

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2013-04**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, January 10, 2013 at approximately 7:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on proposed Ordinance 2013-04, an ordinance amending the City of Moab Municipal Code, Title 17.09.660, Site Plan-Required, clarifying the specific elements of a floor plan.

The proposed ordinance is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at www.moabcity.org. Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson
Zoning Administrator

Published in the Times Independent, December 27, 2012 and January 3, 2013.

ORDINANCE #2013-04

**AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE, TITLE 17.09.660,
SITE PLAN-REQUIRED, CLARIFYING THE SPECIFIC ELEMENTS OF A FLOOR PLAN**

WHEREAS, the City Council (“Council”) adopted the Moab Municipal Code (“Code”) and especially Chapter 17.00.00, also known as “The Zoning Ordinance of Moab City, Utah” in an effort to encourage and facilitate orderly growth and development in the City of Moab (“City”) as well as to promote a more attractive and wholesome environment; and

WHEREAS, from time to time the City has determined that there is a need to amend the Code in order to make the text more contemporary, align the language with Utah State Code, and provide for a use that was not anticipated at the time of adoption; and

WHEREAS, the City has found that certain developers have omitted floor plans from the required site plan information because the code does not specify what details the floor plan must exhibit; and

WHEREAS, the City of Moab Planning Commission (“Commission”) in a duly advertised public hearing held on January 10, 2013, met to hear testimony and determine the merits of the changes to Chapter 17.09.220 of the Moab Municipal Code; and

WHEREAS the Commission unanimously voted to recommend that Council adopt the amended language and that adoption of Ordinance #2013-04 is in the best interests of the citizens of Moab; and,

WHEREAS, the Commission found that the proposed changes to said code chapter would benefit the public at large and the City to insure that appropriate detailed site plans are submitted with a development application; and

WHEREAS, Council agrees with the Planning Commission and found that the amendments to the code are in the best interests of the City and residents.

NOW, THEREFORE, the Moab City Council hereby ordains that Ordinance #2013-04 is hereby adopted to amend the Municipal Code as follows:

17.09.660 Site plan--Required.

E. Floor Plan. 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:

1. Interior walls and hallways,
2. Bathrooms,
3. Windows, doors, landings, decks, and patios,
4. Appliances such as stoves, refrigerators, water heater etc.,
5. Plumbing features such as sinks, showers, bathtubs, etc.,
5. Interior features such as fireplaces, saunas, hot tubs, and whirlpools,
6. Symbols for electrical items.
7. The use of all rooms shall be indicated
8. *All* finished first floor elevations shall be shown at two (2) feet above the determined base flood elevation.

9. Floor plans may also include notes for construction to specify finishes and construction methods.

F. Location and Typical Elevations of structures. Applicants shall submit four copies of drawings depicting all side elevations of existing or proposed buildings and structures. Drawings shall clearly define the location, dimensions, construction components, quality and delineation of materials, methods of construction, finishes and descriptions of all pertinent equipment and architectural elements. Each view should show the dimensions, heights and appropriate schedules and show openings and identify materials used on the façade and roof. Methods for the screening of rooftop mechanical devices shall be included. Each building shall be located using a minimum of two location dimensions.

G. Conceptual Master Sign Plan. If signage is anticipated, applicants shall submit four copies of a master sign plan showing the location and dimensions of all signs and areas in square feet of all buildings and individual business spaces within each building. Signs are not specifically approved through this review process but are subject to a separate permitting, review, and approval process by the zoning administrator.

H. Lighting Plan. The lighting plan shall show number and types of fixtures for walkways, building exterior lighting, and parking area illumination. Light fixtures shall consist of a full cutoff, fully shielded, downward directed type of light. Internal or external shielding may be used to prevent glare toward other properties or into the roadway. Lighting of required parking areas shall be a minimum of .5 foot-candles at all areas of the parking lot. Wall mounted flood lights that direct outward toward other properties and roadways are prohibited for this function.

I. Landscape Plan. Applicants shall submit four copies of a landscape plan. Details shall include size and species of plantings, an irrigation plan, xeriscape plan, care and maintenance plan. All applicable code sections of the Moab Municipal Code must be used to develop the landscape plan. Proposed erosion control and details must also be noted on the landscape plan.

J. Wetlands and Riparian Areas. Riparian areas, probable wetlands, and areas where stream channels may be altered by planned development must be delineated on the site plan. Where probable wetlands are located on the project site the application must accompany a letter from a wetlands consultant or hydrologist describing the nature and character of same. Flood zones and the accompanying designation must be shown and will require an engineered review to mitigate storm water drainage issues and possible flood damage to structures;

K. Adequate Drainage. Four copies of the storm water drainage plan shall be submitted and show calculations and other information specified below:

1. Storm Water Drainage Plan. This study or report shall show the acreage draining into the development, points of runoff through and away from the

property. A developer shall provide, at his expense, drainage structures that will become integral parts of the existing street or roadway drainage system, and the dimensions of all drainage structures must be approved by the city public works director prior to installation. The developer shall show that the drainage plan complies with existing master drainage plan of the city and failure to provide such proof will constitute grounds for denial of the application. Drainage structures and ditches shall be of a size and nature sufficient to carry the calculated storm water from streets, roadways and open drainage areas as based on standard engineering principles. The drainage plan shall demonstrate that proposed development will result in no net increase in stormwater discharge, as compared to pre-development conditions. A grading and drainage plan as described below shall accompany any application that may require a drainage study. The plan shall be prepared, signed and sealed by a professional engineer of the state of Utah and include, at a minimum, the following information:

- a. Project site, including 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 ten-year storm;
- f. Location 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, tiles, culverts, retention ponds, detention areas, etc.;
- i. One hundred-year (base) flood areas;
- j. Additional grading and drainage standards may be required in specific flood zones to satisfy Federal Emergency Management Administration requirements;
- k. Erosion control plan showing adequate sedimentation control which shall be accomplished throughout construction phases as well as during the ongoing operation of the use and any permanent sedimentation control structures and/or facilities to mechanically stabilize the soil (e.g., sedimentation ponds, dikes, seeding,

retaining walls, rip-rap, etc.); and

1. Flood hazards.
2. Minimum Standards. All provisions for drainage and flood control shall be established at a minimum to handle the anticipated one hundred-year frequency storms for maximum period of intensity over the entire drainage basin, which the subdivision serves, and they shall be made in accordance with the approved improvement plan. The one hundred-year floodplain referred to herein shall mean that floodplain calculated on the basis of a fully-developed watershed, regardless of any regulated floodplain designations.
3. Erosion. Where free fall of water occurs, satisfactory means shall be provided to prevent erosion of soil. Culverts shall have concrete head walls and wing walls where conditions require.
4. Catch Basins. Standard drop inlet catch basins shall be constructed.
5. Engineered Design. The city requires that improvements be designed and stamped by a Utah registered engineer.
6. Water and Sewer System Protection. Water supply systems and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters.
7. Retention Areas. For control of on-site drainage that may impact downstream flows from storm run-off, the developer may be required to construct retention areas. It may be necessary for the developer to supply, at his expense, a drainage plan to support the size or absence of retention areas on the site, as described in this section.

L. Planned Grading. Grading for surface drainage (shown by contours and spot elevations) should also 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 can be shown on the site plan if a small project or, on a separate drawing based on the complexity of the project.

M. Narrative. The application shall describe in reasonable detail the proposed development, lot and block and subdivision description. Name(s), addresses and telephone numbers of the property owners and applicable consultants must be included. A regional or vicinity map shall accompany the submitted application to indicate the location of the project.

N. Utility Plan. All utilities and points of connections to utility mains for sewer, water, communication services, gas, telephone, cable TV, and electric service must be shown.

O. Evidence of Title. The application shall be accompanied by one copy each of 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 applicable to the subject parcel. If common elements are to be included in the proposed development the applicant shall provide draft covenants, conditions, and restrictions for review.

P. Slopes. If proposed development is likely to result in grading of hillsides, City staff may require the applicant to submit four copies of a slope study prepared by an engineer or surveyor utilizing the most current topographical information.

Q. Surface and Subsurface Soils Report. The application shall include four copies of a surface and subsurface soils report and provide evidence establishing soil suitability for the proposed development. The report may be based upon information from the National Resource Conservation Service (NRCS) of the United States Department of Agriculture (USDA), a licensed geotechnical engineer or another form acceptable to city staff. At a minimum, the report shall include:

- A description of soil types;
 - Locations and characteristics with supporting soil maps;
 - Soil logs of test pits and auger holes;
 - All other information necessary to determine soil suitability for the scope of the development; constraints on development based on the findings;
 - Analysis and evaluation of such information with recommendations regarding structural constraints, erosion control; and
 - A determination of the adequacy of the characteristics of the soil as they relate to the proposed uses and development.
1. The surface mapping report of the area shall be accompanied by a written narrative and map that is titled, dated and signed by a Utah licensed professional engineer. The report must address the above concerns and any geological or flood hazards/limitations.
 2. Subsurface soils investigations shall include a map locating test pits or auger holes as well as the classification logs.

3. The scope and detail of the soils analysis shall be determined by the Utah licensed professional engineer.

Because the utility plan, roadway plan, grading and drainage and erosion control plans are inter-related with the soils investigation plan, they may be shown on the same sheet of the submitted plans if it does not result in undue confusion and congestion on the plan sheet.

R. Other Submittals. Other information may be required by the Moab Land Use Code or by city staff to clarify plan drawings and, at staff's discretion, may not affect the completeness of the application.

EFFECTIVE IMMEDIATELY UPON ADOPTION.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on the __ day of _____, 2013.

SIGNED:

David L. Sakrison, Mayor

ATTEST:

Rachel Stenta, Recorder