been   
surveyed by a licensed professional land surveyor and acknowledged by the owner, and which   
accurately depicts streets, alleys, easements, blocks, lots, survey monuments, public/private   
improvements, and other attributes of a PAD subdivision.   
12. "Final Site Plan" means a map of a rental development under this Chapter which   
has been surveyed by a licensed professional land surveyor and acknowledged by the owner,   
and which accurately depicts streets, alleys, easements, blocks, lots, survey monuments,   
building envelopes, public/private improvements, and other attributes of a PAD rental   
development.   
13. "Household" means a person living alone, or two or more persons, whether   
related by blood or marriage or not, who reside together in a single dwelling unit.   
14. "HUD" means the United States Department of Housing and Urban   
Development.   
15. "Land Use Restriction Agreement (LURA)" means a contract between the City of   
Moab and an affordable housing Developer or Subdivider which is recorded as an encumbrance   
upon the real property to be developed, and which provides for continued enforcement of the   
affordability provisions of this Chapter for a duration of not less than thirty (30) years. A LURA   
shall run with the land and be binding upon the parties and their successors in title, as provided   
by its terms.   
16. "Lot" means a tract of land defined in an approved plat which is developed for   
housing and which may be conveyed to a buyer by deed.   
17. "Market Rate" means a housing unit offered for sale or lease which is not   
subject to the affordability controls of this Chapter.   
18. "Monitoring Agency" means the City of Moab, or its designee, charged with   
monitoring and/or enforcement of the affordability provisions which accompany any affordable   
housing developed pursuant to this Chapter, including any LURA provisions.   
19. "Original Purchase Price" means the actual sales price for affordable housing   
units developed under this Chapter calculated as follows: principal, interest, taxes, and   
insurance (PITI) on the unit shall not exceed thirty percent (30%) of the Grand County AMI for a   
household of four (4) divided by twelve (12) months. Assumptions used to calculate the OPP   
shall be i) a five (5) percent down payment; ii) a thirty (30) year mortgage term; and iii) a   
mortgage rate equal to the prevailing First Home rate, or its equivalent, of the Utah Housing   
Corporation.

20. "Overnight Accommodations" means short term rentals for a period of less than   
thirty (30) days provided to visitors, tourists, or similar persons who do not have a long term   
residence in Moab or Grand County.   
21. "Public Dedication" means streets, sidewalks, parks, open space, trails, or other   
areas of land or improvements to be dedicated to public use under this Chapter.   
22. "Preliminary Plan" means a map of a rental development proposed under this   
Chapter which has been surveyed by a licensed professional land surveyor and acknowledged   
or authorized by the owner, and which accurately depicts streets, alleys, easements, blocks,   
lots, survey monuments, building envelopes, public/private improvements, utilities, and other   
attributes of a proposed PAD rental development. The Preliminary Plan shall include such other   
submittals as to planned improvements as are required by this Chapter.   
23. "Preliminary Plat" means a map of a subdivision development proposed under   
this Chapter which has been surveyed by a licensed professional land surveyor and   
acknowledged or authorized by the owner, and which accurately depicts streets, alleys,   
easements, blocks, lots, survey monuments, building envelopes, public/private improvements,   
utilities, and other attributes of a proposed PAD subdivision. The Preliminary Plat shall include   
such other submittals as to planned improvements as are required by this Chapter.   
24. "Preliminary Approval' means an approval, with or without conditions, given by   
the land use authority that provides the necessary authority for an applicant to proceed with   
the preparation of the Final Plat or the Final Plan.   
25. "Project Area" means a defined tract of land, including all subsequent   
development phases, that is proposed for a PAD development application.   
26. "Setback" means the minimum distance from a specified boundary that a   
structure or other feature must be located.   
27. "Subdivider" means any person creating a subdivision pursuant to this Chapter   
and offering affordable housing units or lots for sale to eligible persons.   
28. "Subdivision" means a described tract of land that has been surveyed by a   
licensed professional land surveyor and acknowledged or authorized by the owner, that   
describes two or more lots which may be conveyed to buyers, and that accurately depicts   
streets, alleys, easements, blocks, lots, survey monuments, and other attributes of a proposed   
PAD subdivision development.   
29. "Site Plan" means a map of a rental development proposed under this Chapter   
which has been surveyed by a licensed professional land surveyor and acknowledged or   
authorized by the owner, and which accurately depicts streets, alleys, easements, blocks, lots,

survey monuments, building envelopes, public/private improvements, utilities, and other   
attributes of a proposed PAD rental development.   
30. "Unit" means a residential dwelling containing, at minimum, a kitchen,   
bathroom (sink, toilet, and a shower or bathtub), bedroom (or sleeping area), living area,   
parking, and storage space. A residential unit may contain more than one bedroom, depending   
upon the needs of the development and the housing market. Each housing unit shall be   
defined to have non-exclusive access to common elements within the particular development. 

17.68.030 Permitted Locations and Housing Types   
A. Subject to the provisions of this Chapter, Planned Affordable Developments shall   
be allowed in the following zoning districts:   
1. Residential Zones: R-2, R-3, R-4, MH/RV-1 zones;   
2. Commercial Zones: C-1, C-2, C-4, and C-5 zones.   
B. Housing types for a PAD developments shall conform to the types permitted in   
the underlying zoning district, except that apartments or similar multi -family housing types shall   
be permitted in PAD developments in the R-2 zoning district. 

17.68.040 Minimum Project Area; Subdivision Lot Sizes   
A. Provided that all requirement of this Chapter can be met, there is no minimum   
project area required for a PAD development.   
B. Minimum lot sizes for PAD subdivision lots shall be as follows:   
R-2 Planned Affordable Developments   
Affordability Level   
Very Low   
Minimum   
Lot Size (sq. feet)   
2000   
Low 2400   
Moderate 3000   
Market Rate 5000   
R-3/R-4/C-1/C-2/C-4/C-5   
Planned Affordable Development   
Affordability Level   
Very Low   
Low   
Moderate   
Market Rate   
Minimum Lot   
Size (sq. feet)   
1000   
1200   
1500   
2000   
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Workshop

17.68.050 Performance Standards   
A. Affordability Concept. All applications shall provide housing which contains a   
combination of one bedroom (or studio), two bedroom, and three bedroom units. The   
application shall demonstrate that the units for sale or rent qualify as affordable housing, as   
defined by this Chapter. Market rate units shall not exceed twenty percent (20%) of total units   
in the development. Units developed under this Chapter (including affordable and market rate   
units) shall not be used or offered as overnight accommodations.   
B. Minimum Unit Sizes. All housing units developed under this Chapter shall   
contain, at minimum: a kitchen; bathroom, including a sink, toilet, shower (or bathtub);   
bedroom (or sleeping area); living area; parking; and storage space. Housing units may contain   
multiple bedrooms or other functional spaces as needed. All housing units, and rooms within   
those units, shall comply with applicable building code minimum requirements, including the   
International Residential Code, as adopted by the State of Utah:   
Room Requirement   
Habitable Rooms: 70 square feet   
Min. Dimension: at least 7 feet   
Min. Height: 7 feet   
Areas Under 5' High: excluded from room   
area calculation   
1. C. Height of structures. The maximum building height of all buildings in a PAD   
development shall be as follows:   
R-2, R-3, and R-4 Zoning District: 30 feet   
C-1, C-2, C-4, C-5 Zoning District: 40 feet   
1. Building height shall be measured from the average finished grade of the   
building to the midpoint of the highest peak of the roof.   
D. Setbacks; Adjacent Solar Access. Except as necessary to preserve solar access, as   
set forth in subsection 1, below, the front, back, and side setbacks of a PAD development shall

be determined by the underlying zoning district. Side setbacks between buildings shall be   
governed by the applicable building code, which may allow party walls.   
1. PAD developments may be required to provide additional setbacks where   
necessary to provide adequate solar access to adjacent properties   
located immediately to the north of the project boundary.   
E. Open space/Common Facilities. Projects shall include opens space for residents   
consistent with the size and scope of the project area. Open space, such as landscaping,   
recreation areas, entryways, commons spaces, bicycle racks, and setback areas shall comprise   
not less than five percent (5%) of the project site. Required parking spaces, stairways,   
elevators, and hallways shall not be calculated as open space.   
F. Stormwater. Projects shall include engineered plans for the detention and   
conveyance of reasonably anticipated storm -water attributable to the project. Storm -water   
conveyances shall not connect to sanitary sewers.   
G. Sidewalks/trails. PAD developments shall incorporate elements to facilitate   
pedestrian and bicycle access. Sidewalks are required along all public street frontages. Trails   
may be required to connect to existing or planned trail systems or public streets.   
H. Parking. Vehicle parking shall be provided at a rate of one (1) off-street space   
per studio or single bedroom unit. Units having two or more bedrooms shall have parking of   
not less than one and one-half (1.5) spaces per bedroom. Parking areas shall be located within   
the perimeter of the building envelope. Hard-scape semi -permeable materials may be used for   
parking spaces, where appropriate.   
I. Lighting. Adequate lighting must be provided for public spaces and common   
areas. Light fixtures shall consist of a full cutoff, fully shielded, downward directed   
fixtures. Wall mounted flood lights that direct outward toward other properties and roadways   
are prohibited for this function.   
J. Manufactured housing. All manufactured housing to be utilized in developments   
under this Chapter shall comply with all other provisions of the building code.   
K. Culinary Water/Sewer. All dwellings shall be served by municipal culinary water   
and sewer service. Fire flows shall be provided and hydrants installed in conformity with   
building codes and fire department requirements.   
L. Streets. Developments shall provide adequate public street access to each   
dwelling. All streets within an application shall be hard surfaced or paved and constructed in   
conformity with City design specifications, as determined by Staff. Streets shall include   
concrete curb, gutter, and sidewalk, and be configured so as to allow adequate vehicle and   
emergency access. Streets shall be designed to promote efficient circulation and connectivity

to other parcels and the remainder of the City street system. Street signage must be installed   
consistent with Staff requirements.   
M. Utilities. Applications must include a utility plan showing feasibility and   
placement of electrical, telephone, cable, and internet services.   
N. Site Specific Elements or Standards. Depending on the scope of the project   
area, the City may require that site -specific design elements or standards be incorporated into   
an application as needed to address public safety, recreation, construction requirements,   
access, connectivity, or future phases of development.   
O. Storage. Each dwelling unit shall be provided with separate, lockable storage   
space which is proportionate to the size of each unit.   
P. All applications shall demonstrate substantial consistency with Advisory   
Documents. The land use authority, may deviate from Advisory Documents on a case by case   
basis upon a showing of good cause.   
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7.68.060 Application Review Procedures   
A. General Procedures   
PAD applicants shall comply with the following review procedures.   
1. Pre -application Meeting. A pre -application conference shall be held with   
planning staff to discuss the proposed development concept, likely development issues, and the   
requirements of this Chapter.   
2. Application Submittal/Completeness Review. Upon submittal of an   
application and payment of the required fees, City Staff will review the application to   
determine if it includes, in form adequate for substantive review, all of the submittal materials   
required by this Chapter. If an application is found to be deficient, City Staff will notify the   
applicant of the deficiency in writing.   
3. Staff Review. In every case the application will be reviewed by the DRT   
and review agencies. The DRT may require that the applicant correct errors or incorporate   
design changes consistent with applicable codes, design standards, and/or review criteria.   
Where an application is substantially incomplete or grossly deficient, the staff may notify the   
applicant in writing that the application will not be subject to further review until such time as   
the enumerated defects are cured.   
4. Planning Commission Review. Preliminary Plat or Preliminary Site Plans   
that have completed Staff review will be forwarded to the Planning Commission with a Staff   
recommendation. The Planning Commission shall hold a public hearing to review the

application and receive public comment, and it may: a) approve the application; b) deny the   
application; c) approve the application subject to conditions; or d) table the application pending   
receipt of additional information.   
a. At preliminary plat/plan review the applicant shall demonstrate that the   
plat or plan meets all submittal and performance criteria. Final   
construction drawings are not required, but all submittals must   
demonstrate the feasibility of the final design and conformity with this   
Chapter, applicable codes, and design standards.   
5. Final Plat/Final Site Plan Review Procedures. When an applicant is ready   
to request Final Site Plan or Final Plat approval a Final Plat or Site Plan shall be submitted for   
review by Staff. Staff will review the design documents for completeness and verify that they   
incorporate changes or conditions required at the preliminary approval stage. Additionally, all   
related documents and agreements, including a Subdivision Improvements and Phasing   
Agreement, Land Use Restriction Agreement, and Covenants, Conditions & Restrictions (if   
applicable), and final construction drawings shall be reviewed and in final form prior to   
submittal to the City Council for final approval.   
a. Final approval shall be in the form of an ordinance adopted by the City   
Council incorporating all of the design drawings, the Final Plat or Final   
Plan, the conditions, and all development agreements comprising the   
PAD. Final approval is a legislative decision of the City, and constitutes a   
site specific development plan for all lands included in the project area. 

17.68.070 Submittal Requirements   
A. A PAD application must be submitted to the Planning Department on the   
approved application form, together with the required review fee. The application must be   
signed by the record property owner or, if the applicant is not the owner, the applicant must   
deliver proof of approval signed by the owner. Components of the application submittal may   
contain multiple plan sets or reports, provided, that they are clear, legible, and successfully   
demonstrate the purposes required under this Chapter. Unless waived by the Planning   
Director, the application must include four copies and electronic PDF copies of all design   
drawings and submittals. The application must include the following:   
1. Preliminary Site Plan. Applicants for a PAD rental development shall   
submit a preliminary site plan (with requirements as listed below), drawn to a scale of not less   
than one -inch equals fifty feet (on paper no larger than twenty-four inches by thirty-six inches)   
that shall include:   
a. Parcel Boundary Lines. Include all easements, setbacks,   
and construction limits of the project area;   
b. Drives, Streets, and Rights -of -Way. Include widths of   
pavement, curb and gutter, and dimensions of rights -of -   
way;   
c. Parking and Loading. The parking plan must include a   
count of spaces and details of handicap parking spaces as   
well as indicate the location and types of exterior lighting   
proposed for the area;   
d. Access. Include all points of ingress, egress. For   
developments adjacent to and accessed by a state or   
federal highway, a completed highway access permit   
application from the Utah Department of Transportation   
(UDOT) must be submitted with the application, with a   
permit issued prior to building permit approval;   
e. Refuse Areas. Drawings of the refuse enclosures must be   
included;   
f. Common Open Space. All open space, common areas,   
parks, sidewalks, and trails (with required connectivity)   
must be clearly depicted;   
g. Topography. All site conditions including terrain contours,   
drainage areas, and other physical features on or within   
one hundred feet of the site must be shown; existing and   
finished grades must be clearly shown in different shades   
or contour depictions; all elevations shall be shown in the   
most current North American Vertical Datum   
(NAVD). Applications may contain this topographic survey   
on the site plan or as a separate document.   
h. Use Types. Specific areas proposed for specific types of   
land use shall be shown, and must include the acreage or   
square footage for each area;   
i. Public Dedications. Areas proposed for public dedication   
(i.e., utility easements, trails, open space, or the like) shall   
be depicted;   
Lots or Plots. The dimensions and area for each lot or unit   
must be shown;

k. Adjacent Zoning. Zoning for adjacent properties within   
three hundred feet of the subject property shall be shown;   
I. Fire Hydrants. The locations of all fire hydrants;   
m. Title Block. A title block shall appear in the lower right-   
hand corner of all pages of plans and plats and shall   
contain the name of the development; legal location of the   
property; name and contact information of the site   
engineer/surveyor; the name of the development; and the   
drawing scale and compass point;   
n. Vicinity Map. A regional or vicinity map shall accompany   
the submitted application to indicate the location of the   
project; and   
o. Legal Description. The legal description of the project area.   
2. Floor Plan and Elevations. A floor plan, at a minimum, shall consist of a   
drawing to scale showing a view from above, of the relationships between rooms,   
spaces and other physical features at each floor level of a structure. All dimensions shall   
be drawn between the walls to specify room sizes and wall lengths. The floor plan shall   
show the physical layout of:   
a. Interior walls and hallways;   
b. bathrooms;   
c. Windows, doors, landings, decks, and patios;   
d. Plumbing features such as sinks, showers, bathtubs, HVAC   
elements, etc.;   
e. Locations of electrical panels and service connections;   
f. The planned uses of all buildings and rooms;   
g• All finished first floor elevations;   
h. Elevation view drawings shall show all side elevations of   
existing and proposed structures, and shall depict exterior   
architectural elements and materials, as well as heights of the

3. Lighting Plan. The lighting plan shall show number and types of fixtures   
for walkways, building exterior lighting, and parking areas. An acceptable lighting plan   
shall consist of full cutoff, fully shielded, downward directed lighting types. The plan   
shall include manufacturer's information detailing the fixtures to be used. Internal or   
external shielding may be used to prevent glare toward other properties or into the   
roadway. All lighting shall be the minimum necessary to provide for safety and   
functionality and adhere to International Dark -Sky Association (IDA) standards. Wall   
mounted flood lights that direct outward toward other properties and roadways are   
prohibited.   
4. Landscape Plan. The landscape plan shall include size and species of all   
plantings, an irrigation plan, xeriscape plan, and a care and maintenance plan. All   
applicable code sections of the Moab Municipal Code must be used to develop the   
landscape plan, including Chapter 12.24, Tree Stewardship.   
5. Wetlands, Riparian Areas, and Floodways. If the development is   
adjacent to riparian areas, flood zones, probable wetlands, or areas where stream   
channels may be altered by planned development, wetlands, riparian areas, and   
floodway plan drawn by an engineer, surveyor, or other appropriate consultant must be   
submitted. Probable wetlands shall be described and delineated. All applications shall   
show compliance with Chapter 15.40, Flood Damage Prevention. Flood zone boundaries   
and the base flood elevation must be shown. Where the application includes areas   
which may be subject to flooding the applicant shall show that the elevation of the   
lowest floor of all structures exceeds the elevation which is above the base flood   
elevation. All elevations on the plan shall be shown in the most current North American   
Vertical Datum (NAVD).   
6. Storm Water Drainage Plan. A stormwater drainage plan, signed and   
stamped by an engineer, shall be submitted and show calculations and other   
information specified below. The plan shall comply with the City of Moab/Grand County   
Design Criteria for Drainage Studies, as adopted or updated by the City from time to   
time. The stormwater drainage plan shall be reviewed for compliance with other   
applicable Advisory Documents. The stormwater drainage plan shall include, at a   
minimum, the following information:   
a. The project site, including areas three hundred feet beyond its   
boundaries;   
b. Existing contours at two -foot intervals shown as dashed lines;   
c. Proposed contours at two -foot intervals shown as solid lines;   
d. Indication of a permanent benchmark referenced to mean sea level;   
e. Drainage system shown in plan view with estimated cubic -feet -per -   
second flow for a one -hundred -year storm event;   
f. Locations of all -natural drainage channels and water bodies;   
g• Existing and proposed drainage easements;   
h. Type, size, and location of existing and proposed drainage structures such   
as pipes, culverts, inlets, ditches, swales, retention ponds, detention   
areas, etc.;   
i. One -hundred -year event (base) flood areas;   
Additional grading and drainage elements may be required to be   
depicted to satisfy Federal Emergency Management Administration   
(FEMA) floodplain requirements or other applicable city flood damage   
prevention ordinances;   
k. Erosion control plans showing adequate sedimentation control which   
shall be accomplished throughout construction phases as well as during   
the ongoing use of the site (e.g., sedimentation ponds, dikes, seeding,   
retaining walls, rip -rap, etc.); and   
I. All structures for drainage and flood control shall be designed, at a   
minimum, to successfully convey the anticipated one -hundred -year   
frequency storm event for maximum period of intensity over the entire   
drainage basin. The applicant shall submit calculations to show that all   
structures have adequate capacity to accommodate flows expected to   
result from the designated storm event.   
7. Grading Plan. A grading plan for surface drainage (shown by one (1) foot   
contours intervals) and spot elevations) shall be prepared by an engineer or surveyor. It   
shall show the planned grading and paving of driveways, access roads, and parking   
areas. Grading and paving shall be shown on plans, profiles, cross sections, and details   
as necessary to describe new construction. Details of curbs, gutters, sidewalks, drainage   
structures, and conveyance systems, dimensions of all improvements, size, location,   
thickness, materials, strengths, and necessary reinforcement must be shown.   
8. Utility Plan. A utility plan shall be prepared by an engineer. It shall show   
the locations, dimensions, and elevations of all sewer facilities and culinary water   
facilities needed to serve the site. The utility plan shall specify in reasonable detail the   
types of equipment and materials to be used and shall comply with all applicable    
Advisory Documents or City engineering requirements. Plans showing the locations of   
natural gas, electric, and telephone/data lines must also be shown.   
9. Evidence of Title/Covenants. A current title insurance commitment,   
ownership and encumbrance report, or abstract of title prepared by a title insurance   
company or attorney showing all ownership interests, easements, and encumbrances   
which apply to the parcel(s) comprising the application must be submitted. If   
requested, the applicant shall provide copies of all recorded documents which may   
affect the property subject to the application. If common elements or private use   
restrictions are anticipated, the applicant must submit draft covenants, conditions, and   
restrictions (CC&Rs) for review.   
10. Slopes. If proposed development is likely to result in the grading of   
hillsides, city staff may require submittal of a slope study prepared by an engineer or   
surveyor. Applications will also be reviewed for compliance with Chapter 17.55, Hillside   
Developments.   
11. Surface and Subsurface Soils Report. The application shall include a   
surface and subsurface soils report establishing soil suitability for the proposed   
development. The report shall be prepared by a geotechnical engineer or other   
professional, if approved by city staff. At a minimum, the report shall include:   
a. A description of soil types;   
b. Locations and characteristics with supporting soil maps;   
c. Soil logs of test pits and boreholes;   
d. All other information necessary to determine soil suitability for   
the scope of the development and constraints on development   
based on the findings;   
e. Analysis and evaluation of such information with   
recommendations regarding structural constraints, erosion   
control, and requirements for building design.   
12. Traffic Study. A traffic study and parking and circulation study are   
required for projects described as follows:   
Single Family Housing, 50 units or more;   
Apartments or townhouses, 85 units or more;   
Mobile home parks, 100 units or more.   
a. The Planning Director has discretion to require a traffic study for   
applications which do not generate the level of trips specified   
where:   
i. High traffic volumes on surrounding streets may affect   
movement to and from the proposed development;

ii. There is a lack of existing left turn lanes on streets   
adjacent to the proposed access drive;   
There are inadequate sight distances at access points; or   
iv. Proposed access points are close to other existing drives or   
intersections.   
13. Street Design Drawings. The application shall include drawings by an   
engineer showing the design, grades, widths, and profiles of all streets, sidewalks, curbs,   
gutters, traffic control devices, traffic signs, and associated public improvements. All   
street designs shall conform to street classifications and design standards adopted by   
the City.   
B. Additional Submittals --Waiver of Certain Submittals. The Planning Director has   
discretion to require other submittals where appropriate for the review of a particular   
application. Alternatively, the Planning Director has discretion to waive or modify any   
requirement for a particular submittal if it is determined that the document or report is   
not necessary, or if an alternate submittal is justified for the review of a particular   
application. Any waiver shall be in writing labeled as a submittal waiver, shall identify   
the project by name and application number, and shall be signed and dated by the   
Planning Director.   
C. Conformity with Submittal Standards. All submittals must conform to the land   
use submittal standards adopted by the City. Submittals which do not clearly or   
accurately depict elements required for review of the project may be rejected, or staff   
may require revisions during the review process. (Ord. 17-18 (part), 2017 

D. Affordable Housing Development Plan. The Affordable Housing Development   
Plan shall contain, at a minimum, the following information:   
1. A general description of the development, including whether the   
development will contain units/lots for rent or sale;   
2. The total number of market -rate units and affordable housing   
units and a depiction of where those units will be situated on the   
plat/plan;   
3. The square footage of each market -rate unit and of each   
affordable unit measured from the interior walls of the unit;   
4. The estimated sale price or monthly rent for each market -rate   
unit or lot and each affordable housing unit;   
5. If construction of dwelling units is to be phased, a phasing plan   
stating the number of market -rate and affordable housing units in   
each phase; and   
6. Statistical information as to the project area, developed area   
square footage, open space area, area and number of parking   
spaces, and the like shall be included.   
7. Affordability calculations and assumptions demonstrating that the   
housing will be affordable under current economic conditions.   
E. Departmental Standards. All developments pursuant to this Chapter shall   
comply with departmental standards published by the City. Do we want to reference   
"advisory documents" here? 