

# MOAB CITY GENERAL PLAN

# GENERAL PLAN

City of Moab, Utah

Planning and Zoning Department

GENERAL PLAN PUBLIC HEARINGS

PLANNING COMMISSION

March 23, 2017

CITY COUNCIL

CITY COUNCIL APPROVED

*“What is needed is for every person to feel at home in the place of his local government with his ideas and complaints. A person must feel that it is a forum, that it is his directly, that he can call and talk to the person in charge of such and such, and see him personally within a day or two. For this purpose, local forums must be situated in highly visible and accessible places.”*

*A Pattern Language*

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## CHAPTER 1 - INTRODUCTION

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### Purpose

The Moab General Plan is the City's official statement of its goals and policies. These goals and policies guide future development and reflect the long-term vision of the community. The General Plan also provides an implementation plan for these goals and policies as well as a technical foundation for political decision-making.

The term "general plan" is synonymous with the terms "master" or "comprehensive" plan. Utah Code 10-9-301 - Land Use Development and Management Act directs all municipalities to prepare and adopt a comprehensive long-range land use plan.

### Need for Long Range Planning

Land development takes place one parcel at a time. Changes or impacts from an individual development may be small. But over the years, the combined change resulting from all development decisions can be large. While development proposals are reviewed individually, a master plan provides the context for looking at the cumulative impacts of development. Planning not only provides a long term, big picture view of future development and the changes that can result, but also guides this development to maximize benefits and minimize conflicts and adverse effects. This big-picture framework provides a basis to evaluate individual development proposals with consistency and fairness.

### Challenges

As a tourism-driven economy and a small desert community, the City must balance the needs of residents with those of visitors. Due to the regular seasonal visitation, the city's infrastructure and services must meet the demands of a temporary population that is two to three times the size of the residential population. This creates cost and

planning challenges. There are also implications for housing, employment, and related social issues.

The land use patterns of the boom and bust economic cycles have influenced the eclectic land use pattern that is found in Moab today. For example, a quaint historic cabin can be found next to a 1980s era split level house. This lack of architectural conformity defines Moab's built character and unique styles. Many short-term decisions were based on historic economic needs and the result is piecemeal land development. Residents have expressed a desire to preserve Moab's character, eclecticism, and small-town charm. The challenge is to balance the irregular patterns with modern zoning and development concepts.

Moab is the center for commerce and services in Grand County and the region. Locally-owned businesses are valuable to the local economy and provide goods and services to residents and visitors. The absence of large-scale chain retail stores and stores that cater to basic residential needs leads locals to shop out of town or online. This can be an inconvenience for residents and a potential loss of tax dollars for the City. Moab is faced with choices in how to balance these needs and maintain the character of the community.



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Decisions made by the city often have impacts beyond its limits. In addition, the city regularly interacts with and is affected by federal, state, county, other agencies and private groups. This creates the need for careful cross-agency planning and cooperation.

Other challenges include the community's remote location, geographical constraints and arid surroundings. In addition, U.S. Highway 191 bisects the city and is a major north/south transportation thoroughfare which serves main street local business and tourism traffic as well as

heavy and light commercial through traffic. This leads to congestion, safety, and noise impacts. The challenge for the city is to mitigate these impacts and maintain a vibrant Main Street district.

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## CHAPTER 2 – PLANNING CONTEXT

### History

Millions of years of natural erosion from wind and water left behind the unique landscape that helped shape Moab's way of life. The first evidence of habitation in the Moab area dates back several thousand years. Pictographs and petroglyphs have been found in the area that date from 1,500 to 4,000 years old or older. The most recognized ancient culture to occupy the area was the Ancestral Puebloan, who did not inhabit the region until approximately 900 A.D. The Moab vicinity was the northern limit of Ancestral Puebloan habitation, but sometime between 1250 and 1300 A.D. the Ancestral Puebloans disappeared from the area.



While there is some disagreement regarding the entrance of modern Native Americans into the area, the Ute people were the dominant Native American group in the 18<sup>th</sup> century. The Colorado River crossing north of Moab provided the ancient people as well as those who traveled here over time a shallow and safe location for fording of the river. This crossing was a key component of the Old Spanish Trail, which ran from Santa Fe to Los Angeles.

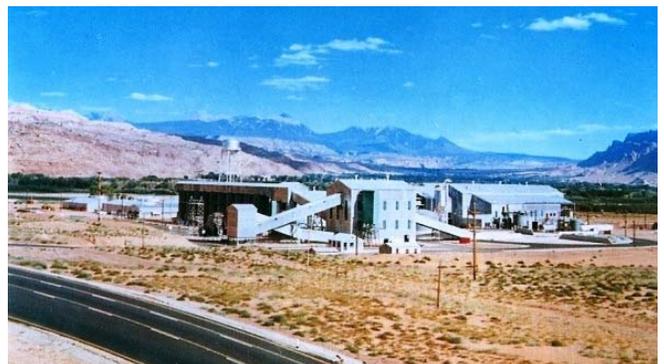
By 1855, the Navajo were also living in Spanish Valley, just south of Moab. Around the same time, an area near Moab was settled by a Mormon missionary group. Because of conflicts with native peoples, the missionaries did not remain long. In 1874 the next group of settlers and cattlemen arrived. Ranching was their main livelihood, but some settlers attempted to grow crops including vineyards and fruit trees. By the

late 1800s peaches, apples, pears, and grapes were being cultivated and shipped throughout the region. The expense of pumping irrigation water and unpredictable freezes prevented Moab from becoming a major agricultural area.

In 1890, Grand County was created by the Utah Legislature and on December 20, 1902, Moab became incorporated as a municipality. Like settlements of the Church of Jesus Christ of Latter-day Saints (LDS), Moab was laid out according to the "Plat of Zion." This grid pattern, inspired by LDS founder Joseph Smith, featured square blocks that were intended to concentrate homes, and create order. Elements of that design can still be seen today including a uniform grid pattern, a north-south orientation, wide streets and long narrow lots. The first known zoning code for Moab was published in 1954.

During the first half of the Twentieth Century, Moab's economy was primarily agrarian; mainly farming, ranching, and fruit growing. There was limited mining during these years as well. Southeast Utah became known for uranium deposits, and later became a popular area for uranium prospecting when the United States government encouraged exploration to meet the military weapon development programs.

A geologist named Charlie Steen discovered a massive high grade uranium deposit southeast of Moab and a prospecting boom began. During the 1950s Moab grew from a population of 1,275 to over 5,000 residents.



The 1960s saw the construction of a uranium processing plant along the Colorado River and a small oil and gas production boom, further cementing extractive industries as the core of the local economy.

Tourism was also growing during this time, though at a much more modest pace. Arches National Monument became a national park and visitation between 1960 and 1970 grew from 71,600 to 178,500.

By the mid-1970s demand for uranium declined and mines near Moab started shutting down. The uranium processing plant began a series of layoffs and ceased operations in 1984. Moab went into an economic tailspin. The population decreased from 5,333 in 1980 to 3,971 in 1990. Homes were shuttered, businesses closed, and government services were reduced. At one point the local school district instituted a 4-day school week to save money.

While extractive industries declined, tourism gained momentum in the Moab area. Spurred on by the growing popularity of mountain biking and increasing interest in the regional national parks, the 1990s saw the construction of new hotels and restaurants. Downtown storefronts also began reopening, most catering to the burgeoning tourist market. National park visitation mushroomed and by 2014 Arches National Park attracted 1,284,767 visitors.

The 2010s have seen some modest growth in oil and gas production, but for the most part Moab remains dependent upon tourism as an economic driver.

Today, Moab is the hub of Utah’s southeastern corridor. It is 234 miles southeast of Salt Lake City and 113 miles southwest of Grand Junction, Colorado. It is located on State Highway 191 along the Colorado River about 30 miles south of Interstate 70.

Town Name	Population	Distance from Moab
Castle Valley	332 (2013)	22 miles
La Sal	395 (2012)	31 miles
Monticello	1,980 (2012)	54 miles
Green River	949 (2012)	52 miles

A portion of Moab’s workforce lives south of Moab in unincorporated Grand and San Juan counties.

### Population and Growth

The uranium mining boom in the early 1950s created the most significant population growth in the history of Moab. The number of residents increased dramatically from 1950 to 1960. Although no other era would experience the degree of growth that Moab saw during that time, the community would continue to expand into the early 1980s. This trend then reversed, with Moab’s population declining from a high of 5,333 people in 1980 to only 3,971 in 1990. This was largely the result of mine closures and the uranium mill closure.

Historical Population		
Census	Population	%±
1890	333	-
1900	376	12.9
1910	586	55.9
1920	856	46.1
1930	863	0.8
1940	1,084	25.6
1950	1,275	17.5
1960	4,682	267.5
1970	4,793	2.4
1980	5,333	11.3
1990	3,971	-25.5
2000	4,779	20.3
2010	5,046	5.6
2012	5,093	.9
2015*	5,235	1.02

\*US Census estimate

In the early 1990s, Moab began another cycle of growth fueled by the burgeoning tourist industry. Current population growth is very modest, less than 1% per year. Today, the year-round population of Moab is approximately 5,150.

### Natural Environment

Moab is strongly defined by its location and surroundings. Situated at roughly 4,000 feet in elevation and enclosed by red rock cliffs, Moab lies in a verdant valley along the Colorado River. The creeks and springs and close proximity to the Colorado River create an oasis in the desert. The towering red rock walls and mesas present a stunning contrast to the desert sky, the dramatic peaks of the La Sal Mountain range, and the lush trees and fields of the valley floor. The harsh desert that encircles the community once proved to be a major detriment to development and sustaining a population. Now this natural environment is the greatest asset to supporting a thriving tourism economy.



The surrounding sandstone enhances the beauty of the area but does increase the danger of sudden storm water runoff. Whether the water comes from sudden short lived monsoonal rain storms or from rapid snow melt, there is always a chance of local flooding. Heavy concentrated rainfall can swell Mill Creek and Pack Creek and often causes the eroded faces of the cliff slopes to act as discharge chutes for larger collection basins on top of the surrounding high ground. Recent actions taken to manage flood potential have had a positive effect in protecting public and private property.

### Climate and Temperature

Temperatures in Moab have been reported as high as 113 degrees Fahrenheit and as low as – 20 degrees F. In spite of the intense heat each summer, Moab’s climate is generally categorized as “temperate.” The frost-free period in Moab averages 184 days per year. Rainfall averages only eight inches per year, with October being the wettest month, followed by March, July and April. During the summer, Moab is prone to sudden brief, violent thunderstorms that often result in flash floods.

	Average Daytime/Nighttime Temperatures (Fahrenheit)	Average Monthly Precipitation (inches)
JAN	49.6/18.0	0.53
FEB	50.4/25.5	0.62
MAR	60.2/34.2	0.71
APR	72.5/41.9	0.79
MAY	82.4/50.1	0.57
JUNE	92.0/57.5	0.45
JULY	99.0/64.1	0.49
AUG	95.3/62.8	0.87
SEPT	87.1/52.8	0.83
OCT	73.8/40.8	1.16
NOV	56.0/30.6	0.6
DEC	45.1/21.4	0.64



## Land Use

Moab's current city limits include approximately 3,050 acres of land. The City has a variety of land use types including residential, commercial, industrial, and some mixed use. According to a GIS-based build out analysis, about two-thirds of that area has been built-on or developed, or is conserved or is parkland, or is severely constrained from development due to topography or natural resources.

Moab encompasses a variety of neighborhoods, ranging from higher density areas with a variety of lot sizes to traditional suburban development with larger lots and lower density, to mobile home neighborhoods.

The main commercial area begins (north to south) at the Colorado River Bridge on Hwy 191 (Main Street) and follows Main Street to the southern city limits. Other commercial areas exist off of Main Street but are generally adjacent to the central area of town. The traditional downtown area is primarily composed of unique tourist related businesses. At this time, there is no large-scale chain retail in Moab.

Development patterns often do not fit current zoning classes. Single family residences on very large lots have been the development pattern for many years even in the multi-family zones. Significant development occurred prior to the codification of the zoning ordinances in 1954. Development and economic pressures along with fluctuations in population at different times led to development anomalies that still exist today. In addition, there are minor differences among similar zone classifications that may be too complex for the size of the community.

Moab is surrounded on all sides by public lands (see map on previous page). Roughly, 93% of Grand County is held by various federal and state government agencies. To

the east, south and west is predominantly Bureau of Land Management (BLM) property and to the north is Arches National Park. There are also tracts of School and Institutional Trust Lands (SITLA), such as the parcel recently annexed by the City for the potential future Utah State University (USU) Campus south of Moab.

The Nature Conservancy (TNC) is another important open space land owner in the area. The TNC and the Utah Division of Natural Resources jointly own and manage the 894 acre Matheson Wetlands Preserve that provides wildlife habitat.

## Future Land Use Management

While the City is growing, there is an increasing desire to keep our small-town atmosphere. The people that live here choose to reside here because of the amenities of the area. The character of Moab is also important to people looking to relocate in the area. Preserving small-town values is of the highest priority for many Moab residents, and anything that affects local neighborhoods or Moab's atmosphere has heightened importance to those who live in the community.

The land development regulations will continue to be the legal conduit through which land use decisions are made, it is important to continually modify the Land Use Code to reflect the changing needs of the community and promote best land use practices. With growth pressures and sprawling development in the rural areas surrounding the City, infill development of desirable land uses should be promoted with appropriate Land Use Code policies. The policies throughout this chapter of the Comprehensive Plan and in other areas of the Comprehensive Plan identify some of the policies that may encourage desirable infill development, use of existing structures, and other land use directions for the Land Use Code. As needs for particular kinds of residential, commercial, or industrial development arise, and particular critical lands for conservation are identified, this

Comprehensive Plan should be amended to reflect developing trends and the Land Use Code should be revised accordingly. An important aspect of guiding the City's development is ensuring that regulations continue to be dynamic, flexible, and contemporary and reflect the updated trends identified in the Plan.

Growth trends in many communities across the nation are similar to what is occurring in Grand County. Distinct urban areas in certain regions are losing residents as they move to lower-density, more rural settings. Likewise, we are seeing increased development on the "urban fringe". The key to quality-of-life issues in the coming decade will be the ability of the City of Moab and Grand County to coordinate planning efforts in order to manage the growth on the urban fringe, and provide a smooth transition from high-density, urban settings to low-density, rural areas. Development pressures are such that the unincorporated areas near the City are being developed to near-urban levels. As this growth has occurred, it has become apparent that it would benefit the community to create a plan that ensures appropriate and desirable growth within the City and in the areas around it. Developing a growth area plan to reflect best practices and future directions desired by both the City and Grand County is an important aspect of future land use planning.

The City utilizes zoning regulations to help manage land use, compatibility, and density throughout the community. The City provides a menu of zoning options that provide for a variety of residential, commercial, industrial, and open space uses. The current zoning regulations are intended to maintain a healthy, safe, clean, and beautiful community where land is used efficiently, effectively, and is compatible with neighboring uses. In order to continue to ensure the best use of land within the City to protect the values of the residents, it is important to employ the best planning practices available.

Flexibility in the Land Use regulations can be an essential component for encouraging desirable projects that add community assets and opportunities, though this flexibility can be in

conflict with traditional zoning regulations. The City should consider some other dynamic zoning regulations regarding density and site development standards in order to accomplish desired community goals.

In order to preserve community values, the City intends to continue to adopt specific policies that affect growth and land use within City limits and in nearby areas subject to annexation. A realistic, planned and flexible approach to development, will help to reduce sub-rural sprawl, facilitate adequate and efficient infrastructure, conserve critical lands and view sheds, provide appropriate residential and mixed use opportunities, appropriately locate commercial and industrial development, encourage pedestrian movement and neighborhood interaction, and make the best uses of existing buildings and land.

### Annexations

With the slow and steady growth of the City of Moab and the unincorporated areas of Grand County, it is necessary to include provisions for annexation of property into the corporate limits of Moab. Annexation can be an effective means of accommodating the growth of the City while implementing elements of the Comprehensive Plan and the Development Plan.

In 2015, there were just over 97.5 acres of unincorporated land completely encompassed by the City, also known as "county enclaves". These four enclaves are currently subject to county land use provisions and all other regulations including emergency services. To facilitate greater efficiency of infrastructure and services and to encourage desirable infill development, enclaves shall be avoided in the future. Existing enclaves created by annexation, shall be incorporated as the need arises. However, plans must be created to safeguard that the costs to update infrastructure, utilities and storm water structures are the responsibility of the residents living in the areas and not the population at large.

In addition to efficiency and compatibility obstacles between the unincorporated county and the City of Moab, water rights and distribution systems pose further obstacles to annexation and corporate limit expansion. It will be imperative in the coming decades to work with GWSSA in order to make the growth of the City limits more feasible.

### Urban Service Area Plan

Efforts have been made for the City of Moab and Grand County to establish an “Urban Services Area” around the City to provide for future planning as the City grows. This Urban Services Area would include portions of unincorporated Grand County up to one mile from the corporate limits of the City.

An Urban Services Area Plan could be established through an Interlocal Agreement (ILA) between the City and the County. The intent of this agreement would be to establish uniform standards for growth around the City, especially in areas that can be annexed in the future. As stated before, the City is seeing increased growth along the urban fringe. It would be beneficial to establish an ILA with Grand County to ensure compatible development as our community grows. A gradual transition from urban densities to rural uses is in the best interest of all parties involved, providing for the adequate provision of services, infrastructure, and facilities at a reduced cost to residents of both the City and the County.

In addition to the importance of joint planning on the urban fringe between the City and County, it is also of great importance to establish policies that promote infill development within the corporate limits of the City of Moab. There are political and jurisdictional constraints to the geographic expansion of the City in many areas, so policies that favor infill will have a direct impact on growth along the periphery of the City.

### Governmental Structure

The City of Moab is governed by an elected city council and mayor.

Five city council members are elected at large to 4-year terms. The city council reviews and approves resolutions, ordinances and financial activities for Moab City. The city council also hires and oversees the position and its occupational responsibilities.

The mayor, elected to a 4-year term, chairs the city council meetings and votes to break city council ties. The mayor also signs official city documents and contracts. With the advice and consent of the city council, the mayor appoints the police chief, public works director, city treasurer and city recorder as well as board members of the planning commission and the board of adjustments.

The city manager is the chief executive officer of the city. All departments and employees, including appointed officials, report to the city manager. The city manager works under a contract approved by the city council.

The City of Moab provides standard city services to the public, including administrative record keeping, business licensing, building inspection (via a contract with Grand County), planning and zoning, police and public safety services, an active recreation department that includes sports and arts programs, animal control services and an animal shelter, solid waste collection (by contract with a private company), culinary water and sewer services, a wastewater treatment plant, and community and economic development projects and programs. The City also has various agreements with other local government entities for the provision of services, including Recreation, Animal Control, Drug Law Enforcement, Dispatch services, and a number of other services.

The City’s financial structure is based primarily on sales tax revenues and user fees. The City of Moab does not charge a property tax. Therefore,

the City of Moab does not have any General Obligation debt. Large sale projects are financed through long-term savings, outside grants, and revenue bonds. The City has historically maintained financial stability, with revenues exceeding expenditures on an annual basis.

## Public Buildings, Facilities and Services

Moab offers a variety of services and facilities, provided by a number of agencies and organizations.



### City Services and Facilities

City owned and operated buildings include:

- Moab City Center, which houses the city council chambers, administrative offices, police, and animal control;
- Moab Public Works Facility, which houses the city's maintenance crews and equipment;
- Moab Animal Shelter, which serves Grand County as well as Moab City;
- Moab Arts and Recreation Center, which provides a public venue for art, dance and movement events and performances as well as cultural and recreation classes and workshops;
- Moab Recreation and Aquatic Center, which provides indoor and outdoor pools and a fitness center;
- Moab Waste Water Treatment Plant, which serves Moab and Grand County; and

- Center Street Gym, which provides for adult and youth basketball and volleyball as well as other indoor recreation activities.

City owned and operated facilities include:

- Culinary water system serving homes and businesses.
- Four water storage tanks.
- Numerous culinary water wells and springs.
- Water treatment plant serving Moab and Grand County residences and businesses.

### Parks and Recreation

There are over a dozen parks as well as two recreational facilities in the City of Moab. City parks include ball fields, musical playgrounds, play equipment, hiking/biking trails, a bike park, a skate park, a dog park, duck ponds, stages, amphitheaters, water features, and other outdoor gathering spaces. The Moab Recreation and Aquatics Center, the Moab Arts and Recreation Center and the Center Street Gym also offer public recreational opportunities.

Grand County also provides facilities for use by the community. They include the Grand Center, Old Spanish Trail Arena Complex, and numerous paths and trails.



The City of Moab has an extensive park and trails system:

- The Moab Golf Course, owned by the City but managed by the Moab Country Club.
- The Mill Creek Parkway trail system, 6 miles of trail and connecting trails

running through town and further connecting to numerous hiking trails.

- An extensive bike lane and trail system throughout town and connecting to trails outside city limits.
- Swanny City Park
- Old City Park
- Rotary Park
- Center Street Ball Park
- Dixie Park
- Anonymous Park
- Bullick Cross Creek Park
- Cross Trails Park
- Bark Park (a dog park with separate sections for small and larger dogs)
- Ute Circle Park
- Lions Park
- Frisbee Golf Course
- Sun Court
- Moonstone Gallery
- A BMX course
- A skate park
- A slackline area

#### Law Enforcement/Crime Rate

The Moab Police Department has 14 certified officers. The department's primary jurisdiction is within Moab city limits, but the department also works closely with the Grand County Sheriff's Office and the Utah Highway Patrol on investigations and emergency response. In 2012 the crime rate in Moab was 43.98 incidents per thousand residents. While this is higher than some rural areas in Utah, it is not unusual for a tourist area, where crime rates are often inflated from a large visitor population. Special events and visitor fluctuations create staffing challenges for the department.

## **Infrastructure**

The City of Moab owns, maintains and operates the full range of its municipal infrastructure. This includes water and

sanitary sewer systems, a wastewater treatment plant, a storm water drainage conveyance system, a network of streets and roads, and a trail system. The City adopts an annual Capital Improvements Plan, which includes projects for the current year as well as anticipates projects for a twenty-year time horizon. The City has ongoing efforts to upgrade streets, walkways and other structures, and must plan for future growth and development. The City requires developers not only to install infrastructure to serve their projects and to pay impact fees on new water and sewer connections to facilitate future expansion of these services.

#### ***Water***

##### The History of Water in Moab

As is typical with towns in the southwestern United States, obtaining a dependable water supply for the City of Moab has historically been a primary concern. Before the turn of the Twentieth Century, residents of the area were building infrastructure that would supply drinking water to the original townsite. By 1950, the City had installed storage tanks.

Moab's rapid population growth due to the uranium boom in the 1950s quickly outpaced the available drinking water supply. Water rationing was a common occurrence. Forward-thinking individuals recognized that having sufficient water rights was vital to the growth and sustainability of the community. As the population continued to grow, water tanks and water lines could not provide sufficient storage capacity or adequate pressures. This prompted the City to construct the Powerhouse Tank, the Mountain View Tank, and the Skakel Tank, bringing the combined storage up to three million gallons. Additional storage capacity is currently in the planning stages.

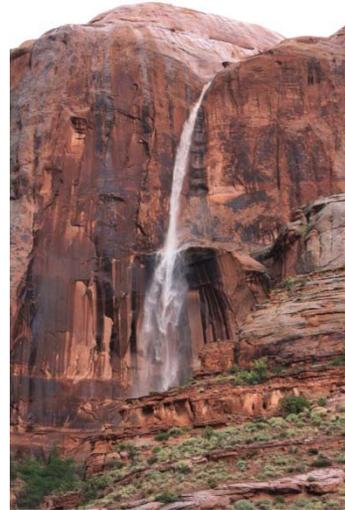
##### Water Rights and Resources

After decades of water supply projections showing abundant and pure culinary (drinking quality) water, new data suggest an over-allocation of water rights and a trend of water use that appears to be significantly depleting available resources. Until recently, population

projections have not taken into account denser zoning codes or the burgeoning tourist economy and its impact on per capita water usage. More information on this topic is published in the Moab Water Conservation Plan Update for 2016.

Over the years, the City has acquired water rights equaling 9.137 million gallons per day. Build-out projections based on 2016 zoning indicate that the City will need to serve approximately 24,000 persons. Simply put, build-out means the population projected if all available zones within the City limits are developed to allowable capacity. It is estimated that build-out demand will equal approximately 7.5 million gallons per day. However, at issue and of extreme importance to City leaders and concerned citizens is the deceptive notion that water rights equal water supply. In a 2016 survey of actual water production, it is estimated that, by buildout, Moab will reach a demand of more than 55% over supply. Perhaps more important than build-out is the concept of the City's "carrying capacity," meaning, at current usage rates due to increased commercial uses and growing needs, Moab will reach its carrying capacity at approximately 11,500 residents. The 2015 population of Moab was 5,235 residents. It should be noted that the water usage cited here, both current and prospective, are for Moab City residential and commercial use only, and not for the larger area of Spanish Valley, which draws from the same aquifer.

In addition to increased demand and evidence of depleted supply, generalized drought conditions throughout the western United States have led the City to engage in extensive studies and modeling to determine the long-term viability of our underground culinary aquifers.



#### Water System Components

In addition to the three storage tanks, the existing water transmission and distribution system contains 50 miles of pipe, three pressure zones with five pressure-reducing stations, approximately 640 valves and 234 hydrants. The number of water connections in the City of Moab system as of November, 2016 is 2073. This is an approximate 8.5% increase from 2010. For 2016, there were 1575 Residential connections, 414 Commercial connections, and 84 Institutional connections.

Because many of the City's water system components date from the 1960s and earlier, they are reaching the end of their useful life. Assessment of system weak points and timely replacement will help avoid failures and costly emergency maintenance. A schedule for replacement of these mains should be developed. While the system is sized to meet current demand, new service lines are needed for new development. Each water connection is serviced by a meter. The City has nearly completed its meter replacement program, with all but 20 meters now part of a radio-read meter system.

#### Water Quality

Water quality in the Moab water system meets all state and federal standards. All drinking water supply for the City of Moab is Pristine Ground Water from wells and springs discharging from a sandstone aquifer.

This aquifer enjoys the protections of U.S. Environmental Protection Agency designation as a Sole Source Aquifer. [Sole Source Aquifer Determination for Glen Canyon Aquifer System, Moab, Utah, published in the January 7, 2002 *Federal Register*, volume 67 #4, pp. 736-738.] Recent complaints from a private Spanish Valley well owner about declining water quality, potentially due to over-allocation of available water, is outlined in the Moab Water Conservation Plan Update (2016) and should be explored by the City in view of future water allocations.

Treatment for the City of Moab water system consists of minimal chlorination. Water sampling found the drinking water of the City of Moab, before treatment, equals or exceeds the quality of 80 percent of brands of bottled drinking water from springs sold in stores (comparison data is from the published Natural Resources Defense Council study of bottled water quality).

In view of increasing demand and decreasing supply, Moab should look to other sources of water to supply the culinary needs of its population. Colorado River water, in order to be considered as a source for Moab, will need to be secured through a competitive and politically-charged process. In addition, infrastructure to process river water to acceptable standards for culinary use is complex and costly.

#### Water Conservation

The City adopted its most recent Water Conservation Plan Update in December, 2016. Based on current demand, it is estimated that per capita consumption rates will need to be reduced to match Moab's build-out population by nearly 52%. Given that outdoor water makes up a very large percentage of the City's water usage for both residential and commercial customers, reduction in outdoor culinary water use is a top priority. The Plan recommends that the City embrace an initial

goal of 25% reduction in culinary water consumption for both indoor and outdoor use over the next five years. By comparison, the current goal for the City of Albuquerque is 40%.

In February, 2017, the City Council approved an ordinance to create a citizens' Moab City Water Conservation and Drought Management Advisory Board to inform and advice the City Council on matters related to water conservation initiatives, capital projects, and policy.

#### Other Water Purveyors and Agencies

The City of Moab is not the only water purveyor in Moab. The Grand Water and Sewer Service Agency (GWSSA) and the Moab Irrigation Company (MIC) provide water to property owners both within and outside the City, with GWSSA predominantly providing water outside city limits. MIC is a private company which sells water shares on the open market. In addition, the Grand County Water Conservancy District and the Moab Area Watershed Partnership address water issues in Moab and Grand County. Of note, a new water system proposed in northern San Juan County should be of great concern to the City leadership. The San Juan Spanish Valley Special Service District has already changed a future point of diversion from the San Juan River to Spanish Valley for 500 Acre Feet and have another right to 5000 Acre Feet to the Colorado River that could potentially have a change in point of diversion filed. As there are currently no significant intersystem agreements for culinary water, the Water Conservation Plan recommends that the City of Moab work to establish a regional water authority that will include all water systems in the watershed including Moab City, Grand Water and Sewer Service Agency, Castle Valley, and water systems in southern Spanish Valley and Pack Creek.

#### ***Sanitary Sewer/Wastewater Treatment***

The City's wastewater collection and conveyance system consists of over 36 miles of sewer pipelines. The City's wastewater

treatment plant is a regional facility serving Moab and nearby unincorporated Grand County.

Many of the collection facilities were built in the 1950's and 1960's as part of the proliferation of neighborhoods and subdivisions associated with the uranium boom. As the system continues to age, it will become prone to structural deterioration and hydraulic deficiencies.

The Moab Wastewater Treatment Plant was last upgraded in 1996. Due to growth and new regulations, Moab is upgrading its wastewater facilities and components to increase capacity and ensure future compliance with discharge permits. This upgrade will take into account growth in Moab, Spanish Valley and northern San Juan County.

### ***Storm Drainage***

Seasonal heavy rainfall, along with large areas of sandstone cliffs and other areas surrounding Moab can pose significant storm water drainage issues for the City. While the City does not have a comprehensive storm drainage system, it does have a variety of storm water drainage facilities including check dams, drains, pipes, ditches, retention and detention systems, as well as street conveyance systems. The City adopted a Master Storm Water Management Plan in 1999, and updated it in 2007. The 2007 Plan identified a number of priority projects, with the Stewart Canyon Detention and Outfall, the South Area Trunk System and 200 South Upgrades as the top three priorities. In 2008, the City adopted a storm water fee system on residential and commercial properties in Moab to help offset the cost of these improvements. A further update to the Storm Water Management Plan is needed.

### ***Street Network***

There are approximately 26 miles of road within city limits. The original townsite of Moab follows the Utah tradition of wide streets and long blocks laid out in a grid. However, areas of town developed during and since the uranium boom are more typical U.S. urban and suburban layouts with somewhat narrower streets and occasional

cul-de-sacs. The primary roads in Moab often function as part of the storm water drainage system, carrying storm water to the west and into the Matheson Wetlands Preserve or the Colorado River. The City also has an extensive system of bike lanes throughout neighborhoods. There are no bike lanes on Highway 191/Main Street in the center of town, but UDOT has installed bike lanes on the northern section of the road as it heads toward the Colorado River Bridge.

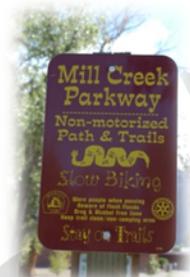
Highway 191 is the primary access route in and out of Moab and travels through downtown Moab as Main Street. Highway 191 is part of the Utah Department of Transportation highway system, and the State is responsible for oversight and maintenance. While the highway sees a significant volume of local traffic, a good portion of the traffic is through-traffic. Traffic statistics indicate that approximately 9% of that traffic is small trucks such as UPS vehicles and 30% are large trucks and semi-tractor trailers.

Maintenance of the City's street network is a substantial responsibility that includes everything from street sweeping and snow removal to pothole patching and asphalt replacement. Moab's Streets Department is responsible for all streets in City limits with the exception of UDOT maintained Main Street (US-191) and a few cross-jurisdictional roads maintained by the County. The City receives Class C State Road Funds to help pay for city street maintenance, with maintenance supplemented by City general funds. Since Class C funding is based on road mileage not area, the excessive width of many of the city streets intensifies the funding shortfall. This funding is not sufficient for maintenance let alone to reconstruction of roads that are failing. Though the City sets aside money from its general fund each year for road reconstruction, many streets are in fair or poor condition. The City has developed a prioritized maintenance and replacement list to address this issue, and intends to seek funding sources.

### ***Sidewalks, Paths and Trails***

Pedestrian and bicycle transportation infrastructure is a cornerstone of Moab's local, sustainable transportation system. The City of Moab has already worked to develop designated bicycle lanes, improve pedestrian sidewalks and paths, and ensure the safe movement of multi-modal traffic on local roadways. Maintaining and further expanding upon these efforts is essential to meeting the community's vision for an easy to navigate street system, and to continue to be a bicycle and pedestrian friendly community.

The Mill Creek Parkway and developing Pack Creek Parkway are non-motorized paths and trails that meander through the city tying many of the neighborhoods and open spaces together. Starting construction in 1994, Mill Creek Parkway has become a vital recreational outlet and transportation connection for walkers, joggers and bicyclists in Moab. Even in 100 degree desert heat, the parkway stays green and shady; a welcome refuge for visitors and residents alike. Mill Creek Parkway, as well as the floodway and riparian zone surrounding Pack Creek, are the backbone of this system, with other conserved areas scattered throughout the City. Further expansion of the parkway is planned.



The City of Moab, Grand County Trail Mix and Moab Trail Alliance (MTA) are active in promoting trail development and interconnectivity. Trail Mix is a multi-agency organization with the mission to develop and preserve an integrated network of trails for a safe, convenient, and enjoyable recreation and transportation experience.

### ***County Services and Facilities***

Moab is the county seat of Grand County. Moab residents utilize many facilities and services provided by Grand County or by special service districts established by Grand County. While many Grand County facilities serve city

residents, Grand County does not have land use or law-making jurisdiction over the incorporated area of the city. Services and facilities provided by Grand County include:

- Grand County Courthouse
- Moab Visitors Center
- Grand Center
- Moab Library
- Star Hall
- Spanish Trail Arena and field complex
- Moab and Klondike landfills
- Spanish Valley Water and Sewer District
- Canyonlands Care Center
- Canyonlands Airport
- Canyonlands Community Recycling Center
- Family Support Center/Children's Justice Center
- Sand Flats Recreation Area
- Housing Authority of Southeast Utah
- Lions Transit Hub
- Ken's Lake agricultural reservoir
- Grand Valley Cemetery
- Sunset Memorial Gardens Cemetery
- Moab Fire Department
- Emergency Medical Services
- Grand County Search and Rescue

### ***Public Education Services and Facilities***

The Grand School District, which is a subdivision of the State of Utah, provides elementary and secondary public education services within the community. The City of Moab cooperates extensively with the school district on a variety of issues including law enforcement, recreation programming and social issues. School District facilities include:

- Helen M. Knight Elementary School
- Grand Middle School
- Grand High School
- Moab Charter School
- Arches Education Center
- Sundwall Center

Additionally, Utah State University has established a Moab Center and is in the process of designing and building a USU-Moab campus. The City of Moab strongly supports these efforts.

### ***State Services and Facilities***

The State of Utah has a number of regional offices and services located in Moab, necessitating cooperation with a number of different agencies. These locations include:

- A Utah State office building
- A Moab Workforce Services building
- A UDOT yard
- A Public Health office
- A School and Institutional Trust Lands Administration (SITLA) office
- An Adult Probation and Parole office
- A Rehabilitation Services office
- A State Liquor Store

### ***Federal Services and Facilities***

The federal government has headquarters and offices in or near Moab that include the National Park Service, the National Forest Service, the Bureau of Land Management, the US Geological Survey, and the Moab Interagency Fire Center. The activities of the federal government affect the City of Moab in many ways, necessitating cooperation with a number of different agencies.

### ***Non-Profit Services and Facilities***

Moab and Grand County has an extensive network of local non-profit organizations that provide services to residents and visitors. Some of the major local non-profits include:

- Matheson Wetlands Preserve
- Four Corners Community Behavioral Health
- Moab Regional Hospital
- Moab Free Health Clinic
- Youth Garden Project
- Moab Valley Multicultural Center
- Wabi Sabi
- Community Rebuilds

- Salvation Army
- Veterans of Foreign Wars

### ***Other Services and Facilities***

Moab residents and businesses served by a number of utilities and communications providers, including:

- Questar Gas
- Rocky Mountain Power
- Frontier Communications
- Emery Telcom
- DirecTV and Dish TV
- River Canyon Wireless

## **Relevant Planning Documents**

To be most effective, a municipality's general plan should be in alignment with the goals and objectives of other community regulations and plans. As part of the General Plan Update process, the documents below have been considered as part of the Planning Context to ensure alignment and to help support future implementation.

### City of Moab & Grand County, Utah Water Conservation Plan Update (December 2016)

The Water Conservation Plan is meant to address how Moab will meet its future water demand needs through water conservation programs and practices. The Conservation Plan Update recommends that the City embrace an initial goal of 25% reduction in culinary water consumption for both indoor and outdoor use over the next five years.

In February, 2017, the City Council approved an ordinance to create a citizens' Moab City Water Conservation and Drought Management Advisory Board to inform and advise the City Council on matters related to water conservation initiatives, capital projects, and policy.

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City of Moab Storm Water Management Plan (MSWMP) (1999)

The MSWMP was created to address the impacts of past and future growth on the storm water system and establishes an action plan to address those impacts.

The 1999 Plan is in the process of being updated to the City of Moab Drainage Master Plan with expected completion in 2017. The updated Master Plan will evaluate existing and future deficiencies in the storm drainage system within the City, and will present a list of capital projects to address those deficiencies moving forward.

City of Moab Sanitary Sewer Master Plan (expected completion date late 2017)

A sewer system analysis was conducted based on growth in the City of Moab, Grand County and San Juan County. The Sanitary Sewer Master Plan will identify existing and future capacity deficiencies in the sewer collection system, and provide a capital facilities plan to address those deficiencies.

City of Moab Water Storage and Distribution Master Plan (expected completion date late 2017)

A drinking water systems analysis will be performed to examine the City's existing water rights at springs and wells, and to analyze the City's water storage and distribution system. The master plan will identify existing and future deficiencies in the water system, and develop a capital facilities plan to address those deficiencies.

Natural Hazards: Pre-disaster Mitigation Plan for the Southeastern Region of Utah (2013)

Based on the Disaster Mitigation and Cost Reduction Act, the required plan identifies potential hazards, potential losses, and possible mitigation measures to limit losses due to natural disasters.

Grand County, Utah General Plan (2012)

The Grand County General Plan establishes the county's goals for the future and provides direction for decisions affecting the use and development of land, preservation of open

space, transportation systems, partnerships with other organizations, economic growth and the expansion of public facilities and services. The plan is written to provide general policy direction, guide decision-making and set priorities.

Grand County & City of Moab Housing Study and Affordable Housing Plan (2009)

This plan was prepared with collaboration between the City of Moab, Grand County, the Housing Authority of Southeastern Utah (HASU), and the Rural Community Assistance Corporation (RCAC). The study examined the supply and demand of affordable housing and proposed goals and objectives to address affordable housing issues.

Moab Area Housing Plan (2017)

This is an update to the 2009 Plan above. The update was a joint effort of the Interlocal Housing Task Force, Grand County and the City of Moab. The 2017 plan is included as Appendix B.

Grand County Non-Motorized Trails Master Plan (2011)

Adopted by the city and county, the Grand County Non-Motorized Trails Master Plan provides a blueprint for an integrated trail system by cataloging existing trails and identifying strategic locations for future trail development.

Spanish Valley Transportation Plan (2008)

The Spanish Valley Transportation Plan addresses transportation issues with short-term and long-term improvement recommendations in the southern part of the city and south through the Grand County portion of Spanish Valley. Intersection enhancement, new road connectors, general road improvements, roadway realignment, and the addition of bicycle lanes to some roads are all suggestions presented in the plan to alleviate future traffic concerns. The Plan establishes policy and recommendations to ease congestion and safety concerns based on population projections, expected land use

changes, and anticipated traffic increases from population growth and tourism.

North Corridor Gateway Plan (2002)

Originally adopted in partnership with Grand County, the plan addresses future development along the northern route 191 gateway by establishing standards that reflect the community vision of land use and development design related to streetscape appearance. The plan became the (RC) Resort Commercial Zone and was applied to the properties in the North Corridor Annexation on August 12, 2008.

Utah State University: Future Moab Campus Master Plan (2012)

This planning document envisions the new University campus over a 30-year period transitioning from a small downtown site to a full campus in a recently annexed area. The plan establishes that the campus will be designed and constructed with an awareness of the environment, economics, community, aesthetics, and energy efficiency, to ensure it benefits the lives of students and Moab residents.

2020 Vision: A Sustainable Moab Plan (2008)

This plan encourages water conservation, sustainable construction, reduced dependence on nonrenewable energy sources, and increased energy efficiency for new and existing structures. Community awareness and educational campaigns are proposed to show the financial and social benefits of sustainable practices.

**Other Context**

***Affordable Housing***

A major challenge in Moab is the cost and availability of housing. Vacation properties and second homes dispersed throughout the community have inflated housing costs. A large percentage of jobs in Moab are in leisure, hospitality, and retail trade industries.

Identifying and securing housing that supports the Moab workforce and their families has continued to be a priority for the City.

According to the 2010 Census, the median home value of owner-occupied units was \$217,900 and the median household income was \$39,085; in contrast, the median home value for the State of Utah is \$221,300 and the median household income is \$57,783. The Census also indicated that 18.9% of Moab's population is living below the poverty line, in contrast to 11.4% statewide.

According to the County Assessor, in 2016 the average assessed value of all homes in Grand County was \$296,000. In 2016 the Area Median Income (AMI) for Grand County is now \$64,300.

According to the 2014 US Census Bureau 29.2% of the population earns less than \$20,000/yr; ranked 26<sup>th</sup> of all counties in the state of Utah. This represents a slight improvement from 2010 numbers of 33% and 28<sup>th</sup> respectively.

***Arts & Culture***

Moab has a thriving arts community. The Moab Arts Council lists nearly 90 local artists in Moab, and there are many events and educational programs throughout the year for residents and visitors. There are numerous galleries throughout the city. The Museum of Moab on Center Street celebrates both the human and natural history of the area.

The Moab to Monument Valley Film Commission is the longest running film commission in the US. The area's unparalleled landscape has lent itself to dozens of movies over the years, and will likely continue to be a small, yet important, facet of the City's economy and culture.



### ***Environmental Sustainability***

Moab has been on the forefront of renewable energy implementation, water conservation, and water quality practices as a priority to sustaining the local populace. As a leader in the movement towards clean energy, Moab has been purchasing wind energy and has encouraged residents to do the same, making Moab a model for energy sustainability and environmental commitment. The City has set an objective to reduce the use of non-renewable fuels by 20% and increase the City

government's use of renewable energy sources by 20% by 2020. In doing this, Moab hopes to create a model for local citizens and other communities to follow. Solar panels have been constructed on the roofs of most of the city buildings.

Although few major water conservation campaigns have been undertaken, the community has found ways to reduce their consumption per household over time. Moab has noticed significantly lower usage per household than the state average despite the hot and arid climate. The water resources and water rights that Moab currently holds do not mandate extensive water conservation projects. However, in the Vision 2020 Plan, Moab set a goal of reducing per-household, per-business, and City-owned facilities' water use by 20% by 2020.

## CHAPTER 3 – GENERAL PLAN UPDATE AND PROCESS

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### General Plan Update Process

The Core Planning Team consisting of city staff, county staff and the city planning commission was established to oversee the update process. The team was responsible for reviewing planning consultant applications through the RFP process. SE Group was chosen and assisted with the initial public participation phase. The Core Planning Team facilitated public noticing, provided technical support, led discussions, and drafted the document for review by the Planning Commission and the public. Based on public, Planning Commission and City Council comments, the Core Planning Team produced this final General Plan Update.

### Background

The last General Plan adoption occurred in 2002. This update builds on the 2002 Plan and reflects current circumstances and priorities.

Creating the General Plan Update was a community-based process that focused on what Moab residents' value about their community and identified opportunities for improvement from a variety of perspectives. The economy, the environment, transportation and connectivity, neighborhoods, and arts and culture were all topics considered during the process.

The General Plan, as updated, is meant to be used by decision-makers and the community. The plan includes maps, illustrations, and sections that highlight certain accomplishments of the City since 2002.

### Public Engagement

The City made public engagement a priority for the update. To achieve a high level of public engagement, the Core Planning Team and

planning consultants utilized a variety of methods, including the following:

1. Web outreach
2. Open house
3. Stakeholder interviews (50+)
4. Sounding Board sessions (2)
5. Topic Forums (4)
6. Stakeholder Meetings and Workshop
7. Other meetings

Each method is described below.

#### Web Outreach

Part of the effort to make the Moab General Plan Update a community-based process, a project website was created and provided ongoing information on public events and progress. People were also able to submit input via the website to the planning consultants.

In addition to the website, the planning team used email notification to inform the community about events. People signed up for the mail lists at public meetings or via the website. At any point in the process, members of the community were able to provide comments or ask questions through the email link available on the website as well, which were then distributed to the consultants and Core Team.

#### Open House

On Wednesday, August 1, 2012 from 5:30-7:30 p.m., a community open house was held at Moab City Hall and was attended by approximately three dozen people including City staff and administrators, residents and homeowners, business owners, and Moab City and Grand County public officials. The main objectives of the open house meeting were to inform the community about the General Plan Update and to get their initial insight on how to make the General Plan document stronger, more relevant and more in

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tune with today's vision. Poster boards were arranged around the room and participants used stars and green dots to indicate what they thought worked well in the past and what remains pertinent today.



### Stakeholder Interviews

Nearly 50 stakeholder interviews were conducted over a two-day period at the onset of the planning process. Interviewees came from a range of backgrounds and roles within Moab, from business owners to long-time residents and specialists from the fields of education, housing, public works, recreation and more. Some of these interviews were conducted on an individual basis while others were conducted in a group setting with two or three people at a time. This approach resulted in intriguing discussions around some of Moab's most pressing planning topics. Themes that emerged were:

- Retail needs
- Year-round economic sustainability
- City improvements and services
- Community pride
- Water resources
- Neighborhood/character preservation
- Government and process
- Land use, growth and opportunity areas
- Affordable housing
- Public transportation and connectivity

### “Sounding Board” Sessions

Sounding Board sessions were held as casual community forums to meet with members of the planning team, learn about the process and provide input on the plan update. Each session was 2 hours in length and were held at different

times and locations to reach different segments of the Moab community. The morning session was held at the Wake N' Bake coffee shop and the afternoon session was held at the Moab Recreation and Aquatic Center.

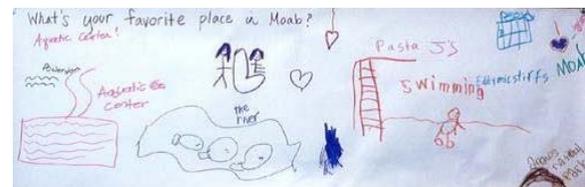
- **Wake N' Bake**

This session was held in the morning in order to reach the community in an informal setting. A handful of people attended, and because of the small number, conversations were in-depth and one-on-one. Mayor Dave Sakrison, Planning Director Jeff Reinhart and Economic Development Director Ken Davey were also on hand to answer questions from the public.

Much of the discussion revolved around neighborhoods, character preservation, and affordable housing. Topics included the future of the Grand Oasis mobile home park, increased density in residential areas, the highly valued eclectic architecture, solar gain, and the variation of lot sizes in Moab.

- **Moab Recreation and Aquatic Center**

The afternoon session was aimed at reaching families, children, and residents who otherwise would be less likely to provide input on the General Plan Update. The afternoon time frame was selected because the Aquatic Center is busy during that time of day. While adults visited with members of the planning team, children ate ice cream and drew pictures of what they loved most about Moab (see below).



The value of the Aquatic Center to the community as a recreation center and central gathering place was expressed by many of those who stopped to talk. People also expressed what a fantastic place Moab is to raise a family, although some noted the high cost of living and lack of available shopping options for families.

Residents noted the importance of the nearby National Parks to the stability of the tourism economy. Participants advocated for more connectivity between the City and the Parks, either through public transportation or biking connections. There was also general support for promoting alternative transportation throughout Moab and decreasing auto-dependency. Several business owners/tour operators would like to see more partnerships fostered across the business community to promote the area as a place with friendly, outstanding service. They would like to see the reputation of Moab grow as a place with amazing resources and attractions offering an exceptional experience.

Several people voiced support for promoting solar energy usage asserting that Moab could be a model community for relying on renewable energy with its exceptional year-round solar resources.

#### Topic Forum Discussion Series

These four one-hour lunch sessions were held at the local USU Campus. Each forum began with a video presentation of background information, followed by a group discussion. Several Core Team members were present to facilitate and provide more information as questions arose. The Topic Forums were open to the public, and video recordings of the presentations were posted to the project website for additional comment and discussion.

The Topic Forums were:

1. *Neighborhoods*,  
October 16, 2012
2. *Economic Sustainability*  
October 17, 2012
3. *Living with the Environment*  
October 18, 2012
4. *Getting Around Moab*  
October 25, 2012

The “Topic Forums” further explored these ideas and the general themes identified during the public input process. These “Topic Forums” helped shape the goals and policies found in chapter 3.

The *Neighborhoods* forum focused on the character of neighborhoods and the role they play in the Moab Community.

Moab is home to distinct residential areas that were built at different times and community members present identified with where they live. Many felt strongly that policies should help preserve certain attributes of their neighborhoods and encourage future improvements.

Another theme was the Original Moab Townsite, which is cherished for walkability, varied architectural styles and lot sizes, and mix of residents. Houses, duplexes and apartment buildings currently exist side by side with historic buildings original to the city. Gardens and old trees thrive in the area. Community members wanted to ensure that new development and redevelopment in this part of Moab should carefully consider the context and impacts to existing character in its design and site planning.

Other residential neighborhoods that were specifically discussed included the Nichols-Bowen neighborhood, Mountain View, and Grand Oasis. Nichols-Bowen is close enough to be walkable to Downtown, yet far enough away to feel separate from tourism activity. Mountain View is a Levittown style of development built for miners and their families in the 1950’s and is today a thriving single-family neighborhood. Grand Oasis is a manufactured home park that provides over 300 families with affordable housing options. Residents expressed concern that the future viability of the park as a residential neighborhood is in jeopardy. It was felt that all types of housing opportunities were important for residents of various interest, ages, and walks of life.

In the “*Economic Sustainability*” Topic Forum and throughout the public process, community members identified increasing employment

diversification and improving the availability of retail goods and services as general goals.

Participants felt the development of a Utah State University destination campus would act as a catalyst for quality jobs and more educational opportunities for residents, and would make it easier for young people to remain in the community.

On the question of large scale retail operations in Moab, participants had differing views. Some felt large scale retail would negatively impact existing retail outlets, while others felt large scale retail will allow Moab to keep retail “leakage”, from Grand Junction competition and online.

Support was expressed for programs to develop local businesses related to food service, the arts, and home occupations. Participants indicated they would look favorably upon environmentally “sustainable” enterprises.



“*Living with the Environment*” focused on Moab’s natural environment, surroundings, and environmental sustainability.

Water quality and water conservation were brought up in the early public outreach events and were discussed in more detail in the topic forums. Water usage, while conservatively low according to the Water Conservation Plan, is still a priority of the City and residents. Some community members stated that they would like to see a scientific study done to quantify the amount of water available in the aquifer for future needs.

Residents offered ideas on how the City could improve the retention of water during storm events. They encouraged the use of swales and storm drainage mechanisms that would allow more water to irrigate urban gardens and greenery. Similarly, people voiced interest in having a constant flow of water in Mill Creek.

Participants expressed support for recycling, reuse and composting through a series of public/ private partnerships in Moab. They felt that this will be important in the future for reducing the City’s output of solid waste and subsequent carbon footprint.

Residents shared that they view Moab’s surrounding landscape as very important to the community and believe protecting it has significant positive implications for Moab’s economy and quality of life. Discussion points related to this centered on reducing light pollution, regulating ridgeline development, and the importance of integrating new construction with the natural landscape.

In the “*Getting Around Moab*” Topic Forum and throughout the public process, community members supported multi-modal (vehicles, bikes, walking, transit) connectivity throughout Moab especially between outlying tourist accommodations and Downtown. Another concern discussed was to provide better pedestrian crossings along Main Street within Downtown.

During the forum, the participants discussed implementing the concept of “Complete Streets” and improving streets for all users by integrating motorized and non-motorized modes of transportation. The wide streets of Moab provide an ideal setting to implement these elements.

#### Stakeholder Meetings and Workshops

*Public Meeting: Exploring Moab Workshop* was held at Moab City Hall on November 8, 2012. Approximately 30 community members

and business owners participated in the workshop, along with several staff and public officials from the City of Moab and Grand County. During the workshop, community members participated in an exercise focused on development patterns and character at different densities.

The purpose of this workshop was to invite the Moab community to flesh out key planning topics from previous public outreach efforts. Through a hands-on small group exercise using visual examples, participants explored future possibilities for Moab. They developed concept maps that detailed opportunities and challenges using the four topic areas of Economic Sustainability, Neighborhoods, Getting Around Moab, and Living with the Environment. The input from this workshop provided information for the Future Land Use Map and policies of the 2013 General Plan Update.

#### Other Meetings

Other meetings included workshops and public hearings held by the Planning Commission. The City Council also held meetings to receive comments from the public in the early part of 2015.

In April of 2017 the Planning Commission held two final workshops to unveil the final plan to the public prior to forwarding their recommendation to the City Council.

## General Plan Implementation

The implementation stage of the City of Moab General Plan occurs as rezoning, development and annexation requests are made, as zoning and subdivision ordinances are revised, as capital improvement programs are developed, and as budgets are prepared.

In order to preserve the integrity of the Moab General Plan, and to ensure that it reflects the changing needs of residents of Moab, it shall be the policy of the Moab Planning Commission and City Council that:

1. Moab General Plan policies will be used to guide the implementation of City ordinances and resolutions.
2. All ordinance changes, rezoning, or improvement programs should be in conformance with the expressed policies and maps of the General Plan.
3. The General Plan should be reviewed bi-annually not only to ensure that the policies and programs are consistent with changing trends and conditions in the City but also to best reflect the goals and needs of the community.
4. Requests for a plan amendment may be made by the general public, the City Planning Commission, or elected officials. The burden of establishing that any amendment to the General Plan is in the best interests of the City shall rest on the applicant. To justify such a plan amendment, the applicant must show that the change will promote the general welfare of the community and support the community goals and policies expressed in the General Plan.

## CHAPTER 4 – COMMUNITY VISION

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### City of Moab Community Vision

The Community Vision is a group of statements that summarize the values shared by the community for the future. The Vision was originally written as part of the 2002 General Plan, and has been revised as part of this update based on public input. All elements, goals and policies relate back to the community vision for Moab.

### A Vision for Moab

In planning for the future of Moab, the community vision encompasses the following goals:

1. Promote Downtown Moab as a center of commercial activity and employment.
2. Promote a compact development pattern that makes efficient use of public facilities and services, encourages mixed uses, protects open spaces and minimizes urban sprawl.
3. Maintain Moab’s small town character.
4. Encourage community-wide (walking/biking/pathway) connectivity, between schools, neighborhoods, work places, downtown, and tourist destinations.
5. Encourage a diverse mix of year-round employment opportunities offering competitive salaries and meaningful work to raise residents’ standard of living through an economically viable community.
6. Recognize the value of Moab’s surrounding landscape and other natural resources to enhance the quality of life for community residents and to ensure the longevity of Moab’s tourism industry.
7. Support a variety of housing opportunities in Moab.



## CHAPTER 5 – ELEMENTS, GOALS, POLICIES AND ACTION STEPS

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### Nine (9) Elements

The Moab City General Plan is divided into nine elements:

**Element 1 - Economic Development**

Addresses the role of the City in promoting balanced economic development and employment in the area.

**Element 2 - Environmental Sustainability**

Outlines the role of the City in addressing impacts on the environment and the quality of life of current and future residents.

**Element 3 - Land Use and Growth**

Encompasses commercial, residential, industrial, and other land use.

**Element 4 - Housing**

Addresses housing needs in terms of quality, quantity and affordability.

**Element 5 - Parks and Recreation**

Includes planning for park facilities and

recreation within Moab.

**Element 6 - Arts and Culture**

Addresses City's support for arts and cultural programs.

**Element 7 - Transportation and Circulation**

Involves planning for arterial, collector, and local traffic circulation, and for bicycle and pedestrian traffic

**Element 8 - Public Works**

Addresses the capacities and needs of community facilities and services.

**Element 9 - Civic Services and Facilities**

Addresses municipal properties, law enforcement, health and emergency services, and education in Moab.

### Goals, Policies, Action Steps, and Plan Maps

Each element includes goals, policies, and action steps. Annexation, land use, transportation and other elements have an accompanying plan map. Below is a brief description of each:

1. **Goals** - Goals are normally stated in broad terms because they reflect wide community values. They provide the City with direction.
2. **Policies** - Guidelines that should be followed in order to achieve the stated goals.
3. **Action Steps** - Recommended courses of action to achieve goals in accordance with stated policies. The list is not complete; items may be added or deleted depending on the circumstances.
4. **Plan maps** for annexation, land use, transportation and other elements show spatial relationships of land use and the desired direction of growth.

**ELEMENT 1: ECONOMIC DEVELOPMENT**

**GOAL 1: GENERAL**

- *Promote a vibrant local economy that supports the unique quality of life and character of Moab.*
- 

**Policy 1: Continue to promote Downtown Moab as a primary commercial core of the community for residents and visitors.**

**Action Steps:**

- a: Work with the Chamber of Commerce to develop a downtown business group.
  - b: Develop a plan for the expansion and enhancement of pedestrian and shopping opportunities in the commercial core, including side streets.
- 

**Policy 2: Weigh the costs and benefits of new commercial and industrial development while evaluating the required expansion of public facilities and services for those projects.**

**Action Steps:**

- a: Require or conduct project specific feasibility analyses to determine impacts on public facilities and requirements for upgrade or expansion.
  - b: Regularly update impact fee analyses.
  - c: Ensure that infrastructure improvements that benefit new development be the financial responsibility of the new development.
- 

**Policy 3: Encourage local businesses and industries to grow and thrive.**

**Action Steps:**

- a. Participate in and support small business development center activities and programs.
  - b: Investigate incentives for storefront development and enhancement.
- 

**Policy 4: Encourage new and existing businesses to be based in Moab.**

**Action Steps:**

- a. Participate in and support small business development center activities and programs.
-

**Policy 5: Facilitate the growth of local businesses and industries in a context appropriate to Moab. (size, scale, etc.)**

**Action Steps:**

- a. Develop and enforce land use and design standards for commercial development.
  - b. Encourage business development that complements the existing economy and business offerings.
- 

**Policy 6: Encourage development of a small-scale private convention facility in Moab.**

**Action Steps:**

- a. Review development plans and provide input on the potential effect the development may have on the community.
- 

**Policy 7: Promote an appealing driving and walking experience for residents and visitors.**

**Action Steps:**

- a. Investigate incentives for storefront development and enhancement.
  - b. Develop a beautification program.
  - c. Continue implementation of the Gateway Plan.
- 

**Policy 8: Support well-planned festivals and events that appeal to a wide array of residents and visitors and provide a net benefit to the community.**

**Action Steps:**

- a. Review and evaluate events through the special event committee.
  - b. Continually review and update the special event fee structure.
  - c. Coordinate with the Moab Area Travel Council and event organizers.
- 

**Policy 9: Identify and explore new economic development opportunities that build on Moab's prominence in the realm of outdoor recreation and tourism.**

**Action Steps:**

- a. Participate in State Economic Development efforts to expand statewide activities.
  - b. Continue to obtain outside funding for trail development and other recreational opportunities.
-

**Policy 10: Consider the financial and social impact that continued promotion of tourism and events has on the community, residents and infrastructure.**

**Action Steps:**

- a. Regularly consult with Grand County Council on tourism related issues.
- 

**Policy 11: Promote and enhance retail offerings that serve the everyday needs of residents and visitors.**

**Action Steps:**

- a. Conduct a market study to measure how effectively Moab meets the local supply and demand for goods and services.
- 

**Policy 12: Coordinate and cooperate with Grand County to ensure adequate land and appropriate zoning for light industrial or business parks.**

**Action Steps:**

- a. Form an economic development planning group to create a community-wide economic development plan.
- 

**Policy 13: Identify and explore economic development opportunities for new and existing high-tech industries.**

**Action Steps:**

- a. Encourage and facilitate “meet-up” opportunities for tech businesses.
- 

**Policy 14: Follow and regularly update a broad-based economic development strategy.**

**Action Steps:**

- a. Form an economic development planning group to create a community-wide economic development plan.
- 

**Policy 15: Provide the governmental monetary resources necessary to support the community.**

**Action Steps:**

- a. Pursue outside funding and monitor existing revenue sources to ensure they meet the demands of the city.
- 

**Policy 16: Provide local government support for private and non-profit employee housing alternatives.**

**Action Steps:**

- a. Pursue outside funding options to match and leverage private and non-profit housing resources.
  - b. Partner with Housing Authority of Southeast Utah to promote and pursue federal and state financing options including grants and tax credit financing.
  - c. Work with Grand County, other rural communities and the State of Utah to solve workforce housing issues unique to rural Utah.
  - d. Solicit current information on Federal Housing Programs and funding from the USDA Department of Rural Development.
- 

**Policy 17: Support ongoing higher education programs in Moab and the pursuit of a local destination campus.**

**Action Steps:**

- a. Support efforts of SITLA to provide housing necessary for students, faculty and other residents on properties surrounding the campus.
- b. Support the expansion of educational opportunities offered by Utah State University.
- c. Continue to provide funding for the higher education campus set-aside fund.

**ELEMENT 2: ENVIRONMENTAL SUSTAINABILITY**

**GOAL 1: GENERAL**

- *Provide an enhanced quality of life through environmental stewardship.*

**Policy 1: Collaborate with local businesses and residents to expand opportunities for environmental sustainability.**

**Action Steps:**

- a. Update and expand the “2020 Vision: A Sustainable Moab Plan” to reflect the City’s accomplishments and set new goals.

\*\*\*\*\*

**GOAL 2: VISUAL RESOURCES**

- *Protect the visual resources of Moab.*

**Policy 1: Preserve viewsheds of ridgelines, hillsides, mountains and the sky at night.**

**Action Steps:**

- a. Update hillside development regulations to reflect current development trends.
- b. Work with other government and land use agencies to protect viewsheds of Moab residents.
- c. Continue to assess visual impacts as part of the development review process.
- d. Continue to require visual screening of developments that affect residents’ views.

---

**Policy 2: Minimize light pollution within the City and surrounding areas.**

**Action Steps:**

- a. Explore ordinances that consider intensity, type, and quantity of light for streets, buildings, signs, and other exterior uses.
- b. Provide resources that help educate residences on using more efficient and effective methods of lighting.
- c. Demonstrate the use of efficient and effective lighting on City property and right of ways.

\*\*\*\*\*

**GOAL 3: AIR QUALITY**

- *Maintain a high standard of air quality in the region to enhance and protect the health of the community, the environment and the scenic resources.*

**Policy 1: Work to improve local air quality particularly during temperature inversions in winter months.**

**Action Steps:**

- a. Promote the use of less polluting heat sources through public information efforts.
  - b. Cooperate with the State of Utah in air quality monitoring efforts.
- 

**Policy 2: Promote the use of alternative transportation that is non-polluting or reduces fossil fuel consumption.**

**Action Steps:**

- a. Continue to explore public transportation.
  - b. Continue to expand and maintain bike lanes and paved non-motorized routes, and their local and regional interconnectivity.
- 

**Policy 3: Encourage and promote energy conservation and the use of clean alternative energy sources such as solar, wind, etc.**

**Action Steps:**

- a. Promote utility provider programs and non-profit organizations that encourage energy efficiency and alternative energy sources.
- 

**Policy 4: Discourage projects that would substantially decrease air quality**

**Action Steps:**

- a. Monitor industrial and other projects within and outside City limits that may impact air quality within City limits.

\*\*\*\*\*

**GOAL IV: WATER QUALITY**

- *Protect ground, spring and surface water quality.*

**Policy 1: Ensure that development and activities within the City do not negatively impact water quality.**

**Action Steps:**

- a. Review, evaluate, and take action on activities and development projects and land use changes both inside and outside the City limits to protect the quality of the City's water resources.
- b. Prohibit the use of herbicides, pesticides and fertilizer where such use could adversely affect water quality, and ban such uses as may harm the aquifer in Sensitive Resort Areas or drinking water source protection areas.
- c. Continue monitoring water quality.
- d. Participate in and support further ground water studies.
- e. Regularly update the drinking water source protection plans and related ordinances.
- f. Require project-specific drinking water source protection plans for projects in the City's drinking water source protection areas, and include a requirement for bonding to cover losses due to contamination or jeopardy of the aquifer.
- g. Maintain EPA sole source aquifer designation.
- h. Prohibit development inside the City and protest development outside the City that adversely impacts the water quality of the City.
- i. Adopt a green infrastructure ordinance for storm water management to protect water quality, increase localized groundwater recharge and offset landscape irrigation through matching plantings with green infrastructure treatments.

\*\*\*\*\*

**GOAL 5: WATER SUPPLY**

- ***Preserve the community's access to culinary water.***

**Policy 1: Work with other government agencies to determine future culinary water availability.**

**Action Steps:**

- a. Participate in the United States Geological Survey and Utah Division of Water Rights regional ground water studies.
- b. Work to establish a regional water authority that will include all water systems in the watershed including Moab City, Grand Water and Sewer Service Agency, Castle Valley, and water systems in southern Spanish Valley and Pack Creek.
- c. Place an annual limit on water allotments for each residential and commercial customer, with an enforcement and fine structure for violations.

**Policy 2: Preserve and expand City of Moab water rights.**

**Action Steps:**

- a. Ensure that the City maintains its current water rights.
- b. Investigate the acquisition of additional water rights.

\*\*\*\*\*

**GOAL 6: ENERGY AND RESOURCE CONSERVATION**

➤ *Reduce energy resource waste and expand the community's use of renewable energy.*

**Policy 1: Encourage energy conservation.**

**Action Steps:**

- a. Adopt measures to improve the energy efficiency of existing and future City buildings.
- b. Work with private businesses, residents, Grand County, regional government agencies, the State of Utah, and federal agencies to promote and adopt energy efficiency and environmentally sustainable programs and projects.
- c. Support weatherization programs for the homes of the elderly and lower income families.
- d. Balance the benefits of efficient building concepts and techniques with residents' desire for solar access.

---

**Policy 2: Promote efficiency and use of renewable energy resources.**

**Action Steps:**

- a. Support a Green Builders program that provides information and incentives to builders to use passive solar design, above minimum insulation, efficient heating/cooling, etc.
- b. Promote and help expand community-wide recycling and re-use programs.

## ELEMENT 3: LAND USE AND GROWTH

### GOAL 1: GENERAL

- *Encourage a diverse, compact, and efficient land use pattern that is aligned with the city's character, economy, and vision.*

**Policy 1: Encourage development to consider the appearance, design, financial impact, and amenities of the community.**

**Action Steps:**

- Emphasize connectivity and walkability in order to facilitate healthy lifestyles and decreased vehicle reliance.
- Promote commercial centers that meet the everyday needs of residents and visitors.
- Encourage mixed-use development where appropriate.
- Encourage redevelopment, infill development, aesthetics and pedestrian access in the downtown area.
- Work with Grand County to evaluate the impacts of growth and development in the south corridor area.
- Encourage compact development patterns.

**Policy 2: Anticipate and plan for impacts of future growth on all city utilities, services, and infrastructure.**

**Action Steps:**

- Continue to explain code regulations to developers and residents to foster mutual understanding of expectations.

\*\*\*\*\*

### GOAL 2: NATURAL AND ENVIRONMENTAL CONSTRAINTS

- *Protect residents and property, and prevent public costs associated with development in hazardous areas.*

**Policy 1: Restrict development in areas that present natural hazards to human life, property, and natural resources.**

**Action Steps:**

- Enforce hillside development regulations to ensure that erosion, drainage and hazardous rock fall problems are mitigated.

- b. Identify geologic hazards and restrict development in these areas.
- c. Require properties in floodways to maintain the flood channels and keep them clear of debris.
- d. Ensure that stream banks and hillsides are vegetated to protect against erosion.
- e. Restrict development within identified riparian zones or critical wildlife habitat areas.
- f. Preserve natural drainage ways for storm water.
- g. Continue to ensure that development plans address storm water concerns.

\*\*\*\*\*

### **GOAL 3: URBAN DESIGN AND CHARACTER PRESERVATION**

- ***Promote an urban design that is compatible with the history, culture and character of Moab.***

**Policy 1: Continue to consider visual appearance criteria in site design, architecture and landscaping of new construction to encourage and promote innovative, quality urban design and efficient land use patterns.**

#### **Action Steps:**

- a. Promote design-oriented improvement and beautification projects in downtown.
- b. Promote an attractive gateway entrance at Moab's two primary arrival points on Highway 191 (north and south), through signage, landscaping, and traffic calming features.
- c. Review the sign regulations to balance aesthetic values and business needs.
- d. Encourage the use of native and drought-resistant trees, shrubs, flowers and grasses on streets, parks, planting strips and medians.

\*\*\*\*\*

### **GOAL 4: RESOURCE PROTECTION**

- ***Ensure the protection of Moab's natural and scenic resources.***

**Policy 1: Require development to consider impacts on the natural environment and protect cultural and historical resources.**

#### **Action Steps:**

- a. Encourage the preservation of areas critical to local wildlife through open space designation or conservation easements.
- b. Continue to encourage the establishment of green ways, parks, trail corridors, and open space within new development.

- c. Promote sustainable building practices in construction projects and recognize those projects that have taken such initiatives.
  - d. Continue to protect scenic views and night skies by minimizing light pollution.
  - e. Encourage the protection of culturally and historically significant resources found within development areas.
- 

**Policy 2: Encourage the establishment of open space and natural areas throughout the city.**

**Action Steps:**

- a. Consider greenbelts and greenways as forms of open space for area residents.
- b. Identify critical lands to be conserved within the city limits and the annexation areas.

\*\*\*\*\*

**GOAL 5: STREET TREES AND LANDSCAPING**

- *Improve the overall visual, recreational and environmental quality of the community through the use of trees and vegetation.*

**Policy 1: Utilize climate-appropriate vegetation to beautify and provide shade in and around paved areas.**

**Action Steps:**

- a. Enhance and increase landscaping in parking areas and planting strips.
  - b. Encourage the planting of climate-appropriate trees in and around streets and parking areas to provide shade and more comfortable public spaces.
- 

**Policy 2: Encourage the preservation and enhancement of existing landscape resources.**

**Action Steps:**

- a. Continue planning and developing the Mill Creek and Pack Creek Parkway.
  - b. Support community efforts to beautify public spaces and private properties with climate-appropriate trees, shrubs and ground covers.
  - c. Encourage new development to preserve existing native trees and vegetation.
  - d. Support the goals of the City Urban Forester and Public Works department to develop an effective and diverse community forestry program.
- 

**Policy 3: Encourage appropriate plant selection to minimize maintenance and water usage.**

**Action Steps:**

- a. Develop landscape design suggestions and lists of appropriate trees, shrubs and flowers

that will flourish in our climate.

- b. Discourage practices that will result in the growth and proliferation of noxious and invasive weed species.

---

**Policy 4: Improve the highway landscapes in Moab.**

**Action Steps:**

- a. Utilize climate-appropriate trees, shrubs, flowers, natural landscaping and historic building materials and machinery to beautify the “gateways” at the north and south ends of town.

\*\*\*\*\*

**GOAL 6: HISTORIC PRESERVATION**

- *Preserve historic elements throughout the community.*

**Policy 1: Encourage the preservation and rehabilitation of historic and culturally significant structures.**

**Action Steps:**

- a. Consider the establishment of an historic preservation board.
- b. Encourage new development to be compatible with the historic character and integrity of the community.

\*\*\*\*\*

**GOAL 7: COMMERCIAL**

- *Promote appropriate commercial development while maintaining quality of life for residents and visitors.*

**Policy 1: Consider zone changes and adjustments that balance property rights and community benefits.**

**Action Steps:**

- a. Encourage mixed-use development that integrates retail, general commercial and residential uses in a manner that preserves Moab’s sales tax revenues and promotes a self-contained neighborhood atmosphere.
- b. Investigate the potential of live-work units.
- c. Promote the establishment of neighborhood-scale commercial opportunities providing convenient goods and services to nearby residents.

- d. Consider commercial zoning areas for uses not compatible with downtown retail and general commercial areas.
- 

**Policy 2: Work with property owners and businesses to create more appealing commercial areas.**

**Action Steps:**

- a. In collaboration with property owners and businesses, consider designs suggestions or guidelines that incorporate Moab’s character and natural surroundings.
  - b. Encourage property owners and businesses to develop local improvement plans to enhance the shopping experience of the area.
- 

**Policy 3: Work with the business community and community-at-large to promote a positive business climate.**

**Action Steps:**

- a. Review commercial development regulations.
- b. Work with downtown property owners to encourage planters, flower boxes, benches and other outdoor enhancements.

\*\*\*\*\*

**GOAL 8: RESIDENTIAL**

➤ *Promote a variety of housing types and neighborhoods.*

**Policy 1: Work with developers and neighborhoods to promote different styles, densities and forms.**

**Action Steps:**

- a. Promote walkable neighborhoods through continued improvements to sidewalks, pedestrian amenities and street crossings.
- b. Promote compact design and development that maximizes the efficiency of City services.
- c. Encourage the preservation of quality mobile and manufactured home developments.
- d. Encourage the maintenance and improvement of residential properties.
- e. Increase neighborhood parks as opportunities arise.

\*\*\*\*\*

**GOAL 9: INDUSTRIAL**

- *Provide city areas appropriate for light industrial economic activity.*

**Policy 1: Ensure that zoning properly buffers light industrial uses from residential neighborhoods.**

**Action Steps:**

- a. Locate industrial uses close to main roadways and available utilities.
- b. Encourage industrial operations to be environmentally conscious.

\*\*\*\*\*

**GOAL 10: AGRICULTURE**

- *Encourage the development of locally based food production.*

**Policy 1: Allow the expansion of appropriate “urban farming” activities.**

**Action Steps:**

- a. Encourage individual and community gardens throughout Moab and especially residential areas.
- b. Encourage responsible beekeeping and other activities that add to vegetative abundance.
- c. Investigate ways to allow small scale and appropriate livestock activities while protecting neighborhoods from health and safety problems, and noise and odor issues.

\*\*\*\*\*

**GOAL 11: OPEN SPACE**

- *Promote green space within and surrounding Moab.*

**Policy 1: Conserve sensitive undeveloped areas for riparian, wildlife, and water shed protection.**

**Action Steps:**

- a. Support the Scott M. Matheson Wetland Preserve as an important part of the open space and natural areas system.
- b. Preserve the flood channel along Mill Creek and Pack Creek as open space.

- c. Consider open space preservation as a way of protecting water shed recharge zones.
- d. Maintain water courses to protect riparian and wildlife habitat.

\*\*\*\*\*

## GOAL 12: FLOOD PROTECTION

- *Facilitate the protection of life, property and natural resources from damage due to floods.*

### Policy 1: Keep flood channels free of structures that may cause damage during flooding.

#### Action Steps:

- a. Identify areas where the City could purchase lands for flood hazard reduction.
- b. Work with private land owners to maintain a free flowing flood channel.
- c. Maintain natural channel meanders and avoid dredging or straightening channels.

---

### Policy 2: Balance flood channel protection with wildlife and riparian habitat.

#### Action Steps:

- a. Plant native cottonwoods and willows in riparian areas where appropriate.
- b. Acquire water rights for in-stream flow.
- c. Explore eradication of non-native weeds by controlled cutting and/or herbicides.
- d. Consider impacts on wildlife and plant life when conducting vegetation and removal projects.

\*\*\*\*\*

## GOAL 13: ANNEXATION

- *Consider annexations that provide a benefit to the community.*

### Policy 1: Assess the impact on City services of each proposed annexation.

#### Action Steps:

- a. Prepare an annexation impact report on each proposed annexation.
- b. Require annexation agreements on all proposed annexations.
- c. Update the annexation policy to preserve and protect the interests of the City.
- d. Assess the impacts of proposed annexations where municipal services cannot be economically provided.

## ELEMENT 4: HOUSING

### GOAL 1: GENERAL

➤ *Follow a housing strategy that meets the needs of current residents, anticipates growth in housing demand, promotes a cohesive small-town environment and supports a high quality of life.*

**Policy 1: Encourage housing opportunities for a variety of needs and income levels.**

#### Action Steps

- a. Recognize the value and character of existing residential neighborhoods and encourage compatible development/redevelopment projects with existing neighborhoods and the underlying zoning.
- b. Identify residential properties that are not meeting City code requirements for health, welfare and safety, and work with the owners of those properties to remedy existing problems.
- c. Encourage residential homes to remain in residential use.

\*\*\*\*\*

### GOAL 2: AFFORDABLE HOUSING

➤ *Promote strategies that improve the ability of all Moab residents to have access to affordable, quality housing.*

**Policy 1: Promote programs and partnerships that focus on providing affordable and workforce housing.**

#### Action Steps

- a. Update and implement the Grand County and City of Moab Housing Study and Affordable Housing Plan.
- b. Collaborate closely with the Housing Authority of Southeastern Utah on acquisition of properties and projects for affordable housing.
- c. Work with private and non-profit developers to increase the affordable housing stock in Moab.
- d. Assess on a continuing basis the gaps among housing stock, housing needs and household affordability.
- e. Establish and participate in programs and efforts to reduce household operating, rehabilitation, and construction costs.

## ELEMENT 5: PARKS AND RECREATION

### GOAL 1: PARKS

- *Continue to provide parks, facilities and open space for year-round use.*

#### Policy 1: Maintain high quality standards at all City-owned parks, facilities and open spaces.

##### Action Steps

- a. Explore possible participation in and certification of city parks in nationally recognized programs.
- b. Develop a Park Improvement Master Plan.
- c. Research and implement sustainable park maintenance methods in appropriate areas such as enhancement with native plant species and water conservation.
- d. Consider implementation of an “adopt a park” program for parks and open space maintenance and management.

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#### Policy 2: Pursue expansion of the park and open space system.

##### Action Steps

- a. Provide new and traditional park experiences by enhancing and establishing different types of park spaces throughout the community.
- b. Emphasize trail development for local transportation and recreation needs with connections to existing trails.
- c. Continue to work with Grand County, the Moab Trail Alliance, and Trail Mix to implement and update the Grand County Master Non-motorized Trails Plan.
- d. Continue to develop and expand the Parkway Project to connect all neighborhoods in the City.
- e. Consider urban wildlife populations when planning for future open space and natural area designation, as well as in proposals for new development.

### GOAL 2: RECREATION

- *Provide high quality and affordable recreational services, programs, and events.*

#### Policy 1: Promote a variety of recreation experiences through Moab including multi-generational recreation programming.

**Action Steps**

- a. Ensure that recreation sites are well-connected, accessible, safe and enjoyable for all ages.
- b. Through inter-local agreements, continue to cooperate with the County, the School District and the Grand County Recreation Special Service District to continually expand and improve recreational programs.
- c. Continue to promote and support the Moab Recreation and Aquatic Center as a hub for healthy activity year-round in Moab.
- d. Annually review the recreation program portfolio to determine deficiencies and integrate new programs.
- e. Co-sponsor activities with appropriate partners to efficiently broaden recreation opportunities.

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## ELEMENT 6: ARTS AND CULTURE

### GOAL 1: GENERAL

- *Provide and promote year-round diverse arts and cultural opportunities for all ages and abilities.*

#### Policy 1: Create opportunities for cultural arts participation for all residents and visitors.

##### Action Steps

- Enhance the Moab Arts and Recreation Center and other arts and cultural venues.
- Encourage citizen participation in planning cultural arts activities.
- Work with partners in the arts and culture sector and use creative strategies to achieve economic, social, environmental, and community goals.
- Encourage the performing, visual, and fine arts, as well as applied arts including architecture and graphic design; crafts; film, digital media and video; humanities and historic preservation; literature; folk life; and other creative activities.
- Encourage art to be displayed on public property and rights-of-way.

## ELEMENT 7: TRANSPORTATION AND CIRCULATION

### GOAL 1: GENERAL

- *Promote a safe, efficient and convenient multi-modal transportation network throughout Moab.*

\*\*\*\*\*

### GOAL 2: PEDESTRIAN

- *Achieve a pleasant, safe, efficient and complete pedestrian transportation network that provides a viable transportation alternative for daily circulation, activities and recreation.*

**Policy 1: Continue to encourage a more pedestrian-oriented business district in Downtown Moab.**

**Action Steps:**

- Initiate improvements and design elements such as shade trees, seating, gathering areas and public art.

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**Policy 2: Update design standards and applicable code sections to include better pedestrian access and protection from traffic.**

**Action Steps:**

- Provide well-maintained sidewalks of sufficient width.
- Continue to develop the Mill Creek and Pack Creek Parkway system.
- Provide pedestrian-only routes (separate from motor traffic) to parks, schools and other destinations.
- Support school district efforts to promote and improve “Safe Routes to School”.
- Work with the Utah Department of Transportation to promote pedestrian safety along US-191 highway corridor.

\*\*\*\*\*

### GOAL 3: NON-MOTORIZED VEHICLES

- *Promote a safe and connected network of bike routes throughout Moab.*

**Policy 1: Provide a pleasant, safe bicycle experience and encourage bicycle-associated activities.**

**Action Steps:**

- a. Promote the Mill Creek and Pack Creek Parkway system as a throughway for commuting, fitness and recreation.
- b. Encourage bicycle-user accommodations such as bike racks, shared bike use, and maintenance stations in the commercial business district to facilitate active transportation.
- c. Encourage trail connectivity from new development to existing trail systems.
- d. Encourage trail connectivity to trails outside city limits.

\*\*\*\*\*

**GOAL 4: MOTORIZED VEHICLES**

- *Provide an efficient, safe and well-maintained street system designed to meet current and future needs.*

**Policy 1: Reduce traffic congestion and conflicts.**

**Action Steps:**

- a. Base future collector street development upon an updated Transportation Master Plan.
- b. Evaluate and upgrade streets based on a prioritized maintenance plan.
- c. Prevent obstruction of future rights-of-way identified on the Transportation Master Plan and consolidate utility and street rights-of-way where possible.
- d. Plan collector streets so they provide adequate access from residential neighborhoods to major arterials and other adjoining areas of concentration.
- e. Encourage efforts to provide a shuttle system serving downtown Moab and key tourism destinations and accommodations.
- f. Reduce speeding and other moving traffic violations on Moab's streets and highways.
- g. Provide central city parking to meet the need for larger commercial and RV parking.

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**Policy 2: Work with other agencies to improve street design and address transportation needs.**

**Action Steps:**

- a. Coordinate with UDOT to balance state highway requirements and community needs.
- b. Explore funding options for street improvement and maintenance projects.
- c. Continue collaborating with Grand County on mutually beneficial road projects.

\*\*\*\*\*

**GOAL 5: SIDEWALKS AND STREETS**

- *Promote a creative approach to street and sidewalk design integrating various forms of travel and transportation.*

**Policy 1: Require street design to accommodate as many forms of travel as is reasonably and safely possible.**

**Action Steps:**

- a. Encourage the installation of sidewalks, curbs and gutters in deficient areas to provide for safe pedestrian traffic, to clean and beautify public streets, and to ensure proper street drainage.
- b. Identify key opportunities for the development of creative street and sidewalk design for pedestrians, bicycles and vehicles.

## ELEMENT 8: PUBLIC WORKS

### GOAL 1: GENERAL

- *Provide safe, adequate, and cost-effective public works services to Moab residents, while closely monitoring growth and conserving natural resources.*

\*\*\*\*\*

### GOAL 2: WATER SERVICES

- *Preserve Moab's supply of high quality water for present and future generations through effective water management and conservation strategies.*

#### Policy 1: Adopt effective water management and conservation strategies.

##### Action Steps:

- Engage in a cooperative regional effort to pursue development of a region-wide water study to assess water quantity.
- Protect water quality and avoid the contamination of ground and surface water systems by continuing to identify and manage potentially hazardous land uses.
- Preserve riparian corridors and wetlands as open space.
- Implement preventive maintenance of the existing water system to identify and address deficiencies before major failures occur.
- Maintain and prove up on existing water rights.
- Consider implementation of a secondary water system to provide irrigation to City lots.
- Promote water conservation techniques, including the conservation of water in irrigation practices, the use of water-conserving plants and planting methods in landscaping and agriculture.

\*\*\*\*\*

### GOAL 3: SEWER SERVICES

- *Operate and maintain an efficient sewer system for conveyance of sewer flows per applicable standards.*

**Policy 1: Encourage the most efficient use of the sewer collection system and upgrade deteriorated and inadequate sewer lines in coordination with Grand Water and Sewer Service Agency, Utah State University, School and Institutional Trust Lands Administration, Grand County and San Juan County.**

**Action Steps:**

- a. Consider impacts on existing and future services in agreements with the Grand Water and Sewer Service Agency.
- b. Plan for expansion and/or upgrade of the sewer system based on engineered estimates and the Capital Facilities Plan.

\*\*\*\*\*

**GOAL 4: WASTEWATER TREATMENT**

- ***Maintain a high quality wastewater treatment facility that serves the needs of the community as well as meet federal and state effluent regulations.***

**Policy 1: Analyze the condition and capacity of the current wastewater treatment facility and adopt plans to serve the future needs of the community as well as meet federal and state effluent regulations.**

**Action Step:**

- a. Pursue funding for design and construction of a new or upgraded wastewater treatment facility.
- b. Continue to consider alternative wastewater treatment systems to reduce infrastructure costs and promote environmental sustainability.

\*\*\*\*\*

**GOAL 5: STORMWATER**

- ***Provide an adequate storm drainage system through expansion and upgrading of the existing system as provided in the stormwater drainage master plan and update.***

**Policy 1: Explore adopting new technologies and design standards to facilitate the safe conveyance of stormwater.**

**Action Steps:**

- a. Incorporate the use of new stormwater management technologies into the construction design standards for streets, curbs and gutters.
- b. Encourage the retention of existing permeable surfaces in new development and greater use of natural and permeable materials.

- c. Continue to collect the stormwater drainage fee to fund expansion and upgrades to the existing system.

\*\*\*\*\*

## GOAL 6: SOLID WASTE FACILITIES

- *Provide the most cost-effective and environmentally sustainable systems for the disposal, compost, reuse or recycling of solid waste.*

**Policy 1: Work with Grand County, Solid Waste Special Service District, and private service providers for recycling and collection.**

**Action Steps:**

- a. Protect dump sites from hazardous waste contamination.
- b. Determine the most appropriate land use for the Moab landfill site after it is closed.
- c. Encourage recycling efforts in the community to reduce waste and extend the life of the landfill.
- d. Promote partnerships with local and regional organizations to encourage programs for recycling (plastics, aluminum, cardboard, etc.), composting (organic/biodegradable waste from homes and restaurants), and reuse (household goods, electronics) in Moab.
- e. Reduce solid waste generated by the City on all levels of operations where feasible and appropriate.

\*\*\*\*\*

## GOAL 7: PRIVATE UTILITIES

- *Cooperate with private utilities to provide dependable, low cost, and efficient utilities for current and future Moab residents, while also preserving the visual integrity of the community.*

**Policy 1: Encourage utilities to be placed underground and in existing rights-of-way where possible.**

**Action Steps:**

- a. Require the underground placement of utilities in new subdivisions.

---

**Policy 2: Encourage the aesthetic lighting of streets to ensure safety and reduce crime.**

**Action Steps:**

- a. Consider pedestrian scale lighting in walkable areas.
- b. Control the height and intensity of lighting appropriate to neighborhoods to reduce light pollution.

- c. Encourage the use of LED and other energy-saving technology in City lights.
- 

**Policy 3: Encourage the expanded availability of high speed internet throughout the community.**

**Action Steps:**

- a. Continue discussing with State of Utah, regional government agencies and private providers ways to increase available bandwidth in Moab.

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## ELEMENT 9: CIVIC SERVICES AND FACILITIES

### GOAL 1: MUNICIPAL PROPERTIES

- *Provide for present needs and future growth including recreation, administration, utilities, and safety.*

**Policy 1: Encourage the continued location of government agencies and service providers in the core area surrounding Moab City Center.**

**Action Steps:**

- Reconsider zoning requirements and allowances to facilitate the placement of government agencies and service providers near Moab City Center.
- 

**Policy 2: Continue the ongoing purchase of land and the expansion of the Millcreek Parkway and other areas for flood protection, recreation and connectivity.**

**Action Steps:**

- Explore donations, grants and financing options to fund the ongoing purchase of land and rights-of-way.
- 

**Policy 3: Maintain and improve the existing conditions of city-owned facilities.**

**Action Steps:**

- Develop a preventative maintenance plan for all city facilities.
- Continue to be a leader in the use of alternative energy sources and energy efficiency.
- Continue to regularly update the public facilities master plan.

\*\*\*\*\*

### GOAL 2: PEACEKEEPING AND LAW ENFORCEMENT

- *Provide law enforcement and peacekeeping services for Moab's residents and visitors.*

**Policy 1: Reduce crime rate, traffic violations and other infractions by encouraging voluntary compliance of laws, statutes and ordinances through educational programs and other available mechanisms.**

**Action Steps:**

- Utilize existing portable radar trailer to reduce speed.

\*\*\*DRAFT GENERAL PLAN UPDATE \*\*\*

- b. Promote a better understanding of laws and statutes through marketing, education, and communications.
  - c. Support City efforts to install traffic calming devices such as medians and street trees.
- 

**Policy 2: Promote and improve public understanding of the law enforcement function.**

**Action Steps:**

- a. Increase visibility through the use of foot patrol and bike patrol in the downtown areas during appropriate seasons.
  - b. Participate and be visible at community events and activities on duty and off duty as possible.
- 

**Policy 3: Address law enforcement services based on the fluctuations of a tourist economy.**

**Action Steps:**

- a. Coordinate with local law enforcement to address the potential impacts of events and festivals.
  - b. Monitor police and emergency medical services staffing levels for response capabilities during the visitor season and specific events.
- 

**Policy 4: Actively promote prevention of drug use and drug-related crimes.**

**Action Steps:**

- a. Continue and expand partnership with the Grand County School District and the D.A.R.E program in all levels of education, K-12.
  - b. Continue designation and enforcement of drug-free zones in accordance with state statutes.
  - c. Continue partnership with the Grand County Drug Task Force.
- 

**Policy 5: Improve the safety of children in schools.**

**Action Steps:**

- a. Actively continue alliance with the Safe Schools Coalition.
  - b. Maintain visibility in and around schools.
  - c. Continue the Bicycle Safety Program.
  - d. Continue to support and staff School Crossing Guards.
-

**Policy 6: Improve the safety of neighborhoods.**

**Action Steps:**

- a. Routinely patrol Mill Creek Parkway and other high risk areas on foot and/or bicycle.
- b. Cooperate with Public Works to identify areas where traffic-calming devices would be appropriate.
- c. Improve and enhance animal control and animal shelter services
- d. Provide courses in self-defense and personal safety.
- e. Continue to offer classes in the hazards of drunk driving.

\*\*\*\*\*

**GOAL 3: HEALTH AND EMERGENCY SERVICES**

- ***Continue to promote necessary health and safety services for the community.***

**Policy 1: Continue to support county and other agencies' efforts to provide accessible, affordable and quality health care and safety services to the community.**

**Action Steps:**

- a. Maintain a City representative on health related boards and committees.
- 

**Policy 2: Participate in county-wide emergency management efforts.**

**Action Steps:**

- a. Attend local emergency planning committee meetings.
  - b. Participate and promote in emergency notification and alert programs.
  - c. Update the Emergency Response Plan.
  - d. Participate in updates of the Natural Hazards Pre-Disaster Mitigation Plan for the Southeastern Region of Utah.
  - e. Work with all departments to improve Insurance Service Office (ISO) rating to reduce the cost of insurance coverage.
  - f. Monitor and adjust service coverage to meet future needs.
  - g. Continue to refine flood prevention enforcement to improve Moab's level in the Community Rating System (CRS) and reduce flood insurance premiums.
- 

**Policy 3: Provide for the health, safety and well-being of the community with fire protection and other emergency medical services in conjunction with other agencies.**

**Action Steps:**

- a. Continue to provide law enforcement services for fire and other emergency events.
- b. Require adequate street connectivity and circulation for all new development so that police and fire personnel may respond to calls safely and efficiently.

\*\*\*\*\*

**GOAL 4: EDUCATION**

➤ ***Encourage educational opportunities for Moab residents of all ages.***

**Policy 1: Continue to support the expansion of Utah State University Moab.**

**Action Steps:**

- a. Contribute annually to a set-aside fund for construction of infrastructure and other improvements for the campus.
- b. Cooperate with Grand County, UDOT and other entities in addressing traffic and transportation demands for the new campus (vehicular/pedestrian).
- c. Continue the City's involvement with the USU advisory boards and committees.
- d. Engage in appropriate lobbying efforts to secure grant and other funding for development of the USU campus.
- e. Work with Utah State University, School and Institutional Trust Lands Administration (SITLA), and private developers to facilitate the construction of student and employee housing.

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**Policy 2: Encourage close cooperation between Moab City and Grand School District.**

**Action Steps:**

- a. Support school district and social service intervention and prevention programs designed to reduce at risk behaviors and environments.
  - b. Communicate and cooperate with Grand School District in school-based health and safety programs and law enforcement issues.
  - c. Collaborate with school district on facilities planning.
  - d. Continue to work under the existing interlocal agreement for recreation among the City, Grand School District and Grand County Recreation Special Services District.
  - e. Continue to contribute resources and staff time to school district programs and activities.
-

**Policy 3: Encourage learning opportunities for children, youth and adults.**

**Action Steps:**

- a. Continue and expand community-based art and recreation programs through the Moab Arts and Recreation Center, Moab Recreation and Aquatic Center, and other city facilities.
- 

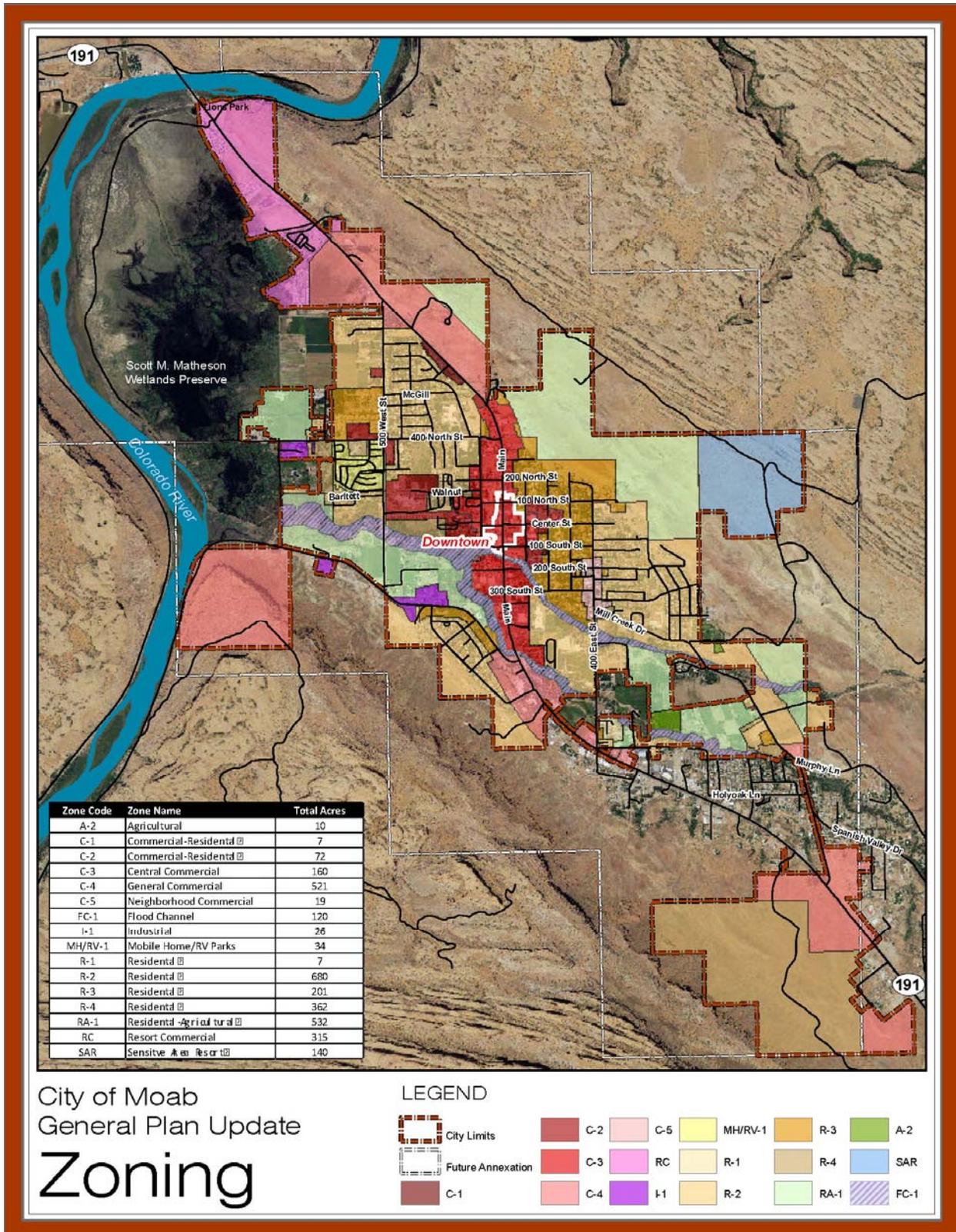
**Policy 4: Support and encourage efforts to provide workforce education and technical training.**

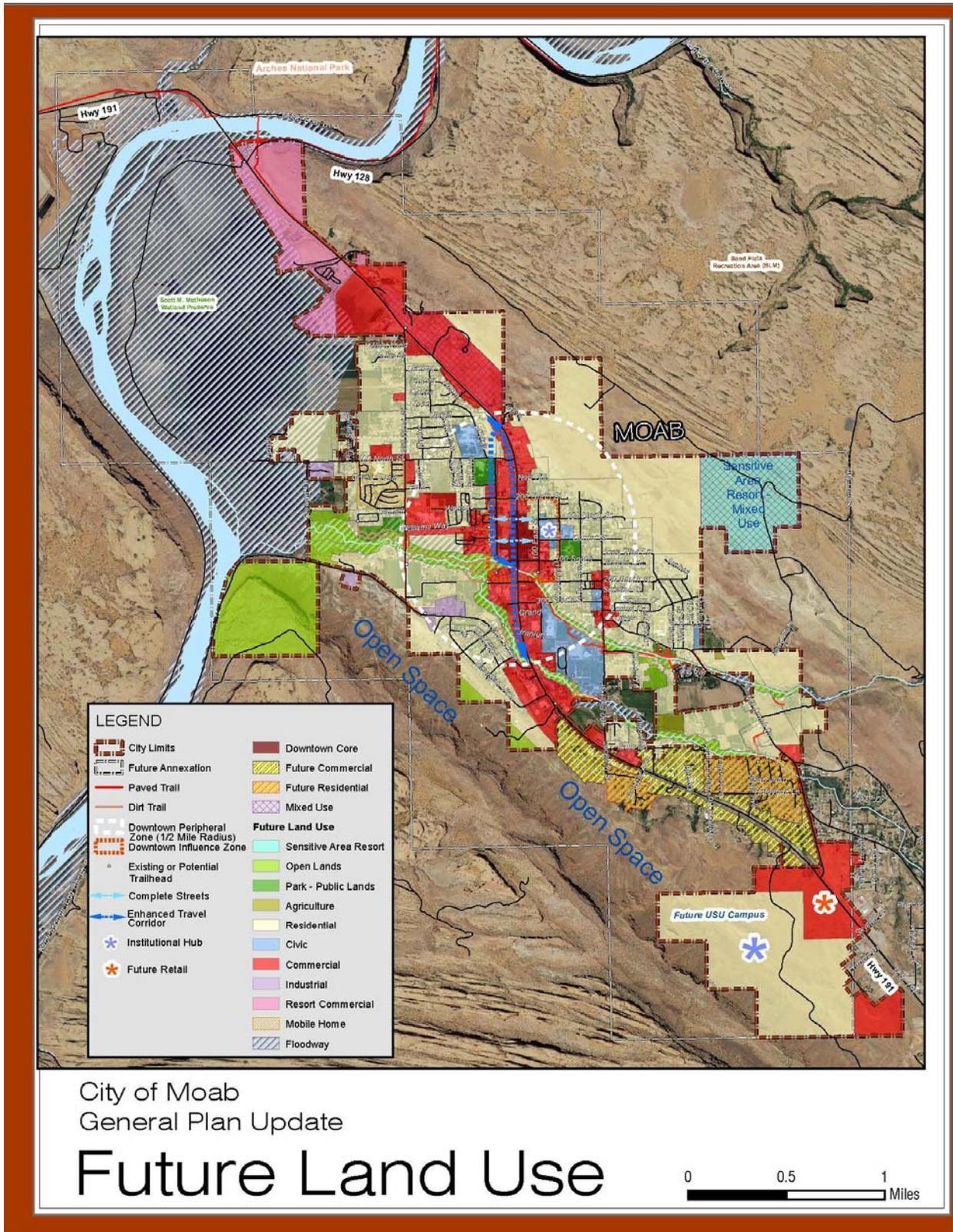
**Action Steps:**

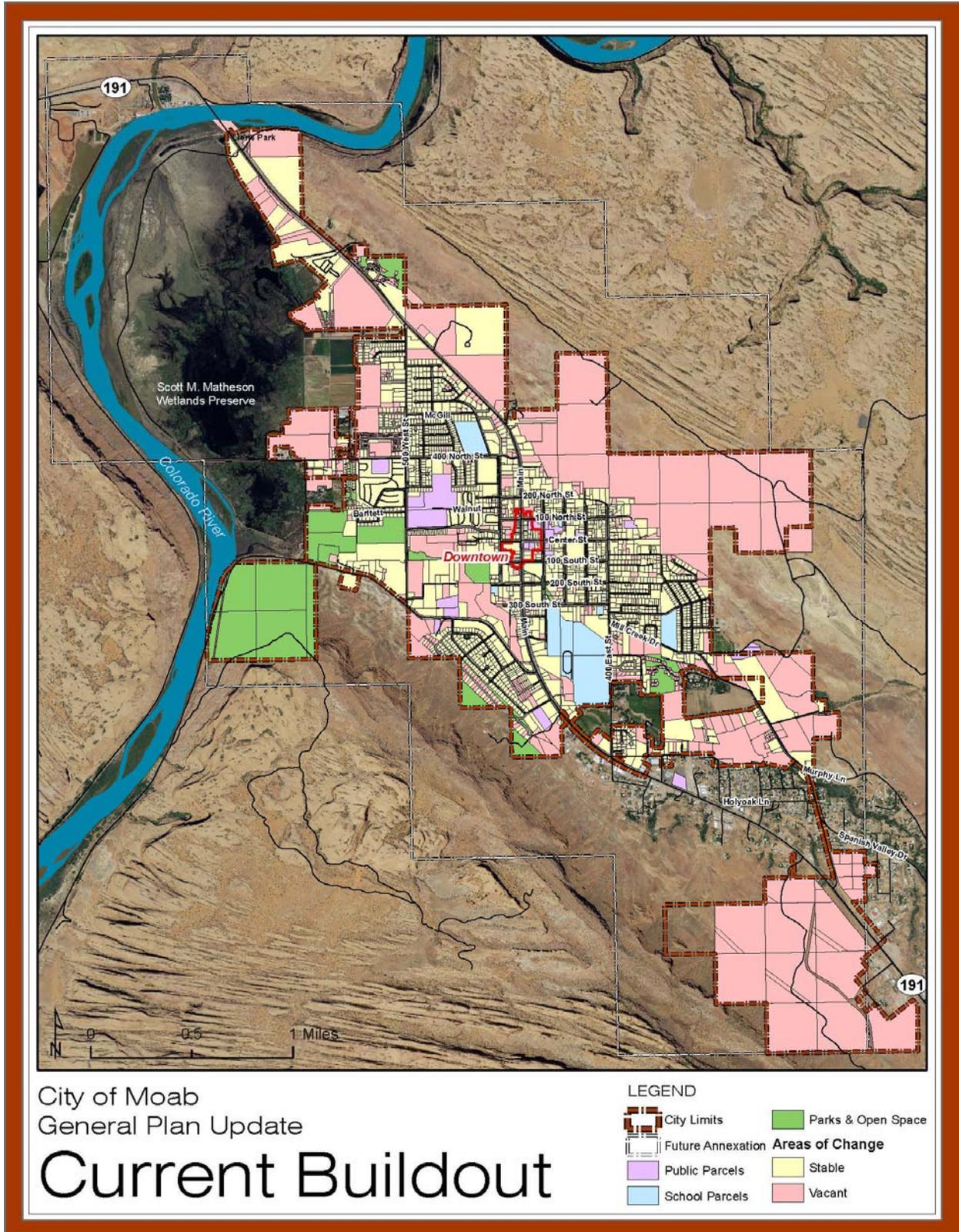
- a. Promote Utah State University's current technical education programs.
- b. Work with Utah State University to obtain funding for expanded technical education programs.

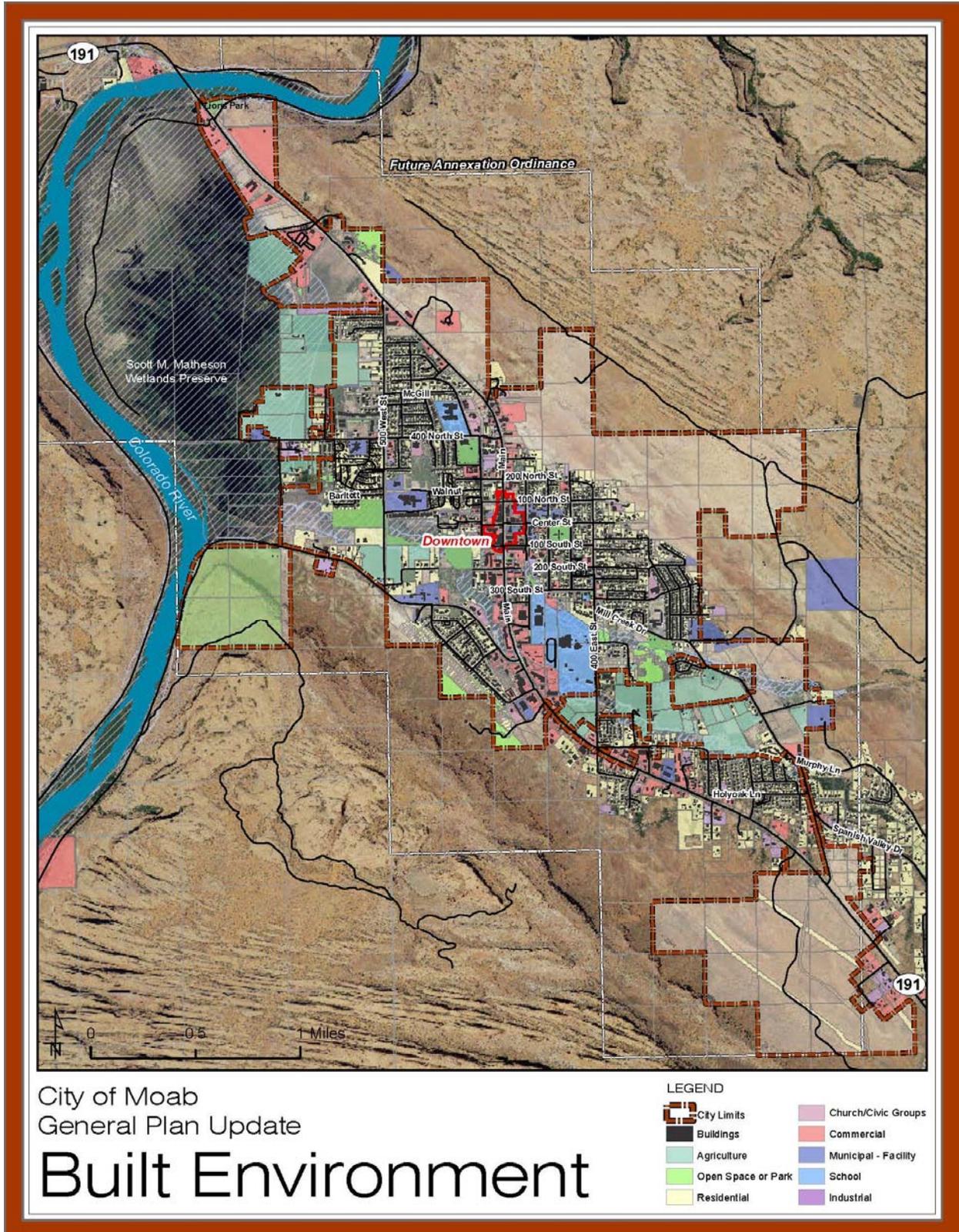
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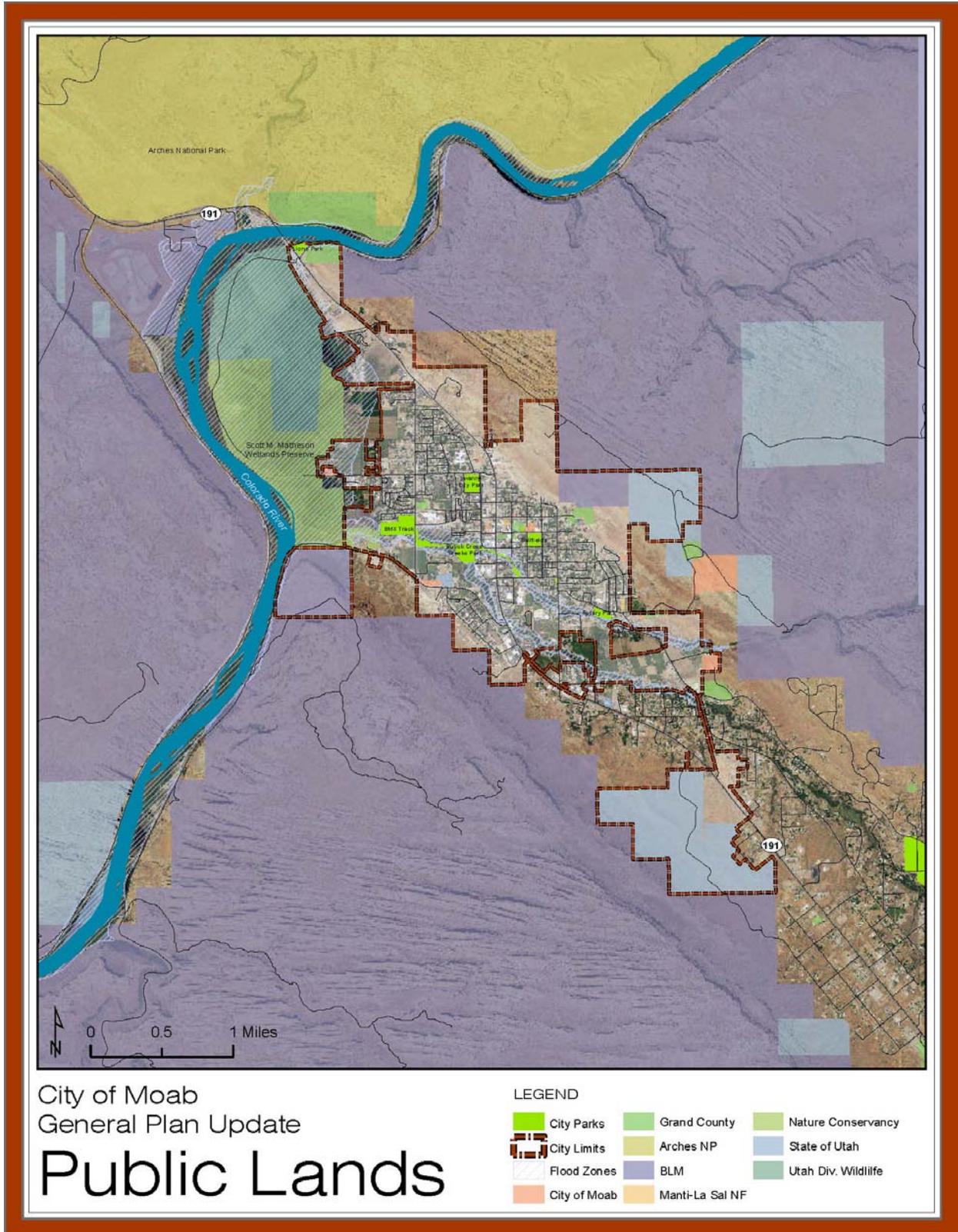
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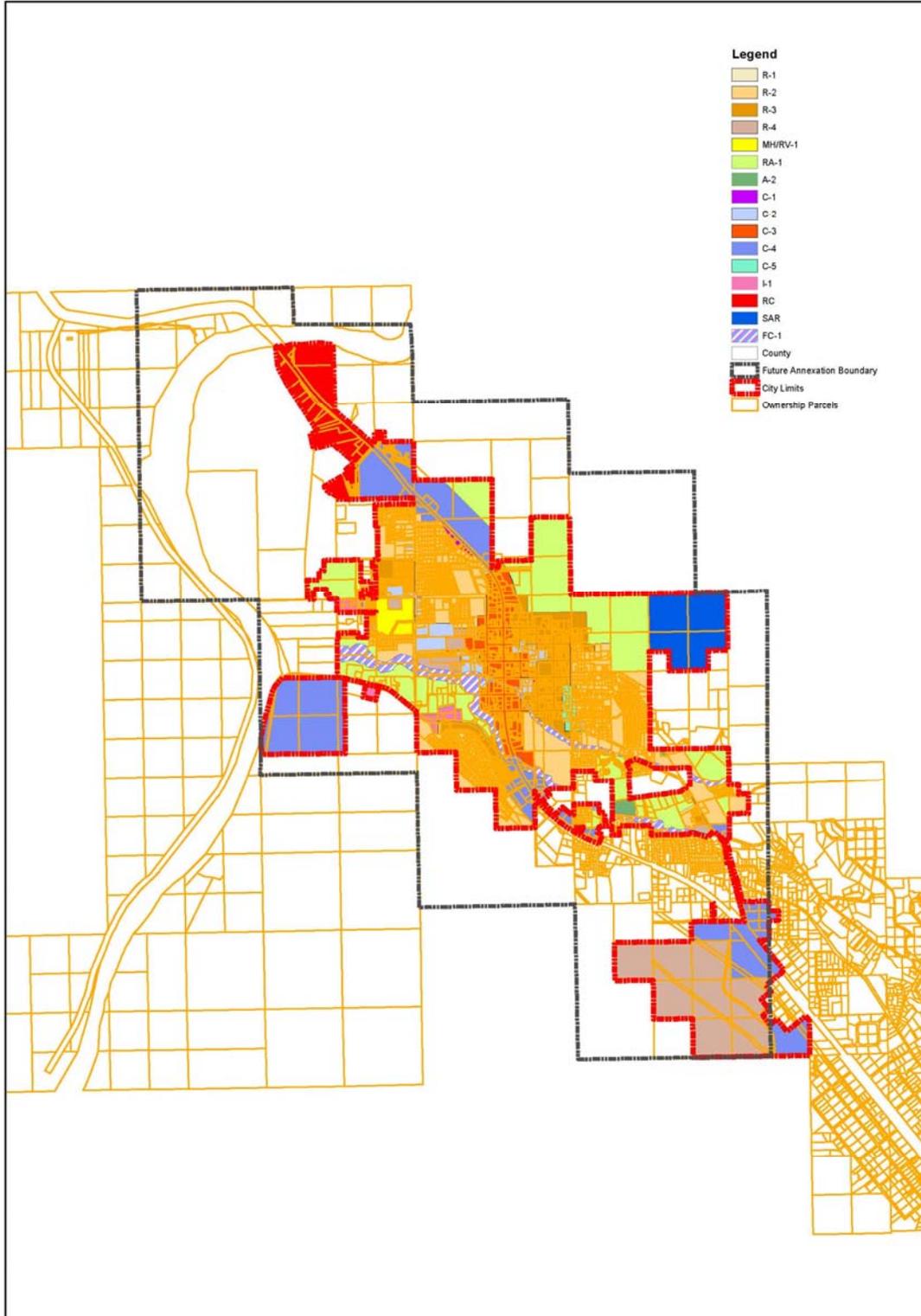
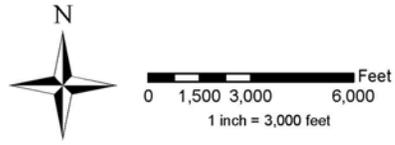


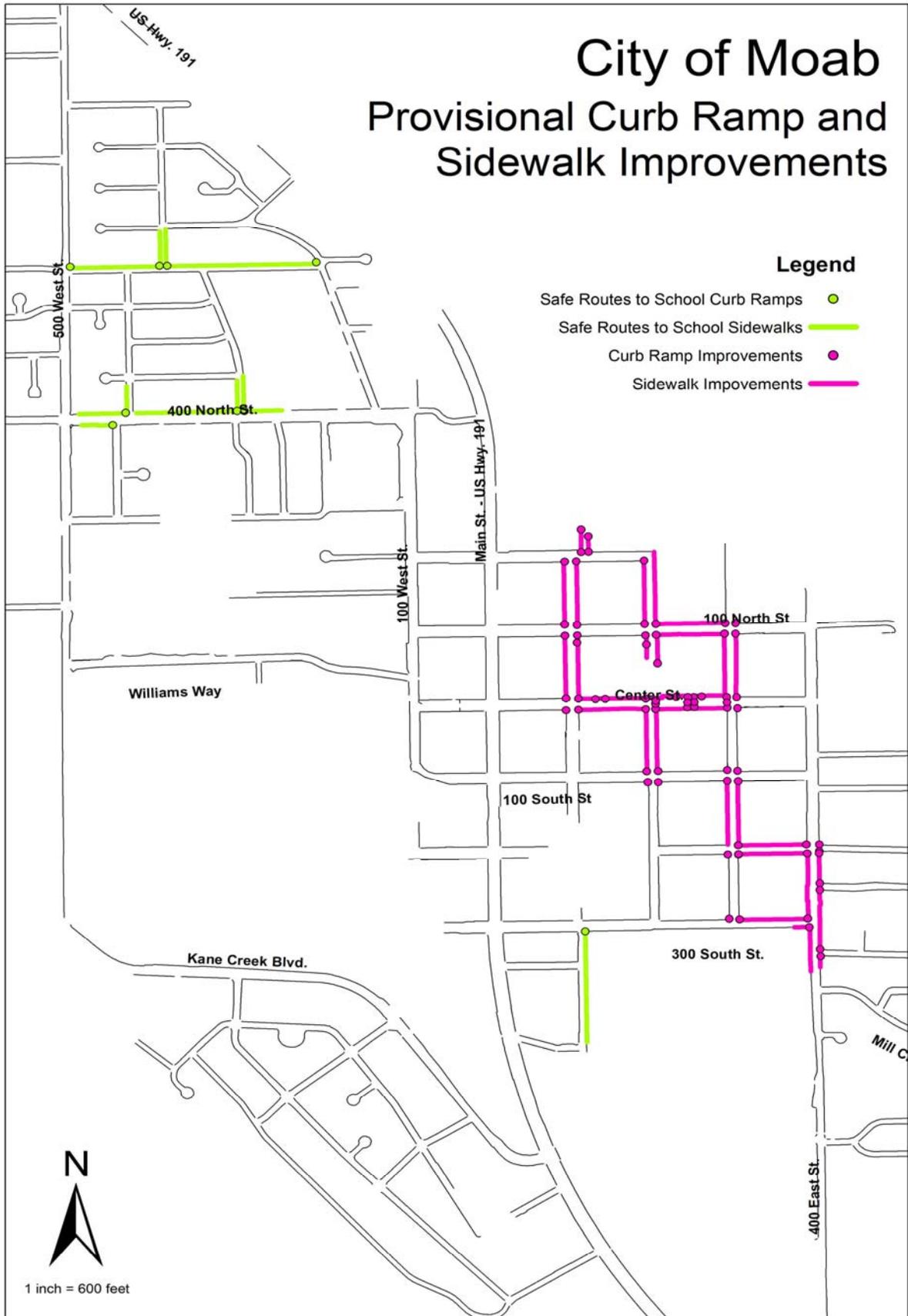






# Future Annexation Boundary - General Plan





\*\*\*DRAFT GENERAL PLAN UPDATE\*\*\*



**APPENDIX B**

R68—09: Rule Pertaining to the Utah Noxious Weed Act

R68-09-09: Authority

Promulgated under authority of Title 4, Chapter 2, Section 2, Utah Code Annotated 1953, as Amended.

R68-09-02: Designation and Publication of State Noxious Weeds.

A. The following weeds are hereby officially designated and published as noxious for the State of Utah, as per the authority vested in the Commissioner of Agriculture under Section 4-17-3, Utah Noxious Weed Act:

Bermuda grass (*Cynodon dactylon* (L.) Pers)

Bindweed , Wild Morning glory (*Convolvulus arvensis* and *Calystegia sepium*)

Broad-Leaved Peppergrass , Tall Whitetop (*Lepidium latifolium* L.)

Canada Thistle (*Cirsium arvense* (L.) Scop.)

Diffuse Knapweed (*Centaurea diffusa* Lam.)

Dyer's Woad (*Isatis tinctoria*)

Leafy Spurge (*Euphorbia esula* L.)

Medusahead (*Taeniatherum caput-medusae* (L.) Nevski)

Musk Thistle (*Carduus nutans* L.)

Perennial Sorghum spp., including but not limited to Johnson Grass (*Sorghum halepense* (L.) Pers.) and *Sorghum almum*, Parodi).

Purple Loosestrife (*Lythrum salicaria*)

Quack grass (*Elytrigia repens*, *Agropyron repens* (L.) Beauv.)

Russian Knapweed (*Centaurea repens* L.)

Scotch Thistle (Cotton Thistle) (*Onopordum acanthium* L.)

Spotted Knapweed (*Centaurea maculosa* Lam.)

Whitetop, Hoary cress (*Cardaria* spp.)

Yellow Star Thistle (*Centaurea solstitiaalis* L.)