

City of Moab GENERAL PLAN

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TABLE OF CONTENTS

Purpose.....	4
Need for Long Range Planning.....	4
Special Challenges.....	4
A Vision for Moab.....	5
Historical Background.....	6
Moab Population.....	7
Natural Features.....	7
Climate and Temperature.....	8
General Plan Overview & Components.....	8
Approval Process.....	9
Public Process.....	9
General Plan Implementation.....	10
Section 1 ECONOMIC DEVELOPMENT	10
Section 2 GROWTH & URBANIZATION	12
Growth & Urbanization – General.....	12
Natural & Environmental Constraints.....	13
Visual Resources.....	14
Air Quality.....	15
Water Quality.....	15
Annexation.....	16
Energy & Resource Conservation.....	16
Section 3 LAND USE	17
Land Use – General.....	17
Commercial Zones.....	18
Residential Zones.....	20
Historic Districts/Historic Conservation Areas.....	20
Industrial.....	21
Flood Channel.....	22
Agricultural.....	22
Section 4 URBAN DESIGN	23
Urban Design & Visual Quality.....	23
Street Trees & City Landscaping.....	24
Section 5 HOUSING	25
Affordable Housing.....	25
Section 6 PARKS, RECREATION AND THE ARTS	26
Parks & Recreation - General.....	26
Arts, Culture & Recreation.....	28

Section 7 TRANSPORTATION & CIRCULATION	28
Transportation & Circulation – General.....	28
Pedestrian.....	28
Non-motorized Vehicles.....	29
Motorized Vehicles.....	30
Section 8 PUBLIC WORKS	31
Public Works – General.....	31
Water.....	31
Sewer & Wastewater Treatment.....	32
Solid Waste Facilities.....	33
Private Utilities.....	33
Sidewalks & Streets.....	34
Section 9 PEACEKEEPING, SAFETY, MUNICIPAL BUILDINGS, EDUCATION	34
Municipal Properties.....	34
Peacekeeping & Law Enforcement.....	35
Health.....	37
Fire Protection.....	37
Education.....	38
Appendix A: Utah Noxious Weed Act	39

Maps

- Proposed Annexation
- Paths and Trails
- Bike Lanes
- Sidewalk Improvements
- Proposed 60' Public Rights of Ways

CITY OF MOAB GENERAL PLAN

Purpose

The Moab General Plan is an official statement of goals and policies for the future development of Moab City. Moab is a dynamic community that has experienced tremendous fluctuations in growth, population, and economy. In the last decade, the economy of the City has shifted from relying on resource extraction to one based primarily on tourism. Concomitantly, there is a trend of migration from urban areas to Moab by populations seeking an improved quality of life. With this renewed growth and transformation has come increased land use conflicts, increased traffic and increased demands on City services. The General Plan is a tool to minimize land use problems and to facilitate healthy, orderly growth while maintaining the natural integrity of the area and improving the quality of life in Moab.

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 municipalities to prepare and adopt a comprehensive long-range general plan for use of land. The plan acts as a guide for the orderly growth of Moab. The purposes of the General Plan may be summarized as follows:

1. To improve the physical environment of the community as a setting for human activities, without negatively impacting the natural beauty or natural resources of the area;
2. To protect the public interest, the interest of the community at large, as well as the interests of individuals or groups within the community;
3. To facilitate public involvement and the democratic determination and implementation of public policies which guide the community's physical development;
4. To effect political and technical coordination in community development;
5. To inject long-range considerations into the determination of short-range actions; and
6. To provide a technical and rational basis for political decision-making.

Need for Long Range Planning

Land development happens one parcel at a time. Changes or impacts from each individual development may be small. But over the years, the combined change resulting from all the individual 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 provides a long term, big picture view of future development and the changes that can result, and seeks to guide this development so as to maximize benefits and minimize conflicts and adverse effects. This big-picture framework thereby provides a basis from which to evaluate individual development proposals with consistency and fairness.

Special Challenges

Communities throughout the West struggle with two opposing views: those who want to keep the number of inhabitants of their town small and discourage growth and development, and those who are continually working to increase the population and promote growth and development. The same passion that fuels these groups also fires environmental issues, the need for roads, the desire to protect wilderness, individual property rights and the ability to develop private lands without restriction. The dramatically opposing views that exist in the West are alive and well in Moab and offer special challenges when it comes to planning.

The most recent “boom” in Moab’s tourist economy has brought about an explosion of commercial development heretofore unknown in Moab. Visitor-oriented businesses and related growth and development may alter scenic and natural qualities that attracted visitors in the first place. A scenic community that protects its environment attracts more visitors and hence brings in more income. For that reason, the City of Moab is committed to preserving the scenic beauty of the area.

Commercial and residential growth also impacts the rural and historic character of Moab, especially in the downtown and “Old Moab” areas. This requires special attention to building size, construction materials, lighting, landscaping and traffic flow.

In analyzing the growth and economic stability of the area, we are compelled to ask at least two questions: What makes this community special? Why are people relocating here?

Addressing the “special” nature of Moab is fairly self-evident. The scenic beauty, including the Colorado and Green rivers, the red rock cliffs, rims and canyons, the night skies, the LaSal Mountains, Mill and Pack creeks and the national parks makes this area one of the most beautiful places in the United States. These same natural resources make this area a recreational destination for rafting, mountain biking, hiking, off-road vehicle travel, rock climbing, cross-country skiing and backpacking. While these recreational opportunities fuel the economy, they also provide special challenges to the City in terms of safeguarding the rural character of Moab.

This leads to addressing the second question: Why are people moving to Moab? As the baby-boom generation approaches retirement, many are seeking a higher quality of life than can be found in urban areas. They look for a safer, more rural area where the air is clear, crime rates low, traffic nonexistent and the scenery, beautiful. Another challenge greets the City, however, in that these immigrants to the area do not expect to sacrifice services or standards of service they were used to in larger metropolitan areas. The City is faced with the necessity of upgrading and expanding services without compromising the reasons people moved here in the first place.

Although City services and administration stop at the City limits, we know that the reasons people are moving to the area or staying here are not limited to the City of Moab. Therefore, careful cross-agency planning should occur, along with appropriate inter-local agreements. It should be a priority for City and County planning bodies and City and County governing bodies to share compatible goals for the larger Moab area.

A Vision for Moab

In preparing this General Plan, an overall community vision for Moab evolved. The picture is one of a thriving, healthy community that saves what is best from the past and carefully integrates the best of what is new and innovative.

In planning for the future of Moab, a vision encompassing these goals emerged:

1. Promote the presence of a vital downtown as the center of commercial activities and employment.
2. Utilize compact development patterns that make the most efficient use of public facilities and services, protect open space and minimize urban sprawl.
3. Maintain a rural/small town character that saves and complements its historic structures and neighborhoods.
4. Create walk-able neighborhoods, free of high-speed traffic hazard.

5. Locate schools, parks, trails and other public facilities within walking/biking distance of homes.
6. Reduce the effects of summer heat by providing or requiring shade in parking lots, shopping areas, parks and other public areas and neighborhoods; discourage removal of historic trees; and reduce coverage requirements for asphalt.
7. Separate and buffer conflicting land uses, especially where commercial abuts residential.
8. Encourage a diverse mix of year-round jobs that offer competitive salaries and meaningful work to keep Moab families employed in Moab.
9. Preserve Moab's surrounding landscapes and other natural resources to enhance the quality of life for community residents and in order to continue to attract people to the area who contribute to economic stability.
10. Develop a community and resort destination that is designed for people where walking and biking are the cornerstone of the transportation system.
11. Protect the stillness and visual integrity of Moab's enveloping desert landscape.
12. Protect and preserve open space, agricultural lands, riparian areas, ridgelines, mesas and wetlands.
13. Improve quality of living through support for affordable housing.

Historical Background

Evidence of habitation in the Moab area is found as early as 300 B.C.; however the best known of these ancient cultures are the Ancestral Puebloan—The Anasazi—who did not inhabit the region until approximately 900 A.D. The Moab region was the northern limit of Ancestral Puebloan habitation. Sometime between 1250 and 1300 A.D., they disappeared from the area.

While there is some dispute regarding modern Native American entrance into the area, the Utes were the dominant Native American group in the 18th century. By 1855, Navajos were also living in the region of Spanish Valley south of Moab. That same year an area near Moab was settled by Mormon pioneers but, because of conflicts with native peoples, they did not remain long. It was not until 1874 that the first group of cattlemen arrived, and by 1881, there were 16 families residing in the valley. Ranching – cattle grazing and a few dairy cows – was the main emphasis, but some settlers attempted to grow crops including vineyards and fruit trees. By the late 1800s and early 1900s there was news of award-winning peaches, apples, pears and grapes, but the expense of pumping irrigation water and unpredictable freezes prevented Moab from ever becoming a major agricultural area. Moab made some major strides at the end of the century. In 1890, Grand County was created by the Utah Legislature and on December 20, 1902, Moab became incorporated as a town.

Mining has historically been the major local economic activity. Vanadium was first identified in 1912 near Cisco. By 1920, the southeastern Utah area had produced up to 2.5 million dollars in uranium; however, this was only the first of a boom/bust cycle for uranium mining. Potash and manganese mining have also played a role in the mining industry in Moab, along with oil and natural gas. By the end of World War II, the area was also getting a small amount of attention in the media as a tourist destination and a fair amount of use from the film industry, but the real economic boom was still to come.

In the early 1950s, fueled by the Cold War, the uranium industry exploded. Charlie Steen, a down-on-his-luck prospector, made a dramatic uranium strike south of town and Moab became the center of activity for uranium mining. During the 1960s and 1970s the demand for uranium decreased and many of the mines were abandoned. In the early 1980s the processing mill closed, laying off hundreds of workers.

Beginning in the 1970s, the community began seeing tourism as the only salvation for Moab's economy. Interstate 70 was completed between Floy Wash and Crescent Junction making access to this part of the country easier. In 1975, there were 313,000 visitors to Arches National Park. In spite of the promise of an economic safety net on the horizon, Moab saw a 15 percent unemployment rate in 1984 as local mining companies continued to cut back. At the same time, Moab's population decreased by 23 percent. By the end of the decade, tourism was viewed as the future of Moab and a whole-hearted effort was made to promote Moab as a tourist destination.

Today, resource extractive industries such as oil exploration may continue to boost the local economy, but Moab has predominantly a tourist-based economy with the service industry leading the way, along with governmental workers who are, in most cases, associated with land management agencies.

Moab Population

According to statistics compiled by the Governor's Office of Planning & Budget, the City's population grew a modest 2 % per year during the 1990's. However, Moab is projected to grow at a slower rate over the next 30 years. These State projections do not take into consideration recently released data from the 2000 Census that shows City growth at 5 % less than previously estimated, or 1 % per year over the next 30 years. Population projections also do not take into consideration the seasonal population fluctuations of tourists and service-oriented workers, nor second-home owners claiming another community as their primary residence. Growth could exceed projected population estimates if the economy improves and/or if the City were to annex surrounding lands.

History:

Year	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2000</u>
Population	1,000	1,272	5,100	4,793	5,333	3,971	4,400	5,056 (est.)	4779 (Census)

Projections:

Year	<u>2001</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Population	5,069	5,170	5,373	5,553	5,719

Natural Features

Moab is located on the Colorado River nestled in a linear valley lined with precipitous red rock cliffs. The town is an oasis surrounded by an extremely rugged and beautiful terrain, with predominantly desert features. Moab has an elevation of about 4,000 feet above sea level and covers approximate four square miles in area.

Moab is surrounded by major faults which are geologically young. Hillsides, wetlands, perennial creeks and flood channels are the most environmentally sensitive areas in Moab, along with many sensitive areas with a high water table and high shrink-swell potential. Approximately one-third of the City is located within the 100-year flood plain.

For more information on the physical characteristics of Moab refer to The City of Moab, Spatial Analysis and Physical Planning Guidelines, 1986 and 1989.

Climate and Temperature

The desert is a land of extremes and Moab's temperature range attests to that. Temperatures have been reported as high as 113 degrees Fahrenheit and as low as -20 degrees F. In spite of the intense heat that Moab experiences each summer, the climate is generally categorized as "temperate." The frost-free period in Moab average 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.

Plant life in Moab is typical of a high desert ecosystem (primarily Upper Sonoran life zone) and includes sagebrush, rabbitbrush, saltbush, serviceberry, mountain mahogany and other desert natives at the lower elevations. Juniper and pinyon occur with desert shrubs up to around 7,500 feet elevation, where a mountain ecosystem of aspen, spruce and fir takes over.

	Average Daytime/Nighttime Temperatures (Fahrenheit)	Average Monthly Precipitation (inches)
JAN	49.6/18.0	.53
FEB	50.4/25.5	.62
MAR	60.2/34.2	.71
APR	72.5/41.9	.79
MAY	82.4/50.1	.57
JUNE	92.0/57.5	.45
JULY	99.0/64.1	.49
AUG	95.3/62.8	.87
SEPT	87.1/52.8	.83
OCT	73.8/40.8	1.16
NOV	56.0/30.6	.60
DEC	45.1/21.4	.64

General Plan Elements

Overview

The Moab City General Plan is divided into the following elements:

1. **Economic Development** - addresses the role of the City in promoting balanced economic development and employment in the area.
2. **Overall Growth and Urbanization** - addresses general concerns in planning and development, the constraints of natural features, the importance of scenic and natural resources and the future outlook for annexations. Addresses need for light and ridgeline development ordinances.
3. **Land Use** - encompasses commercial, industrial, and residential land use. Undoubtedly the most critical issue facing Moab and Grand County in future years.
4. **Urban Design** - seeks to improve and preserve certain aspects of city aesthetics by addressing landscaping and architectural design.
5. **Housing** - addresses housing needs in terms of quality, quantity and affordability.
6. **Parks and Recreation** - includes planning for park facilities and recreation within Moab.
7. **Transportation** - involves planning for arterial, collector, and local traffic circulation, and for bicycle and pedestrian traffic.
8. **Public Works** - generally addresses the capacities and needs of community facilities and services.

Master Plans have been developed for water, sewer, storm drainage, transportation, parking, etc.

9. **City Services: Municipal Buildings, Peacekeeping, Health & Safety and Education** – addresses municipal properties, law enforcement, fire protection, health and education in Moab.

Components

Each element includes goals, policies, and implementation procedures. 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. **Implementation** - 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.

Approval Process

The Moab General Plan, prepared by the Moab City Planning staff with the guidance of the Moab City Planning Commission, is reviewed and adopted by the Planning Commission and Moab City Council and is based on technical and political knowledge and advice, as well as the community's expressed wants and needs. The Plan involves citizen input in the form of workshops, public hearings and written comments.

Public Process

1. Draft Plan is made available to the public in written form, via email, or floppy disk at the City Hall Planning Department, the Grand County Public Library, and other appropriate locations and/or media which may include publishing in the local newspaper.
2. The Planning Department/Planning Commission sponsors a public workshop. The Draft Plan is revised pursuant to direction of Commission.
3. The Planning Commission holds a public hearing, followed by a comment period.
4. The Draft Plan is revised, pursuant to direction of Commission.
5. The Planning Commission adopts the General Plan and sends it to the Moab City Council for Request for Public Hearing.
6. The Moab City Council holds a Public Hearing followed by a two week comment period.
7. The Draft Plan is revised, pursuant to direction of City Council.
8. The Moab City Council adopts the General Plan.

Planning decisions in the City of Moab will be based on the Moab General Plan, the Moab Municipal Code, the State of Utah Municipal Land Use Development and Management Act, The City of Moab Spatial Analysis and Physical Planning Guidelines and future studies and technical reports.

General Plan Implementation

The implementation stage of the City of Moab General Plan will come 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 insure that it will reflect 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 to ensure that the policies and programs contained in the General Plan are consistent with changing trends and conditions in the City and to better 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 of 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 community goals and policies expressed in the General Plan.

SECTION 1 ECONOMIC DEVELOPMENT

I. ECONOMIC DEVELOPMENT

Goal: To encourage development that increases the City tax base, reduces unemployment, creates higher wages and/or improves the standard of living and quality of life within the City's capability to provide services and stated policies related to growth.

Policies:

1. Consider growth projections, assigned and use categories and costs and benefits to the community in evaluating the need for expansion of public facilities and services.

Implementation:

- a. Periodically assess the status of public facilities and City services.
 - b. Set aside monies for future expansion and replacement of public facilities and City services.
2. Encourage diversity in new businesses and seek to attract business that will strengthen the economy, enhance the rural character of the community, and provide year-round employment without compromising the natural environment.

Implementation:

- a. Support organizations that promote economic development for the community.
 - b. Support development of a business incubator.
 - c. Consider carefully adjusting zoning rules as they relate to economic development.
 - d. Support efforts to enhance communications and access to the information highway.
 - e. Target industries that meet the guidelines of the above outlined policy.
 - f. Monitor and research business trends that may potentially allow for the development of other programs that will economically benefit the community.
 - g. Analyze the flow of local goods and services, use and misuse of energy and resources, and identify business opportunities through substitution, conservation and recycling.
 - h. Consider off-site directional signs to advertise businesses located off Highway 191.
3. Encourage existing businesses and industries to expand.

Implementation:

- a. Support the development of a co-op to provide business support services like product research, competitor analysis, workforce training and market mapping.
 - b. Encourage mentor programs for new businesses.
 - c. Promote business networking that links local products and services.
4. Enhance City services and protect the scenic assets of the community and its surrounds.

Implementation:

- a. Further develop a trail network and park system highlighting the Mill Creek and Pack Creek parkways.
 - b. Support an all-season recreation and arts program and necessary facilities.
 - c. Enhance streetscapes and add amenities to the City parks.
 - d. Create pocket parks or small parks throughout the City.
 - e. Support efforts to protect the beautiful scenery that surrounds the area.
5. Encourage, initiate and support City beautification and cleanup efforts.

Implementation:

- a. Conduct and support City cleanup projects.
 - b. Develop ordinances that enhance site, architectural and landscape design.
 - c. Support the Shade Tree Commission.
 - d. Create incentives for businesses and residents to help the City maintain planting strips between sidewalks and streets.
 - e. Discourage use of noxious and other invasive weed species in landscaping. (See Appendix A, R68-09 Rule Pertaining to the Utah Noxious Weed Act)
 - f. Encourage use of native and low-water plants to maintain a regional sense of place and to conserve water.
6. Work with organizations to promote diverse year-round community activities.

Implementation:

- a. Encourage activities and businesses that provide evening entertainment.
- b. Continue to support organizations that promote events for the community.

- c. Encourage new special community events for the winter season.
 - d. Support efforts to solicit conventions, seminars, reunions and other gatherings.
 - e. Encourage industries that provide off-season employment.
7. Promote the efficient use of natural resources and the conservation of energy.
 8. Support the development of agricultural products and businesses.
 9. Encourage and support the development of convention facilities.
 10. Support the reasonable and efficient use of the area's natural wealth.
 11. Encourage the development of a strong arts community.
 12. Support the development of a college campus in the Moab area.

SECTION 2 GROWTH & URBANIZATION

I. GROWTH & URBANIZATION -- GENERAL

Goal: To encourage the orderly growth and development of Moab within the City's ability to provide services. Emphasis should be on balancing land use: Guiding growth to locations that are safe and sensible for the City to service, while maintaining the character of the town and the beauty of its surrounding landscapes.

Policies:

1. Encourage the upgrading of existing facilities and services consistent with the above goal.
2. Encourage new development to be an asset to the community in terms of appearance, quality of life, impact on City services, and the natural environment.

Implementation:

- a. Adopt or update city ordinances for site design, architecture, and landscaping.
3. Protect historic structures and the historic character of Moab, including structures in commercial zones.
4. Identify sites, features, buildings, trees, etc. that symbolize traditions, history or have cultural significance to the community.

Implementation:

- a. Establish ordinances that protect "meaningful" or historic sites, structures, features, trees, etc.
5. Solicit public input on decisions regarding land use.
- a. Protect the economic base of Moab by identifying areas where desired and appropriate growth can occur and emphasizing diversity in growth.

7. Minimize impacts between transitions in types of land use, especially between commercial and residential land uses.

Implementation:

- a. Require appropriate visual, light, and sound buffers on new commercial developments that impact residential lots.
8. Ensure that new development pays for the costs and impacts that are caused by the development. The costs for new town infrastructure and services necessitated by new development should be borne by developers, so that such development does not place an unacceptable burden on City services and taxpayers.

Implementation:

- a. Require impact assessment reports (fiscal, environmental, public facilities and services, etc.) from the developer when appropriate on large-scale development projects.
 - b. Require developers to pay impact fees equal to their level of impact on existing City services to present increased service costs or reduced levels of service to Moab residents. This includes fees for services such as water and sewer, and could in the future include fees for storm drains, roads, street lighting, parks and recreation or other similar City services.
 - c. Consider the adequacy of water supply and sewer capacity when reviewing proposed developments.
 - d. Regularly examine the current fee structure, and update impact fees so that there is an equitable system for the development and upgrading of public facilities and services.
9. Encourage developers to use existing topography and tree cover when determining road layout, location and buffering of different land uses, storm water management systems, and utility lines.
 10. Monitor and evaluate growth impacts and take appropriate action to minimize the harmful impacts of growth on the area's natural resources and on the community at large.

II. NATURAL AND ENVIRONMENTAL CONSTRAINTS

Goal: To prevent loss of life and property and public costs associated with development in hazardous areas, and to maintain the health of the area's natural systems. These areas and systems include creeks, floodplains, hillsides, ridgelines, wetlands, and other areas susceptible to landslides, floods, and fire and other environmentally sensitive areas.

Policies:

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

Implementation:

- a. Enforce hillside ordinance to ensure that wastewater disposal, erosion, drainage and hazardous rock fall problems are mitigated.
- b. Implement special zoning and development permitting methods for environmentally-sensitive areas including floodways, wet soils and steep hillsides and ridges.
- c. Identify and tag geologic hazards such as prehistoric landslides, steep slopes and

- ridgelines and prohibit building in these areas. Adopt ordinance to restrict development on ridgelines and slopes greater than 15 percent.
- d. Amend the City's existing floodway and/or flood channel ordinance requiring property owners in floodways to maintain the floodway and keep it clear of garbage, dead limbs, structures and inoperable vehicles.
 - e. Protect vegetated areas near stream banks and hillsides; keep stream banks and hillsides vegetated to protect against erosion and aid in infiltration/absorption of water.
 - f. Restrict development within identified riparian zones or critical wildlife habitat areas to preserve natural values.
 - g. Preserve and use natural drainage ways wherever possible for storm water.
 - h. Ensure that the quality and quantity of storm water runoff that reaches surface waters during and after development does not alter from predevelopment conditions.

III. VISUAL RESOURCES

Views in and around the City of Moab are spectacular and contribute substantially to the quality of life and economic viability of Moab. Views of the ridgelines, hillsides, and mountains are an important value to the community, both emotionally and economically.

Goal: To protect the visual resources of Moab including ridgelines, mountain views, the night sky and other scenic assets.

Policies:

1. Protect ridgelines, hillsides and mountains in the City and endeavor to protect similar sensitive areas surrounding Moab. New structures should not be placed on any ridgeline in a manner that silhouettes the structure against the natural skyline when viewed from the central part of town or the valley. Development located on hillsides should be located, screened by vegetation or topography, and/or colored to minimize visibility from the central part of town or the valley.

Implementation:

- a. Adopt ridgeline development ordinance.
 - b. Protect ridgelines located outside the City limits that impact City residents and businesses by addressing this concern in joint planning agreements or other intergovernmental agreements between the City of Moab and Grand County.
 - c. Require applicants for new development to use story poles or other methods to portray roofline and structure impacts near ridges for purposes of assessing visual impacts before development occurs. Setbacks, designation of maximum roofline heights and lot relocation in these areas are some of the tools that should be used to eliminate the visual impact of structures.
 - d. Require development that occurs, as permitted by ordinance, on hillsides or ridgelines to use existing vegetation and topography for visual screening and require other visual mitigation methods such as paint, cutoff light fixtures, etc.
2. Protect scenic views and night skies when viewed from the rims surrounding Spanish Valley, from the LaSal Mountains, from Arches National Parks and as well as from other public lands, and seek to minimize light pollution within the City and in surrounding areas..

Implementation

- a. Adopt a light ordinance that considers intensity, type, and quantity of light for streets, buildings, signs, parking lots and for other uses of exterior lighting.
- 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.

IV. AIR QUALITY

Goal: To maintain a high standard of air quality in Moab and in the region in order to protect the health of the community, the environment and scenic resources.

Policies:

1. Protect local air quality, particularly during temperature inversions in winter months.

Implementation:

- a. Adopt an ordinance to reduce air pollution that may include the following:
 - 1) Discourage the use of wood burning stoves during inversions.
 - b. Cooperate with the Bureau of Air Quality and local health departments to help educate the public on cleaner wood burning techniques and equipment.
2. Promote the use of alternative transportation that is non-polluting and reduces fossil fuel consumption.

Implementation:

- a. Develop and promote a pedestrian and bicycle system within the city, providing access to outlying Bureau of Land Management and other public trails. Form a team with county or federal agencies in the creation of such trails.
 - b. Promote the use of public transportation or support the private development of public transportation when it is deemed necessary.
3. Encourage and promote energy conservation and the use of clean alternative energy sources like solar, wind, etc. .
 4. Discourage projects that would substantially decrease air quality or violate established quality standards established by the State of Utah.

Implementation:

- a. Review new development for energy conservation and air quality components.

V. WATER QUALITY

Goals: To maintain ground water quality for municipal and culinary usage; to maintain surface water quality for public health and welfare, agricultural usage, recreation, fish and wildlife habitat, and aesthetic values.

Policies:

1. Moab shall protect ground, spring, and surface water quality.

Implementation:

- a. Review and evaluate new development projects and land use changes both inside and outside the City limits to protect the quality of the City's water resources.
 - b. Discourage the use of herbicides, pesticides and fertilizer where such use could adversely affect water quality.
2. Moab will not approve any project that would adversely impact water quality in the City and protest any development outside the City that adversely impacts the water quality of the City.

VI. ANNEXATION

Goal: To promote orderly growth so that it occurs where needed services (water, sewer, garbage collection, police and fire protection, adequate road maintenance, sidewalk, curb and gutter, etc.) can be readily and economically provided.

Policies:

1. Discourage urban development where services listed in the above goal cannot be economically provided.
2. Assign a zone to territory annexed to the municipality at the time the territory is annexed.
3. Encourage annexation of land that is contiguous and beneficial to the City. Property bounded on three or four sides by the City shall receive high priority for annexation.
4. Show areas under consideration for annexation on an annexation proposal map and consider developing prospective land uses and development criteria for such areas.
5. Require Annexation Agreements on all proposed annexations.
6. Assess the impact on City services of each proposed annexation and require a report to be prepared and presented to the City for evaluation.
7. Educate the community on the subject of annexation and on Moab's opportunities to use annexation as a management tool.
8. Adopt an annexation policy that preserves and protects the interests of the City and is in conformance with the intent of the General Plan.

VII. ENERGY AND RESOURCE CONSERVATION

Goal: The reduction of energy and resource waste in order to conserve dwindling supplies, reduce export of local dollars and increase affordability of commercial & residential building.

Policies:

1. Encourage energy conservation in existing and future residential and commercial building.

Implementation:

- a. Adopt measures to improve the energy efficiency of existing and future City buildings.
 - b. Support educational workshops for businesses and residents on how to reduce energy costs through conservation and efficiency measures.
 - c. Support a volunteer organization that helps weatherizes the homes for the elderly and lower income families.
2. Promote efficiency and use of renewable energy resources.
 - a. Support a Green Builders program that would provide information and incentives to builders to use passive solar design, above minimum insulation, efficient heating/cooling, etc.

SECTION 3 LAND USE

Land use decisions are, in many respects, the most important and far reaching actions taken by municipal government. Land use decisions dictate the town's physical appearance, its compatibility with the environment, and, in large part, its livability and its economic health. Because land use decisions lead to permanent alterations of the landscape, their effects endure long after the terms of the officials who make them. Land use decisions are the physical manifestation of the community's vision of itself. This section of the Moab General Plan is intended to bring consistency, predictability, and a cohesive vision of the future to Moab's land-use decision making.

This section of the General Plan is intended to leave room for reasonable interpretation in light of specific plans, mitigation measures, and the realities applicable to any given land use proposal. The Land Use Section is also intended to give the City a basis for rejection or modification of proposals that clearly conflict with the Plan's goals for growth and urbanization.

I. LAND USE -- GENERAL

Goal: To encourage a balanced mix and rational organization of land uses that enhances Moab's distinctive small-town character, economic health, and natural environment, allows economic provision of public services, and meets the needs of residents.

Policies

1. Require that all new zone changes conform with the General Plan.
2. Adopt new zones as necessary to protect the health, safety, and welfare of the community and work to preserve the natural environment and character of a small-town community.
3. Encourage the elimination of nonconforming uses.

Implementation:

- a. Review and update land use ordinances, especially the conditional use permit section of the code.
4. Cooperate with Grand County in land use planning and management.

Implementation:

- a. Develop binding, mutually beneficial intergovernmental agreements between the City of Moab and Grand County. Such agreements shall address the respective goals, objectives, responsibilities, jurisdictions, and long-term land use priorities of the city and county concerning development within the City and within proposed annexation areas.

II. COMMERCIAL ZONES

Goal: To provide for adequate amounts of appropriate commercial land in the future and to ensure the attractiveness, natural beauty, existing character and environmental stability of these areas.

Policies:

1. Ensure that the quality, location and type of commercial land use is closely related to the needs and demands of the Moab community so that public facilities and needed City services can be economically provided.
2. Ensure that the zoning codes hold commercial developments responsible for extension and, if necessary, upgrades of existing utility infrastructure.
3. Encourage the development and vitality of a central commercial district compatible with small-town living.

Implementation:

- a. Minimize the number of accesses (curb cuts). Attractive buffers, including appropriate plantings of trees and other natural material, will be required when commercial developments locate near residences.
 - b. Plant street trees and encourage maintenance of City planting strips between street and sidewalks.
 - c. Explore an in-filling and redevelopment incentive.
 - d. Encourage clustering of commercial enterprises.
 - e. Consider limiting the square footage of new retail or wholesale commercial buildings.
 - f. Consider establishing design standards for commercial buildings larger than 10,000 sq. ft. Standards should address lengths and heights of uninterrupted building facades, building articulation, “build-to” lines, windows, pedestrian access and safety, landscaped frontage areas and landscaped parking lots or car parks.
4. Encourage the development of existing commercially zoned land prior to rezoning additional land.
 5. Permit expansion of commercial uses into or within residential areas only if such development maintains the residential desirability of the affected neighborhoods and the “character” of the structure and signs, “fits in” with other existing structure.
 6. Encourage variety in new commercial developments and businesses.
 7. Allow the central commercial zone to expand when additional commercial capacity is needed and when such development is compatible with historical structures and character of the community.
 8. Require adequate parking and landscaping for commercial developments.
 9. Encourage shady, landscaped sitting areas in new commercial development to break up large expanses of asphalt.
 10. Require that all commercial site plans should be reviewed and approved by the Planning Commission.

Implementation:

- a. Adopt guidelines for developers to implement shade trees, sitting areas, and other landscaping in and around parking areas.
10. Require buffering of residential zones from heavy traffic commercial areas to ensure safety.

Implementation:

- a. Require traffic studies for any major commercial development.
 - b. Consider traffic-calming devices such as street narrowing, bulb-outs, planting strips, medians, street trees and/or traffic circles.
11. Allow neighborhood shopping areas in order to provide convenience goods and services to neighborhoods. Such shopping areas will be located along collector or arterial intersections; will not exceed 5,000 square feet per lot; and serve a one-mile radius area.

Implementation:

- a. Facilitate neighborhood meetings with opportunity for public comment as a part of any neighborhood shopping area designation.
12. Encourage upgrade in the appearance of commercial areas along Main Street and ensure that building design enhances existing town scale and character.

Implementation:

- a. Adopt guidelines that ensure architectural compatibility of new buildings with the height and mass of existing structures.
 - b. Adopt design guidelines for new structures, or for the modification of existing structures, to ensure compatibility and harmony of architecture and reduce light pollution.
 - c. Adopt guidelines for landscaping suggesting a list of appropriate, low water plantings.
 - d. Review commercial development regulations in partnership with the business community, and community-at-large, to determine if those regulations can be modified to improve business climate.
13. Support development or installation of communications infrastructure to facilitate high-speed communications by encouraging co-location of wireless telecommunications facilities.
14. Require that residential uses be buffered from general commercial uses.

Implementation:

- a. Provide landscape guidelines for developers to ensure adequate landscaping and attractive fencing and open space to accomplish buffering commercial and residential uses.
15. Create development strategies to reflect the different commercial areas of Moab that include streetscape, parking, lighting, landscape and architectural design elements.

Implementation:

- a. Develop streetscape plans for Center Street from 100 West to 300 East.

III. RESIDENTIAL ZONES

Goal: To achieve attractive, stable, and safe residential areas, and to achieve a balanced mixture of residential uses and densities.

Policies:

1. Encourage the establishment and vitality of “walk-able” neighborhoods.

Implementation:

- a. Improve public streets and rights-of-way.
 - b. Add and improve sidewalks.
 - c. Add additional parks as needed.
 - d. Install traffic-calming devices such as street medians and traffic circles planted with trees and native shrubs and by the narrowing of street widths.
 - e. Invite and encourage community participation in neighborhood improvement projects.
 - f. Encourage planned unit developments with supporting community facilities, parks, open spaces and complementary commercial and employment uses.
 - g. Provide density bonuses as incentive for open space preservation.
 - h. Provide for adequate and attractive buffers where needed.
 - i. Provide incentives to preserve agricultural land.
2. Residential growth should take place in an orderly manner so that it occurs where public facilities and needed City services can be economically provided.
 3. Provide for low-density residential uses (residential/agricultural zones) to encourage a rural, open setting. Development should be characterized by agricultural uses.
 4. Require individual, single-wide mobile homes be located in mobile home parks or in mobile home subdivisions.
 5. Restrict commercial development in residential zones.
Improve the appearance of the street planting strips on road right of ways.

Implementation:

- a. Assign the responsibility for improving the appearance of planting strips to appropriate City department.
- b. Develop incentives for business and residents to improve appearance of planting strips.

IV. HISTORIC DISTRICTS/HISTORIC CONSERVATION AREAS

Goal: To preserve and enhance the historic quality and character of Moab and surrounding area, and to recognize and maintain the attractiveness of older residential neighborhoods and of the central business district that presents a “sense of place” unique to Moab.

Policies:

1. Encourage preservation/rehabilitation of existing structures.

2. Encourage new development in historic areas to be compatible with the historic character and integrity of those areas.
3. Encourage and support preservation efforts by nonprofit organizations and individuals.

Implementation:

- a. Identify historic properties.
 - b. Assess properties for historic significance and National Register eligibility.
 - c. Delineate and define the historic character of potential historic districts, including the “Old Town” area.
 - d. Evaluate current zoning ordinance for consistency with existing historic properties (setbacks, lot sizes, parking, street widths etc.) and revise if necessary.
 - e. Develop a historic preservation ordinance, addressing:
 - (1) Establishment of a historic district;
 - (2) Design guidelines (voluntary or mandatory) for new construction in historic districts, based on existing historic properties with elements that include size, bulk/scale, height, and site setbacks of structures;
 - (3) Rehabilitation of existing historic buildings.
 - f. Seek technical and financial assistance:
 - (1) Grand County Certified Local Government Program/State Historic Preservation Office/National Park Service
 - (2) Main Street Program.
 - g. Establish and promote incentives for historic preservation:
 - (1) Reduced parking requirements.
4. Restrict commercial development in historic residential areas to home occupations and bed/breakfast establishments.
 5. Maintain and encourage a pedestrian environment for the historic neighborhoods and central business district.

Implementation:

- a. Complete sidewalks, plant trees and maintain City-dedicated planting strips.
- b. Develop a traffic circulation plan that is convenient for internal traffic movement, while discouraging through traffic in residential areas.

V. INDUSTRIAL

Goal: To provide for varied, viable, and small, attractive light industrial districts.

Policies:

1. Encourage the development of appropriate industries inside and outside the City limits that do not pollute air, water, or land, nor place a burden on public facilities and services.

Implementation:

- a. Develop performance standards that reflect the intent and standards as outlined by the General Plan.

VI. FLOOD CHANNEL

Goal: To facilitate the protection of life and property from damage due to floods while protecting wildlife habitat and indigenous plant life along the creeks; and to provide paths linking residential areas to one another, and to nearby parks or public lands in collaboration with a flood hazard reduction plan.

Policies:

1. Maintain the character of open land free of structures that may be damaged or may cause damage to other property during recurring floods.

Implementation:

- a. Identify areas where the City could purchase lands for flood hazard reduction.
2. Maintain the integrity of water courses for riparian values and protect wildlife habitat and indigenous plant life along the creeks.

Implementation:

- a. Add provisions to the flood damage reduction ordinance to protect wildlife habitat and indigenous plant life along the creeks.
 - b. Remove vegetation along the creeks should consider impact on existing habitat.
 - c. Plant native cottonwoods and willows in riparian areas where appropriate.
 - d. Acquire water rights for in-stream flow for recreation and wildlife habitat.
 - e. Maintain natural channel meanders and don't dredge or straighten channel.
 - f. Explore eradication of Russian olives and other exotic weeds by controlled cutting and/or herbicides.
 - g. Control tamarisk by cutting, using herbicide and controlling spread.
3. Require new development to re-vegetate with native trees and shrubs (where appropriate) and stabilize banks without channelizing or further constraining floodways in areas in or immediately adjacent to the FC-1 zone.

Implementation:

- a. Establish guidelines for uses permitted in or immediately adjacent to FC-1 zones.

VI. AGRICULTURAL

Goal: To provide a location for agriculture where the raising of livestock, growing of orchards and/or vineyards, etc., can occur.

Implementation:

- a. Establish incentives and guidelines to encourage the preservation of agricultural lands.

SECTION 4 URBAN DESIGN

I. URBAN DESIGN AND VISUAL QUALITY

Goal: Achieve a unified, aesthetically pleasing and welcoming setting for the City of Moab compatible with the history and culture of the area that complements the surrounding landscape and rural sense of place. Moab shall strive toward an inviting, hometown appeal that preserves its rural character and will attract businesses that will improve long-term economic stability of the community.

Policies:

1. Consider visual appearance criteria in site design, architecture and landscaping of new construction which encourages flexibility and promotes innovative, quality urban design and efficient land use patterns.

Implementation:

- a. Adopt community site design guidelines for streetscape activities such as roads, pedestrian walkways, bikeways, plazas and mini-parks. The components to be considered are signing, lighting, street furnishing, plantings, building to property line, shared access and parking, reduction of street widths, location of utilities and the proportionality of the various streetscape elements.
 - b. Establish architectural and design guidelines for commercial and residential developments that maintain scale, rural character and sense of place in Moab. Encourage and invite participation of community in establishing these guidelines.
2. Discourage potentially dated design, or design that threatens the rural sense of place of the community.
 3. Publicly recognize the efforts of high quality site and architectural design in landscaping and construction.
 4. Encourage cluster development and the setting aside of open space in new site design.
 5. Encourage new and remodeled construction to be in keeping with the local natural setting and small-town character.
 6. Establish a central town focus to enhance the visual organization and attractiveness of the city.

Implementation:

- a. Identify areas to acquire for use as a public plaza that will encourage foot traffic in the core commercial area, and serve as a public gathering place for residents and/or visitors.
 - b. Encourage private development of land as public plazas or pocket parks.
7. Enforce the sign ordinance to prevent visual clutter, protect the aesthetic value and character of the community, and protect residential areas from intrusive lighting.

Implementation:

- a. Enforce and periodically review and update the sign ordinance to reflect new technology, advancement in the sign industry, or neighborhood concerns.

II. STREET TREES AND CITY LANDSCAPING

Goal: To create a calm, inviting atmosphere and a sense of place by planting native or drought-resistant trees, shrubs, flowers and grasses on Moab's streets, parks, planting strips and medians.

Policies:

1. Improve the overall visual quality and protect the environmental resources of the community.

Implementation:

- a. Establish and enforce the landscape requirements for parking areas and planting strips.
2. Encourage the preservation and enhancement of existing landscape resources.

Implementation:

- a. Continue to support the planning and development of the Mill Creek/Pack Creek Parkway in conjunction with flood hazard reduction measures on those creeks.
- b. Support local grass roots community efforts to beautify derelict or unsightly public spaces with native and adaptive trees, shrubs and ground covers that require low maintenance and low water.
3. Support and cooperate on City projects with groups or organizations dedicated to beautification projects.
4. Encourage appropriate plant selection and site design of public spaces to minimize maintenance and water usage.

Implementation:

- a. Develop landscape design guidelines along with comprehensive list of low-water trees, shrubs, and flowers suitable for planting.
- b. Discourage use of noxious and other invasive weed species in landscaping. (See Appendix A, R68-09 Rule Pertaining to the Utah Noxious Weed Act)
4. Improve the visual quality of the highway landscapes at the entrances to the City.

Implementation:

- a. Create welcoming "gateways" into Moab at each end of town that speak to a sense of place that include the use of native trees, shrubs, flowers, rock and/or historic building materials.
6. Encourage new development to minimize the removal of existing native trees and vegetation.
7. Support the goals of the Shade Tree Commission to develop an effective, diverse community forestry program.

SECTION 5 HOUSING

I. HOUSING - GENERAL

Goal: To follow a housing strategy that meets the needs of current residents, anticipates growth in housing needs, promotes a cohesive, small-town environment, supports a high quality of life, and addresses the problems of affordable housing.

Policies:

1. Encourage a mixed variety of housing types to attract economic development and maintain growth while meeting the needs of the community.
2. Maintain the integrity of residential areas with compatible types of housing and development.
3. Enforce health, welfare and safety laws so that properties are maintained and house values are enhanced.
4. Encourage residential homes to remain in residential use.

II. AFFORDABLE HOUSING

Goal: To provide or make available affordable housing for all Moab residents.

Policies:

1. Support the Grand County's Housing Authority in its efforts to assist low- to moderate-income families and individuals in meeting their housing needs.
2. Explore options for non-traditional housing and adjunct housing such as live/work housing, garage or garden apartments, and caretaker units.

Implementation:

- a. Encourage and create incentives for developers to provide housing for employees.
- b. Encourage employers in the City to assist in finding, and possibly providing, housing for temporary and seasonal workers.
3. Assist homeowners and owners of rental properties in the renovation of existing units.

Implementation:

- a. Encourage a salvage program for demolition materials of homes and commercial structures for recycling into affordable housing or renovation construction.
4. Support the development of affordable, small-scale residential housing which fits the character of the City and is interspersed with market-rate units.
5. Encourage 25 percent of new housing units to be affordable (as defined by HB-295) to area median income. At least 35 percent of the 25 percent goal shall be affordable rental housing targeting families at or below 50 percent of the area median income.

6. Encourage organizations and business to consider creative housing for their employees.
7. Identify key land parcels in and near the City which are suited for affordable housing. Work with and encourage property owners to develop affordable housing on the lands identified appropriate for such use.
8. Encourage private/public partnerships for the development and management of affordable housing. Special considerations should be shown to non-profit sponsors of affordable housing and special use housing.
9. Encourage affordable housing to be dispersed throughout the community, consistent in scale and character with surrounding neighborhoods.
10. Encourage in-fill development of affordable housing.
11. Encourage the development of mixed-use housing, combining affordable housing with commercial use. Promote the building of affordable housing units above commercial ground floor units.
12. Consider the development of accessory dwelling units.

SECTION 6 PARKS, RECREATION AND THE ARTS

I. PARKS AND RECREATION -- GENERAL

Goal : To provide park facilities, open space, green space and recreation areas for year-round use in Moab.

Policies:

1. Require high health and safety standards at all parks and recreation sites within the City of Moab.
2. Provide new and traditional park and recreation experiences for present and future residents by establishing different types of park space within the Moab parks system. Park space shall be dispersed to provide the opportunity for recreation and park use by all of the community.

Implementation:

- a. Park space should include children and family playgrounds, picnic grounds with shelters and barbecue facilities, recreational parks for sports such as basketball, baseball, soccer, volleyball, Frisbee, skateboarding, rollerblading, etc., green space and/or open space with quiet, secluded areas, and parks or designated sections of parks where dogs are allowed.
3. Provide additional parks as needed.

Implementation:

- a. Promote creation of pocket parks in neighborhoods through City acquisition of property or creative partnerships with private owners.
- b. Create a citizens' group to assist the City in locating sites for pocket parks.
4. Require that park sites and equipment in parks be safe and functional. The facilities should reflect the interest of Moab residents with special emphasis given to improvements to benefit the handicapped.

Implementation:

- a. Determine what the interests are of those being served and plan facilities accordingly, for example, for senior citizens or young children.
5. Provide adequate open space within the City of Moab by encouraging the preservation of open lands and by supporting the development of private parks and open areas.

Implementation:

- a. Encourage landowners to keep their land open or in agricultural use.
 - b. Consider acquiring open space lands along the creeks and hillsides.
6. Locate and acquire downtown property for a public plaza, gazebo, and public restrooms to promote pedestrian activity in the downtown area and to link off-Main Street areas to Main Street.
7. Continue to plan and implement the Mill Creek Flood Control and Parkway Project as a major element in the recreation system of the City.

Implementation:

- a. Continue to plan, design and implement the Mill Creek Flood Control and Parkway Project to insure success of the City's goals.
 - b. Identify areas to acquire for the Mill Creek and Pack Creek Parkway.
 - c. Develop a land acquisition program based on the approved Mill Creek Flood Control and Parkway Project Master Plan.
8. Promote the equitable means of funding park development, especially in terms of the impact of new developments.

Implementation:

- a. Consider adopting an ordinance requiring large-scale development projects to give land, or money in lieu of land, for public parks.
 - b. Provide incentives to developers to keep structures as far away from the flood channel as possible, especially, in areas within 150 feet of both sides of the flood channel.
 - c. Support the PUD ordinance that allows developers to develop cluster housing or denser buildings than current zones allow if they provide for large open spaces near the creeks or flood channels.
 - d. Purchase scenic easements along creeks and hillsides.
9. Manage wildlife population levels within the appropriateness of a parks and recreation environment.
10. Support the establishment of a strong county-wide recreation district.

Implementation:

- a. Include wildlife and wildlife habitat inventory and management goals in a parks and recreation master plan. Work with The Nature Conservancy, Utah Division of Wildlife Resources, and Bureau of Land Management, as well as Moab-based outdoor education programs.

II. ARTS, CULTURE & RECREATION

Goal: To provide a strong, year-round, diverse cultural arts and recreational program for Moab's children and adults.

Policies:

1. Create opportunity for cultural arts and recreation participation without regard to age, race, religion, gender, disabilities or economic circumstances.
2. Support a full time recreation director and staff.
3. Encourage citizen participation in planning cultural arts and recreational activities to ensure that the needs of various areas and groups are addressed.

Implementation:

- a. Actively seek community volunteers for cultural arts and recreation programs.
 - b. Encourage youth participation on the Moab Arts and Recreation Center Board.
4. Cooperate with the County, the School District and the Grand County Recreation Special Service District to expand and improve recreational programs.
 5. Promote quality and diversity in the City's cultural arts and recreation programs.
 6. Support the placement of art (murals, sculptures and music) in public places like City parks, streets and trails.
 7. Support community based cultural arts organization and programs.

SECTION 7 TRANSPORTATION AND CIRCULATION

I. TRANSPORTATION AND CIRCULATION -- GENERAL

Goal: To achieve a safe, efficient, and convenient transportation system that addresses the need for all levels of circulation.

II. PEDESTRIAN

Goal: To achieve a pleasant, safe, efficient and complete pedestrian transportation network which provides a viable transportation alternative for daily circulation, activities and recreation.

Policies:

1. Provide for sidewalks of sufficient width and clear of obstructions or conflicts with other forms of

transportation or land use.

2. Continue to develop the Mill Creek and Pack Creek Parkway system that includes a variety of urban walking experiences and provides for a throughway of non-motorized local access.

Implementation:

- a. Create a walkway/bikeway along Highway 191 from the Colorado River to approximately Bowling Alley Lane linking motels and other outlying services to the downtown district.
3. Provide pedestrian routes to parks, schools and other public facilities and through residential areas, separate from motor traffic.

Implementation:

- a. Replace deteriorated and unsafe sidewalks. Construct high quality sidewalks.
 - b. Use buffering to separate incompatible uses. Separate walking traffic from bicycle traffic where possible.
 - c. Enforce “no bicycles, skateboards, and roller blades” zones on sidewalks.
 - d. Maintain clear views of intersections for safety.
 - e. Provide safe crossing areas by defining crosswalks more distinctly (perhaps by elevating them or paving them with bricks), particularly around schools and other high pedestrian/high traffic volume areas.
 - f. Develop walking tours and a variety of levels of walking experiences, including connections to hiking trails outside the City.
 - g. Create inter-local agreements with Grand County to develop bicycle lanes and walking trails linking City roads and trails to county recreational features.
 - h. Provide centralized, off-street city/public parking with easy, clear access to walking trails and business districts.
4. Encourage a more pedestrian-oriented business district.

Implementation:

- a. Identify areas that could be designated “pedestrian only” streets and boulevards with median strips.
 - b. Cluster commercial businesses. Provide amenities such as plazas, sitting and gathering sites, shade and buffering.
 - c. Enforce “no bicycles, skateboards and roller blades” zones on sidewalks.
5. Make the City “access friendly” for persons with disabilities.

III. NON-MOTORIZED VEHICLES

Goal: To provide bike path systems of sufficient width and clear of obstructions or conflicts with other forms of transportation and land use; to provide transportation alternatives for daily activities and recreation.

Policies:

1. Consider a variety of urban bicycling experiences and provide for a throughway of local access on the Mill Creek and Pack Creek Parkway system.
2. Provide a pleasant, safe bicycle experience and encourage the development of bicycle-associated activities.

Implementation:

- a. Develop more thoroughly the concept of a bicycle system with a variety of routes including connections to trails and routes outside the City.
 - b. Use buffering to separate incompatible uses. Separate bicycle traffic from walking and vehicular traffic where possible.
 - c. Maintain views near vehicle and pedestrian traffic areas for safety.
 - d. Provide safe bicycle lanes on roads and crossing areas by defining those spaces distinctly.
 - e. Provide sufficient parking at trailheads.
3. Encourage bicycle-user accommodations in the commercial business district in order to enhance shopping opportunities for the local community.

Implementation:

- a. Cluster commercial businesses.
- b. Provide safe and orderly access to pedestrian amenities such as plazas, sitting and gathering sites, and shade.
- c. Provide bicycle racks.

IV. MOTORIZED VEHICLES

Goal: To develop an efficient and adequate street system for Moab's future growth.

Policies:

1. Base vehicle circulation upon a system of arterial, major and minor collectors and residential streets (as indicated by the Street Master Plan Map).
2. Base future collector street development upon a Street Master Plan and road design standards. Future rights-of-way identified on the Street Master Plan should not be obstructed or built upon. Utility and street rights-of-way should be consolidated where possible.
3. Prevent major arterials or through traffic from splitting residential neighborhoods. The City shall plan collector streets so they provide adequate access from residential neighborhoods to major arterials and other adjoining areas of concentration.
4. Reduce traffic congestion and conflicts. Curb cuts shall be minimized where possible, especially those opening onto Main Street (Hwy 191). Businesses should be clustered and associated parking access should avoid Main Street where possible. Traffic studies should be required for major new developments.
5. Coordinate with UDOT and conduct public meetings to address state highway requirements and community needs. Consider all alternatives to the issue of truck traffic, such as reduced speed limits, weigh station, increased enforcement, bypass, etc. to alleviate increased truck traffic through downtown. Require City approval before locating or constructing any truck by-pass.

- Require restricted access and environmentally sensitive construction for view shed, noise, erosion and natural hazards.
6. Consider impacts of all alternatives to reducing truck traffic through downtown on residential and surrounding natural areas and scenic views.
 8. Support and encourage strict enforcement of speed limits and other moving traffic violations, as well as noise ordinances on Moab's streets and highways.
 8. Inventory and evaluate street conditions and needs. Necessary street upgrading and construction will be evaluated and prioritized. Funding street improvement projects will be explored, i.e., bonding, special improvement districts, etc.
 9. Require adequate parking for all land use types. Moab should provide for adequate and well-designed public parking.
 10. Consider consolidating City and County road projects.
 11. Consider the feasibility of a shuttle system serving downtown Moab.

SECTION 8 PUBLIC WORKS

I. PUBLIC WORKS -- GENERAL

Goal: To provide safe, adequate, cost-effective public works and services for Moab residents while attending to growth forecasts and protecting natural resources.

II. WATER

Goal: To ensure adequate supplies of high quality water for present and future generations through wise water management.

Policies:

1. 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.

Implementation:

- a. Suggest shrubs, trees, grasses and flowers for public plantings with low water requirements.
 - b. Maintain and choose an efficient water system.
 - c. Explore alternative methods of charging for water. For example, consider raising rates at specific use plateaus, i.e., the more water used, the higher the rates.
 - d. Ensure ground water source protection.
 - e. Promote conservation of water through application of sound irrigation practices at City parks and other City properties.
2. Protect water quality and avoid the contamination of ground and surface water systems.

Implementation:

- a. Protect water quality by the enforcement of federal and state water quality regulations, and by bolstering City and County water protection regulations and enforcement.

3. Upgrade and expand the water system to achieve proper pressure throughout the City, to avoid deterioration of lines, and to insure new development of adequate supply.

Implementation:

- a. Assess appropriate levels of upgrade from engineering studies and from consideration of the limited water resource, particularly in drought conditions.
 - b. Consider rate and type of growth.
 - c. Work in partnership with Grand County to study water resources and life expectancy of identified sources.
 - d. Establish maximum development levels before more water is required.
4. Acquire and prove up on additional water rights based on projected land use, parks, and streetscape developments.

Implementation:

- a. Prove up on current rights and acquire when available.
5. Consider an equitable water use fee structure to insure revenues for future water needs.

Implementation:

- a. Acquire and maintain all water rights necessary to ensure future demands are met.
 - b. Conduct an ongoing study of water resources to determine water availability and long-range uses .
6. Consider implementation of a secondary water system to provide irrigation to City lots.

III. SEWER & WASTEWATER TREATMENT

Goal: To insure adequate capacity to serve the needs of the community and meet federal and state effluent requirements.

Policies:

1. Encourage the most efficient use of the sewer collection system and upgrade deteriorated and inadequate sewer lines.

Implementation:

- a. Ensure adequate-sized lines, proper depth and slope for sewer drainage, appropriate lift stations, and proper metering of effluent lines.
2. Plan for expansion of the sewer system based on engineered estimates and Capital Facilities plan.
 3. Reach agreements with water and sewer service providers should not be expanded until the current allocation of connections is utilized. New agreements should not be made without considering impact on existing or future services.
 4. Consider annexation of areas already served by the City sewer facilities as indicated on the Master Plan Map.

5. Implement an equitable fee schedule for sewer connections.
6. Consider alternative wastewater treatment systems like reconstructed wetlands or other forms of biological treatment and alternatives storm water treatment like the use of natural swales, etc. to reduce infrastructure costs. .

Implementation:

- a. Explore the possibility of using wetlands for final water treatment.
- b. Provide an adequate storm drainage system through expansion and upgrading of the existing system.

Implementation:

- a. Require that storm water runoff from developed sites should not exceed predevelopment (natural) conditions.
 - b. Ensure that storm water management makes use of existing open channels and natural streams and drainage systems (overland flows, swales, etc.) before resorting to enclosure of runoff in underground pipes.
 - c. Plan a storm drainage system for the future needs of Moab City. A storm drainage plan may be added to the map section of the Moab General Plan.
8. Encourage the preservation of permeable surfaces in new developments with more landscaped and less use of impervious surfaces.

IV. SOLID WASTE FACILITIES

Goal: Work with the County to provide the least costly, environmentally safe, and appropriate disposal for solid waste.

Policies:

1. Moab, working with Grand County, should:
 - a. Protect dump sites from hazardous waste contamination.
 - b. Consider the most appropriate land use for the Sand Flats dump site after it is closed; and
 - c. Encourage recycling efforts in the community to reduce waste and extend the life of the landfill.

V. PRIVATE UTILITIES

Goal: Cooperate with private utilities to provide dependable, low cost, and efficient utilities for present and future needs. Utilities should be designed and located to maintain the visual integrity of the community.

Policies:

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

Implementation:

- a. Explore similar regulations in place for subdivisions that may be applicable to other land uses. Explore other cooperative efforts with Utah Power and Light, Citizens Communications, and Utah Gas Company.
2. Encourage the aesthetic lighting of streets to insure safety and reduce crime. To maintain rural character and prevent light pollution, lighting should be controlled in height and intensity and require shielding.

Implementation:

- a. Adopt a light ordinance.
- b. Consider special improvement districts to install and improve lighting.
- c. Regulate developer installation of streetlights, or individual installation of pole lamps as appropriate.
3. Encourage the establishment of a community animal shelter.

VI. SIDEWALKS & STREETS

Goals: To provide a safe, efficient and low cost sidewalk and street service to the community.

Policies:

1. Encourage the installation of sidewalks, curbs and gutters in deficient areas to insure proper street drainage, and to clean and beautify public streets to provide for safe pedestrian traffic.

Implementation:

- a. Consider special improvement districts or joint participation between City and individuals.
- b. Enforce City ordinances that require curb, gutter, and sidewalk to be built before final inspection.

SECTION 9 PEACEKEEPING, SAFETY, MUNICIPAL BUILDINGS, EDUCATION

I. MUNICIPAL PROPERTIES

“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

Goal: To provide for present needs and future growth including recreation, administration, utilities, and safety.

Policies:

1. Public buildings should be grouped together to form a complex that conveniently serves the public and offers an inviting setting to conduct business.

Implementation:

- a. Actively pursue the renovation of the old Grand County Middle School in partnership with the Grand County Library and Grand County, with the intent of relocating City Hall to that facility no later than the year 2005, thereby consolidating community services to the “Old Moab” area.
 - b. Prioritize outdoor spaces and plazas around City Hall that are suitable for gathering.
 - c. Acquire additional downtown land as it becomes available.
2. Purchase land along the proposed Mill Creek Parkway and other areas for flood hazard reduction, recreation, and pocket parks.

Implementation:

- a. Work out agreements with land owners for easements or outright purchase of necessary lands.
3. Encourage the establishment of a community animal shelter.

II. PEACEKEEPING AND LAW ENFORCEMENT

Moab’s law enforcement team faces exceptional challenges because of the nature of tourism in our community. With the onslaught of the tourist season, Moab’s population can double or triple on any given day, making law enforcement difficult.

Goal: To provide advanced law enforcement and peacekeeping services to Moab’s citizenry and to ensure those services do not decline in quality or effectiveness during the tourist season.

Policies:

1. Reduce crime rate, traffic violations and other illegal infractions by striving to seek voluntary compliance of laws, statutes and ordinances through educational programs and other available mechanisms.

Implementation:

- a. Utilize existing portable radar trailer to reduce speed. Seek funding for an additional portable radar device.
 - b. Support City efforts to install traffic calming devices such as medians and street trees.
 - c. Encourage citizens to be the eyes and ears of police by calling in criminal activities which may affect the health, safety or quality of life.
2. Promote and improve public understanding of the law enforcement function.

Implementation:

- a. Encourage ride-a-longs where appropriate.
 - b. Establish a Citizen's Academy or similar program to acquaint and educate the public on police function and procedure.
 - c. Encourage and educate citizens on the importance of call-ins.
3. Moab City Police should maintain excellent public relations with the community.

Implementation:

- a. Increase visibility through the use of additional foot patrol in downtown areas.
 - b. Continue and expand bike patrol during appropriate seasons.
 - c. Participate and be visible at community events and activities on duty and off duty as possible.
 - d. Conduct periodic management audits and community reviews of Police function.
4. Actively promote prevention of drug use and drug-related crimes.

Implementation:

- 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/San Juan County Drug Task Force.
 - d. Continue Cops in Shops Program to decrease alcohol and tobacco consumption among minors.
5. Improve the safety of children in schools.

Implementation:

- a. Actively continue alliance with the Safe Schools Coalition.
 - b. Maintain visibility in and around schools.
 - c. Frequently share lunch with children ages K-12.
 - d. Continue the Bicycle Safety Program.
 - e. Continue to support and staff School Crossing Guards.
 - f. Continue "McGruff" Program among Moab's children.
6. Improve the safety of neighborhoods.

Implementation:

- a. Routinely patrol Mill Creek Parkway and other high risk areas on foot and/or bicycle.
 - b. Re-establish the Neighborhood Watch Program.
 - c. Cooperate with Public Works to identify areas where traffic-calming devices would be appropriate.
 - d. Continue to support and staff Animal Control function throughout Grand County.
 - e. Provide courses in self-defense and personal safety.
 - f. Continue to offer classes in the hazards of drunk driving.
7. Improve law enforcement intervention and decision-making capabilities, reduce time officers spend at headquarters by upgrading and/or providing appropriate new technology as it becomes available and offer continued training and cross-training to officers.

Implementation:

- a. Add mobile display terminals to patrol vehicles in order to interface more effectively with local, state and federal law enforcement servers and perform reporting duties in patrol car.
- b. Upgrade to digital cellular as soon as the technology is available.
- c. Ensure each officer has a cellular phone in his or her vehicle.
- d. Provide training in EMT, Search and Rescue, fire safety, ambulance services and related public health and safety arenas.
- e. Provide training in the prevention of domestic violence.

III. HEALTH

Goal: Work with the County to provide necessary services for the health and safety of the community.

Policies:

1. Support county and state agencies efforts to provide accessible, affordable and quality health care to the community, i.e. hospital, mental health, etc.
2. Where special service districts include all or part of Moab City limits, the City should have a representative on the board.
3. Cooperate with Grand County to locate future emergency and health care facilities outside flood and earthquake zones. Facilities should be built on suitable ground, in appropriate zones, with convenient access from arterials.
4. Improve flood protection for area's citizens

Implementation:

- a. Work with Grand County and state agencies to provide a warning system when large floods occur so that citizens may vacate areas near the Mill Creek and Pack Creek floodway.
5. Support improvements to area health care systems.

Implementation:

- a. Participate with senior health and housing providers to produce a comprehensive plan that offers a continuum of care.
- b. Consider financial participation to implement elements of a comprehensive health care plan.

IV. FIRE PROTECTION

Goals: To provide for the health, safety and well being of the community with adequate fire protection and other emergency services and to maintain a high rating in order to reduce insurance rates.

Policies:

1. Provide adequate vehicular access and circulation for all new developments so that police and fire personnel may respond to calls as quickly as possible to area residents.

Implementation:

- a. The City should ensure adequate vehicular access and circulation when new construction proposals are reviewed and approved.
2. Provide services that adequately cover future growth needs.
3. Enforce ordinances that relate to and aid law enforcement and emergency services, i.e., clear signing of official house numbers.

V. EDUCATION

Goal: To encourage centers of learning for current and future growth.

Policies:

1. Encourage close cooperation between Moab City and Grand County School District, in terms of the relationship between school capacity and new development, the proper site development of new schools, and the ability to provide schools with needed services such as water for outside uses.
2. Consider impacts on the school system when reviewing rezoning or other land use proposals.
3. Support the school district's strategic plan.
4. Encourage learning opportunities for children, youth and adults.

Implementation:

- a. Moab shall continue to support the mission of the Moab Arts and Recreation Center as a center for arts education and learning.
- b. Moab shall support the mission of the Grand County Library.
- c. Moab shall support the mission of the Dan O'Laurie Museum.
- d. Moab shall support the goals of higher education.
- e. Moab shall actively support existing and future private non-profit educational opportunities and other non-athletic after school and summer activities.
5. Support the expansion of educational opportunities offered by Utah State University and the College of Eastern Utah.

APPENDIX A

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.)

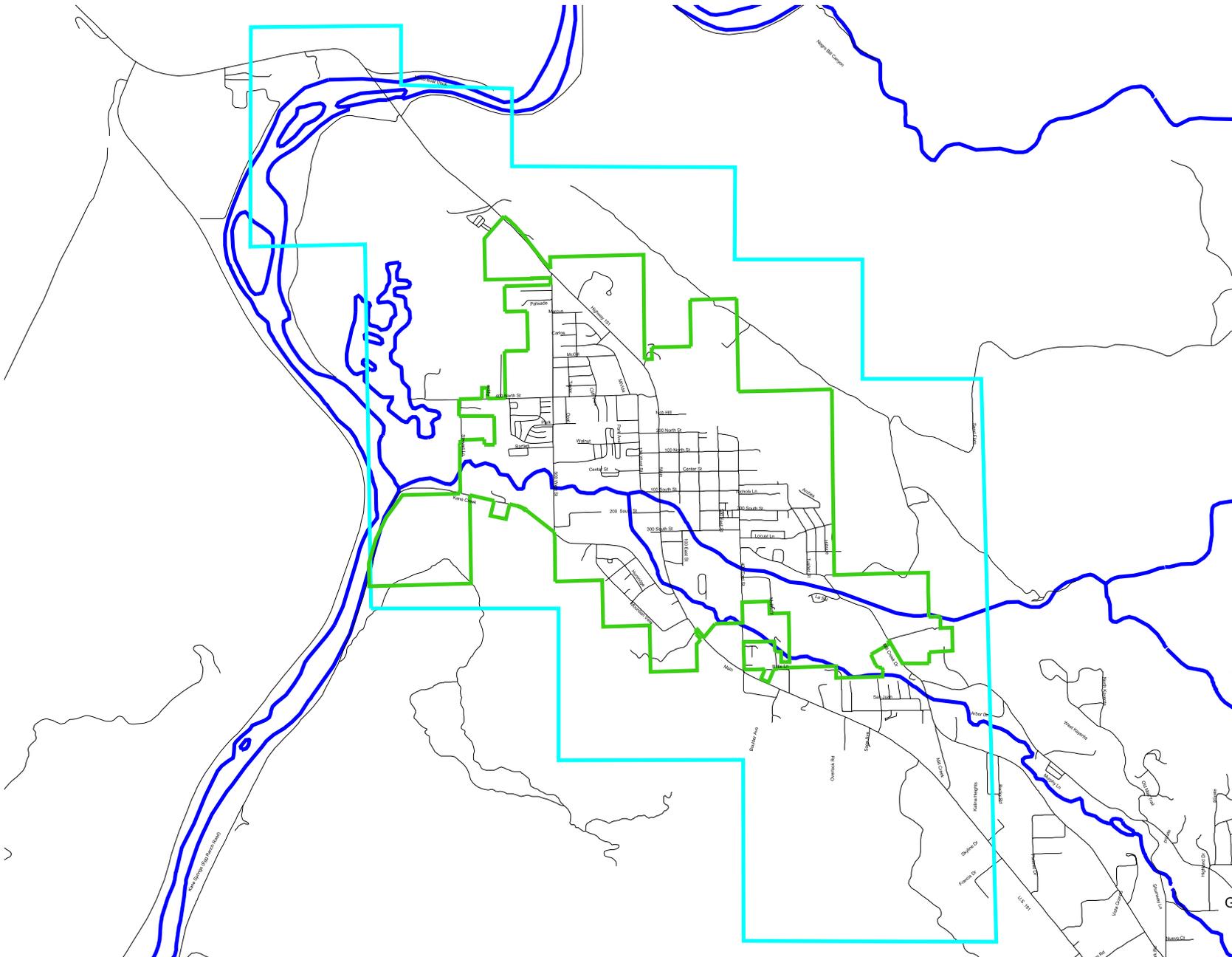
Scotch Thistle (Cotton Thistle) (*Onopordum acanthium* L.)

Spotted Knapweed (*Centaurea maculosa* Lam.)

Whitetop, Hoary cress (*Cardaria* spp.)

Yellow Star Thistle (*Centaurea solstitiaalis* L.)

Proposed Annexation

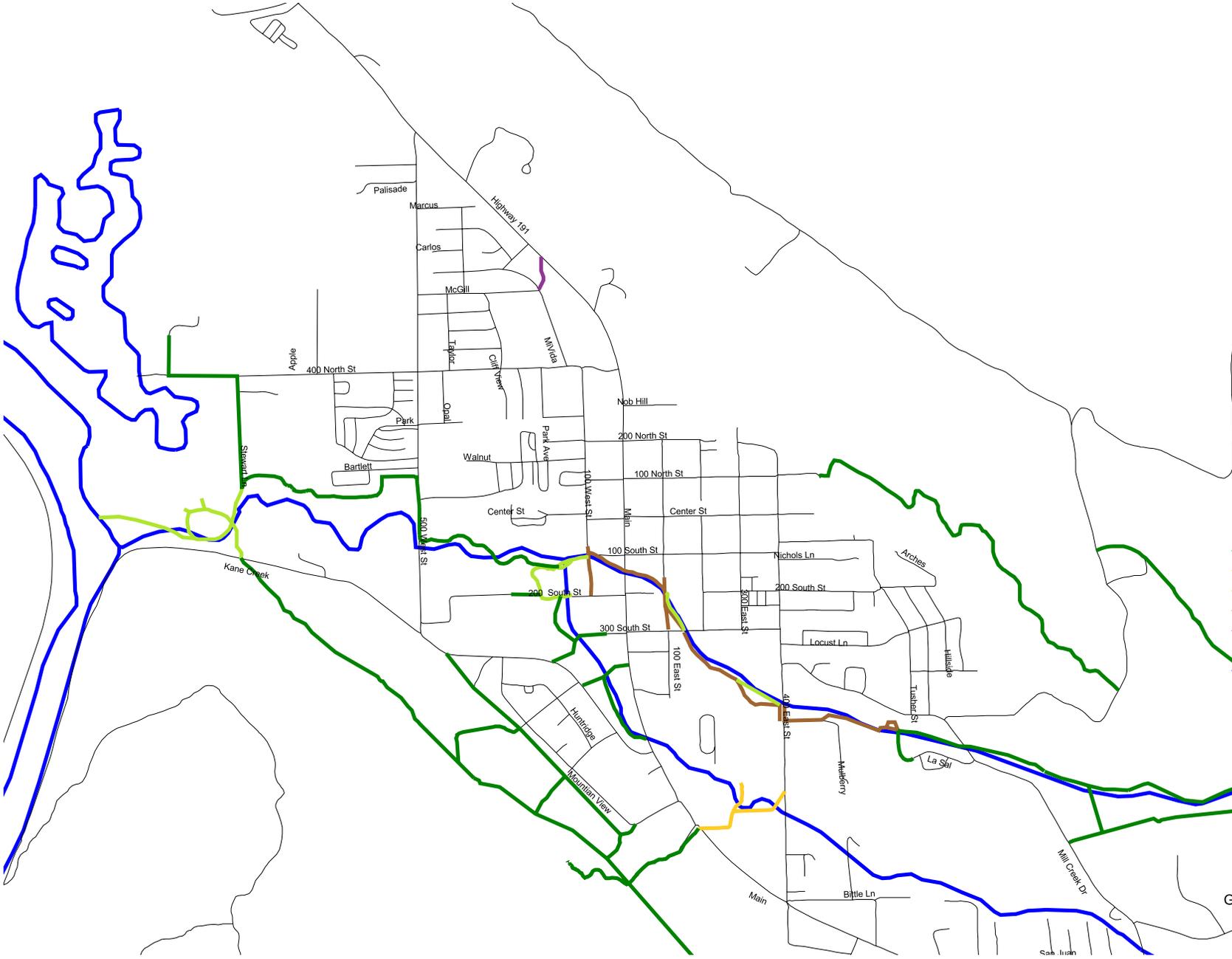


Legend

-  Moab limits
-  Annexation
-  Roads
-  Rivers

Grand County & City of Moab
Building & Mapping Office
125 E. Center St.
Moab UT, 84532

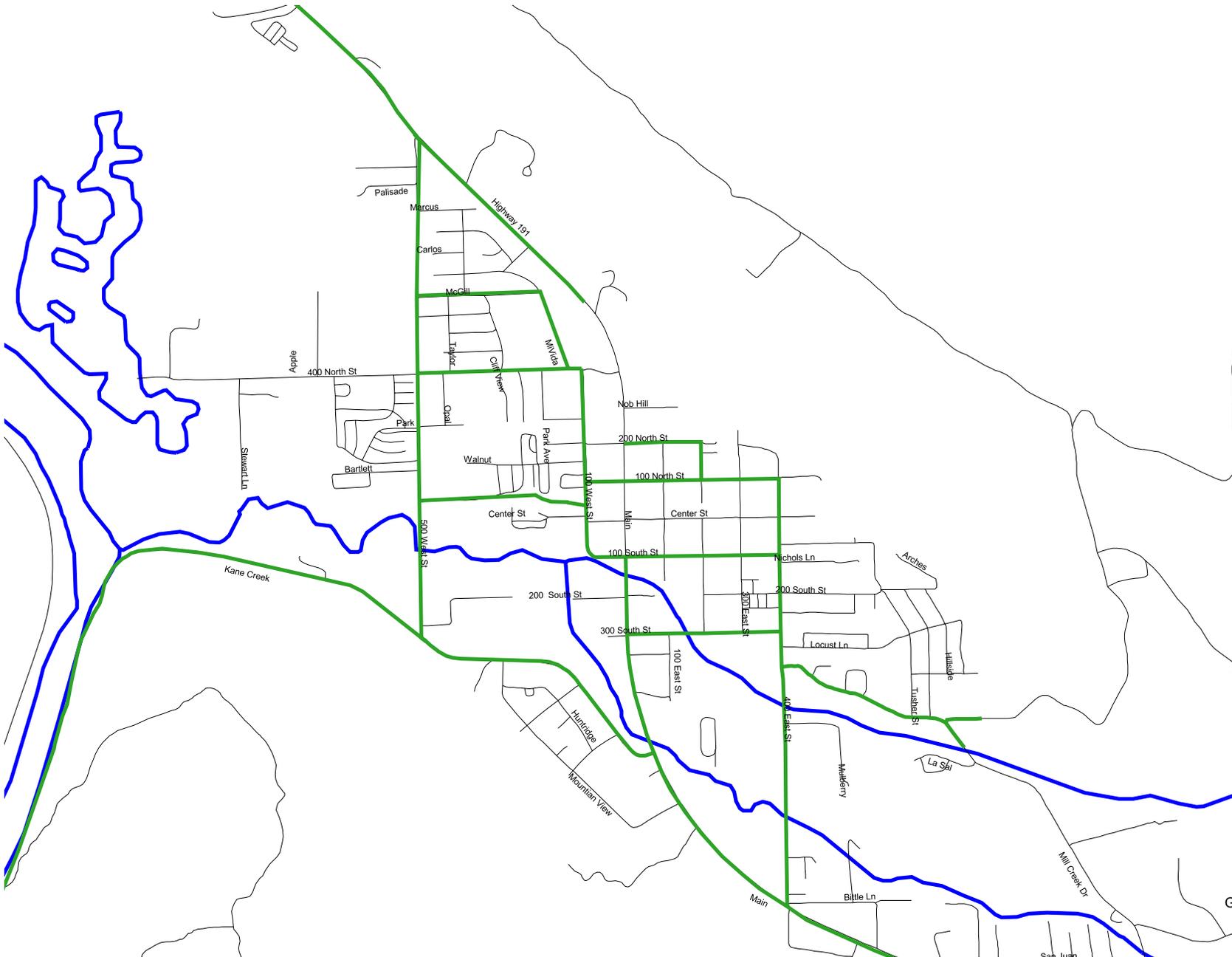
Paths and Trails



- Legend**
- Trails
 - Proposed concrete
 - Existing trails
 - Existing concrete
 - Connctpath
 - Roads
 - Rivers

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Bike Lanes

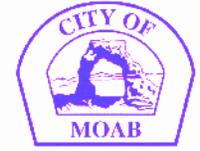


Legend

- Bike Lanes
- Roads
- Rivers

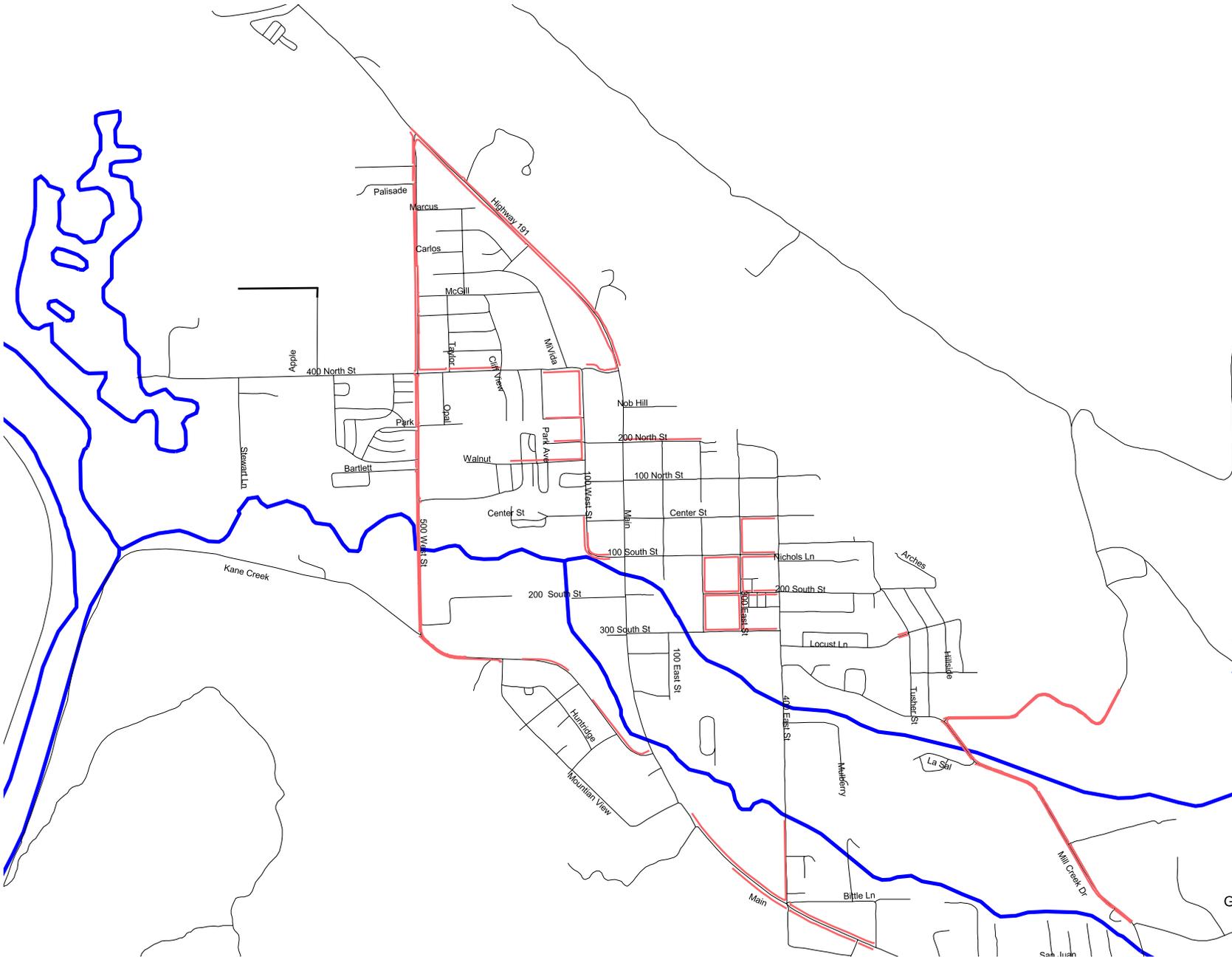
Grand County & City of Moab
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Sidewalk Improvements



Legend

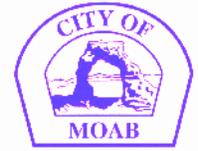
-  Sidewalk
-  Roads
-  Rivers



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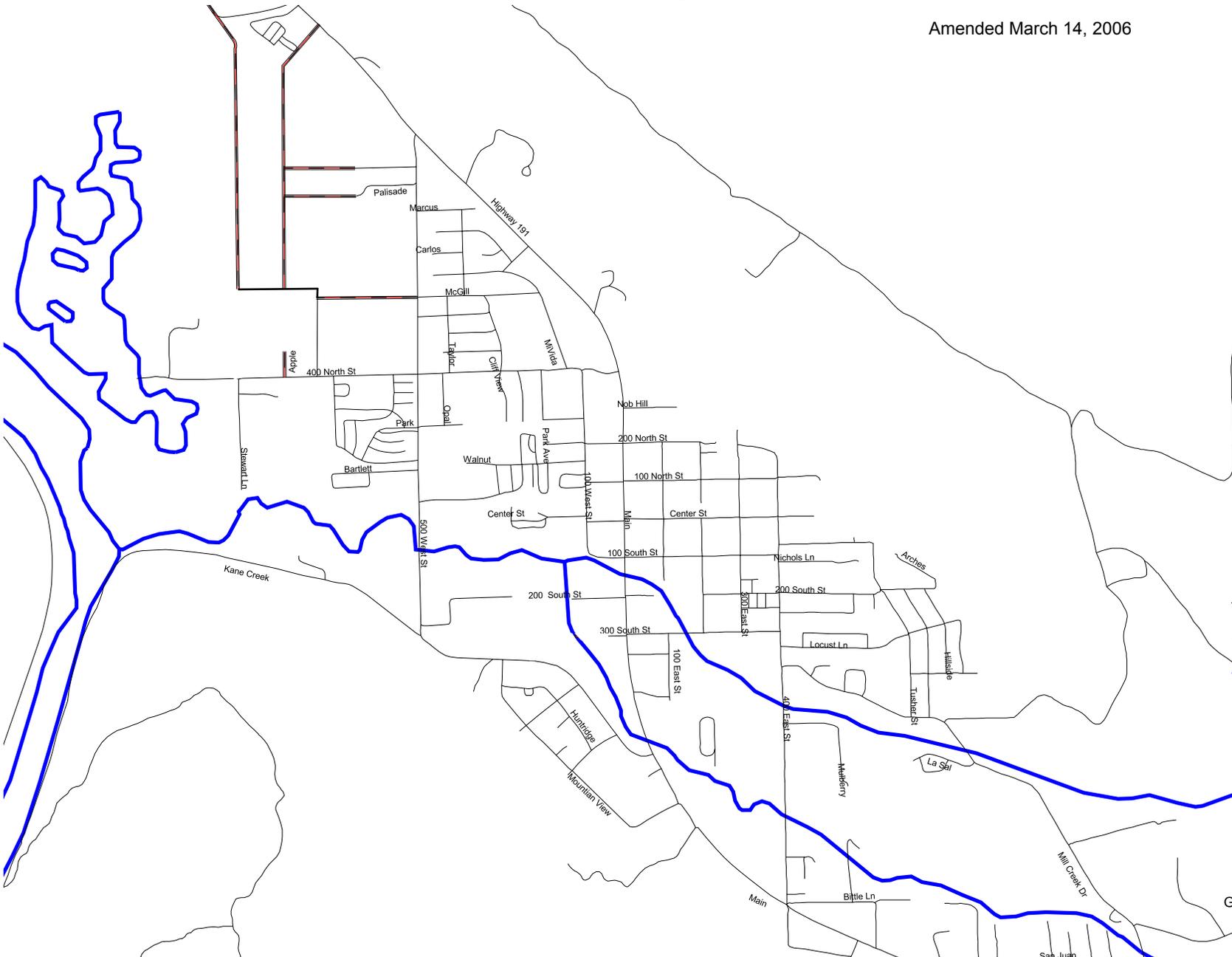
Proposed Roads

Amended March 14, 2006



Legend

-  Prpsdrd Roads
-  Rivers



Grand County & City of Moab
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Moab UT, 84532

RESOLUTION 09-2002

A RESOLUTION AMENDING THE CITY OF MOAB GENERAL PLAN

WHEREAS, the General Plan is an official statement of goals and policies for future growth of the city of Moab; and,

WHEREAS, the General Plan is a tool to minimize land use problems and facilitate orderly community growth; and,

WHEREAS, the general plan supports the maintenance of the area's natural integrity and the improvement of quality of life for Moab City residents; and,

WHEREAS, the City of Moab has invited resident participation through noticed public workshops and public hearings; and,

WHEREAS, the Utah State Code at section 10-9-301 calls for municipalities to prepare and adopt a comprehensive long-range plan for the use of land within their jurisdiction;

NOW, THEREFORE, BE IT RESOLVED by the Moab Governing Body that the City of Moab approves the General Plan Amendment as written and presented and hereby adopts the General Plan as amended for the City of Moab.

See Attached General Plan Amendment.

PASSED, ADOPTED AND APPROVED by the Governing Body of the City of Moab in open session this 14th day of May 2002. This resolution shall take effect immediately upon presentation.

ATTEST:

Rachel Ellison
City Recorder

Dave Sakrison
Mayor



welcome to Moab and the Spanish Valley

Moab/ Grand County North Corridor Gateway

A General Plan Amendment

prepared by
Four Corners Planning, Inc.
in association with
Charles Zucker and Gene Moser

April 4, 2001

CITY OF MOAB/ GRAND COUNTY
NORTH CORRIDOR GATEWAY PLAN – A GENERAL PLAN AMENDMENT

Table of Contents
[April 4, 2001]

		Page
I.	INTRODUCTION	1
	A. Authorization	1
	B. Applicability	1
	C. Why plan?	2
	D. The planning process	2
	E. Vision statement.....	2
II.	EXISTING CONDITIONS	3
	A. Base economy: hospitality	3
	B. The setting	3
	C. Physical constraints	6
	D. Grand-fathered uses and Signs	6
	E. Public facilities and services	7
	F. Existing zoning pattern.....	7
III.	GOALS AND OBJECTIVES	8
	A. Land use.....	8
	B. Corridor design character and quality.....	8
	C. Public facilities and services.....	11
	D. Communication, coordination and cooperation.....	11
IV.	FUTURE LAND USE PLAN	12
	A. Introduction	12
	B. "Tourist Commercial" future land use category	12
	C. "Specially Planned Area" future use category.....	12
V.	NEXT STEPS.....	13
	A. Broken "window panes"	13
	B. Entrance features around bridge and S.H. 128/ Highway 128.....	13
	C. Non-conforming buildings and signs	13
	D. Rezoning of the study area	13
	E. Options for slowing traffic and enhancing corridor appeal	
	F. Pathways.....	14
	G. Site development standards.....	14
	H. Significant current issues	14
	I. Public services alternatives.....	14
	J. Gateway task force	14
VI.	BIBLIOGRAPHY	14
VII.	APPENDICES	15
	A. List of citizen participants	15
	B. Future Land Use Plan Map	15

CITY OF MOAB/ GRAND COUNTY NORTH CORRIDOR GATEWAY PLAN

I. INTRODUCTION

The natural environment and the character of development along the Highway 191 "North Corridor" entrance to the City of Moab provide visitors with their first and lasting impressions of the Moab/Grand County community. Therefore, the type and style of permitted development is of concern to all citizens. This Plan presents the community vision regarding land use preferences and development design standards related to streetscape appearance, rather than to specific architectural design.

Authority

The Utah Code authorizes cities and counties to plan their communities as provided in Title 10 and 17, respectively, of the Utah Code Annotated 1953, as amended, and more specifically in:

Municipalities

Title 10, Chapter 9, Land Use Development and Management, Utah Code, which was revised in 1991 and became effective on July 1, 1992

Counties

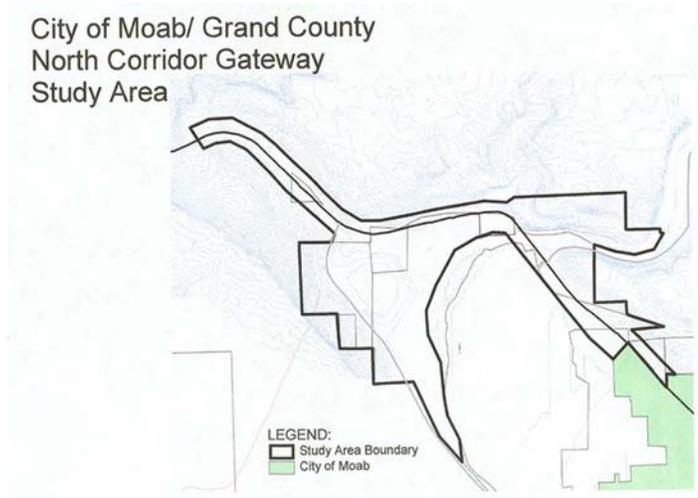
Title 17, Chapter 27, Land Use Development and Management, Utah Code

Applicability

The North Corridor Gateway Plan applies to lands along Highway 191 North as shown on the map below, including but not limited to:

- (1) Lands within 500 feet of the highway;
- (2) Parcels or portions of parcels with highway frontage between the entrance to Arches National Park and Moab city limits; and
- (3) The Atlas properties.

The Plan shall not be interpreted to support additional development on lands with slopes in excess of 30% or on top of the surrounding escarpments



Why Plan?

Land use planning is a means of achieving community goals through citizen participation and rational decision-making, consistent with a desired community image. It is fiscally responsible to base public and private finance decisions on land use planning. Both public and private investment can yield greater benefits where there is an orderly, reliable program for development. The North Corridor Gateway Plan is intended to provide guidance for investment decisions that must be made by UDOT, local service providers, and individual landowners.

Planning occurs with or without a coordinated, community planning effort. All land use decision-making, whether accomplished by individuals or as a community, constitutes “planning” -- these decisions affect everyone in the community. Planning affects people’s homes and investments, their peace and enjoyment, the cost of living, and overall quality of life. With effective, coordinated planning, a community can achieve its preferred future. Without effective, coordinated planning, the future of a community is determined solely through individual decision-making that may seek to achieve personal goals without necessarily considering community interests or those of the neighbors.

The Planning Process

The North Corridor Gateway Plan was developed based on the results of a corridor planning study, completed through an intensive, two-day public participation process -- October 25-26, 2000. Consultants Charles Zucker, an Urban Designer from Washington, D.C., facilitated the project with assistance from Gene Moser of the Utah Local Governments Trust and Richard Grice of Four Corners Planning. The Consultants used urban design processes and public participation to resolve area planning issues. The public sessions were well attended by the City and County officials, the general public, property owners, and citizens with design interests and/or training. Citizen participation records are included as Appendix “A”.

The Draft Plan was initially reviewed in a joint City/County Planning Commission meeting held on December 6, 2000, as a prelude to the public hearing adoption process.

Community Identity and Vision Statement

Moab is not just another tourist town -- it is both a community and a tourist hub. Moab is a people place, a “base camp”, and an oasis offering refuge from the somewhat hostile surrounding environment. People come here primarily for what is around it. It has a diversity of people and views, and uniqueness of characteristics and scenic features that distinguishes it from other places. Linkages between Moab -- the “Hub” -- and the surrounding outdoor opportunities via paths, bike trails, roads, streets and highways are key to the area’s identity.

Moab is an uncommon and unknown place that newcomers often feel they have somehow “discovered”. Some stay and call it their own, only to later discover that it is not a place without problems. There is a pronounced imbalance between salaries, housing costs and the cost of living -- the needs of service workers often go unmet. The diverse opinions held by its citizens make it difficult to establish a common vision for the community. Heavy truck traffic through the heart of the City makes it somewhat less friendly than it might be to pedestrians (residents and visitors alike). Some find the built environment to be somewhat sterile and unimaginative -- it has been described as a “hodge-podge”. Others relish the mix of styles for the diversity and self-expression it represents.

Even so, the characteristics of the gateway corridor that are attractive to the community citizens tend to be somewhat the same as those that are attractive to visitors. This Plan focuses on improving the attractiveness of the community to support the quality of life for long-term residents and all aspects of the local economy.

The following statement summarizes the community vision for the corridor:

MOAB/ GRAND COUNTY NORTH CORRIDOR GATEWAY VISION STATEMENT

As the primary gateway to Moab – the community and the resort -- the north corridor should be welcoming and friendly to pedestrians, bikers, residents, and visitors alike. The built environment should protect and complement Moab’s unique character, promote economic opportunity, demonstrate community pride and offer a positive first impression, without inhibiting design creativity.

II. EXISTING CONDITIONS

Base Economy: Hospitality

In the last decade since the closing of many mining operations, the economic base of the City of Moab and Grand County has gone through a transition from more emphasis on a strictly resource extractive based economy to one that now includes a small regional service based economy. According to the *City of Moab General Plan* and the *Grand County General Plan*, in the last 10 years the local economy has transformed into a tourism community. According to the *Moab General Plan*:

The City has become the hub for visitors to stay while they visit the wealth of beautiful scenic attractions and recreation sites such as Canyonlands and Arches National Park.

The Setting

North of the River

The character of lands in the study area north of the river is predominantly rural in nature, despite the presence of a post-industrial site, and a few campgrounds and outfitters. North of the Colorado River, a highway traveler senses the approach to Moab while enjoying long views of Moab and the Spanish Valley, the LaSal Mountains in the distance, the East and West Portals of the Colorado River and the adjacent escarpments. However, it is not until one reaches the Colorado Bridge that there is a sense of arrival.

South of the River

In contrast, a developing tourist and accommodations area characterize lands south of the river. Several new motels and recreational facilities, including a water slide and a scenic tram, are already present and/or under construction. It seems clear that vacant areas between new developments will soon see additional tourist accommodations, services and facility development.

Front Door – The First Impression

The North Corridor Gateway may be accurately described as the “Front Door” to the City of Moab and the Spanish Valley of Grand County. Communities are not unlike individual homeowners in that both generally seek to put their best forward and to create a positive first impression by making their front yard and front door as attractive as possible. This is particularly true when the base economy is hospitality.

The current condition of the North Corridor Gateway offers considerable opportunity for improving the first impression of our community. The quality of the corridor experience is diminished by the presence of a series of broken windowpanes -- to continue the analogy to a home and a homeowner. The good news is that most of these problems may be easily repaired.

Consider the following observations, some of which apply to areas already included in the City:

A. Atlas tailings

Soon after passing the entrance to Arches National Park, residents and visitors alike are treated to a spectacular, escarpment-framed view of Moab and the Spanish Valley, with the La Sal Mountains in the distance. Unfortunately, the view is marred by the intrusion of the atlas tailings pile. As this area is reclaimed, screening of some sort will be needed. Landscaping, perhaps with a picnic area, could solve this problem.



B. Atlas mill site

Next the traveler is treated to a panoramic view – the oasis of Moab and the Spanish Valley. Again the scene is flawed by the presence of the Atlas Mill Site, another screening opportunity.



C. Hill of dirt

Approaching the Colorado River and one of the Valley's most prominent geologic features, the east portal, we find an RV Park that is busy planting trees and making the parks as attractive and desirable as possible. However, adjacent to the highway, piles of dirt occupy the foreground and there is a large sign in the background. Landscaping, perhaps with a picnic area, could solve this problem.



D. Signage blocking portal

Closer still to the river and the portal, signage looms large, partially blocking view of the portal. A lower and somewhat smaller sign in this location would seem more appropriate. Perhaps, a monument-style sign built on a base of sandstone would better fit into the environment. At a minimum signage should not block views of the area's assets.



E. Colorado river bridge

The bridge serves as a distinctive focal point and provides a sense of arrival. Opportunities exist to make the bridge more of a celebration, more eye-catching. This could be accomplished with landscaping on either end, flags along the bridge, and/or monuments of some sort on each side at either end of the bridge, etc.



F. Intersection w/S.H. 128

Arriving at the intersection with State Highway 128, travelers find a stark intersection – no landscaping, no welcome signs, no directions, no kiosk, nothing. A spot that could be finished to create a special sense of place is instead just another intersection.



G. Power lines

Next, power lines assume the prominent visual perspective and interrupt view of the west wall and the west portal. Varied roof lines on the existing motel help to break up its mass. Power lines were recently relocated at great private expense and may be impossible to underground, given the fact that they are high voltage lines. Nonetheless, opportunities for removing anything that blocks principal views should be pursued when possible.



H. Light industrial use

Light industrial uses are best located away from the front door. Abundant land dedicated to light industrial use is available south of Moab along Highway 191 in the County's HC District. While relocation of this facility is desirable, it may not be practical. Again, an opportunity exists for screening.



I. More power lines & dirt

Notice the new motel with unfinished landscaping -- it could also use some awnings around windows and doors to add visual distinction. Again power lines clutter the view. Also, notice the sidewalk located directly adjacent to the highway travel lanes. Except for downtown commercial areas, sidewalks and trails are best separated from the travel lane by green space. Pedestrians are safer and feel more comfortable using segregated walkways.



J. Final approach & un-defined access

As one makes the final approach to the City and the primary pedestrian area, an open gravel-parking apron is presented on the left. Gravel parking areas without access control to the door of commercial uses tend to be among the least attractive of commercial streetscapes. Ingress and egress should be defined and limited, and a landscaped strip (15' wide and 3' high) should be added parallel to the highway.



Physical Constraints

The study area is generally bounded geographically by escarpments and by the physical constraints posed by the 100-year floodplain and/or high ground water. Growth in the study area is limited by these physical constraints. In addition little opportunity for growth is available to the north, past the tailings, due to lack of private property. South of the Colorado River, development of properties along the southwest side of Highway 191 is constrained by the presence of a high groundwater table, which is encountered to the rear or along the west side of these properties.

“Grand-fathered” Uses and Signs

There are a few light industrial-type uses in the area and some relatively large signs that are inconsistent with Moab/ Grand County North Corridor Gateway Vision Statement. Light industrial uses tend to be incompatible with residential and tourist accommodations uses, and they are better located south of the City along Highway 191 South where a substantial neighborhood of similar uses has developed. Where relocation is impractical, screening may be needed. Also, there are a number of signs along the corridor that partially obscure or otherwise detract from the area’s principal scenic assets – the escarpments, east portal, and long views.

Utah state law places severe limitations on the ability of local governments to phase out non-conforming signs. If a city or county prevents a billboard company from maintaining, repairing, or restoring a billboard, the actions constitute acquisition by limited domain.¹ In other words, the sign owner must be financially compensated for the loss of the sign.

¹ Utah Code, Title 17, §17-27-407(3) and Title 10, §10-9-407(3).

Public Facilities and Services

Alternative service providers

Public service alternatives available include the City of Moab, Grand County, and the Grand Water and Sewer Service Agency. The City of Moab provides a full complement of public services, including: street maintenance, water and sewer services, police protection, parking and traffic control, parks and recreation, planning and zoning, building inspections, and etc. Sales taxes and user fees fund City services.

Grand County provides road maintenance, limited police protection and traffic control, planning and zoning, building inspections and etc. Property taxes, impact fees and user fees fund county services.

Grand Water and Sewer Service Agenda provides sewer services, pursuant to a treatment agreement with the City of Moab, and water services to lands within its service area. Property taxes and user fees fund the agency.

UDOT traffic study

Heavy truck traffic through the corridor and the City of Moab is a major impediment to pedestrianism and the development of a strong retail sales tax base. The negative impact of the truck traffic on the local economy should not be underestimated. Communities across the country have found that in order to create a successful people-place, it is important to create an environment that is friendly to pedestrians -- the creation of an environment conducive to pedestrian-related activities is the key to economic success. The traffic study should consider any and all feasible alternative solutions (e.g., truck by-pass, underpass) to this problem as well as possible disincentives (e.g., tolls, weigh station, restrictive speeds). If trucks are rerouted around the City, it will be critical for land use along the route to be tightly controlled in order to avoid creating commercial competition. Commercial uses and commercial zoning should be reserved for people places.

UDOT highway bid, pending

UDOT is currently soliciting bids for the reconstruction of Highway 191, between the City of Moab and the Colorado River Bridge. A two-lane highway would require a 58-foot right-of-way; however, a four-lane highway would require 84-foot right of way. This Plan provides an opportunity for the Moab/ Grand County community to influence the type of improvements selected for the highway corridor.

G.W.S.S.A.'s federal grant

Grand Water and Sewer Service Agency has received a federal grant for \$1.75M to fund water and sewer extension to Arches National Park. An additional \$1.5M will be required to fund services for private properties along the corridor. Applications for the remaining loans/grants needed are pending before the Utah Division of Water Quality and U.S.R.A. Rural Development. G.W.S.S.A. is currently looking for a water source and will rely upon an amended agreement with the City of Moab for sewer treatment capacity -- the City is willing to accept wastewater from the District provided the District pays its proportionate share of the service costs.

Arches visitor's center and access relocation

Arches National Park is working on a plan to relocate its visitor's center, as park visitation has exceeded capacity of the present facility. Along with the relocation of the visitor's center, plans are underway to relocate the principal access to a location somewhat closer to the City of Moab. The new access point may make alternate transportation between the City and the Park more feasible.

Existing Zoning Pattern

Current County zoning in the study area is defined according to the *Grand County Land Use Code*, and includes:

- LI, Light Industrial, applicable to the Atlas Mill and Tailings Site;
- HC, Highway Commercial, applicable to the RV Parks north of the Colorado River and properties south of the Colorado River within 500 feet of the Highway; and
- RG, Range and Grazing, applicable to fringe areas around the above areas.

III. GOALS AND OBJECTIVES

Toward the attainment of the Vision Statement, a number of goals and objectives are outlined below. These goals are all equal, meaning that no one goal has priority over any other goal. Although they are stated separately for clarity and convenience, collectively and along with the Future Land Use Plan map (Attached as Appendix "B") they present a mosaic in text and graphic form of the Moab/ Grand County North Corridor Gateway Plan's vision.

Goals and objectives are defined as follows:

GOAL: A broad statement of the ideal relative to a particular issue that the community wishes to obtain.

OBJECTIVE: A more detailed or specific description of the ends that support the goal or steps that may be taken to achieve the goal.

A. Land Use Goal: Create a positive first impression and economic opportunity.

Very different development patterns and land use character areas have developed area north and south of the immediate vicinity of the Colorado River Bridge. The Plan recognizes and seeks to maintain, build-on, and complement the established, distinctive character areas. To these ends the bridge serves as the front door entry to the corridor and the primary demarcation line between rural character and the developing hospitality zone.

The role of the bridge as the corridor entrance should be accentuated through design modification and development of landscaped plazas at either end of the bridge with linkages to the Colorado River. Bridge modification could be as simple as the addition of brightly colored flags along the bridge every 30-feet, or as complicated as bridge reconstruction to incorporate sandstone monuments and other distinctive features to create a sense of drama.

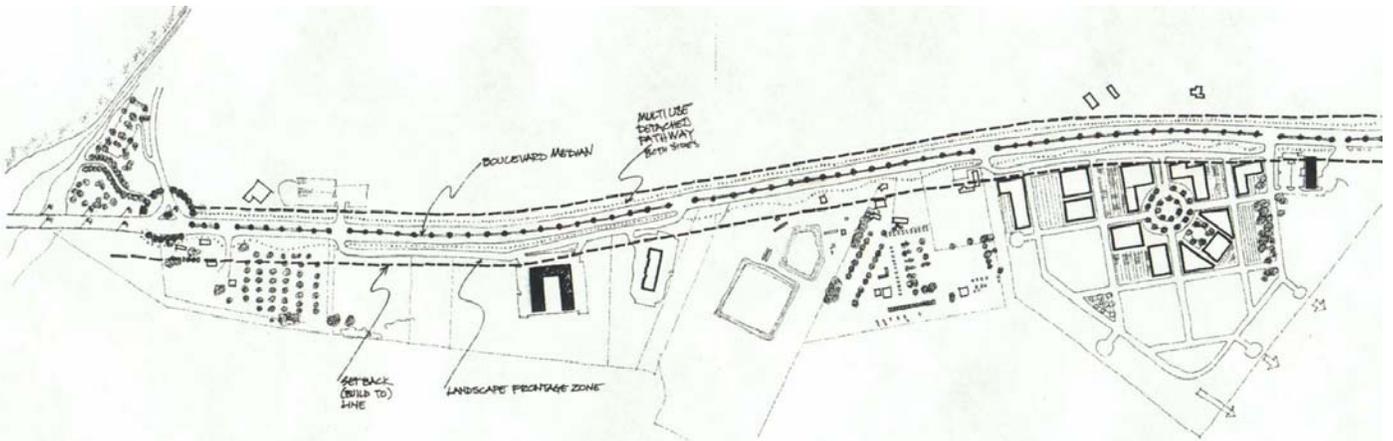
South of the bridge, the Plan seeks to create a positive first impression and unique sense of place while accommodating high-quality tourist accommodations and facilities, and mixed uses.

Objectives:

1. Preserve the rural character north of river, beyond developed areas in the immediate vicinity of the Colorado River Bridge.
2. Encourage hospitality accommodations and mixed-use (tourist-oriented retail services and other commercial uses integrated with residential uses) development south of river.
3. Discourage light industrial and other incompatible use.
4. Discourage use of corporate building design prototypes and images.
5. Screen existing incompatible uses.
6. Encourage integration of planned open spaces.
7. Promote land use compatibility, including complementary site and building design between and among properties.

B. Corridor Design Character and Quality Goal: Make the north corridor gateway a people place – welcoming and accommodating.

Principal design elements needed to achieve this goal include: mandatory build-to setbacks to create a unifying front building line, a landscaped frontage zone along the corridor, lower and smaller signage that does not interfere with the view of scenic attributes, landscaped boulevard median (if four-lane), "front door" gateway design elements for the bridge and its immediate vicinity, detached grade-separated pathways on both sides of the highway, and landscaped parking areas or "car parks".



The entire corridor south of the Colorado River Bridge, including 4-lane highway with the principal design elements -- a people place

Objectives:

1. Accentuate natural features
 - a. Open lines of sight.
 - b. Eliminate visual obstructions to lines of sight.
 - c. Maintain visual connection with the rim.
 - d. Promote pleasing night lighting.
 - e. Protect sensitive lands, including escarpments and ridgelines.
2. Create entrance experience and feeling.
 - a. Slow traffic by lowering speed limits and narrowing the view corridor with landscaping.

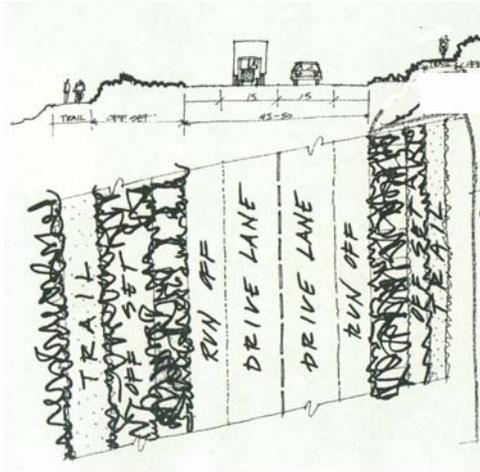
- b. Create a positive gateway experience by landscaping and otherwise enhancing the S.H. 128/ Highway 191 intersection and on both sides of the Colorado River Bridge to create a distinctive sense of place and arrival.



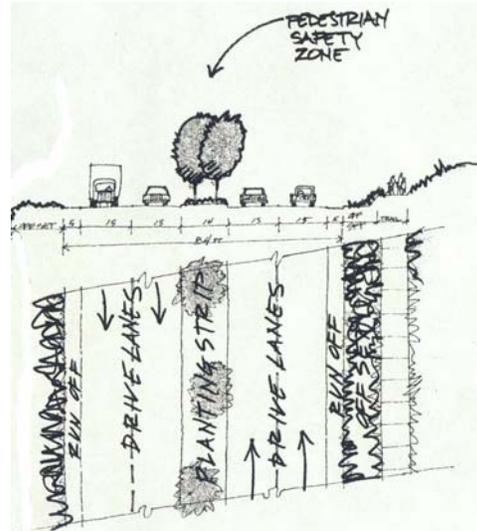
- c. Provide access to river (e.g. beach by lions park and downstream along north side of river).
 - d. Incorporate open spaces in reclaimed tailings area plan.
 - e. Screen tailings clean up project and other incompatible uses.

III. Goals and Objectives

3. Enhance alternate transit modes and establish new connections.
 - a. View Moab a transit hub.
 - b. Create distinctive multi-use pathways and connections.
 - c. Ensure safety.
4. Establish a sense of visual coherence.
 - a. Create a landscape frontage zone through corridor with due consideration to water conservation – tall native grasses may be used effectively.
 - b. Include a median that will serve as pedestrian safety zone if the highway is developed as a four-lane highway.



Two-lane cross-section

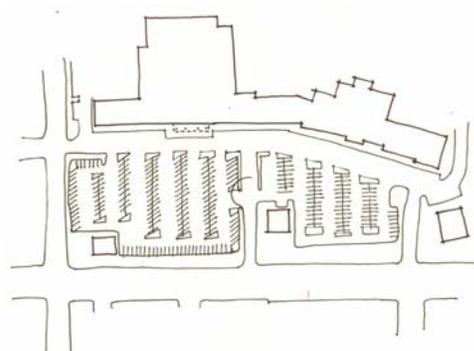


Four-lane cross-section with landscaped median

- c. Adopt building setback (build-to lines) that promote consistent front building lines.
- d. Establish parking lot location and design criteria that promote corridor development as a people-place rather than a car-place.



Design parking along highway like this.



Not like this.

- e. Subdivide parking lots into smaller elements.
- f. Screen incompatible uses.
- g. Clean-up clutter and disturbed sites.
- h. Work with sign owners to promote conformance.
- i. Relocate/underground power lines.

5. Maintain environmental quality.
 - a. Limit impervious surfaces, excavation and disturbance.
 - b. Treat street and parking lot runoff.
 - c. Protect adjacent wildlife and conservation area.
 - d. Protect historic drainage patterns.
 - e. Mitigate construction impacts.
 - f. Protect water resources, including sources.

C. Public Facilities and Services Goal: Provide adequate and affordable public facilities and services that are compatible with city infrastructure.

Adequate and affordable public facilities and services are critical to the success of the Plan. The area must be served by central sewer facilities and culinary water. The land area available is simply not sufficient to accommodate individual sewage disposal systems ("ISDS") systems serving an intensive urban land use pattern over the long term. Use of such systems threatens ground water quality and the delicate ecosystem of the adjacent wetlands and preserve.

The County and the special service district cannot provide the same level of public services that can be provided by the City, which has sales and lodging taxes as an additional funding source.

Objectives:

1. Establish uniform infrastructure standards, regardless of jurisdiction
2. Encourage cross or through-access connections to adjacent areas, where possible.
3. Participate, actively, in UDOT corridor and traffic planning.

D. Communication, Coordination and Cooperation Goal: Achieve the goals and objectives of this Plan through communication, coordination and cooperation.

Considerable cooperation will be needed for the community to reach its goals -- cooperation by and among stakeholders (i.e., landowners and interested citizens) and local governments. Communication is usually the key to understanding, dispute resolution, cooperation, and coordination. Accordingly it is recommended that a non-legislative task force -- the Gateway Task Force -- be appointed to include landowners, city and county government representatives, and citizen representatives. The Gateway Task Force should meet regularly and take a primary responsibility for implementation of this Plan. The Task Force could provide regular progress reports to the City and County Planning and Zoning Commissions during regularly scheduled joint Commission meetings.

Objectives:

1. Continue joint planning.
2. Create a non-legislative stakeholders group to serve a communications hub.
3. Address current issues collaboratively, including:
 - a. Tailings -- removal and reuse,
 - b. New Arches visitors center and access road,
 - c. UDOT traffic study, and
 - d. UDOT corridor planning options.

IV. FUTURE LAND USE PLAN

Introduction

North Corridor Gateway Area's future land use pattern is intended to preserve the area's distinctively different established character – north and south of the Colorado River Bridge. Open spaces, range lands, low-density residential, reclamation activities, and minimal services will continue to characterize the area north of the bridge. A tourist hospitality zone, include accommodations and related facilities will dominate areas south of the bridge. Thus, the Future Land Use Plan (attached as Appendix "B") is based in large part on historic land use patterns, with a view to the future. In addition, a suggested *Maximum Density* of dwelling units is recommended per given quantity of land area. In all cases, the impact of allowable uses should be relative to that of the maximum allowable residential density.

Implementation of the Plan may be achieved through the use of a two (2) future land use categories, which will serve as the guide to the creation of new zoning categories:

Tourist Commercial (TC) Future Land Use Category

The "TC" Future Land Use Category shall be applied to specific areas so designated on the Future Land Use Plan. *Permitted Uses* in the "TC" Future Land Use Category may include small foot-print, tourist-oriented commercial uses and services such as the following and similar uses: motels and hotels, restaurants, sporting goods stores, book/card/gift shops, small grocery stores, gasoline service stations, general merchandise, museums and galleries, art or photography studios, bakeries, ice cream shops, bed and breakfasts, multi-family dwellings, home occupations; business and professional offices, and mixed uses as well as customary accessory uses. *Conditional Uses* in the TC Category may include the following and similar uses: outfitters and guides as well as customary accessory uses. *Uses on Review* in the TC Category may include the following and similar uses: outdoor recreational uses as well as customary accessory uses. *Maximum Density* of dwelling units shall not exceed 15 units per acre. *Maximum Density* of all other land uses shall be limited based on a formula that ensures the intensity of land use on a given site will be similar to that of the allowable residential development.

Specially Planned Area (SPA) Future Land Use Category

The "SPA" Future Land Use Category shall be applied to specific areas so designated on the Future Land Use Plan. Prior to the transformation of Grand County into a hospitality-based economy, lands in this area were used for mining or mining-related activities. The lands currently contain unsightly tailings piles, an abandoned mill site, and other remnants from the mining era. These visually prominent areas along the "rural" entry to Moab and the Spanish Valley are no longer appropriate for mining, industrial activities, or other relatively high impact uses.

Plans are underway to remove the large tailings piles and to cleanup the mill site; however, these reclamation and remediation activities are expected to take up to 15-20 years. During the cleanup period, it will be important to screen these activities from view along the highway. Given the long time frame projected for the cleanup, it is impossible to accurately identify future community needs and appropriate land uses for these properties. Under these circumstances future land use planning is premature. Allowable uses shall be designated for the SPA Category that permit a minimal, interim economic use for the land, and accommodate the anticipated reclamation and remediation activities. More specific land uses should be determined following site-specific future land use planning as part of a General Plan amendment.

In the interim, land uses in the "SPA" Future Land Use Category may include the following and similar uses: single-family dwellings, home occupations, parks and open space, as well as customary accessory uses. *Conditional Uses* in the SPA Category may include the following and similar uses: reclamation and remediation activities, outdoor recreational uses, and customary accessory uses. *Maximum Density* of dwelling units shall not exceed one (1) dwelling unit per five (5) acres of land -- this density is based on the minimal residential density permitted in other County districts and on adjacent lands rather than on preferred land use. Community preference, at this time, is that the land be restored to a relatively natural state and preserved as open space. Mandatory PUD clustering of all such residential density will be required on the 20 percent of the property that is least visible from high public use areas.

V. NEXT STEPS

A. Broken “window panes”

1. The minor scenic corridor problems identified in Existing Conditions may be repaired relatively easily. It will require local governments and citizens working cooperatively with individual landowners.
2. The City and County may have a financial role to play -- perhaps the City and County could budget a small amount of funds on an annual basis for scenic improvements to the North Corridor Gateway.

B. Entrance features around bridge and S.H. 128/ Highway 128

1. Hire a landscape architect to review alternatives and prepare a specific plan to:
 - a. Enhance and make the bridge and intersection to make them more interesting,
 - b. Create a distinctive sense of arrival and place, and
 - c. Connecting the bridge and the river to landscaped plazas at each end of the bridge as a part of intersection enhancements.
2. UDOT may be able to help pay for part of these improvements. Likewise, the Moab Chamber of Commerce or the Grand County Travel Council may be possible funding sources. Area landowners may also be interesting direct or financial assistance.

C. Non-conforming buildings and signs.

It will be important to help owners of non-conforming uses and signs to understand the adverse effects that these uses have on surrounding properties and the community in general. Owners should be encouraged to voluntarily take the necessary steps to bring non-conforming uses into compliance with this community plan. Utah state law places limits options available for local government to deal with non-conforming sign issues. It may be necessary in some instances to compensate landowners who give up non-conforming signs.

D. Rezoning of the study area

1. **SPA, Specially Planned Area District.** Rezone the LI, Light Industrial area north of the bridge and as shown on the Future Land Use Map to the new zoning category of SPA, Specially Planned Area.
2. **TC, Tourist Commercial District.** Rezone the HC, Highway Commercial area north and south of the bridge, and lands in the city that are currently zoned C-4 to the new zoning category of TC, Tourist Commercial, as shown on the Future Land Use Map.

E. Options for slowing traffic and enhancing corridor appeal

1. **Reduce speed limit.** Options for slowing traffic through the corridor include working with UDOT to lower the speed limit.
2. **Boulevard.** Add a landscaped pedestrian “safety zone” median to the highway if it is to be four-lane highway. The addition of median would tend to slow traffic and provide a safety zone to make it easier for pedestrians and bikers to cross the highway.
3. **Landscape frontage zone.** Use multiple lines of extensive landscaping, between road and pathway sections, to create a sense of enclosure along the corridor -- like entering into a long room. Travel speeds tend to decrease when a road is visually narrowed with landscaping and/or a median. Plant selection for the frontage zone should emphasize xeriscape or low water use plants. The landscaping does not necessarily have to include trees; although trees may be effective provided sufficient water is available. Alternatives to trees include large, decorative grasses and boulders.

- F. Pathways.** Connect the area to Moab via grade- and horizontally-separated multi-use paths or trails along both sides of the highway, along the river, and throughout the study area as shown on the future land use maps. The form or surface finish of the path or trail may change along the corridor, or it may remain the same, depending on community preference. Frequent highway crossings, from one side of the highway to the other, should be provided as well as linkages between trails.
- G. Site development standards.** Promote human scale, pedestrian- and bike- friendly development.
- 1. Mass and scale.** Break up mass and scale with varied rooflines, wall offsets at frequent intervals, and variation in color.
 - 2. Setbacks.** Avoid a suburban feel on the south side of the Colorado River and create a sense of connectedness by maintaining a uniform front, build-to, building line – 150 feet from centerline on southwest side of highway and 100 feet from centerline on the northwest side. North of the Colorado River, minimum setbacks should be increased to perhaps as high as 200 feet in keeping with the goal of preserving rural character .
 - 3. Landscaping.** Establish landscaping standards for new buildings and parking lots in order to soften building mass and to make parking lots more people friendly – more like “car parks” than parking lots.
 - 4. Outdoor lighting.** Outdoor lighting should be limited to that necessary for the intended purpose – no more and no less. All such lighting should utilize full cut-off fixtures. Lighting that *screams* and overwhelms the night and the night sky will not be permitted.
 - 5. Signage.** Establish sign standards that provide reasonable land use identification and illumination without blocking views of the landscape or adversely affecting the night sky.
- H. Significant current issues.** Current issues with potentially broad-reaching implications include: the UDOT Corridor Improvements Bid Process, the UDOT Traffic Study, Arches National Park Visitors Center and Access Relocation, and the Arches National Park Water and Sewer Service Extension. City and County officials are encouraged to become actively involved in these decisions with a view toward promoting the community preferences described in this Plan.
- I. Public services alternatives.** City and County officials need to work with the landowners and G.W.S.S.A. to establish common infrastructure design standards and to ensure adequate and affordable services and facilities.
- J. Gateway task force.** Finally, it is recommended that a non-legislative Gateway Task Force be appointed to include landowners, city and county government representatives, and citizen representatives. The Gateway Task Force should take a lead role and serve as a catalyst for implementation.

VI. BIBLIOGRAPHY

- A.** *Planning for Prosperity: Building Successful Communities in the Sierra Nevada*, Sierra Business Council, 1997.
- B.** *Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development*, Professor Bob D. Yaro, December 1990, Massachusetts Department, Lincoln Institute of Land Policy and the Environmental Law Foundation.
- C.** *Visions For A New American Dream*, Anton Clarence Nelessen, APA Planners Press, Chicago, Illinois and Washington, D.C., 1993.

VII. APPENDICES

A. Citizen Participation Records

The two-day public participation phase of the planning project was well attended by community members and property owner. While few persons were able to attend all sessions, participants included the following:

Bill Love	Genny Carlson	Karla Hancock	Nate Knight
Brent Williams	Hans Weibel	Katherine Hunter	Paul J. Morris
Constance Janke	J.J. Wang	Kim Schappert	Petra Hegger
Corky Brewer	Jeff Sovich	Kyle Bailey	Phil Giranlish
D.L. Taylor	Jeff Whitney	Laurin Johnson	Rex Tanner
Dale Pierson	Jennifer Redding	Lillian Makeda	Richard B. Robertson
Dave Olsen	Jerry McNeely	Lisa Church	Rob Sweeten
Dave Wood	Jim Farrell	Mackay Edwards	Rocky Barresan
Debbie Gilger	Jim Webster	Marian Delay	Rory Tyler
Donna Metzler	Joseph McNeal	Max Young	Roscuy Bonreson
Franklin Seal	Judy Carmichael	Melissa Miller	Russ Van Koch
Gary Carmichael	Kaiki Hunter	Michaelene	Susanne Mayberry
Gary Devalle	Kalen Jones	Pendleton	Susie Harrington
Gary Walters	Karen Robinson	Murry Tyler	Virginia Carlson

B. Future Land Use Plan Map (attached)

RESOLUTION #01-2006

Resolution to amend the 2002 Moab City General Plan, Proposed Roads Map as follows (see attached Map A & B)

(1) The elimination of Stewart lane from 400 North to south boundary of the Byrd property.

(2) The elimination of Apple Lane from its current location north to the south boundary of the Byrd property.

WHEREAS, Moab 21 LLC, "Owners" of the previous Shumway (20.78 ac) and Higgins (21.32 ac) parcels, located north of 400 North and west of Apple Lane proposes to annex both described parcels into the City of Moab as Residential Agriculture (RA-1); and,

WHEREAS, the Owners propose to eliminate the Highway Commercial Zone previously zoned by Grand County on the east 10 acres of the former Higgins parcel; and,

WHEREAS, the Owners further propose to limit by Pre-Annexation Agreement the developmental density on the Higgins parcel by creating a Planned Unit Development (PUD) with a density of 1 dwelling unit per 4 acres; and,

WHEREAS, the Owners contracted with Horrocks Engineers to conduct a Traffic Study, dated November 11, 2005, to determine if said road extensions would affect traffic flow from any existing or future development of the area, or that said traffic would diminish the quality of living for people along the roads where new development traffic would travel; and,

WHEREAS, that Traffic Study concluded that the traffic generated by the development of the Owners properties, could be developed without the full extension of Apple and Stewart Lanes; and,

WHEREAS, the elimination of Stewart and Apple Lane extensions would not cause excessive traffic on 400 North, especially at the intersection with 500 West; and,

WHEREAS, the maximum development of other properties, primarily the Byrd properties located north of Owners properties, as a Planned Unit Development when annexed into the City as Residential Agricultural (RA-1) Zone, could be adequately served by other existing and proposed roads.

NOW THEREFORE, be it resolved by the Moab City Council that the 2002 General Plan, Proposed Roads Map, be amended to eliminate the proposed extension of Stewart Lane from 400 north to the south boundary of the Byrd property; and,

BE IT FURTHER RESOVED by the Moab City Council that the proposed extension of Apple Lane north from its current location to the south boundary of the Byrd property be removed from the 2002 General Plan, Proposed Roads Map.

DATED this 14TH day of March, 2006.

ATTEST:

CITY OF MOAB, UTAH

By: _____
Rachel Ellison, City Recorder

By: _____
David L. Sakrison, Mayor