ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

MOAB PLANNING COMMISSION

June 11, 2026

REGULAR MEETING - 6:00 PM

City Council Chambers
217 East Center Street
Moab, Utah 84532

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

2. Citizens To Be Heard

   To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:
   HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1
   You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

   Documents:

   MIN-PC-2026-05-14 DRAFT.PDF

4. Public Hearing

4.1. Consideration And Possible Recommendation To City Council Of City Ordinance 2026-08, An Ordinance Of The City Council Of Moab Amending Moab Municipal Code, Title 17, Chapter 17.30 Neighborhood Commercial Zone, Section 17.30.020 Permitted Uses And Regulations, To Include Medical Clinic As A Permitted Use.

   Documents:

   NEW HOPE CODE CHANGE PC AGENDA SUMMARY.PDF
   EXHIBIT 1_ DRAFT ORDINANCE 2026-11.PDF
   EXHIBIT 2_LETTER TO PLANNING COMMISSION.PDF
   EXHIBIT 3_NEW HOPE CODE AMENDMENT_ PUBLIC HEARING NOTICE.PDF

5. Action Item

5.1. Consideration And Possible Approval Of Planning Resolution 11-2026, A Planning Resolution Approving The Buffering And Screening Special Exception Request, For Property At 836 And 840 South Main Street, Moab, Utah 84532

   Documents:

   AGENDA SUMMARY_HENRY SHAW HOTEL LANDSCAPING AND SCREENING EXCEPTION REQUEST_PC AGENDA_061126.PDF

EXHIBIT 1_PLANNING RESOLUTION 11-2026_840 AND 836 S MAIN SCREENING SPECIAL EXCEPTION REQUEST 061126.PDF
EXHIBIT 2 _VICINITY MAP.PDF
EXHIBIT 3_APPLICANT NARRATIVE.PDF
EXHIBIT 4_LANDSCAPING PLAN.PDF

5.2. Consideration And Possible Approval Of Planning Resolution No. 09-2026, A Resolution Amending The City Of Moab Planning Commission Bylaws To Update Section 3.4 Attendance, Add Section 3.5 Removal From Service, Add Section 3.6 Procedure For Filling Vacancies, Add Section 3.7 Procedure To Appoint A Planning Commissioner, And Update Section 4.2 Planning Commissioner Trainings.

Documents:

AGENDA SUMMARY PC BYLAW AMENDMENTS.PDF
EXHIBIT 1_PLANNING COMMISSION BYLAWS - DRAFT REDLINE.PDF
EXHIBIT 2_DRAFT PLANNING RESOLUTION 09_2026.PDF
EXHIBIT 3_ CURRENT PLANNING COMMISSION BYLAWS.PDF

6. Discussion Item

6.1. Workshop To Discuss Amendments To The Moab Municipal Code Section For Vendors

Documents:

VENDOR CODE CHANGE AMENDMENT DISCUSSION PC AGENDA SUMMARY.PDF
EXHIBIT 1_ CURRENT VENDOR CODE.PDF
EXHIBIT 2_ DRAFT VENDOR CODE.PDF

7. Future Agenda Items

8. Adjournment

Special Accommodations:

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

MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
REGULAR MEETING
May 14, 2026

Call to Order and Attendance: Moab City Planning Commission held its regular meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is archived at www.youtube.com/watch?v=N9Zx_tDueO4. Commission Chair Kya Marienfeld called the meeting to order at 6:05 p.m. Commission Members Shalee Bryant, Carolyn Conant and Jill Tatton attended. Also in attendance were Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, and City Council Liaison Miles Loftin.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Conant moved to approve the draft minutes of the April 23, 2026, regular Planning Commission meeting. Commission Member Tatton seconded the motion. The motion passed unanimously.

Level II Site Plan for Staybridge Hotel—Approved
Presentation and Discussion: Associate Planner Blanco introduced the history of the hotel Level 2 Site Plan proposal and explained the owner, Lions Back Holdings, LLC, achieved pre-annexation and annexation into the City and was vested into the overnight accommodation overlay before the moratorium. Blanco gave a brief overview of the site plan. Commission Member Tatton asked about address discrepancies. Commission Member Conant asked about pre-annexation agreement elements regarding solar power. Community Development Director Shurtleff said the language of the pre-annexation agreement regarding solar included aspirational language and would be presented at a later phase of the planning process.
Motion and Vote: Commission Member Bryant moved that the City of Moab Planning Commission conditionally approve **Planning Resolution 10-2026**, a planning resolution conditionally approving the Level II Site Plan for Staybridge Hotel for property located at 938 and 940 South Main Street, Moab, Utah 84532, with the condition of approval that all comments shall be addressed to the satisfaction of the Moab City Planning Director prior to Building Permit Application approval including; 1. Receipt of a detailed solar design and installation plan 2. Receipt of the Workforce Assured Housing Ordinance (WAHO) payment 3. Parcels 01-0012-0039 and 01-0012-0040 shall be consolidated through a boundary line adjustment. Commission Member Tatton seconded the motion. The motion passed unanimously.

Planning Commission Bylaws Update—Tabled
Presentation and Discussion: Associate Planner Blanco presented the redlined draft of **Planning Resolution 09-2026**, a resolution amending the City of Moab Planning Commission bylaws to update section 3.4 attendance, add section 3.5 removal from service, add section 3.6 procedure for filling vacancies, add section 3.7 procedure to appoint a Planning Commissioner, and update section 4.2 planning commissioner trainings. She explained the new requirements from the State regarding the changes. Commission Chair Marienfeld pointed out that the Mayor makes a recommendation for appointments, and the City Council memorializes the recommendation. Staff stated their effort to clarify the language of the motion. Discussion ensued regarding the timing of the requirement to attend required training, as Commission Chair Marienfeld pointed out the current wording states training must be completed before participation in a public meeting. Blanco reviewed a revised section regarding attendance requirements. Marienfeld and Bryant suggested changing the wording from a requirement to remove commissioners with unexcused absences to a potential removal, by changing the wording from "shall be removed" to "may be removed." Conant brought up a requirement that Commission Members announce themselves when participating via electronic means. Shurtleff clarified that required training can be completed throughout the calendar year. Marienfeld requested the language be clarified to reflect the one hour of required administrative training.
Motion and Vote: Commission Chair Marienfeld moved to table **Planning Resolution 09-2026**, a resolution amending the City of Moab Planning Commission bylaws to update section 3.4 attendance, add section 3.5 removal from service, add section 3.6 procedure for filling vacancies, add section 3.7 procedure to appoint a planning commissioner, and update section 4.2 planning commissioner trainings. Commission

Member Tatton seconded the motion. The motion to table passed unanimously.

Amendments to the Moab Municipal Code Section for Vendors—Workshop
Associate Planner Blanco presented the current vendor code, which is part of the City's business licensure section of the code. She pointed out examples of inconsistency, such as including parking requirements and food trucks. She suggested moving any items that concern land use to be moved to the appropriate section of the municipal code. She presented the remaining items to be consolidated, including requirements for street vendors. She explained vendor courts, with particular emphasis on mixed use courts. She said that if one vendor in a court is a food vendor, rules apply for food vendor courts. She explained private property vendors versus those on public sidewalks or streets. Services were mentioned as probable inclusions. Temporary private property vendors were discussed, with 12-hour intervals between shifts. Blanco presented a matrix for current zones and allowed uses by vendors within each zone, including minimum square feet of area, hours of operation, restroom requirements, density requiring buffering elements, and more. Other requirements including requirements for potable water, grease interceptors, and more, were explained. Staff discussed the nature of "pop-up" food truck courts and the lack of similar models in other communities. Discussion ensued and staff explained the code update would clarify and relax rules in some areas. Staff will present the topic for further discussion at a future meeting. Commission Member Conant expressed appreciation for the approach to work with landlords regarding requirements.

Future Agenda Items:
Associate Planner Blanco stated the late May meeting might be cancelled. She said she had a request for a landscaping exception. She said a special meeting could be convened, if needed. Potential absences by Commission Members were discussed.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:44 p.m.

DRAFT

MOAB CITY PLANNING COMMISSION AGENDA June 11, 2026

TITLE: Consideration and Possible Recommendation to City Council of City Ordinance 2026-08, An Ordinance Of The City Council Of Moab Amending Moab Municipal Code, Title 17, Chapter 17.30 Neighborhood Commercial Zone, Section 17.30.020 Permitted Uses and Regulations, To Include Medical Clinic as a Permitted Use.

DISPOSITION: Public hearing

PRESENTER/S: Johanna Blanco, Associate Planner, and Cory Shurtleff, Community Development Director

ATTACHMENT/S:

-Exhibit 1 Draft Ordinance 2026-11

-Exhibit 2 Letter to Planning Commission

-Exhibit 3 Public Hearing Notice for Ordinance 2026-11

OPTIONS: Forward a negative recommendation to City Council, giving specific findings for decision, Forward a positive recommendation to City Council for Ordinance 2026-08, or Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision.

POSITIVE MOTION: I move that the City of Moab Planning Commission forward a positive recommendation to the Moab City Council for City Ordinance 2026-11, An Ordinance Of The City Council Of Moab Amending Moab Municipal Code, Title 17, Chapter 17.30 Neighborhood Commercial Zone, Section 17.30.020 Permitted Uses and Regulations, To Include Medical Clinic as a Permitted Use.

SUMMARY:

Property Owner: Georgia Hamblin Trustee
Applicant: Chrissy Applegate
Location: 250 South 400 East, Moab, UT 84532
Parcel: 01-0MNI-0077
Zoning: C-5
Current Use: Professional Offices

MMC 17.04.120 sets the Planning Commission as the advisory body and the City Council as the Land Use Authority for Text Amendments.

MMC 17.04.070 states "*It is the burden of the applicant to provide "good cause" to support a proposed text amendment. For the purpose of establishing and maintaining sound, stable and desirable development within the City of Moab, amendments to the Land Use Code are committed to the sound discretion of the City Council based upon the following nonexclusive list of criteria:*

A. Is the proposed use substantially similar to other authorized uses permitted within the subject zoning district?

Yes. Medical Clinic, as defined in MMC 17.06.020, "means an ambulatory health care facility in which outpatient treatment is provided by physicians, dentists, other medical personnel, psychologists, or social workers and where examination and treatment require a stay of less than twelve hours." This use will likely have a similar impact on the zoning district as other uses in the zone, such as professional offices, neighborhood retail, or arts and crafts shops.

B. Is the proposed use a relatively new use type or development concept that was not anticipated at the time of the adoption of the City's General Plan?

No. The use has been allowed in multiple zones since the adoption of the most recent General Plan.

C. Is the amendment consistent with the policies and goals of the General Plan?

Element 1 Economic Development, Goal 1 Promote a vibrant local economy that supports the unique quality of life and character of Moab, Policy 12 Identify and explore economic development opportunities for new and existing high-tech industries, Action item C. Support other agencies in providing a competitive menu of medical and educational services. The addition of new medical clinics will achieve this action step of the General Plan.

D. Will the amendment create significant adverse impacts upon neighboring properties within or adjacent to the zoning districts that would be affected by the change? .

This specific project is not proposing any increase in hours, building footprint, or patronage. A typical medical clinic will likely have limited negative externalities.

E. Is it in the public interest to approve the proposed amendment?

Yes. This amendment enables expanded no-cost services that strengthen maternal and family health, reduce financial burdens on local families, and support long-term community resilience

F. Is the amendment likely to lead to a positive redevelopment of a specific area or zone?

Yes. The change supports appropriate, stable development in the C-5 zone by allowing a professional, neighborhood-oriented medical clinic. It enhances service diversity without altering the zone's small-scale, low-impact character and provides future flexibility for compatible uses.

G. Will the amendment provide a variety of options for residents in terms of economic development, affordable housing, or other benefits?

Yes. The amendment will allow Moab residents to have more choices on where to receive their health care needs.

H. Is the amendment appropriate considering the existing conditions in the zoning district, the established relationships between zoning districts, existing land uses and densities, and the scale of both existing and proposed development?

Yes. The proposal is consistent with the C-5 zone's scale, character, and surrounding uses. The proposed project involves an existing 1,534 sq ft building with no exterior changes, engaged in low-intensity operations due to appointment-only procedures.

C-5 Zone Objectives and Characteristics

"The C-5 neighborhood commercial zone has been established for the primary purpose of providing a location where commercial establishments can be located where people who live in the surrounding neighborhood can obtain daily household goods and services conveniently. This zone is characterized by stores, shops and establishments situated in landscaped surroundings that are maintained in harmony with amenities of adjacent residential development.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the C-5 neighborhood commercial zone."

RELEVANT LAWS, STUDIES & PLANS:
Moab Municipal Code 17.04

RESPONSIBLE DEPARTMENT:
Planning Department

FINANCIAL IMPACT:
N/A

CITY OF MOAB ORDINANCE 2026-11

AN ORDINANCE OF THE CITY COUNCIL OF MOAB AMENDING MOAB MUNICIPAL CODE, TITLE 17, CHAPTER 17.30 NEIGHBORHOOD COMMERCIAL ZONE, SECTION 17.30.020 PERMITTED USES AND REGULATIONS, TO INCLUDE MEDICAL CLINIC AS A PERMITTED USE.

WHEREAS, the following findings describe the intent and purpose of this ordinance:

a. The City has enacted Title 17 Zoning, of the Moab Municipal Code (MMC), that governs land use and development regulations within the City Limits, and from time to time the City undertakes revisions of Title 17 to improve the quality and consistency of land development regulations; and

b. Any person having a proprietary interest in any real property may submit an application for a zoning map amendment or a zoning text amendment to the Land Use Code; and

c. The City received an application to amend code sections 17.30.020 to add Medical Clinic to the list of Permitted Uses; and

d. The City finds that this Ordinance, for the purpose of updating the Permitted Uses within the C-5 Neighborhood Commercial Zone, meets the Text Amendment criteria for consideration; and

e. The Moab Planning Commission reviewed the application in a public meeting held on June 11th, 2026, to review the proposed amendments to the Moab Municipal Code, Sections 17.30.020; and

f. The City of Moab has the authority to adopt this ordinance pursuant to Utah Code Annotated (2010) § 10-3-702, and hereby exercises its legislative powers in doing so; and

g. The Moab Municipal Code Chapter 17.04, Zoning Map Amendments and Text Amendments, permits the process to allow amendments to the regulatory standards within zoning districts; and

h. The Council endorses the intent of the Act and finds that the Application meets the criteria for Text Amendments found in chapter 17.04.070 Text Amendment Criteria.

NOW, THEREFORE, BE IT ORDAINED by the Moab City Council that:

1. The Application for the text amendment of MMC 17.30.020, is hereby APPROVED and adopted into the City of Moab Municipal Code, upon recommendation from the Planning Commission for said text amendment.
2. This ordinance shall take effect immediately upon its posting pursuant to U.C.A. 10-3-711 and 63G-30-102.

PASSED AND APPROVED this 23rd day of June 2026, by a majority of the City of Moab City Council.

SIGNED:

Joette Langianese, Mayor

Date

ATTEST:

Sommar Johnson, Recorder

(Complete as Applicable)

Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A. 10-3-711 and 63G-30-102 on: March 30th, 2026, by Johanna Blanco, Associate Planner, City of Moab.

Effective date of ordinance:

AMENDMENT TO 17.30.020

A. *Permitted Uses.* The following uses shall be permitted-by-right. If a use is not listed it is prohibited.

1. Arts and crafts shops.

2. Convenience enterprises that are less than three thousand square feet.

3. Day care. Day care shall be permitted to operate subject to the following standards:

a. City of Moab business license is required.

b. A valid day care license or certificate as issued by the State of Utah is required.

c. Applicants for a City business license shall submit a conceptual site plan that indicates:

i. Ingress and egress to the property;

ii. Drop off/pick up areas;

iii. Traffic circulation;

iv. Off-street parking (single-household residence plus space for each FTE staff member);

v. Landscaping;

vi. Buffering or separation from dissimilar uses;

vii. Open space for older kids.

d. Compliance with all applicable City regulations regarding noise, odor and glare.

4. Eating establishments.

5. Fraternal lodges.

6. Group homes.

a. Such homes must be licensed by the State of Utah.

b. All exterior aspects of a group home, including its scale and off-street parking configuration, shall conform with the requirements of the C-5 zone.

c. Such homes shall provide off-street parking pursuant to Sections 17.09.210 through 17.09.340.

7. Gymnasiums.

8. Home occupations subject to the requirements set forth in Section 5.80.050.

9. Medical Clinic

10. Multi-household dwellings of seven or more units. Developments consisting of seven or more multi-household units shall be subject to the following additional requirements:

a. *Access.* Vehicular access shall be provided to the property in such a way that it does not impede traffic patterns on adjacent streets.

b. *Parking.* Off-street parking shall be designed in such a way as to allow vehicles to pull forward into the on-street traffic flow.

c. *Garages or Carports.* If provided, garages and carports shall not be located in the front yard and shall be set back from the front wall of the principal structure at least fifteen feet or be accessed from the rear or side of the property.

d. *Landscaping.* All off-street parking shall be landscaped and buffered from adjacent uses. A minimum of fifteen percent of the interior of the parking area shall be landscaped to provide shade and break up the expanse of asphalt.

e. *Buffering.* All adjacent properties shall be buffered in accordance with the provisions located in Section 17.10.030, Buffer and Screening Requirements.

f. Apartments and court apartments shall designate an open space/recreation area that is a minimum of two hundred square feet in size to be developed into recreation, play or landscaped areas. The requirement can be met with the construction of a recreation room ("rec room") or club house of a similarly sized area that can be used for residents and their guests for recreation/social activities and/or relaxation.

10. One-household dwellings and accessory uses.

11. Planned unit developments subject to the requirements set forth in Chapter 17.66, relating to large-scale developments.

12. Professional offices.

13. Public buildings. This use shall be allowed when in compliance with the following standards:

a. The proposed use shall be situated on a tract of land sufficient in size to provide for the activities of the use as well as required landscaping, off-street parking, and trails;

b. Landscaping, screening, and fencing shall be installed and maintained to mitigate impacts on surrounding residential uses;

c. Parking areas shall be an all-weather surface such as concrete, asphalt or sealed gravel that will not generate dust or deposit gravel on paved roadways;

d. Dust, glare, odor, and noise shall be confined within the boundaries of the property;

e. Outside storage of equipment, materials, and supplies shall be contained and located within a building or a sight obscuring fence;

f. The use shall demonstrate that there is a benefit to the neighborhood or community;

g. Traffic from the proposed use shall not create a significant negative impact on the neighborhood.

14. *Restaurant with Outdoor Dining, Permanent.*

a. All outdoor dining must comply with the applicable building, health and fire codes.

b. Outdoor dining must not encroach into the zone required setbacks.

c. Additional parking will be required to include the additional floor area.

d. All additional lighting will have to comply with the outdoor lighting (dark sky) provisions of the code.

e. Landscaping, screening, and fencing shall be installed and maintained to mitigate impacts on surrounding residential uses.

f. Outdoor dining shall not interfere with required vehicular circulation and parking.

g. Temporary structures such as umbrellas, planters, tents, or temporary barriers are allowed. Such items as space heaters are permitted as long as they are at least two feet away from any flammable materials. Tents may be allowed if approved by the Moab Building Official and by Fire Officials. Outdoor cooking is not permitted. Coolers or other displays may be allowed but have to be easily moved and follow health guidelines for distribution.

h. No amplified music will be allowed. All operations shall comply with the noise provisions of the MMC.

i. Hours of operation will not exceed seven a.m. to ten p.m.

j. All restaurants shall be responsible for following DABC rules and regulations.

15. *Restaurants with Outdoor Dining, Seasonal.*

a. All outdoor dining must comply with the applicable building, health and fire codes.

b. Outdoor dining must not encroach into the zone required setbacks.

c. All additional lighting will have to comply with the Moab City outdoor lighting (dark sky) provisions of the code.

d. Landscaping, screening, and fencing shall be installed and maintained to mitigate impacts on surrounding residential uses.

e. Outdoor dining shall not interfere with required vehicular circulation and parking.

f. No amplified music will be allowed. All operations shall comply with the noise provisions of the MMC.

g. Hours of operation will not exceed seven a.m. to ten p.m.

h. Temporary structures such as umbrellas, planters, tents, or temporary barriers are allowed. Such items as space heaters are permitted as long as they are at least two feet away from any flammable materials. Tents may be allowed if approved by the Moab Building Official and by Fire Officials. Outdoor cooking is not permitted. Coolers or other displays may be allowed but have to be easily moved and follow health guidelines for distribution.

i. All restaurants shall be responsible for following DABC rules and regulations.

16. Schools. All schools shall be subject to the regulations established by Utah State Code Annotated. The City, in accordance with Chapter 17.67, shall receive a complete site plan showing that:

a. Traffic impacts are minimized so that on-street vehicle flows will not be impeded.

b. Possible impacts to adjacent streets, sidewalks, and bike/pedestrian routes have been identified and reduced to minimum levels.

17. Small neighborhood retail uses less than one thousand five hundred square feet.

18. Two-household dwellings and accessory uses.

19. Veterinary clinic with indoor kennel.

a. Noise, odor and glare shall be contained on the property.

b. Fencing, landscaping, the design of parking areas, and downward directed and full cut-off light fixtures shall be used to reduce impacts on adjacent properties.

c. Parking shall be provided at a rate of one space per one thousand square feet and one space per each employee. ADA handicapped accessible spaces shall be provided as required.

d. A buffer area of twenty-five feet shall be used to provide a separation from other uses and adjacent properties. Buffering shall include the elements of subsection (A)(19)(b) of this section.

e. Vehicular ingress and egress traffic patterns shall be designed to not impede existing traffic flows and provide adequate interior circulation.

f. Hours of operation for public access shall be from seven a.m. to seven p.m. (Ord. 23-15 § 2, 2023; Ord. 23-12, 2023; Ord. 21-13 § 5, 2021; Ord. 19-13 § 21 (part), 2019; Ord. 18-01 (part), 2018; Ord. 17-32 (part), 2017; Ord. 12-09 (part), 2012; Ord. 08-03 (part), 2008; Ord. 92-15 (part), 1992; Ord. 88-05 (part), 1988; prior code § 27-11-2)

Date: May 26, 2026
To: Moab City Planning Department
From: Chrissy Applegate
Address: 205 S 400 E, Moab, UT
Phone: 435-259-5433 office, 435-260-1924 cell

Subject: Request for Zoning Text Amendment – Addition of "Medical Clinic" Definition (MMC 17.30)

Dear Planning Staff, Planning Commission, and City Council:

I am writing on behalf of Arches New Hope Pregnancy Center, a 501(c)(3) nonprofit that has served Moab for 22 years. We respectfully request a text amendment to Moab Municipal Code Title 17 to add a clear definition for "Medical Clinic." This change would allow our center, located in the C-5 Neighborhood Commercial Zone, to expand limited outpatient medical services that address important community needs.

Proposed Amendment

Add the following definition to MMC Chapter 17.06 (Definitions), with corresponding updates to use tables and regulations as needed:

> "Medical clinic" means an ambulatory health care facility in which outpatient treatment is provided by physicians, dentists, other medical personnel, psychologists, or social workers and where examination and treatment require a stay of less than twelve hours.

Justification – Consistency with MMC 17.04.070 and the General Plan

It is good cause to support this proposed text amendment for the development within the City of Moab based upon the following nonexclusive list of criteria:

A. Is the proposed use substantially similar to other authorized uses permitted within the subject zoning district?

Yes. The proposed medical clinic use is substantially similar to other allowed low-impact uses in the C-5 zone, such as professional offices and small-scale community services. Our 1,534 sq ft facility operates just 12 hours per week by appointment (max 12 slots) with staggered arrivals, generating traffic comparable to a small arts and crafts shop or professional office. No exterior expansions are proposed, and vehicular access is designed to avoid traffic impacts.

B. Is the proposed use a relatively new use type or development concept that was not anticipated at the time of the adoption of the City's General Plan?

No. This use directly supports the General Plan's goals "**to provide for the health, safety, and well-being of the community.**" It advances policies calling for improved local health care systems and quality of life.

A neighborhood-oriented medical clinic offering free pregnancy tests, ultrasound, STI testing, health education, and family resources advances these objectives.

C. Is the amendment consistent with the policies and goals of the General Plan?

Yes. The amendment aligns with the General Plan's emphasis on health, safety, and well-being. As a nonprofit, we provide free pregnancy testing, options counseling, parenting classes, housing assistance, and material assistance (diapers, formula, etc.). The addition of limited ultrasounds and STI testing services will complement Moab Regional Hospital and the Moab Free Health Clinic while filling gaps in preventive and family support. Our low-intensity model preserves community character in a tourism-influenced area.

D. Will the amendment create significant adverse impacts upon neighboring properties within or adjacent to the zoning district which would be affected by the change?

No. After 22 years of responsible operation, the Center has had no adverse effects on neighboring properties. Appointment-only scheduling, limited hours, and low traffic ensure compatibility with the C-5 zone and surrounding uses. No exterior site modifications are proposed.

E. Is it in the public interest to approve the proposed amendment?

Yes. This amendment enables expanded no-cost services that strengthen maternal and family health, reduce financial burdens on local families, and support long-term community resilience — all with minimal impact on infrastructure or neighbors. There are over 3,000 pregnancy centers across the nation, and the vast majority offer medical services such as ultrasounds, pregnancy testing, and more. Approving this will allow us to operate to the fullest extent of what we can offer — providing compassionate, comprehensive support to women and families in need.

F. Is the amendment likely to lead to a positive redevelopment of a specific area or zone?

Yes. The change supports appropriate, stable development in the C-5 zone by allowing a professional, neighborhood-oriented medical clinic. It enhances service diversity without altering the zone's small-scale, low-impact character and provides future flexibility for compatible uses. Additionally, this amendment would provide flexibility for the Center to consider other suitable locations within the C-5 zone in the future if needed, further supporting the zone's development with compatible, community-serving uses. This amendment will provide greater flexibility for

compatible medical clinics in the C-5 zone in the future, benefiting the community with expanded access to essential health services.

G. WIll the amendment provide a variety of options for residents in terms of economic development, affordable housing, or other benefits?

Yes. The amendment delivers meaningful benefits to Moab residents, especially young families and low-income households:

- Free essential supplies (diapers, formula, car seats, clothing, etc.) that lower child-rearing costs in our high-cost economy.
- Parenting and life skills classes (English and Spanish) promote self-sufficiency.
- Comprehensive free support including pregnancy testing, ultrasounds, counseling, fatherhood programs, and housing assistance.

These services bring external donations into the community, reduce household expenses, and help retain families — all without using local tax dollars.

H. Is the amendment appropriate considering the existing condition in the zoning district, the established relationships between zoning districts, existing land uses and densities, and the scale of both existing and proposed development?

Yes. The proposal is fully consistent with the C-5 zone's scale, character, and surrounding uses. Key compatibility points:

- Modest 1,534 sq ft building with no exterior changes.
- Low-intensity operations matching professional offices and similar permitted uses.
- 22-year track record as a good neighbor.
- Fills documented gaps in prenatal and family health services while complementing existing providers.

Summary

This amendment serves the public interest by enabling a stable, low-impact nonprofit clinic that delivers high-value free services to Moab families. It fully satisfies MMC 17.04.070 and represents a thoughtful enhancement to the C-5 zone.

We are available for a pre-application meeting and can provide additional information or present at a public hearing. Thank you for your consideration. We look forward to continuing our partnership with the City to support Moab families.

Sincerely,

Chrissy Applegate
Executive Director, Arches New Hope Pregnancy Center
arches4life@gmail.com

CITY OF MOAB
PUBLIC HEARING
PROPOSED ORDINANCE 2026-11

The City of Moab Planning Commission will hold a Public Hearing on Thursday, June 11, 2026, at approximately 6:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this hearing is to solicit public input on Proposed Ordinance 2026-11 – An Ordinance Amending Moab Municipal Code, Title 17, Chapter 17.30 Neighborhood Commercial Zone, Section 17.30.020 Permitted Uses and Regulations, To Include Medical Clinic as a Permitted Use.

The public is invited to review and inspect all information available concerning such proposal(s) at the Moab City Offices during regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Thursday, 8:00 a.m. to 12:00 p.m. Friday. The public or any interested parties may present written or oral testimony to the Moab City Planning Commission concerning the proposed action at the aforementioned time and place.

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

Certificate of Posting

Posted in the Moab City Offices at 217 E. Center St., Moab, Utah, on May 27, 2026.

Posted on the Moab City's website – www.moabcity.org on May 27, 2026.

Published on State of Utah's Public Meeting Notice Website – www.utah.gov/pmn on May 27, 2026.

/s/ Johanna Blanco
Associate Planner

MOAB CITY PLANNING COMMISSION AGENDA May 14, 2026

TITLE: Consideration and Possible Approval of Planning Resolution 11-2026, A Planning Resolution Approving the Buffering and Screening Special Exception Request, for property at 836 and 840 South Main Street, Moab, Utah 84532

DISPOSITION: Discussion and possible action

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

- Exhibit 1: Draft Planning Resolution 11-2026
- Exhibit 2: Vicinity Map
- Exhibit 3: Request Letter
- Exhibit 4: Landscaping plan

STAFF RECOMMENDATION: Approve Moab Planning Resolution 11-2026, with or without modifications

OTHER OPTIONS: Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision, or Deny the Special Exception Application, giving specific findings for decision.

POSITIVE MOTION: I move that the City of Moab Planning Commission Approve Planning Resolution 11-2026, A Planning Resolution approving the following Buffering and Screening Special Exception Request, for property at 836 and 840 South Main Street, Moab, Utah 84532;

1. Allowance of increased buffering distance and a combination of a retaining wall and non-opaque fence in place of the required 8-foot screening on the Zone Buffering boundary of the property.

SUMMARY:

Background:
Jeff Finn ("Applicant") submitted a complete application for approval for a special exception to the Moab Municipal Code (MMC) 17.27.040 Special Provisions on May 5th, 2026, for property located at 840 and 836 S Main, within the C-4 General Commercial Zone. The special exception application is submitted for Planning Commission review on June 11th, 2026.

Project Summary:
Property Owner: TTF LLC and 836 GP LLC
Applicant: Jeffery Fin

MOAB CITY PLANNING COMMISSION AGENDA May 14, 2026

Location: 840 and 836 S Main, Moab, UT 84532
Parcel: 01-0012-0011 and 01-0012-0017
Zoning: C-4
Use: 240-unit Hotel

Process: Special Exception Request to Buffering and Screening Standards is approved by Planning Commission MMC 17.10.050.E.

Request: The following Special Exceptions are made by the applicant to the Moab City

1. 17.10.050.A.1.e. to allow for a 10-foot retaining wall and increased buffer width instead of the required 8-foot screening on the western property boundary that requires Zone Buffering.

Analysis:

Without a special exception, the western border of the property will follow Zone Buffering requirements as it abuts the R-2 Residential Zone.

Requirements (Minimum plants per 100 linear feet)	Standard Buffering	Zone Boundary Buffering
Canopy Tree	1	2
Ornamental/Evergreen Trees	2	2
Shrubs	4	6
Maximum Spacing at Maturity	25'	20'
Screen Height Minimum	6'	8'
Buffer Depth Minimum	8'	10'

MMC 17.10.050.E.1 *The following factors shall be considered when evaluating any request for Buffering exception:*

a. Physical characteristics of the site and surrounding area such as topography, vegetation, water features, etc.;

b. Views and noise levels;

c. Proximity or potential proximity to residential uses;

d. Building and parking lot placement; and

e. Location of outdoor storage, display, or sales areas.

The land use authority may modify the screening requirements based on the following factors:

a. Proximity or potential proximity of residential uses;

b. Sight lines from parking areas, adjacent properties or roadways;

c. Noise levels generated by the facility to be screened; and

d. Physical characteristics of the site and surrounding area such as topography and vegetation may mitigate the need for screening.

Zone buffering is an essential part of Euclidean zoning, allowing the separation of dissimilar uses even in limited spaces. It is important to carefully consider exceptions that may have negative impacts on the neighboring lots.

RELEVANT LAWS, STUDIES & PLANS:

The applicant is seeking an exception under 17.10.050. E. *Exceptions to Buffering and Screening Requirements.*

1. The land use authority may grant an exception to the zone boundary buffering and standard buffering where the land use authority determines that existing natural conditions are such that a lot cannot reasonably accommodate the required buffering or where existing natural conditions on the lot act as sufficient buffering. Alternatively, where the land use authority determines that landscaped screening is inappropriate for a lot, they may require the installation of a fence or wall to meet the buffering requirements. The following factors shall be considered when evaluating any request for exception:

a. Physical characteristics of the site and surrounding area such as topography, vegetation, water features, etc.;
b. Views and noise levels;
c. Proximity or potential proximity to residential uses;
d. Building and parking lot placement; and
e. Location of outdoor storage, display, or sales areas.

2. The land use authority may grant exceptions to screening requirements if existing conditions are such that a lot cannot accommodate the required screening standards. The land use authority may modify the screening requirements based on the following factors:

a. Proximity or potential proximity of residential uses;
b. Sight lines from parking areas, adjacent properties or roadways;
c. Noise levels generated by the facility to be screened; and
d. Physical characteristics of the site and surrounding area such as topography and vegetation may mitigate the need for screening.

RESPONSIBLE DEPARTMENT: Planning

FINANCIAL IMPACT: N/A

CITY OF MOAB PLANNING RESOLUTION 11-2026

A RESOLUTION APPROVING THE SCREENING SPECIAL EXCEPTION REQUEST FOR PROPERTY LOCATED AT 836 AND 84 SOUTH MAIN STREET, MOAB, UTAH 84523

WHEREAS, Jeff Fin ("Applicant") submitted an application for special exception to the Moab Municipal Code (MMC) 17.10.050 Buffering and Screening on May 5th, 2026, for property located at 836 and 840 South Main Street, parcels 01-0012-0011 and 01-0012-0017, within the C-4 General Commercial Zone; and

WHEREAS, the Applicant provided the City of Moab with the necessary documents and plans to complete the application for the requested Screening Standards Exception; and

WHEREAS, the regulations requiring these standards are located in MMC 17.10.050(A) (B) (C) and (D), and the regulations permitting exception requests are located in MMC 17.10.050(E); and,

WHEREAS, the proposed use is allowed for the properties located in the C-4 General Commercial Zone; and

WHEREAS, the Planning Commission has provided for special exceptions to the MMC 17.10.050 Buffering and Screening Standards to be approved by the Planning Commission (Commission) as found in MMC 17.10.070(E); and

WHEREAS, the Commission reviewed the required documents, plans and recommendation prepared by City Staff in a public meeting held on June 11th, 2026; and

WHEREAS, the following exception is requested; On the Western boundary, an exception to the height requirement of the screen to allow for a retaining wall and non-opaque fence instead of the required 8-foot screen for Zone Buffering; and

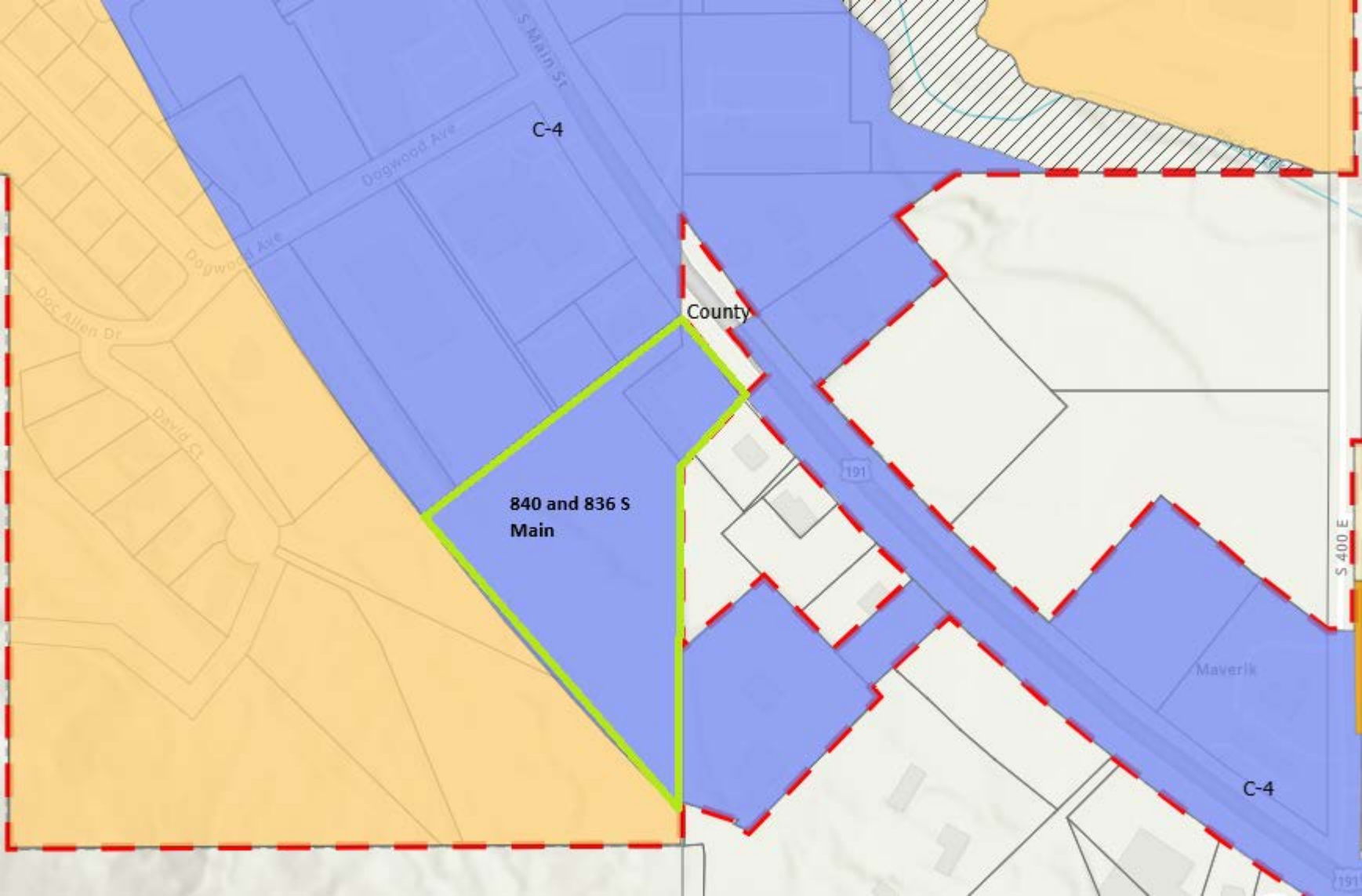
WHEREAS, following the consideration of the technical aspects of the pertinent code sections, the City of Moab Planning Commission, pursuant to Planning Resolution 11-2026, hereby finds, that the 836 and 840 South Main Street Screening Special Exception Requests sufficiently meets the criteria for consideration of approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOAB PLANNING COMMISSION, that the following requests for exception to the Screening Standards for the property located at 836 and 840 South Main Street, Moab, Utah 84532, is hereby APPROVED; an exception to the height requirement of the screen to allow for a retaining wall and non-opaque fence instead of the required 8-foot screen for Zone Buffering.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on June 11th, 2026.

_____ _____

Kya Marienfeld, Chair Date


C-4
Dogwood Ave
S Main St
Doc Allen Dr
David Ct
County
840 and 836 S
Main
191
S 400 E
Maverik
C-4

DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
URBAN DESIGN
LAND PLANNING

Narrative to the Planning Commission Requesting Special Exception

PREPARED FOR THE CITY OF MOAB'S PLANNING COMMISION
DATE: June 2, 2026

TO THE PLANNING COMMISSION OF THE CITY OF MOAB

The applicant respectfully submits this narrative in support of a request for Special Exceptions related to buffering, screening, and rail requirements for The Moab Hotel development. Prior to this submittal, the project team met with representatives of the Moab Planning Department to review the proposed buffer and screening. Feedback from that meeting has been incorporated into the design and this request.

Contents of Submittal

1. **Special Exception Application**
2. **Narrative to the Planning Commission Requesting Special Exception**
3. **Notarized Statement from Property Owner**
4. **Special Exception Narrative for Buffer Requirements (MMC 17.10.050.E)**

Submitted Documents

1. **2026 06 01 Exception Request Narratives.doc**
2. **260312_City of Moab Water Budget Calc Sheet.xlsx**
3. **260312_Landscape_20General_20DRT_20Checklist.pdf**
4. **260601_Live Plant Calculator-Part-1.xlsx**
5. **260601_Live Plant Calculator-Part-2.xlsx**
6. **260312-HSBH-L301.pdf**
7. **260506_HS_RENDERING_SECTIONS_ALL.pdf**

Service Provided to Moab City

The proposed hotel will provide lodging accommodations for visitors to Moab, supporting the local tourism economy and increasing the availability of overnight accommodation. The project will also contribute to local employment and support surrounding commercial businesses along the US Highway 191 corridor.

Consistence with Current Zoning District

The subject property is located within the C-4 (General Commercial) zoning district, where hotel use is consistent with the intent of providing visitor-serving commercial services along major transportation corridors.
The site directly abuts an R-2 residential zone, which requires buffering and screening. The requested Special Exceptions do not alter the permitted use but provide alternative methods of meeting buffer, screening, and safety requirements in a manner consistent with the intent of the Moab Municipal Code.

Suitability of the Proposed Site

The approximately 6.24-acre site is well-suited for the proposed hotel due to its location along US Highway 191, access to existing infrastructure, and proximity to other commercial uses.

The site includes changes in elevation along the shared boundary with the adjacent residential zone. These conditions allow for effective separation through the use of retaining walls and landscaped buffers, making the site appropriate for the proposed use.

Potential Impacts (Noise, Glare, Dust, Pollutants, Odor)

The proposed hotel is not expected to generate significant adverse impacts:

- **Noise:** Limited to typical hotel operations
- **Glare:** Exterior lighting will be designed to minimize spillover
- **Dust:** Temporary and limited to construction
- **Pollutants and Odor:** No significant sources associated with hotel use

The combination of elevation differences and landscape buffering further mitigates potential impacts on adjacent residential properties.

Hours of Operation & Employment

- **Hours of Operation:** 24 hours per day
- **Employment:** Approximately 100 employees

Special Exception Request (Buffer, Screening, and Plant Requirements)

The project site is in a C-4 zone and directly abuts an R-2 residential zone, requiring a 10-foot landscaped buffer and screening along the shared boundary.

A Special Exception is requested to allow:

- A **10-foot-high retaining wall** to serve as the required screening element, providing effective visual separation due to the existing grade difference
- A **landscaped buffer ranging from 10 to 70 feet in width**, incorporating evergreen trees and dense native plantings to achieve year-round screening

All landscaping will be installed and maintained in accordance with an approved Care and Maintenance Plan, ensuring long-term plant health and effectiveness of the buffer.

SPECIAL EXCEPTION NARRATIVE FOR BUFFER REQUIREMENT EXCEPTION (MMC 17.10.050.E)

To the Planning Commission of the City of Moab:

The applicant respectfully requests a Special Exception to the Buffer Requirements (MMC 17.10.050.E) along the southeast property line at the commercial–residential interface to allow the proposed retaining wall to serve as the screening element and for the proposed planting buffer configuration to meet the intent of the planting requirements.

The screening requirement is effectively met by the proposed site conditions. A cut retaining wall approximately 10 feet in height is proposed along this portion of the property line, creating substantial grade separation between the properties and providing a significant physical and visual barrier. The area beyond the wall is not accessible to pedestrians from the adjacent residential property, which is a private lot. Per MMC 17.06.020, where there is a difference in elevation, screen height is measured from the higher elevation. Based on this standard, the 10-foot retaining wall provides the functional equivalent of the required screening height, making additional opaque fencing unnecessary.

The planting buffer requirement in this area is addressed through a landscaped buffer along the southern edge of the site, as shown on the plan. The buffer is 10 feet wide at its narrowest point and expands to approximately 70 feet at its widest. It will include evergreen trees with broad skirts and large native shrubs that will mature into a dense vegetative screen, providing a substantial visual buffer between the commercial and residential properties.

Due to the unique conditions of the site and the adjacent residential property grades, the design team contends that the intent of the zoning code would not be accomplished with a standard 8-foot screen wall. We seek an exception under MMC 17.10.050.E-1(a) – Physical characteristics of the site. As shown in the retaining wall section of the Civil plans, the developed area of the adjacent property is approximately 40 feet higher than our property, and site lines from either property would see over a standard 8-foot screen wall. The proposed 10-foot retaining wall provides effective separation consistent with the code's intent.

Reference to Prior Buffering Exception Case

As part of this request, the applicant respectfully references a recent Planning Commission review of a Buffering and Screening Special Exception on February 12, 2026 (Agenda Item 5.5, Moab City Planning Commission). That case addressed similar circumstances where commercial development abutted a residential zone, and the Commission considered the effectiveness of retaining walls, plant buffers, and alternative screening methods in lieu of strict code requirements.

The review and approval of that prior request demonstrate that site-specific conditions, including elevation differences, planting density, and alternative screening approaches, are appropriate factors for evaluating Special Exception requests under MMC 17.10.050.E. This precedent supports the applicant's position that the proposed retaining wall, landscaped buffer, and tiered courtyard rail design meet the intent of the Code while allowing practical flexibility for this property.

Documents

1. **260506_HS_RENDERING_SECTIONS_ALL.pdf**

SPECIAL EXCEPTION NARRATIVE – GENERAL LANDSCAPE PLAN REQUIREMENTS

To the Planning Commission of the City of Moab:

The applicant respectfully requests a Special Exception to General Landscape Plan requirements for planting calculations for the Henry Shaw Boutique Hotel site.

Approved Plant List (17.10.040(A)(3))
The proposed planting palette substantially complies with the Approved Plant List requirements. All listed species are included on the Approved Plant List except for daffodils and yellow ice plant. In addition, several species included in the landscape plan—Honey Locust, Sand Sagebrush, Western Redbud, and Desert Sage—appear on the Approved Plant List under slightly different naming conventions. With these clarifications, the landscape plan complies with the requirement that at least 90% of installed plant material be selected from the Approved Plant List. Planting areas utilize a mix of native and low-water xeric species organized by hydrozone to support long-term water conservation and compatibility with the Moab landscape character.

Conclusion
Due to these site-specific functional constraints, the applicant requests a Special Exception to allow a planting mix consistent with the intent of MMC 17.10.

Documents

1. **260312_City of Moab Water Budget Calc Sheet.xlsx**
2. **260312_Landscape_20General_20DRT_20Checklist.pdf**
3. **260601_Live Plant Calculator-Part-1.xlsx**
4. **260601_Live Plant Calculator-Part-2.xlsx**
5. **260319_L3-HSBH-PLANTING.pdf**
6. **260312-HSBH-L301.pdf**

City of Moab Water Efficient Landscaping Water Budget Worksh

Note: Project Applicant must complete this worksheet as it is a required element of

Address:	

CALCULATING GALLONS OF WATER NEEDED BY PLANT CATEGOR

The specific irrigation water needs of each hydrozone in the design should b

Irrigation Water Budget = [(ETo x Plant Factor) - EP] x Irrigated Area / Irriga

Directions:

Fill in these blue sections below. Some columns have drop down menus to assist you. The formulas will automatically calculate the site average annual water use. Include the completed calculator in the landcape plan you submit to the city.

Where:

ETo = Reference Evapotranspiration in inches/season (May - Oct)

EP = Effective Precipitation in inches/season (May - Oct)

Irrigated Area = Hydrozone Area in Square Feet

Hydrozones Efficiency		
Water Use Category	**Plant Factor**	**Code**
High / Water Feature	0.80	H
Medium	0.50	M
Low	0.20	L
Very Low / Non-irrigated	0.00	VL

HYDROZONE WATER BUDGET CALCULATION

Complete the hydrozone table for each hydrozone. Use as many rows as necessary to provide the square footage of lanc

Total required landscape area:	Sq. Ft.
Total landscape area:	Sq. Ft.

Hydrozone	Plant Water Use Type(s)	Plant Factor	Irrigation Method
Example Zone	L	0.20	Drip

Zone 1	L	0.20	Drip
Zone 2	M	0.50	Drip
Zone 3	H	0.80	Drip
Zone 4		#N/A	
Zone 5		#N/A	
Zone 6		#N/A	

AVERAGE IRRIGATION WATER NEED - ALL ZONES* - In gallons/sq. ft./season

**The Maximum Applied Water Budget is 15 gallons/sq.ft./season unless "Special Features" are used. The Maximum Water Budget increases to 16 gal/sq.ft/season comprised of "Special Features". The Budget increases to 17 gal./sq.ft./season if at least 10% of the total irrigated hydrozone area is comprsised of "Special Featur Applied Water Budget increases to 17 gal./sq.ft./season if at least 10% of the total irrigated hydrozone area is comprised of "Special Features." Please refer to 17.1 barrels.*

https://moab.municipal.codes/Code/17.10.040

updated: 01.08.24

ıeet

f the Landscape Plan.

Contact Info:	

RY AND IRRIGATION TYPE

ıe determined using the following formula and factors:

ation Efficiency x 0.623

Reference Evapotranspiration	
49.8	inches/year
31.0	gallons/square foot

Effective Precipitation	
1.7	inches/year
1.1	gallons/square foot

Irrigation Efficiency	
None	100%
Drip	90%
Overhead	70%
Water Feature	75%

dscape area per hydrozone.

Irrigation Efficiency	Hydrozone Area (Sq. Ft.)	Plant Water Need (gal/season)
0.90	1000	5718

0.90	52048	297598
0.90	8743	140409
0.90	8743	230827
#N/A		0
#N/A		0
#N/A		0
TOTAL	**69534**	**668833**
		9.6

if at least 5% of the total irrigated hydrozone area is
es." The use of rain barrels is also incentivized. The Maximum
0.040 for more information on Special Features and rain

General Landscape Plan Requirements

"Building permit" means a permit issued by the building official, after approval of a zoning development permit, that allows a developer or property owner to erect, construct, reconstruct, grade, excavate for a foundation, alter or change the use of a building or other structure or improvements of land.

Fill in blue cells. Submissions must comply with the standards in Chapter 17.10, which is the definitive source of information. This template is for assistance in creating a General Landscape Plan, as described in section 17.10.060.

1. Applicants' Landscape Plans must comply with General Standards 1-3.
2. Then, applicants may choose between the following options:
   a. Prescriptive Option Landscape Plans shall also follow General Standards 4-7. Continue to section I.
   b. Water Budget Landscape Plans shall also follow General Standard 9. Continue to section II.

Total Landscaped Area =	177,764	sq. ft. area within the parcel with landscaping
Total Landscaped Front or Street-Adjacent Side Yard Area =	21,288	ft. landscaped area from the street to the front of the house, plus the area of side yard adjacent to the street
Paved Front or Street-Adjacent Side Yard Area =	10,485	sq. ft. area paved, e.g. for private vehicle use or as a walkway, in the front yard or side-adjacent side yard

Submittal Requirement	Requirement summary	Submittal I verify that this landscape contains…		
Required Landscaping 17.10.020(A)(1)	70% of the area within a required front or street-adjacent side yard is landscaped	Percent landscaped in required areas	67	%
1 Plant Material 17.10.040(A)(1)	Living Plant Material Minimum ≥ 25% • Measured by the estimated spread at maturity • Tree canopy may count as up to 15% or the 25% requirement.	Living plant material at maturity	65,971	sq. ft.
		Live plant material *Living plant material ft²/Total landscape x 100 (Please use the live plant calculator.)*	59	%
		Check to confirm **plant list** is attached*	☑	
	Trees are required on street frontage, one for every 40 feet. • Alternatives include trees located within allowed areas of private property or an agreement to plant or pay a fee in lieu. • Required trees are no more than 120 ft. apart.	Street frontage of the property	205	linear ft.
		Trees required *Divide linear feet of street frontage by 40.*	5	trees
		Of required, trees in right-of-way		trees
		Of required, trees on private land	10	trees
		Of required, trees planted in city agreement. Describe in comments.		trees
		Total street trees in the landscape	10	trees
2 Artificial Plants 17.10.040(A)(2)	Artificial plants and turf, do not count toward the required landscape.	Check to confirm landscape does not include artificial plants.	☑	
3 Approved Plant List 17.10.040(A)(3)	90% of forbs, shrubs, and trees shall be from the Plant List.	Percentage of plant material that is on the Approved Plant List. *(Please use the live plant calculator.)*	66	%
		This percentage is measured by: (One is sufficient.)	○ Quantity ◉ Spread	
	100% of groundcovers and ornamental grasses shall be from the Plant List.	Check to confirm groundcovers and ornamental grasses meets this standard.	☑	

*Attached documentation may be included in the landscape plan. Spreadsheets to help calculate live plant material and water budget are available online.
https://moabcity.org/676/Landscaping-Standards
Updated: 7/18/2024

I. Landscape Plan General: Prescriptive Option

Submittal Requirement		Requirement Summary	Submittal	
4	**Cool Season Turf Limits** 17.10.040(A)(4)	Max. = 200 sq. ft OR Max. = 10% of landscaped area, whichever is greater.	Square feet in cool season turf	0 sq. ft.
			Percent of landscape in cool season turf *Turf ft2/ Total landscape x 100*	%
			Check to confirm cool season turf is:	◉ ≤ 200 sq. ft. ○ ≤ 10%
5	**Mulches** 17.10.040(A)(5).	Mulch shall be a minimum of 2”-3” in landscaped area, except when including pollinator habitat or native planting.	Inches of mulch over the landscape	2 ”
			Check to confirm landscape contains an exception to the 2” min. of mulch. Please describe in comments.	☐
6	**Water Features** 17.10.040(A)(6)	Water features shall recirculate water and have wind shut-off devices for free fall greater than 4’. Pool and spa covers are recommended.	The landscape contains the following water features: *Please describe features and their conservation measures in comments.* REFLECTING POOLS & RUNNEL	☐ None ☐ Pond ☐ Fountain ☑ Pool/Spa ☑ Other
7	**Hydrozoning** 17.10.040(A)(7)	The Plant List is categorized by non-irrigated/very low, low, medium, and high-water use. Each hydrozone shall have plants with similar water use.	Check to confirm plants are grouped by water use in hydrozones.	☑

II. Landscape Plan General: Water Budget

Submittal Requirement		Requirement summary	Submittal I verify that this landscape contains…	
9	**Water Budget** 17.10.040(C)		Check to confirm a complete **water budget** is attached. *	☑

Comments

please see attached our xeric low water planting list

*Attached documentation may be included in the landscape plan. Spreadsheets to help calculate live plant material and water budget are available online.
https://moabcity.org/676/Landscaping-Standards
Updated: 7/18/2024

PLANTING NOTES

1. PLANT CALIPER AND CONTAINER SIZE (WHERE APPLICABLE) SHALL BE IN CONFORMANCE WITH ACCEPTED NATIONAL GUIDELINES AND STANDARDS AND AMERICAN STANDARDS FOR NURSERY STOCK.
2. NOTIFY OWNER'S REPRESENTATIVE FOR INSPECTION AND/OR APPROVAL OF LANDSCAPE MATERIALS AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT IMPROPERLY PRUNED, OR WHEN THE NATURAL CHARACTER OF THE PLANT IS COMPROMISED, AS DETERMINED SOLELY BY THE OWNER'S REPRESENTATIVE. ANY INJURED OR BROKEN ROOTS OR BRANCHES SHALL BE TRIMMED TO A CLEAN, SMOOTH CUT. EVERGREENS SHALL HAVE ONLY DAMAGED BRANCHES TRIMMED IN A MANNER THAT THE FORM OF THE TREE IS NOT AFFECTED.
3. ANY PLANTS DETERMINED TO BE UNACCEPTABLE BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. THE OWNER'S REPRESENTATIVE SHALL APPROVE THE PLANTS ON SITE PRIOR TO THEIR INSTALLATION. PLANTS MAY BE INSPECTED WHERE GROWING BUT INSPECTION AT PLACE OF GROWING SHALL NOT PRECLUDE THE RIGHT OF REJECTION AT THE SITE. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
4. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALL-OUTS ON THE PLANS & THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS DEPICTED ON THE PLANS.
5. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO PLANT MATERIAL BEING DELIVERED TO THE SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE OF PLANTING TO ALLOW FOR PLANT LOCATIONS TO BE STAKED IN THE FIELD. CONTRACTOR SHALL SET PLANTS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. CONTRACTOR SHALL ADJUST PLANT LOCATIONS BASED ON DIRECTION FROM THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE WORK BEGINS. IF THERE ARE CONFLICTS BETWEEN UTILITIES AND PLANTINGS THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE TO COORDINATE FIELD ADJUSTMENTS. TREES SHALL BE A MINIMUM OF 10'-0" FROM ALL UTILITIES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
7. ALL TREE LOCATIONS SHALL BE A MINIMUM OF 5'-0" FROM HARDSCAPE, CONCRETE, AND BUILDINGS.
8. LOCATIONS OF TREES/SHRUBS TO BE STAKED AND REVIEWED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FIELD ADJUST PLANTINGS FOR TRANSFORMERS, CURB CUTS, AND OTHER FUTURE IMPROVEMENTS. STAKE LOCATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ANY INSTALLATION. ALL PLANT MATERIAL LABELS SHALL BE REMOVED AFTER PLANTING.
9. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS, WORKMANSHIP, & IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR AFTER WRITTEN ACCEPTANCE BY OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL INSTALL WILDLIFE PROTECTION AROUND ALL NEW TREE PLANTINGS. WILDLIFE PROTECTION FENCING INSTALLED TO PROTECT TREES SHALL BE MAINTAINED THROUGHOUT THE WARRANTY PERIOD.
11. ALL PLANTS SHALL BE SET PLUMB IN THE CENTER OF THE PLANTING HOLE. PLANTING SHALL CONFORM TO THE PLANTING DETAILS SHOWN ON THE DRAWINGS. REMOVE ALL TWINE, EXCESS BURLAP, AND WIRE BASKETS ABOVE THE BOTTOM TIER OF WIRE PRIOR TO BACKFILLING. INSTALL PLANTING TABLETS AS INDICATED ON THE DRAWINGS. BACKFILL HALFWAY UP THE ROOT BALL. PLACE TABLET(S) BESIDE THE ROOT BALL ABOUT 1" FROM ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF THE HOLE. COMPLETE BACKFILL, TAMP AND THOROUGHLY WATER PLANTS IMMEDIATELY AFTER PLANTING.
12. ALL GROUNDCOVERS SHALL BE EVENLY SPACED IN BEDS AS SHOWN IN THE PLANTING SCHEDULE.
13. IN NO CASE SHALL PLANTING BE ALLOWED WITHIN 7 DAYS OF THE SPRAYING OF 'ROUNDUP.'
14. THE CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS OF THE SITE AND AREAS TO BE PLANTED AS SPECIFIED IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG CURBS AND WALKWAYS TO ACCOMMODATE MULCH DEPTH. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. HAVE ALL FINE GRADING APPROVED PRIOR TO SEEDING/PLANTING. ESTABLISH FINISH GRADES TO WITHIN 0.1 FOOT OF GRADES INDICATED - SEE CIVIL GRADING PLANS. PRIOR TO ACCEPTANCE OF GRADES, THE CONTRACTOR SHALL HAND RAKE TO SMOOTH, EVEN SURFACE, FREE OF DEBRIS, CLODS, ROCKS AND VEGETABLE MATTER GREATER THAN 2" INCH DIA. OR AS OTHERWISE DIRECTED IN SPECIFICATIONS. NOXIOUS WEEDS OR PARTS THEREOF SHALL NOT BE PRESENT IN THE SURFACE GRADE PRIOR TO PLANTING.
15. ALL AREAS DISTURBED OUTSIDE THE ORIGINAL GRADING/SEEDING LIMITS, SHOWN ON DRAWING, TO BE RESEEDED, REGRADED AND REPAIRED AS APPROPRIATE AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL PREPARE ANY DISTURBED AREAS FOR SEEDING AS SHOWN ON PLANS.
16. FIELD STAKE IRRIGATION MAINLINE FOR REVIEW BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK.
17. ALL PLANTING BEDS SHOWN AT THE L1.1, L1.2, AND L1.3 SITE ENLARGEMENT PLANS SHALL HAVE 12" MIN. TOPSOIL INSTALLED THAT MEETS THE TOPSOIL SPEC FOR SOIL TEST REQUIREMENTS. FOR THE REMAINING SITE PLANTING BEDS, PRIOR TO PLACEMENT OF PLANTS, THESE PLANTING BEDS SHALL BE TILLED TO A MINIMUM 12" DEPTH AND INCORPORATE A-1 ORGANICS BIOCOMP CLASS 1 COMPOST (OR APPROVED EQUAL) AT A MINIMUM RATE OF 4 C.Y. PER 1000 S.F. PLACED AT 2X THE WIDTH OF THE SPECIFIED PLANT AT FULL MATURITY. SOIL PREPARATION AND AMENDMENTS SHALL NOT BE MEASURED SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE PLANTS.
    - 17.1. TOPSOIL SHALL BE COLLECTED FROM ONSITE TO STOCKPILE FOR REUSE IF IT MEETS THE TOPSOIL SPEC FOR SOIL TEST REQUIREMENTS (I.E. - CLEAN ORGANIC SOIL, FREE OF WEEDS AND ROCKS). IF IT DOES NOT MEET THE SPECS EVEN WITH TREATMENT, THE SOIL CAN BE USED ELSEWHERE FOR SITE GRADING. THE CONTRACTOR SHALL PROVIDE TOPSOIL SOURCE INFORMATION (IF IT IS PROVIDED FROM OFF-SITE) FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
18. ALL SHRUB BEDS SHALL HAVE A MIN. OF 3" DEPTH OF 1/4" "SQUEEGEE" MATERIAL (1/4" CRUSHED STONE THAT IS USED AS MULCH AND SOIL AMENDMENT). "SQUEEGEE" MATERIAL SHALL BE TAN IN COLOR COLOR TO MATCH LOCAL AREA SOILS. PROVIDE AND CONFIRM COLOR SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PURCHASING AND INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL ON BEDS UNTIL FINAL PROJECT ACCEPTANCE.
19. PRIOR TO PLANTING, THE CONTRACTOR SHALL GRADE "SQUEEGEE" TO ALLOW FOR THE ADDITION OF 3" DEPTH OF "SQUEEGEE" WITHOUT HAVING THE BEDDING MATERIAL SIT HIGHER THAN THE EXISTING SURROUNDING GRADE.

PLANT SCHEDULE

SYMBOL	QTY	CONT	CANOPY	BOTANICAL / COMMON NAME
TREES				
	13	6' HT B&B	25'	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER
	35	6' HT B&B	25'	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	10	6' HT B&B	25'	GLEDITSIA TRIACANTHOS / HONEY LOCUST
	16	6' HT B&B	15'	JUNIPERUS OSTEOSPERMA / UTAH JUNIPER
	12	6' HT B&B	20'	PINUS EDULIS / PINYON PINE
	4	6' HT B&B	20'	PINUS NIGRA / AUSTRIAN PINE
ORNAMENTAL TREES				
	6	15 GAL	10'	AMELANCHIER ALNIFOLIA / SERVICEBERRY
	7	15 GAL	20'	CERCIS OCCIDENTALIS / WESTERN REDBUD
	5	15 GAL	20'	CHILOPSIS LINEARIS / DESERT WILLOW

SYMBOL	QTY	SIZE	SPACING	BOTANICAL / COMMON NAME
SHRUBS				
	33	5 GAL	48" o.c.	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH
	16	1 GAL	48" o.c.	AZALEA X 'HARDY GARDENIA' / HARDY GARDENIA AZALEA
	56	1 GAL	72" o.c.	CERCOCARPUS INTRICATUS / LITTLELEAF MOUNTAIN MAHOGANY
	41	5 GAL	180" o.c.	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
	62	1 GAL	72" o.c.	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH
	4	1 GAL	120" o.c.	COTINUS COGGYGRIA / SMOKE TREE
	119	1 GAL	48" o.c.	EPHEDRA VIRIDIS / MORMON TEA
	86	1 GAL	72" o.c.	FALLUGIA PARADOXA / APACHE PLUME
	29	1 GAL	48" o.c.	HIBISCUS MOSCHEUTOS / ROSE MALLOW
	40	1 GAL	120" o.c.	PURSHIA MEXICANA / CLIFFROSE
	21	1 GAL	48" o.c.	SALVIA DORRII / DESERT SAGE
	13	1 GAL	48" o.c.	SPIRAEA X BUMALDA 'FROEBELII' / FROBEL SPIREA
BULBS				
	67	BAG OF 12	24" o.c.	NARCISSUS MINOR / DAFFODIL
GRASSES				
	22	1 GAL	24" o.c.	ARISTIDA PURPUREA / PURPLE THREEAWN
	29	1 GAL	24" o.c.	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS
	33	1 GAL	24" o.c.	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
ANNUALS/PERENNIALS				
	69	1 GAL	24" o.c.	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
	252	1 GAL	24" o.c.	BAILEYA MULTIRADIATA / DESERT MARIGOLD
	4	1 GAL	48" o.c.	BAILEYA MULTIRADIATA / DESERT MARIGOLD
	31	1 GAL	24" o.c.	BERLANDIERA LYRATA / CHOCOLATE DAISY
	131	1 GAL	24" o.c.	DELOSPERMA NUBIGENUM 'YELLOW' / YELLOW ICE PLANT
	121	1 GAL	24" o.c.	GAILLARDIA PULCHELLA / BLANKET FLOWER
	383	1 GAL	24" o.c.	GAURA LINDHEIMERI / WHITE WAND FLOWER
	181	1 GAL	12" o.c.	THYMUS PSEUDOLANUGINOSUS / WOOLLY THYME

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

PLANTING NOTES & SCHEDULE

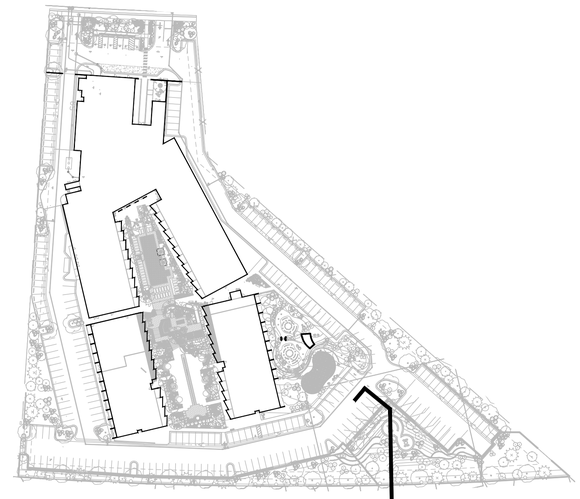
CITY OF MOAB, UTAH

CIVIL ENGINEERING
1309 E. 3rd Ave., #206
Durango, CO 81301
970-403-5088

PLAN NO.
L3.01

Sheet 14 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

FOR REVIEW ONLY NOT FOR CONSTRUCTION





D SECTION D

1"=10'-0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

SOUTH SITE CONDITION SECTIONS

CITY OF MOAB, UTAH

CIVIL ENGINEERING
1309 E. 3rd Ave., #206
Durango, CO 81301
970-403-5088

PLAN NO.

Sheet of

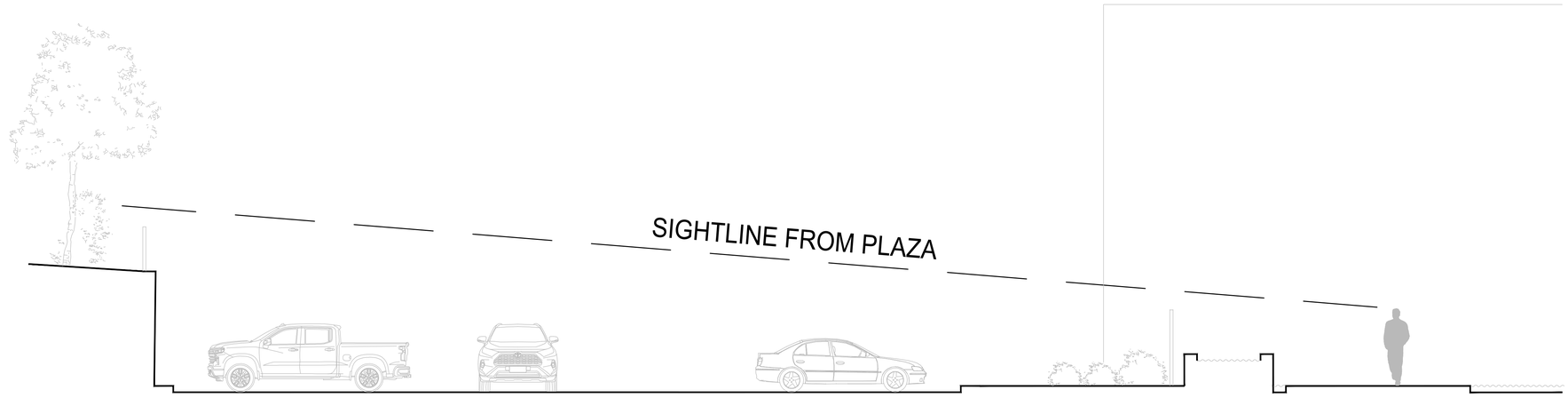
Project:25064

Date: 3/19/2026

Drawn By: AW, EK

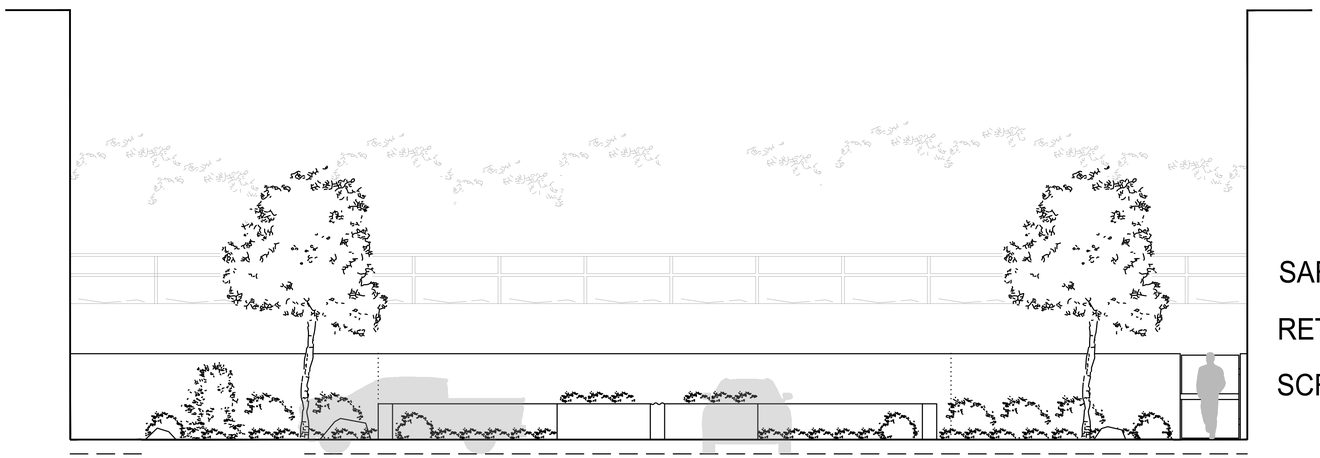
Checked By: AC

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CONSTRUCTION**



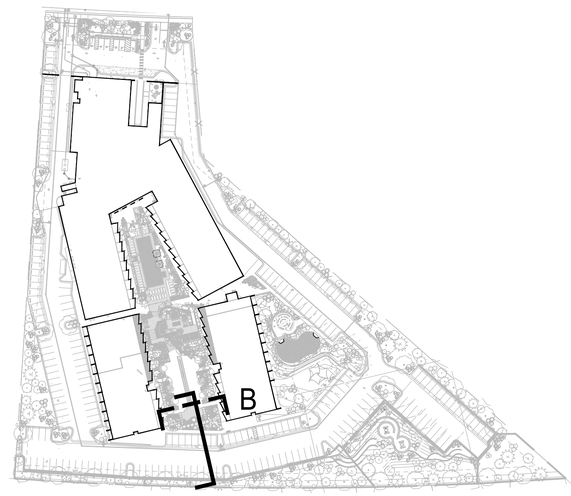
A SECTION A

1"=5'-0"



B ELEVATION B

1"=5'-0"



Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

SOUTH SITE CONDITION SECTIONS

CITY OF MOAB, UTAH

CIVIL ENGINEERING
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PLAN NO.

Sheet of

Project: 25064

Date: 3/19/2026

Drawn By: AW, EK

Checked By: AC

FOR REVIEW ONLY NOT FOR CONSTRUCTION

Landscape Material Worksheet

Project Name	**Henry Shaw Boutique Hotel**
Address:	**836 & 840 S Main St. Moab, Utah**

Directions

*Fill in **blue cells** with information about your landscape. **Yellow cells** will autopopu*

1. Enter project informatoinm, *including the size of the landscape* .
2. Select plant type under "Select Plant Type" column (A). This may include cacti, fo
3. Select a plant from the Moab City Approved Plant List in the "Select Plant" colun this sheet and the Scoresheet tab.
4. Enter the "Quantity" of each plant within the landscape.
5. Click on the Scoresheet tab for results. Check the "coverage" to make sure your 90% of trees, shrubs, and forbs are on the Plant List and all of the grasses and grou

Select Plant Type	**Select Plant**	**Water needs** (autopopulates)
Cacti/Succulent	Unlisted trees, < moderate, medium	low/moderate
Trees	Common Hackberry	low
Trees	Honey Locust	low
Trees	Utah Juniper	non-irrigated/very-low
Trees	Pinyon Pine	non-irrigated/very-low
Trees	Unlisted trees, < moderate, medium	low/moderate
Trees	Redbud, western	moderate
Trees	Desert Willow	low
Shrubs	Utah Serviceberry	low
Shrubs	Threadleaf sagebrush	non-irrigated/very-low
Shrubs	Unlisted shrubs, < moderate, small	low
Shrubs	Mountain Mahogany	low
Shrubs	Mountain Mahogany, Hairy leaf	low
Shrubs	Fernbush	non-irrigated/very-low
Shrubs	Smokebush	moderate
Shrubs	Mormon Tea	non-irrigated/very-low
Shrubs	Apache Plume	low
Shrubs	Rose of Sharon	moderate/high
Shrubs	Cliffrose	non-irrigated/very-low
Shrubs	Dorrs Sage	low
Shrubs	Unlisted shrubs, < moderate, large	low
Forbs	Unlisted, < moderate, small	low
		not found

https://moab.municipal.codes/Code/17.10

Updated: 11/21/2024

*** This calculator is a tool for convenience. City staff will review the calculations for accu**

	Landscape size (sq. ft.):	69534
	Contact Info:	ekwiecien@dhmdesign.com

ulate.

orbs, grasses, shrubs, trees, or vines.
nn (B). Values entered here will automatically populate the yellow squares on

site will have minimum of 25% living plant material, and check to ensure that
ındcovers.*

Native? (autopopulates)	**Size** (autopopulates)	**Quantity**	**Notes**
0	medium tree	13	Sensation Box Elde
0	large tree	35	
0	large tree	10	
N	small tree	16	
N	medium tree	12	
0	medium tree	4	Austrian Pine
N	medium tree	7	
N	medium tree	5	
N	very large plant	6	
N	medium plant	33	
0	small plant	16	azalea
N	large plant	56	
N	very large plant	41	
N	large plant	62	
0	very large plant	4	
N	large plant	119	
N	large plant	86	
0	very large plant	29	
N	large plant	40	
0	medium plant	21	
0	large plant	13	Frobel spirea
0	small plant	67	Daffodil
not found	not found		

racy. Please report any errors you encounter.

er

Live Plant Material Calculation

Landscape Elements	Plant totals (will autopopulate)
Landscaping in food cultivation	0
Cool season turf (medium to high water)	0
Warm season grasses, cool season grasses (non-irrigated/low water)	0
Mulch	0
Small plant	83
Medium plants	54
Large plants	376
Very large plants	80
Small trees	16
Medium trees	41
Large trees	45
TOTAL	
COVERAGE	
GRASSES & GROUNDCOVER NOT ON LIST BY COUNT	0
TREES, SHRUBS & FORBS NOT ON LIST BY SPREAD	6393
TREES, SHRUBS & FORBS NOT ON LIST BY COUNT	100

Units	
square feet	0
square feet	0
square feet	0
square feet	0
plants	261
plants	678
plants	10626
plants	4019
trees	2120
trees	13904
trees	23844
	55451.62
	37.4%
	0.0%
	11.5%
	14.4%

Plant Name	Scientific Name	Plant Type (Trees, Sh	Water Use (non-irrigat	Native?
Banana Yucca	Yucca baccata	Cacti/Succulent	non-irrigated/very-low	N
Beavertail Cactus	Opuntia basilaris	Cacti/Succulent	non-irrigated/very-low	N
Claret Cup (Hedgehog) Cactus	Echinomastus triglochidiatus	Cacti/Succulent	non-irrigated/very-low	N
Fish Hook Cactus	Sclerocactus whipplei	Cacti/Succulent	non-irrigated/very-low	N
Grizzlybear Pricklypear	Opuntia polyacantha var. erinacea	Cacti/Succulent	non-irrigated/very-low	N
Harriman Yucca	Yucca harrimaniae	Cacti/Succulent	non-irrigated/very-low	N
Navajo Yucca	Yucca baileyi	Cacti/Succulent	non-irrigated/very-low	N
Plains Pricklypear	Opuntia polyacantha	Cacti/Succulent	non-irrigated/very-low	N
Prickly Pear Cactus	Opuntia ssp	Cacti/Succulent	non-irrigated/very-low	N
Soaptree Yucca	Yucca elata	Cacti/Succulent	non-irrigated/very-low	N
Tulip Pricklypear	Opuntia phaeacantha	Cacti/Succulent	non-irrigated/very-low	N
Utah Agave	Agave utahensis	Cacti/Succulent	non-irrigated/very-low	N
Red Yucca	Hesperaloe parviflora	Cacti/Succulent	low	
Unlisted cacti, < moderate, large		Cacti/Succulent	low	
Unlisted cacti, < moderate, medium		Cacti/Succulent	low	
Unlisted cacti, < moderate, small		Cacti/Succulent	low	
Unlisted cacti, > moderate, large		Cacti/Succulent	moderate	
Unlisted cacti, > moderate, medium		Cacti/Succulent	moderate	
Unlisted cacti, > moderate, small		Cacti/Succulent	moderate	
Mixed garden (edible, non-tree)		Food cultivation		
Orchard (tree canopy)		Food cultivation		
Arizona Bluestar / Amsonia	Amsonia tomentosa	Forbs	non-irrigated/very-low	N
Blanket Flower	Gaillardia artistata	Forbs	non-irrigated/very-low	N
Bridges' Penstemon	Penstemon rostriflorus	Forbs	non-irrigated/very-low	N
California fuchsia	Zauschneria (Epilobium) californica	Forbs	non-irrigated/very-low	N
Daisy, Sundancer	Hymenoxys acaulis	Forbs	non-irrigated/very-low	N
Desert Four O'Clock	Mirabilis multiflora	Forbs	non-irrigated/very-low	N
Desert Marigold	Baileya multiradiata	Forbs	non-irrigated/very-low	N
Fendler's Sundrops	Calylophus hartwegii ssp. Fendleri	Forbs	non-irrigated/very-low	N
Fire Chalice	Epilobium canum (formerly Zauschneria c	Forbs	non-irrigated/very-low	N

Globemallow	Sphaeralcea ssp	Forbs	non-irrigated/very-low	N
Golden Catspaw	Cryptantha flava	Forbs	non-irrigated/very-low	N
Gooseberry-Leaf Globemallow	Sphaeralcea grossulariifolia	Forbs	non-irrigated/very-low	N
Greenstem Paperflower	Psilostrophe sparsiflora	Forbs	non-irrigated/very-low	N
James Buckwheat	Eriogonum jamesii	Forbs	non-irrigated/very-low	N
Littlecup Penstemon	Penstemon sepalulus	Forbs	non-irrigated/very-low	N
Littleleaf Pussytoes	Antennaria parvifolia	Forbs	non-irrigated/very-low	N
Mexican Hat	Ratibida columnifera	Forbs	non-irrigated/very-low	N
Moonflower	Datura wrightii	Forbs	non-irrigated/very-low	N
Munroe Globemallow	Sphaeralcea munroana	Forbs	non-irrigated/very-low	N
Navajo Tea	Thelesperma ambiguum	Forbs	non-irrigated/very-low	N
Paperflower	Psilostrophe tagetina	Forbs	non-irrigated/very-low	N
Prickly Poppy	Argemone polyanthemos	Forbs	non-irrigated/very-low	N
Primrose, Longstem Evening	Oenothera longissima	Forbs	non-irrigated/very-low	N
Prince's Plume	Stanleya pinnata	Forbs	non-irrigated/very-low	N
Rimrock Buckwheat	Eriogonum corymbosum	Forbs	non-irrigated/very-low	N
Rocky Mountain Beeplant	Cleome serrulata / lutea	Forbs	non-irrigated/very-low	N
Rough Mules Ears	Wyethia scabra	Forbs	non-irrigated/very-low	N
Sand Verbena	Abronia fragrans	Forbs	non-irrigated/very-low	N
Showy Milkweed	Asclepias speciosa Torr.	Forbs	non-irrigated/very-low	N
Sol Dancer Daisy	Tetraneuris acaulis var. arizonica 'Sol Danc	Forbs	non-irrigated/very-low	N
Sulfur Flowered Buckwheat	Eriogonum umbellatum	Forbs	non-irrigated/very-low	N
Utah Daisy	Erigeron utahensis var. utahensis	Forbs	non-irrigated/very-low	N
Venus Penstemon	Penstemon venustus	Forbs	non-irrigated/very-low	N
Western Sundancer Daisy	Tetraneuris (Hymenoxys) acaulis v. ivensia	Forbs	non-irrigated/very-low	N
Primrose, Fragrant Evening	Oenothera caespitosa	Forbs	non-irrigated/very-low	
Spider Wort	Tradescantia occidentalis	Forbs	non-irrigated/very-low	
Arizona Columbine	Aquilegia desertorum	Forbs	low	N
Bloody Cranesbill	Geranium sanguineum	Forbs	low	N
Cicada Milkvetch	Astragalkus chamaeleuce	Forbs	low	N
Common Yarrow	Achillea millefolium	Forbs	low	N

Desert Onion Lily	Allium macropetalum	Forbs	low	N
Desert Sand Verbena	Abronia villosa	Forbs	low	N
Firecracker Penstemon	Penstemon eatonii	Forbs	low	N
Gaura spp	Gaura lindheimeiri	Forbs	low	N
Indian Milkvetch	Astragalus australis	Forbs	low	N
Intermountain White Wand Flowe	Gaura (Oenothera) lindheimeri 'Intermoui	Forbs	low	N
Longleaf Phlox	Phlox longifolia	Forbs	low	N
Mohave Lotus	Lotus rigidus	Forbs	low	N
Orange Butterflyweed	Ascepia tuberosa	Forbs	low	N
Palmers Penstemon	Penstemon palmerii	Forbs	low	N
Pink Funnel Lily	Androstephium breviflorum	Forbs	low	N
Prairie Smoke Avens	Geum triflorum	Forbs	low	N
Purple Locoweed	Oxytropis lambertii	Forbs	low	N
Rocky Mountain Penstemon	Penstemon strictus	Forbs	low	N
Scarlet Gillia	Ipomopsis aggregata	Forbs	low	N
Scarlet Penstemon	Penstemon barbatus subsp. Coccineus 'Sc	Forbs	low	N
Snowy Goldeneye	Viguiera multiflora	Forbs	low	N
Sunflower	Helianthus ssp	Forbs	low	N
Textile Onion	Allium textile	Forbs	low	N
Tower Rockcress	Arabis glabra	Forbs	low	N
Twinpod	Menodora longiflora	Forbs	low	N
Blackfoot Daisy	Melampodium leucanthum	Forbs	low	
Blazing Star (dotted) or Gayfeathe	Liatris punctata	Forbs	low	
Blue Flax	Linum perenne	Forbs	low	
Blue Hills, May Night Salvia	Salvia x sylvestris	Forbs	low	
Catmint	Nepeta faassenii	Forbs	low	
Chocolate Flower	Berlandiera lyrata	Forbs	low	
Curlicue Sage	Artemisia versicolor 'Seafoam'	Forbs	low	
Fire Chalice, Orange Carpet	Epilobium (syn Zauschneria) garrettii	Forbs	low	
Hooker's Balsamroot	Balsamorhiza hookeri	Forbs	low	
Oriental Poppy	Papaver orientale	Forbs	low	

Phlox	Phlox diffusa	Forbs	low	
Prairie Zinnia	Zinnia grandiflora	Forbs	low	
Purple Prairie Clover	Dalea purpurea	Forbs	low	
Rock Sandwort	Arenaria alfacarensis	Forbs	low	
Sedums	Sedum ssp	Forbs	low	
Unlisted, < moderate, large		Forbs	low	
Unlisted, < moderate, medium		Forbs	low	
Unlisted, < moderate, small		Forbs	low	
Western Pearly Everlasting	Anaphalis margaritacea	Forbs	low	
Woolly Thyme	Thymus pseudolanuginosus	Forbs	low	
Engelmann's Daisy	Engelmannia peristenia	Forbs	low/moderate	
Aster	Machaeranthera bigelovii	Forbs	moderate	N
Black Eyed Susan	Rudbeckia hirta - pulcherrima	Forbs	moderate	N
Butterfly Weed	Asclepias tuberosa	Forbs	moderate	N
Canadian Milkvetch	Astragalus canadensis	Forbs	moderate	N
Coralberry	Symphoricarpos orbiculatus	Forbs	moderate	N
Monkey Flower	Mimulus ssp	Forbs	moderate	N
Pincushion Flower	Chaenactis fremontii	Forbs	moderate	N
Purple coneflower	Echinacea purpurea	Forbs	moderate	N
Rockcress	Turritis (Arabis) drummondii	Forbs	moderate	N
Showy Goldeneye	Heliomeris multiflora	Forbs	moderate	N
Tansyleaf Aster	Machaeranthera tanacetifolia	Forbs	moderate	N
Wild Hollyhock	Iliamna rivularis	Forbs	moderate	N
Windflower	Anemone multifida	Forbs	moderate	N
Ajuga (bugleweed)	Lycopus asper	Forbs	moderate	
Basket-of-Gold	Alyssum saxatile	Forbs	moderate	
Bleeding Heart	Malvaviscus arboreus	Forbs	moderate	
Chrysanthemum	Chrysanthemum spp.	Forbs	moderate	
Coreopsis	Coreopsis auriculata	Forbs	moderate	
Cranesbill	Geranium maculatum	Forbs	moderate	
Daylily	Hemerocallis varieties	Forbs	moderate	

Hyssop	Agastache spp	Forbs	moderate	
Iceplant	Verbesina virginica	Forbs	moderate	
Maximilliam Sunflower	Helianthus maximilliana	Forbs	moderate	
Missouri Evening Primrose	Oenothera macrocarpa	Forbs	moderate	
Partridge Feather	Tanacetum densum	Forbs	moderate	
Peony	Paeonia brownii	Forbs	moderate	
Periwinkle/Vinca	Vinca major	Forbs	moderate	
Prairie Winecups/Poppy Mall	Callirhoe involucrata	Forbs	moderate	
Shasta Daisy	Chrysanthemum maximum	Forbs	moderate	
Sneezeweed	Helenium autumnale	Forbs	moderate	
Sun Rose	Helianthemum rosmarinifolium	Forbs	moderate	
Unlisted forbs, > moderate, large		Forbs	moderate	
Unlisted forbs, > moderate, medium		Forbs	moderate	
Unlisted forbs, > moderate, small		Forbs	moderate	
Utah Sweetvetch	Hedysarum boreale	Forbs	moderate	
Valerian	Centranthus ruber	Forbs	moderate	
White Prairie Clover	Dalea candida	Forbs	moderate	
Dogbane	Apocynum cannabinum	Forbs	moderate/high	N
Milkweed/Butterfly weed	Asclepias spp.	Forbs	moderate/high	N
Western yarrow	Achillea millefolium v occidentalis	Forbs	moderate/high	N
Asiatic lily	lilium asiatica	Forbs	moderate/high	
Calla lily	Zantedeschia aethiopica	Forbs	moderate/high	
Clematis/Virgin's Bower	Clematis virginiana	Forbs	moderate/high	
Fox glove	Digitalis ssp	Forbs	moderate/high	
Plumbago	Plumbago scandens	Forbs	moderate/high	
Snow In Summer	Cerastium tomentosum	Forbs	moderate/high	
Beebalm	Monarda fistulosa	Forbs	high	N
Columbine	Aquilegia ssp	Forbs	high	N
Goldenrod	Solidago spp.	Forbs	high	N
Coral Bells	Heuchera sanguinea	Forbs	high	
Germander	Teucrium canadense	Forbs	high	

Hosta	Hosta spp.	Forbs	high	
Blue Grama	Bouteloua gracilis	Grasses	non-irrigated/very-low	N
Bottlebrush Squirreltail	Elymus elymoides	Grasses	non-irrigated/very-low	N
Galleta	Pieuraphis jamesii	Grasses	non-irrigated/very-low	N
Giant Dropseed	Sporobolus giganteus	Grasses	non-irrigated/very-low	N
Indian Ricegrass	Achnatherum hymenoides	Grasses	non-irrigated/very-low	N
Needle and Thread	Hesperostipa comata	Grasses	non-irrigated/very-low	N
Purple Threeawn	Artistida purpurea	Grasses	non-irrigated/very-low	N
Sand Dropseed	Sporobolus cryptandrus	Grasses	non-irrigated/very-low	N
Crested wheatgrass	Agropyron cristatum	Grasses	non-irrigated/very-low	
Alkali Sacaton	Sporobolus airoides	Grasses	low	N
Big Bluestem	Andropogan gerardii	Grasses	low	N
BioNative Wheatgrass Mix	Agropyron spp.	Grasses	low	N
Buffalo Grass	Buchloe dactyloides	Grasses	low	N
Feather Reed Grass	Calamagrostis x acutiflora	Grasses	low	
Giant Sacaton, Windbreaker	Sporobolus wrightii	Grasses	low	
Unlisted grasses, < moderate, large		Grasses	low	
Unlisted grasses, < moderate, medium		Grasses	low	
Unlisted grasses, < moderate, small		Grasses	low	
Unlisted grasses, < moderate, sqft		Grasses	low	
Zoysia grass	Zoysia japonica	Grasses	low	
Indian Grass	Sorghastrum nutans	Grasses	moderate	N
Little Bluestem	Schizachyrium scoparium	Grasses	moderate	N
Salt Grass	Distichlis spicata	Grasses	moderate	N
Sandberg Bluegrass	Poa secunda	Grasses	moderate	N
Sideoats Grama	Bouteloua curtipendula	Grasses	moderate	N
Slender Wheatgrass	Elymus trachycaulus	Grasses	moderate	N
Western Wheatgrass	Pascopyrum smithii	Grasses	moderate	N
Witchgrass	Panicum capillare	Grasses	moderate	N
Fine fescue	Festuca spp.	Grasses	moderate	
Maiden Grass	Miscanthus sinensis	Grasses	moderate	

Tall fescue	Festuca arundinacea	Grasses	moderate	
Unlisted grasses, > moderate, large		Grasses	moderate	
Unlisted grasses, > moderate, medium		Grasses	moderate	
Unlisted grasses, > moderate, small		Grasses	moderate	
Unlisted grasses, > moderate, sqft		Grasses	moderate	
Great Basin Wildrye	Leymus cinereus	Grasses	high	N
Prairie Junegrass	Koeleria macrantha	Grasses	high	N
Kentucky bluegrass	Poa pratensis	Grasses	high	
Perennial ryegrass	Lolium perenne	Grasses	high	
Mulch, rock		Mulch		
Mulch, wood		Mulch		
Big Sagebrush	Artemisia tridentata	Shrubs	non-irrigated/very-low	N
Black Sagebrush	Artemisia nova	Shrubs	non-irrigated/very-low	N
Blackbrush	Coleogyne ramosissima Torr.	Shrubs	non-irrigated/very-low	N
Cliffrose	Purshia mexicana	Shrubs	non-irrigated/very-low	N
Desert Holly	Berberis (Mahonia) fremontii	Shrubs	non-irrigated/very-low	N
Dwarf Blue Rabbitbrush	Ericameria nauseosa var. nauseosa	Shrubs	non-irrigated/very-low	N
Fernbush	Chamaebatiaria millefolium	Shrubs	non-irrigated/very-low	N
Four-Wing Saltbrush	Atriplex canescens	Shrubs	non-irrigated/very-low	N
Gardner Saltbrush	Atriplex gardneri	Shrubs	non-irrigated/very-low	N
Littleleaf Mountain Mahogany	Cercocarpus intricatus	Shrubs	non-irrigated/very-low	N
Mat Saltbrush	Atriplex corrugata	Shrubs	non-irrigated/very-low	N
Mormon Tea	Ephedra viridis	Shrubs	non-irrigated/very-low	N
Rabbitbrush, Chamisa, Rubber Ra	Ericameria nauseosa	Shrubs	non-irrigated/very-low	N
Redberry Mahonia	Berberis (Mahonia) haematocarpa	Shrubs	non-irrigated/very-low	N
Shadscale	Atriplex confertifolia	Shrubs	non-irrigated/very-low	N
Singleleaf Ash	Fraxinus anomala	Shrubs	non-irrigated/very-low	N
Snakeweed	Gutierrezia sarothrae	Shrubs	non-irrigated/very-low	N
Spiny Hop-sage	Grayia spinosa	Shrubs	non-irrigated/very-low	N
Threadleaf Rubber Rabbitbrush	Ericameria nauseosa subsp. Consimilis	Shrubs	non-irrigated/very-low	N
Threadleaf sagebrush	Artemisia filifolia	Shrubs	non-irrigated/very-low	N

White-Stem Rubber Rabbitbrush	Ericameria nauseosa var. hololeuca	Shrubs	non-irrigated/very-low	N
Winter Fat	Krascheninnikovia lonata	Shrubs	non-irrigated/very-low	N
Buffalo Juniper	Juniperus sabina 'Buffalo'	Shrubs	non-irrigated/very-low	
Antelope Bitterbrush	Purshia tridentata	Shrubs	low	N
Apache Plume	Fallugia paradoxa	Shrubs	low	N
Beargrass	Nolina microcarpa	Shrubs	low	N
Blue Sage	Salvia azurea	Shrubs	low	N
Cliff Fendlerbush	Fendlera rupicola	Shrubs	low	N
Creeping Oregon Grape	Berberis (Mahonia) repens	Shrubs	low	N
Curl-leaf Mnt Mahogany	Cercocarpus ledifolius	Shrubs	low	N
Kinnikinnick	Arctostaphylos uva-ursi	Shrubs	low	N
Littleleaf Mock Orange	Philadelphus microphyllus	Shrubs	low	N
Mallow Ninebark	Physocarpus malvaceous	Shrubs	low	N
Mountain Mahogany	Cercocarpus montanus	Shrubs	low	N
Mountain Mahogany, Hairy leaf	Cercocarpus breviflorus	Shrubs	low	N
Oceanspray	Holodiscus discolor	Shrubs	low	N
Silverberry	Elaeagnus commutata	Shrubs	low	N
Snowberry	Symphoricarpos albus	Shrubs	low	N
Twinberry Honeysuckle	Lonicera involucrata	Shrubs	low	N
Utah Serviceberry	Amelanchier utahensis	Shrubs	low	N
Blue Mist Spirea	Caryopteris x clandonesis	Shrubs	low	
Cherry Sagebrush	Salvia greggii	Shrubs	low	
Dorrs Sage	Salvia dorii	Shrubs	low	
Green Santolina	Santolina rosmarinifolia	Shrubs	low	
Lavender, Hidcote	Lavandula angustifolia 'Hidcote'	Shrubs	low	
Rose	Rosa spp.	Shrubs	low	
Russian Sage	Perovskia atriplicifolia	Shrubs	low	
Sand Cherry	Prunus pumila	Shrubs	low	
Ultraviolet Sage	Salvia greggii x lyciodes	Shrubs	low	
Unlisted shrubs, < moderate, large		Shrubs	low	
Unlisted shrubs, < moderate, medium		Shrubs	low	

Unlisted shrubs, < moderate, small		Shrubs	low	
Garden Sage	Salvia officinalis	Shrubs	low/moderate	N
Unlisted shrubs, < moderate, very large		Shrubs	low/moderate	
American Wild Plum	Prunus americana	Shrubs	moderate	N
Emory's Baccharis	Baccharis salicina	Shrubs	moderate	N
Saskatoon Serviceberry	Amelanchier ainifolia	Shrubs	moderate	N
Silver Buffaloberry	Shepherdia argentea	Shrubs	moderate	N
Smooth Sumac	Rhus glabra	Shrubs	moderate	N
Three-Leaf Sumac	Rhus trilobata	Shrubs	moderate	N
Butterfly Bush	Buddleja marrubiifolia	Shrubs	moderate	
Cotoneaster	Cotoneaster spp.	Shrubs	moderate	
Forsythia	Forsythia suspensa	Shrubs	moderate	
Grow Low Sumac	Rhus aromatica v. gro low	Shrubs	moderate	
Lavender, English	Lavandula angustifolia	Shrubs	moderate	
Leadplant	Amorpha canescens	Shrubs	moderate	
Manzanita	Arctostaphylos ssp	Shrubs	moderate	
Mock Orange	Philadelphus virginalis	Shrubs	moderate	
Mojave Sage	Salvia pachyphylla	Shrubs	moderate	
Pawnee Buttes Sand Cherry	Prunus besseyl	Shrubs	moderate	
Potentilla, Shrubby Cinquefoil	Dasiphora fruticosa	Shrubs	moderate	
Purple-leaf Sand Cherry	Prunus x cistena	Shrubs	moderate	
Rock spirea	Holodiscus dumosus	Shrubs	moderate	
Sage - Himalayan	Salvia nubicola	Shrubs	moderate	
Smokebush	Cotinus coggygria	Shrubs	moderate	
Staghorn Sumac	Rhus typhina	Shrubs	moderate	
Unlisted shrubs, > moderate, large		Shrubs	moderate	
Unlisted shrubs, > moderate, medium		Shrubs	moderate	
Unlisted shrubs, > moderate, small		Shrubs	moderate	
Unlisted shrubs, > moderate, very large		Shrubs	moderate	
Vitex/Chaste Tree	Vitex agnus-castus	Shrubs	moderate	
Chokeberry	Prunus virginiana	Shrubs	moderate/high	N

Golden Currant	Ribes aureum	Shrubs	moderate/high	N
New Mexican Privet	Forestiera neomexicana	Shrubs	moderate/high	N
Woods' Rose	Rosa woodsil	Shrubs	moderate/high	N
Austrian Copper Rose	Rosa foetida	Shrubs	moderate/high	
Boxwood	Buxus ssp.	Shrubs	moderate/high	
Euonymus, Burning Bush	Euonymus spp.	Shrubs	moderate/high	
False Indigo	Baptisia australis	Shrubs	moderate/high	
Flowering Quince	Chaenomeles japonica	Shrubs	moderate/high	
Goji Berry	Lycium barbarum	Shrubs	moderate/high	
Nanking Cherry	Prunus tomentosa	Shrubs	moderate/high	
New Mexico Locust	Robinia neomexicana	Shrubs	moderate/high	
Rose of Sharon	Hibiscus syriacus	Shrubs	moderate/high	
Western Snowberry	Symphoricarpos occidentalis	Shrubs	moderate/high	
Lilac	Syringa vulgaris	Shrubs	high	
Mugo Pine (dwarf)	Pinus mugo	Shrubs	high	
Viburnum ssp	Viburnum ellipticum	Shrubs	high	
Coyote Willow	Salix exigua	Shrubs	very high	N
Willow Shrubs	Salix spp.	Shrubs	very high	N
Bristlecone Pine	Pinus artistata	Trees	non-irrigated/very-low	N
Pinyon Pine	Pinus edulis	Trees	non-irrigated/very-low	N
Rocky Mountain Juniper	Juniperus scopulorum	Trees	non-irrigated/very-low	N
Singleleaf Ash	Fraxinus anomala	Trees	non-irrigated/very-low	N
Singleleaf Pinyon	Pinus monophylla	Trees	non-irrigated/very-low	N
Utah Juniper	Juniperus osteosperma	Trees	non-irrigated/very-low	N
One-seeded Juniper	Juniperus monosperma	Trees	non-irrigated/very-low	
Skyrocket juniper	Juniperus scopulorum 'Skyrocket'	Trees	non-irrigated/very-low	
American Plum	Prunus americana	Trees	low	N
Bigtooth Maple	Acer grandidentatum	Trees	low	N
Desert Willow	Chilopsis linearis	Trees	low	N
Rocky Mountain Maple	Acer glabrum	Trees	low	N
Wavyleaf Oak	Quercus undulata	Trees	low	N

White Fir	Abies concolor	Trees	low	N
Bur Oak	Quercus macrocarpa	Trees	low	
Chitalpa	Chitalpa tashkentensis	Trees	low	
Coffeetree	Gymnocladus dioicus	Trees	low	
Common Hackberry	Celtis occidentalis	Trees	low	
Common Hoptree	Ptelea trifoliata	Trees	low	
Emerald Pointe Hardy Rubber Tre	Eucommia ulmoides	Trees	low	
Fruit Trees, dwarf	Various	Trees	low	
Fruitless Mulberry	Morus alba	Trees	low	
Golden Raintree	Koelreuteria paniculata	Trees	low	
Honey Locust	Gleditsia triacanthos	Trees	low	
Incense Cedar	Calocedrus decurrens	Trees	low	
Osage Orange	Maclura pomifera	Trees	low	
Persian Ironwood	Parrotia persica	Trees	low	
Purple Catalpa	Catalpa x erubescens	Trees	low	
Shadblow Serviceberry	Amelanchier canadensis	Trees	low	
Sugar Hackberry	Celtis laevigata	Trees	low	
Sunset Maple	Acer truncatum x platanoides	Trees	low	
Trident Maple	Acer buergeranum	Trees	low	
Unlisted trees, < moderate, small		Trees	low	
Western Catalpa	Catalpa speciosa	Trees	low	
New Mexico Maple	Acer glabrum var. neomexicanum	Trees	low/moderate	N
Unlisted trees, < moderate, medium		Trees	low/moderate	
Autumn Brilliance, Princess Diana	Amelanchier x grandiflora	Trees	moderate	N
Gambel Oak	Quercus gambelii	Trees	moderate	N
Netleaf Hackberry	Celtis reticulata	Trees	moderate	N
Ponderosa Pine	Pinus ponderosa	Trees	moderate	N
Redbud, western	Cercis occidentalis	Trees	moderate	N
Turbinella Oak	Quercus turbinella	Trees	moderate	N
Amur Maackia	Maackia amurensis	Trees	moderate	
Baumann Horsechestnut	Aesculus hippocastanum	Trees	moderate	

Caddo Maple	Acer saccharum	Trees	moderate	
Chinese Pistache	Pistacia chinensis	Trees	moderate	
City Sprite Zelkova	Zelkova serrata	Trees	moderate	
Fruit Trees, full	Various	Trees	moderate	
Ginkgo	Ginkgo biloba	Trees	moderate	
Greencolumn Maple	Acer nigrum	Trees	moderate	
MaacNificent Amur Maackia	Maackia amurensis	Trees	moderate	
Maple	Acer spp.	Trees	moderate	
Mimosa	Albizia julibrissin	Trees	moderate	
preserved tree, medium or higher		Trees	moderate	
Redbud, eastern	Cercis canadensis	Trees	moderate	
Starburst Amur Maackia	Maackia amurensis	Trees	moderate	
Summertime Amur Maackia	Maackia amurensis	Trees	moderate	
Unlisted trees, < moderate, large		Trees	moderate	
Unlisted trees, > moderate, large		Trees	moderate	
Unlisted trees, > moderate, medium		Trees	moderate	
Unlisted trees, > moderate, small		Trees	moderate	
Fruit Trees, semi-dwarf	Various	Trees	moderate/high	
Black Willow (gooding)	Salix gooddingii	Trees	high	N
Arborvitea	Thuja occidentalis	Trees	high	
Hawthorn (black)	Crataegus douglasii	Trees	high	
Yellow Willow	Salix lutea	Trees	very high	N
Colorado Spruce	Picea pungens	Trees	very high	
Juniper	Juniperus ssp	Trees	varies	
Western White Clematis	Clematis ligusticifolia	Vines	low	N
Unlisted vines, < moderate, small		Vines	low	
Unlisted vines, < moderate, medium		Vines	low/moderate	
Unlisted vines, < moderate, large		Vines	moderate	
Unlisted vines, > moderate, large		Vines	moderate	
Unlisted vines, > moderate, medium		Vines	moderate	
Unlisted vines, > moderate, small		Vines	moderate	

Blooming (non-bloom	Annual (/	Size	Street Tree Appropriate (g	Notes
spring, summer	P	large plant		yuccas have very special pollinators
summer	P	large plant		
spring	P	small plant		
spring	P	small plant		
Spring	P	medium plant		
summer	P	medium plant		
summer	P	large plant		
spring	P	small plant		
spring, summer	P	medium plant		There are many local varieties
summer	P	large plant		tree forming yucca
spring	P	large plant		
summer	P	medium plant		hard to find, very slow grower
summer	P	medium plant		
		large plant		
		medium plant		
		small plant		
		large plant		
		medium plant		
		small plant		
		square feet in food		
		square feet in food		
spring	P	medium plant		
spring, fall	P	small plant		firewise, drought, heat tolerant;
summer	P	small plant		
summer	P	medium plant		
summer	P	small plant		
summer, fall	P	large plant		
spring	P	small plant		
spring, summer	P	small plant		
summer	P	medium plant		

spring, summer	P	small plant	There are many local varieties
spring	P	small plant	
summer	P	small plant	
summer	P	small plant	
summer	P	small plant	
spring	P	medium plant	
summer	P	small plant	
spring, summer	P	small plant	
summer, fall	A	medium plant	
summer	P	small plant	
summer, fall	P	small plant	
summer, fall	P	small plant	
spring	P	small plant	
summer	P	medium plant	
summer	P	medium plant	
summer	P	medium plant	also called crispleaf buckwheat
spring, fall	P	small plant	purple or yellow
summer	P	medium plant	
spring, summer	P	medium plant	
spring, summer	P	small plant	
spring, summer, fall	P	small plant	
spring, summer	P	medium plant	
spring	P	small plant	
spring, summer	P	small plant	
spring, summer, fall	P	small plant	
summer	P	small plant	
summer		small plant	generally needs some water
summer	P	small plant	
spring	P	small plant	firewise
spring	P	medium plant	
summer	P	medium plant	

spring	P	medium plant	
spring, summer	A	small plant	
spring	P	small plant	
summer	P	small plant	
summer	P	small plant	
summer, fall	P	small plant	
spring	P	small plant	
spring	P	medium plant	
summer	P	small plant	
spring	P	small plant	will turn annual with too much water
spring	P	small plant	
spring	P	small plant	
spring	P	small plant	very hard to find, and fussy to grow
	P	medium plant	
spring, fall	P	small plant	
spring	P	small plant	
summer	P	small plant	
summer, fall	A	medium plant	there are many different sunflowers
spring	P	small plant	
spring	A	small plant	
spring, summer	P	small plant	
spring, summer, fall	P	small plant	
summer		small plant	
spring, summer, fall	P	small plant	*Linum lewisii* is native, firewise
spring, summer	P	small plant	lots of new varieties
spring, summer	P	medium plant	
spring, summer, fall	P	small plant	
summer	P	small plant	
summer	P	small plant	
spring	P	small plant	
spring, summer	B	small plant	

spring, summer	P	small plant	there is a native desert phlox as well
spring, summer, fall	P	small plant	
spring	P	small plant	there is a local native dalea
spring, summer, fall	P	small plant	
summer, fall	P	small plant	there are MANY ground cover and low s
		large plant	
		medium plant	
		small plant	
summer, fall	P	small plant	
summer	P	small plant	A low-growing, creeping, woody-based p
summer	P	small plant	
fall		small plant	
summer	P	medium plant	
summer	P	small plant	
summer	P	small plant	
spring, summer	P	large plant	
summer	P	small plant	can be hard to grow here
spring	A	small plant	
summer, fall	P	small plant	Shade
spring	B	small plant	
spring, summer	P	small plant	
fall	P	medium plant	
spring, summer	P	medium plant	
spring, summer	P	small plant	
spring, summer	P	small plant	SHADE
spring	P	small plant	
spring	P	very large plant	
summer, fall		small plant	
summer	P	small plant	firewise; drought tolerant
spring	P	small plant	
summer	P	small plant	

spring, summer	P	medium plant	there are many varieties that do well he
spring	B	medium plant	firewise
summer, fall	P	medium plant	
summer	P	small plant	
summer	P	small plant	
spring	P	small plant	Shade
spring, summer, fall	P	small plant	
summer	P	medium plant	
summer	P	small plant	firewise
fall	P	medium plant	prefers higher elevations
spring	P	small plant	firewise
		large plant	
		medium plant	
		small plant	
spring, summer		small plant	
spring, summer	P	small plant	
spring	P	small plant	
summer	P	medium plant	
summer	P	small plant	There are many local varieties
summer, fall	P	small plant	Survives with less water, thrives with mo
spring	P	small plant	
summer	A	small plant	
summer	P	small plant	local varietes grow in riparian areas
summer	P	small plant	shade
summer	P	medium plant	
summer	A	small plant	firewise
spring, summer	P	medium plant	
spring, summer	P	small plant	
summer, fall	P	medium plant	
spring, summer	P	small plant	
summer	P	medium plant	

summer		small plant	Shade
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	small plant	
		small plant	
non-blooming	P	small plant	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	Wheatgrasses are most appropriate in a
non-blooming	P	small plant	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
summer	P	square feet in grasses	firewise
	P	small plant	
late summer	P	medium plant	
		large plant	
		medium plant	
		small plant	
		square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in grasses	Zoysiagrass (Zoysia species) was introdu
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	A	square feet in grasses	
non-blooming	P	square feet in cool season grasses, water-inte	Fine-Leaf Fescue does well in shady area
	P	medium plant	

non-blooming	P	square feet in cool season grasses, water-inte	Tall Fescue is a cool season turfgrass wit
		large plant	
		medium plant	
		small plant	
		square feet in grasses	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in cool season grasses, water-inte	Kentucky Bluegrass is best suited to lawı
non-blooming	P	square feet in cool season grasses, water-inte	Perennial Ryegrass is a relatively high ma
		square feet in mulch	
		square feet in mulch	
summer	P	very large plant	
fall	P	small plant	
	P	medium plant	May be fire prone
spring, summer	P	large plant	
spring	P	very large plant	
summer	P	medium plant	
summer	P	large plant	
summer	P	large plant	
non-blooming	P	small plant	blooms are very small
spring		large plant	
non-blooming		very large plant	blooms are very small
spring	P	large plant	
fall		very large plant	aka Chrysothamnus nasueosus
spring	P	very large plant	
spring, summer	P	medium plant	
spring, summer	P	very large plant	Monitor the tree for pests, diseases or o
summer, fall	P	small plant	
summer	P	medium plant	
summer	P	medium plant	
spring, summer	P	medium plant	

summer	P	large plant	
spring	P	medium plant	
	P	large plant	
spring	P	very large plant	firewise; low maintenance; good for tou
summer	P	large plant	
summer	P	large plant	
summer	P	medium plant	
spring	P	large plant	
spring	P	medium plant	firewise
spring	P	very large plant	
spring	P	large plant	
summer	P	medium plant	grows naturally in rocky dry soils
summer	P	large plant	
spring	P	large plant	
spring	P	very large plant	
spring, summer	P	medium plant	
spring	P	very large plant	
summer	P	large plant	
spring	P	large plant	
spring	P	very large plant	
summer, fall	P	large plant	low to medium water
spring, summer, fall	P	medium plant	
summer		medium plant	regionally native
summer	P	medium plant	
summer	P	small plant	pollinator friendly
spring		large plant	Blaze, don juan, knockout, specialty
summer, fall	P	medium plant	
spring	P	medium plant	
summer	P	medium plant	ZONE 6; only plant in warm spots
		large plant	
		medium plant	

		small plant	
summer, fall	P	large plant	
		very large plant	
spring		very large plant	
summer	P	very large plant	
spring, summer	P	very large plant	found at higher elevations
spring	P	very large plant	can become quite aggressive
spring	P	very large plant	native at higher elevations
spring	P	very large plant	Medium to low water
summer, fall	P	large plant	
spring	P	very large plant	there are some cold hardy enough, firew
spring	P	large plant	
spring	P	very large plant	Medium to low water; culticar of local sp
summer	P	medium plant	pollinator friendly
fall	P	small plant	
fall	P	medium plant	various species, some are cold hardy to l
spring, summer	P	large plant	there is also a local native variety
summer	P	medium plant	similar to S. dorri, needs a bit more wate
spring, summer	P	large plant	a lower growing variety of Sand Cherry
spring, summer	P	medium plant	native in northern climates
summer	P	very large plant	
summer	P	medium plant	
summer	P	small plant	
summer	P	very large plant	
spring	P	very large plant	
		large plant	
		medium plant	
		small plant	
		very large plant	
summer	P	large plant	zone 6, plant in warm winter locations
spring	P	small plant	prefers riparian areas when at lower ele

summer	P	medium plant		
spring	P	very large plant		highly variable water needs
spring	P	large plant		
spring	P	large plant		
non-blooming	P	medium plant		several varieties; water in winter drough
non-blooming	P	large plant		many varieties survive in our area
spring	P	medium plant		
summer	P	large plant		
spring	P	very large plant		
spring	P	very large plant		
spring, summer	P	very large plant		
summer	P	very large plant		
summer	P	large plant		Shade
summer	P	large plant		firewise
non-blooming	P	medium plant		
summer	P	very large plant		
spring	P	very large plant		
spring	P	large plant		
non-blooming	P	large tree		
spring	P	medium tree		water during winter drought
non-blooming	P	small tree		
spring	P	very large plant		Monitor the tree for pests, diseases or o
non-blooming	P	small tree		
spring	P	small tree		water during winter drought
spring	P	large tree		water during winter drought
	P	small tree		
spring	P	small tree		
spring	P	large tree	low clearance	Often slow growing. Tolerant of alkaline
spring, summer	P	medium tree	low clearance	Exotic-looking blooms, rapid growth, dro
spring	P	large tree	low clearance	Plant in protected site - heat tolerance n
non-blooming	P	very large plant		

non-blooming	P	large tree		
	P	large tree	general	Tolerant of urban conditions. Depending
summer	P	medium tree		Heat, drought, and alkaline soil tolerant.
	P	large tree	general	Plant JC McDaniel, Stately Manor, or Esp
spring	P	large tree	general	Tolerant of urban growing conditions. Ni
summer	P	small tree	low clearance	Tolerant of urban conditions and full sha
spring	P	large tree	general	Prune to develop strong branching struc
spring	P	small tree		Apple, Pear, Plum, Peach, Apricot, etc. V
	P	large tree	general	Fast growing tree tolerant of urban conc
summer	P	large tree	general	Volunteer seedlings could be an issue in
spring	P	large tree	general	Plant Shademaster, Skyline, or Streetkee
spring	P	small tree		
summer	P	large tree	general	Plant White Shield or Wichita fruitless ar
spring	P	large tree	general	Few issues once established. Prune to de
spring, summer	P	large tree	general	Purple leaved cultivar of parent species.
spring	P	medium tree	low clearance	Thin bark may be easily damaged. Prune
spring	P	large tree	general	Varieties are more hardy than parent spe
spring	P	large tree	general	
spring	P	large tree	general	Slow growing. No pests or disease proble
		small tree		
spring, summer	P	large tree	general	Heat, drought, and alkaline soil tolerant.
	P	large tree	low clearance	Prune to develop strong branching struc
		medium tree		
spring	P	small tree	low clearance	Cold hardy. Thin bark may be easily dam
spring	P	large tree		Root suckers may be an issue. Prune to
spring	P	large tree	general	Slow growing. Nipple gall may be an aes
	P	large tree		Winter water is critical until established.
spring	P	medium tree		
	P	small tree		
summer	P	large tree	low clearance	Tolerant of urban conditions, including d
spring	P	large tree	general	Recommended over standard horseches

spring	P	large tree	general	Heat, drought, and alkaline soil tolerant
spring	P	large tree	general	Prefers full sun
spring	P	medium tree	low clearance	
spring	P	large tree		Apple, Pear, Plum, Peach, Apricot, etc.
spring	P	medium tree	general	Plant male clone, fruitless. Slow grower
spring	P	large tree	general	Good heat and drought tolerance. May s
summer	P	large tree	general	Tolerant of urban conditions, including d
spring	P	large tree	general	Big Tooth, Amur hard to grow in our soil
summer	P	large tree		
		medium or higher tree		
summer	P	large tree	low clearance	
summer	P	large tree	general	Tree displays low branching habit (startir
summer	P	large tree	low clearance	Small cultivar of parent species. Tree disp
		large tree		
		large tree		
		medium tree		
		small tree		
		medium tree		
spring	P	large tree		
spring	P	large plant		
spring	P	large tree		
spring	P	large tree		
spring	P	small tree		best at higher elevations
summer	P	small tree		
summer	P	small plant		
		small plant		
		medium plant		
		large plant		
		large plant		
		medium plant		
		small plant		

Source
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Square feet
1
3
13
28
50
132
339
530
1

Plant size category
Turf and ground covers
Small plant, 1"-24" at maturity
Medium plant, 25" -47" at maturity
Large plant, 48"-71" at maturity
Very large plant, 72"+ at maturity
Small trees, canopy spread up to 15'
Medium trees, canopy spread 16' to 24'
Large Trees, canopy spread of 25' or more
Landscaping in food cultivation

Landscape Material Worksheet

Project Name	
Address:	

Directions

*Fill in **blue cells** with information about your landscape. **Yellow cells** will autopopu*

1. Enter project informatoinm, *including the size of the landscape* .
2. Select plant type under "Select Plant Type" column (A). This may include cacti, fo
3. Select a plant from the Moab City Approved Plant List in the "Select Plant" colun this sheet and the Scoresheet tab.
4. Enter the "Quantity" of each plant within the landscape.
5. Click on the Scoresheet tab for results. Check the "coverage" to make sure your 90% of trees, shrubs, and forbs are on the Plant List and all of the grasses and grou

Select Plant Type	**Select Plant**	**Water needs** (autopopulates)
Grasses	Purple Threeawn	non-irrigated/very-low
Grasses	Prairie Junegrass	high
Grasses	Little Bluestem	moderate
Forbs	Milkweed/Butterfly weed	moderate/high
Forbs	Desert Marigold	non-irrigated/very-low
Forbs	Blackfoot Daisy	low
Forbs	Unlisted, < moderate, small	low
Forbs	Blanket Flower	non-irrigated/very-low
Forbs	Intermountain White Wand Flower	low
Forbs	Woolly Thyme	low
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https://moab.municipal.codes/Code/17.10

Updated: 11/21/2024

*** This calculator is a tool for convenience. City staff will review the calculations for accu**

	Landscape size (sq. ft.):	
	Contact Info:	

ulate.

orbs, grasses, shrubs, trees, or vines.
nn (B). Values entered here will automatically populate the yellow squares on

site will have minimum of 25% living plant material, and check to ensure that
ındcovers.*

Native? (autopopulates)	**Size** (autopopulates)	**Quantity**	**Notes**
N	square feet in grasses	22	
N	square feet in cool season gras	29	
N	square feet in grasses	33	
N	small plant	69	
N	small plant	256	
0	small plant	31	
0	small plant	131	
N	small plant	121	
N	small plant	383	
0	small plant	181	
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racy. Please report any errors you encounter.

Live Plant Material Calculation

Landscape Elements	Plant totals (will autopopulate)
Landscaping in food cultivation	0
Cool season turf (medium to high water)	29
Warm season grasses, cool season grasses (non-irrigated/low water)	55
Mulch	0
Small plant	1172
Medium plants	0
Large plants	0
Very large plants	0
Small trees	0
Medium trees	0
Large trees	0
TOTAL	
COVERAGE	
GRASSES & GROUNDCOVER NOT ON LIST BY COUNT	0
TREES, SHRUBS & FORBS NOT ON LIST BY SPREAD	411
TREES, SHRUBS & FORBS NOT ON LIST BY COUNT	131

Units	
square feet	0
square feet	29
square feet	55
square feet	0
plants	3680
plants	0
plants	0
plants	0
trees	0
trees	0
trees	0
	3764.08
	#DIV/0!
	0.0%
	10.9%
	11.2%

Plant Name	Scientific Name	Plant Type (Trees, Sh	Water Use (non-irrigat	Native?
Banana Yucca	Yucca baccata	Cacti/Succulent	non-irrigated/very-low	N
Beavertail Cactus	Opuntia basilaris	Cacti/Succulent	non-irrigated/very-low	N
Claret Cup (Hedgehog) Cactus	Echinomastus triglochidiatus	Cacti/Succulent	non-irrigated/very-low	N
Fish Hook Cactus	Sclerocactus whipplei	Cacti/Succulent	non-irrigated/very-low	N
Grizzlybear Pricklypear	Opuntia polyacantha var. erinacea	Cacti/Succulent	non-irrigated/very-low	N
Harriman Yucca	Yucca harrimaniae	Cacti/Succulent	non-irrigated/very-low	N
Navajo Yucca	Yucca baileyi	Cacti/Succulent	non-irrigated/very-low	N
Plains Pricklypear	Opuntia polyacantha	Cacti/Succulent	non-irrigated/very-low	N
Prickly Pear Cactus	Opuntia ssp	Cacti/Succulent	non-irrigated/very-low	N
Soaptree Yucca	Yucca elata	Cacti/Succulent	non-irrigated/very-low	N
Tulip Pricklypear	Opuntia phaeacantha	Cacti/Succulent	non-irrigated/very-low	N
Utah Agave	Agave utahensis	Cacti/Succulent	non-irrigated/very-low	N
Red Yucca	Hesperaloe parviflora	Cacti/Succulent	low	
Unlisted cacti, < moderate, large		Cacti/Succulent	low	
Unlisted cacti, < moderate, medium		Cacti/Succulent	low	
Unlisted cacti, < moderate, small		Cacti/Succulent	low	
Unlisted cacti, > moderate, large		Cacti/Succulent	moderate	
Unlisted cacti, > moderate, medium		Cacti/Succulent	moderate	
Unlisted cacti, > moderate, small		Cacti/Succulent	moderate	
Mixed garden (edible, non-tree)		Food cultivation		
Orchard (tree canopy)		Food cultivation		
Arizona Bluestar / Amsonia	Amsonia tomentosa	Forbs	non-irrigated/very-low	N
Blanket Flower	Gaillardia artistata	Forbs	non-irrigated/very-low	N
Bridges' Penstemon	Penstemon rostriflorus	Forbs	non-irrigated/very-low	N
California fuchsia	Zauschneria (Epilobium) californica	Forbs	non-irrigated/very-low	N
Daisy, Sundancer	Hymenoxys acaulis	Forbs	non-irrigated/very-low	N
Desert Four O'Clock	Mirabilis multiflora	Forbs	non-irrigated/very-low	N
Desert Marigold	Baileya multiradiata	Forbs	non-irrigated/very-low	N
Fendler's Sundrops	Calylophus hartwegii ssp. Fendleri	Forbs	non-irrigated/very-low	N
Fire Chalice	Epilobium canum (formerly Zauschneria c	Forbs	non-irrigated/very-low	N

Globemallow	Sphaeralcea ssp	Forbs	non-irrigated/very-low	N
Golden Catspaw	Cryptantha flava	Forbs	non-irrigated/very-low	N
Gooseberry-Leaf Globemallow	Sphaeralcea grossulariifolia	Forbs	non-irrigated/very-low	N
Greenstem Paperflower	Psilostrophe sparsiflora	Forbs	non-irrigated/very-low	N
James Buckwheat	Eriogonum jamesii	Forbs	non-irrigated/very-low	N
Littlecup Penstemon	Penstemon sepalulus	Forbs	non-irrigated/very-low	N
Littleleaf Pussytoes	Antennaria parvifolia	Forbs	non-irrigated/very-low	N
Mexican Hat	Ratibida columnifera	Forbs	non-irrigated/very-low	N
Moonflower	Datura wrightii	Forbs	non-irrigated/very-low	N
Munroe Globemallow	Sphaeralcea munroana	Forbs	non-irrigated/very-low	N
Navajo Tea	Thelesperma ambiguum	Forbs	non-irrigated/very-low	N
Paperflower	Psilostrophe tagetina	Forbs	non-irrigated/very-low	N
Prickly Poppy	Argemone polyanthemos	Forbs	non-irrigated/very-low	N
Primrose, Longstem Evening	Oenothera longissima	Forbs	non-irrigated/very-low	N
Prince's Plume	Stanleya pinnata	Forbs	non-irrigated/very-low	N
Rimrock Buckwheat	Eriogonum corymbosum	Forbs	non-irrigated/very-low	N
Rocky Mountain Beeplant	Cleome serrulata / lutea	Forbs	non-irrigated/very-low	N
Rough Mules Ears	Wyethia scabra	Forbs	non-irrigated/very-low	N
Sand Verbena	Abronia fragrans	Forbs	non-irrigated/very-low	N
Showy Milkweed	Asclepias speciosa Torr.	Forbs	non-irrigated/very-low	N
Sol Dancer Daisy	Tetraneuris acaulis var. arizonica 'Sol Danc	Forbs	non-irrigated/very-low	N
Sulfur Flowered Buckwheat	Eriogonum umbellatum	Forbs	non-irrigated/very-low	N
Utah Daisy	Erigeron utahensis var. utahensis	Forbs	non-irrigated/very-low	N
Venus Penstemon	Penstemon venustus	Forbs	non-irrigated/very-low	N
Western Sundancer Daisy	Tetraneuris (Hymenoxys) acaulis v. ivensia	Forbs	non-irrigated/very-low	N
Primrose, Fragrant Evening	Oenothera caespitosa	Forbs	non-irrigated/very-low	
Spider Wort	Tradescantia occidentalis	Forbs	non-irrigated/very-low	
Arizona Columbine	Aquilegia desertorum	Forbs	low	N
Bloody Cranesbill	Geranium sanguineum	Forbs	low	N
Cicada Milkvetch	Astragalkus chamaeleuce	Forbs	low	N
Common Yarrow	Achillea millefolium	Forbs	low	N

Desert Onion Lily	Allium macropetalum	Forbs	low	N
Desert Sand Verbena	Abronia villosa	Forbs	low	N
Firecracker Penstemon	Penstemon eatonii	Forbs	low	N
Gaura spp	Gaura lindheimeiri	Forbs	low	N
Indian Milkvetch	Astragalus australis	Forbs	low	N
Intermountain White Wand Flowe	Gaura (Oenothera) lindheimeri 'Intermoui	Forbs	low	N
Longleaf Phlox	Phlox longifolia	Forbs	low	N
Mohave Lotus	Lotus rigidus	Forbs	low	N
Orange Butterflyweed	Ascepia tuberosa	Forbs	low	N
Palmers Penstemon	Penstemon palmerii	Forbs	low	N
Pink Funnel Lily	Androstephium breviflorum	Forbs	low	N
Prairie Smoke Avens	Geum triflorum	Forbs	low	N
Purple Locoweed	Oxytropis lambertii	Forbs	low	N
Rocky Mountain Penstemon	Penstemon strictus	Forbs	low	N
Scarlet Gillia	Ipomopsis aggregata	Forbs	low	N
Scarlet Penstemon	Penstemon barbatus subsp. Coccineus 'Sc	Forbs	low	N
Snowy Goldeneye	Viguiera multiflora	Forbs	low	N
Sunflower	Helianthus ssp	Forbs	low	N
Textile Onion	Allium textile	Forbs	low	N
Tower Rockcress	Arabis glabra	Forbs	low	N
Twinpod	Menodora longiflora	Forbs	low	N
Blackfoot Daisy	Melampodium leucanthum	Forbs	low	
Blazing Star (dotted) or Gayfeathe	Liatris punctata	Forbs	low	
Blue Flax	Linum perenne	Forbs	low	
Blue Hills, May Night Salvia	Salvia x sylvestris	Forbs	low	
Catmint	Nepeta faassenii	Forbs	low	
Chocolate Flower	Berlandiera lyrata	Forbs	low	
Curlicue Sage	Artemisia versicolor 'Seafoam'	Forbs	low	
Fire Chalice, Orange Carpet	Epilobium (syn Zauschneria) garrettii	Forbs	low	
Hooker's Balsamroot	Balsamorhiza hookeri	Forbs	low	
Oriental Poppy	Papaver orientale	Forbs	low	

Phlox	Phlox diffusa	Forbs	low	
Prairie Zinnia	Zinnia grandiflora	Forbs	low	
Purple Prairie Clover	Dalea purpurea	Forbs	low	
Rock Sandwort	Arenaria alfacarensis	Forbs	low	
Sedums	Sedum ssp	Forbs	low	
Unlisted, < moderate, large		Forbs	low	
Unlisted, < moderate, medium		Forbs	low	
Unlisted, < moderate, small		Forbs	low	
Western Pearly Everlasting	Anaphalis margaritacea	Forbs	low	
Woolly Thyme	Thymus pseudolanuginosus	Forbs	low	
Engelmann's Daisy	Engelmannia peristenia	Forbs	low/moderate	
Aster	Machaeranthera bigelovii	Forbs	moderate	N
Black Eyed Susan	Rudbeckia hirta - pulcherrima	Forbs	moderate	N
Butterfly Weed	Asclepias tuberosa	Forbs	moderate	N
Canadian Milkvetch	Astragalus canadensis	Forbs	moderate	N
Coralberry	Symphoricarpos orbiculatus	Forbs	moderate	N
Monkey Flower	Mimulus ssp	Forbs	moderate	N
Pincushion Flower	Chaenactis fremontii	Forbs	moderate	N
Purple coneflower	Echinacea purpurea	Forbs	moderate	N
Rockcress	Turritis (Arabis) drummondii	Forbs	moderate	N
Showy Goldeneye	Heliomeris multiflora	Forbs	moderate	N
Tansyleaf Aster	Machaeranthera tanacetifolia	Forbs	moderate	N
Wild Hollyhock	Iliamna rivularis	Forbs	moderate	N
Windflower	Anemone multifida	Forbs	moderate	N
Ajuga (bugleweed)	Lycopus asper	Forbs	moderate	
Basket-of-Gold	Alyssum saxatile	Forbs	moderate	
Bleeding Heart	Malvaviscus arboreus	Forbs	moderate	
Chrysanthemum	Chrysanthemum spp.	Forbs	moderate	
Coreopsis	Coreopsis auriculata	Forbs	moderate	
Cranesbill	Geranium maculatum	Forbs	moderate	
Daylily	Hemerocallis varieties	Forbs	moderate	

Hyssop	Agastache spp	Forbs	moderate	
Iceplant	Verbesina virginica	Forbs	moderate	
Maximilliam Sunflower	Helianthus maximilliana	Forbs	moderate	
Missouri Evening Primrose	Oenothera macrocarpa	Forbs	moderate	
Partridge Feather	Tanacetum densum	Forbs	moderate	
Peony	Paeonia brownii	Forbs	moderate	
Periwinkle/Vinca	Vinca major	Forbs	moderate	
Prairie Winecups/Poppy Mall	Callirhoe involucrata	Forbs	moderate	
Shasta Daisy	Chrysanthemum maximum	Forbs	moderate	
Sneezeweed	Helenium autumnale	Forbs	moderate	
Sun Rose	Helianthemum rosmarinifolium	Forbs	moderate	
Unlisted forbs, > moderate, large		Forbs	moderate	
Unlisted forbs, > moderate, medium		Forbs	moderate	
Unlisted forbs, > moderate, small		Forbs	moderate	
Utah Sweetvetch	Hedysarum boreale	Forbs	moderate	
Valerian	Centranthus ruber	Forbs	moderate	
White Prairie Clover	Dalea candida	Forbs	moderate	
Dogbane	Apocynum cannabinum	Forbs	moderate/high	N
Milkweed/Butterfly weed	Asclepias spp.	Forbs	moderate/high	N
Western yarrow	Achillea millefolium v occidentalis	Forbs	moderate/high	N
Asiatic lily	lilium asiatica	Forbs	moderate/high	
Calla lily	Zantedeschia aethiopica	Forbs	moderate/high	
Clematis/Virgin's Bower	Clematis virginiana	Forbs	moderate/high	
Fox glove	Digitalis ssp	Forbs	moderate/high	
Plumbago	Plumbago scandens	Forbs	moderate/high	
Snow In Summer	Cerastium tomentosum	Forbs	moderate/high	
Beebalm	Monarda fistulosa	Forbs	high	N
Columbine	Aquilegia ssp	Forbs	high	N
Goldenrod	Solidago spp.	Forbs	high	N
Coral Bells	Heuchera sanguinea	Forbs	high	
Germander	Teucrium canadense	Forbs	high	

Hosta	Hosta spp.	Forbs	high	
Blue Grama	Bouteloua gracilis	Grasses	non-irrigated/very-low	N
Bottlebrush Squirreltail	Elymus elymoides	Grasses	non-irrigated/very-low	N
Galleta	Pieuraphis jamesii	Grasses	non-irrigated/very-low	N
Giant Dropseed	Sporobolus giganteus	Grasses	non-irrigated/very-low	N
Indian Ricegrass	Achnatherum hymenoides	Grasses	non-irrigated/very-low	N
Needle and Thread	Hesperostipa comata	Grasses	non-irrigated/very-low	N
Purple Threeawn	Artistida purpurea	Grasses	non-irrigated/very-low	N
Sand Dropseed	Sporobolus cryptandrus	Grasses	non-irrigated/very-low	N
Crested wheatgrass	Agropyron cristatum	Grasses	non-irrigated/very-low	
Alkali Sacaton	Sporobolus airoides	Grasses	low	N
Big Bluestem	Andropogan gerardii	Grasses	low	N
BioNative Wheatgrass Mix	Agropyron spp.	Grasses	low	N
Buffalo Grass	Buchloe dactyloides	Grasses	low	N
Feather Reed Grass	Calamagrostis x acutiflora	Grasses	low	
Giant Sacaton, Windbreaker	Sporobolus wrightii	Grasses	low	
Unlisted grasses, < moderate, large		Grasses	low	
Unlisted grasses, < moderate, medium		Grasses	low	
Unlisted grasses, < moderate, small		Grasses	low	
Unlisted grasses, < moderate, sqft		Grasses	low	
Zoysia grass	Zoysia japonica	Grasses	low	
Indian Grass	Sorghastrum nutans	Grasses	moderate	N
Little Bluestem	Schizachyrium scoparium	Grasses	moderate	N
Salt Grass	Distichlis spicata	Grasses	moderate	N
Sandberg Bluegrass	Poa secunda	Grasses	moderate	N
Sideoats Grama	Bouteloua curtipendula	Grasses	moderate	N
Slender Wheatgrass	Elymus trachycaulus	Grasses	moderate	N
Western Wheatgrass	Pascopyrum smithii	Grasses	moderate	N
Witchgrass	Panicum capillare	Grasses	moderate	N
Fine fescue	Festuca spp.	Grasses	moderate	
Maiden Grass	Miscanthus sinensis	Grasses	moderate	

Tall fescue	Festuca arundinacea	Grasses	moderate	
Unlisted grasses, > moderate, large		Grasses	moderate	
Unlisted grasses, > moderate, medium		Grasses	moderate	
Unlisted grasses, > moderate, small		Grasses	moderate	
Unlisted grasses, > moderate, sqft		Grasses	moderate	
Great Basin Wildrye	Leymus cinereus	Grasses	high	N
Prairie Junegrass	Koeleria macrantha	Grasses	high	N
Kentucky bluegrass	Poa pratensis	Grasses	high	
Perennial ryegrass	Lolium perenne	Grasses	high	
Mulch, rock		Mulch		
Mulch, wood		Mulch		
Big Sagebrush	Artemisia tridentata	Shrubs	non-irrigated/very-low	N
Black Sagebrush	Artemisia nova	Shrubs	non-irrigated/very-low	N
Blackbrush	Coleogyne ramosissima Torr.	Shrubs	non-irrigated/very-low	N
Cliffrose	Purshia mexicana	Shrubs	non-irrigated/very-low	N
Desert Holly	Berberis (Mahonia) fremontii	Shrubs	non-irrigated/very-low	N
Dwarf Blue Rabbitbrush	Ericameria nauseosa var. nauseosa	Shrubs	non-irrigated/very-low	N
Fernbush	Chamaebatiaria millefolium	Shrubs	non-irrigated/very-low	N
Four-Wing Saltbrush	Atriplex canescens	Shrubs	non-irrigated/very-low	N
Gardner Saltbrush	Atriplex gardneri	Shrubs	non-irrigated/very-low	N
Littleleaf Mountain Mahogany	Cercocarpus intricatus	Shrubs	non-irrigated/very-low	N
Mat Saltbrush	Atriplex corrugata	Shrubs	non-irrigated/very-low	N
Mormon Tea	Ephedra viridis	Shrubs	non-irrigated/very-low	N
Rabbitbrush, Chamisa, Rubber Ra	Ericameria nauseosa	Shrubs	non-irrigated/very-low	N
Redberry Mahonia	Berberis (Mahonia) haematocarpa	Shrubs	non-irrigated/very-low	N
Shadscale	Atriplex confertifolia	Shrubs	non-irrigated/very-low	N
Singleleaf Ash	Fraxinus anomala	Shrubs	non-irrigated/very-low	N
Snakeweed	Gutierrezia sarothrae	Shrubs	non-irrigated/very-low	N
Spiny Hop-sage	Grayia spinosa	Shrubs	non-irrigated/very-low	N
Threadleaf Rubber Rabbitbrush	Ericameria nauseosa subsp. Consimilis	Shrubs	non-irrigated/very-low	N
Threadleaf sagebrush	Artemisia filifolia	Shrubs	non-irrigated/very-low	N

White-Stem Rubber Rabbitbrush	Ericameria nauseosa var. hololeuca	Shrubs	non-irrigated/very-low	N
Winter Fat	Krascheninnikovia lonata	Shrubs	non-irrigated/very-low	N
Buffalo Juniper	Juniperus sabina 'Buffalo'	Shrubs	non-irrigated/very-low	
Antelope Bitterbrush	Purshia tridentata	Shrubs	low	N
Apache Plume	Fallugia paradoxa	Shrubs	low	N
Beargrass	Nolina microcarpa	Shrubs	low	N
Blue Sage	Salvia azurea	Shrubs	low	N
Cliff Fendlerbush	Fendlera rupicola	Shrubs	low	N
Creeping Oregon Grape	Berberis (Mahonia) repens	Shrubs	low	N
Curl-leaf Mnt Mahogany	Cercocarpus ledifolius	Shrubs	low	N
Kinnikinnick	Arctostaphylos uva-ursi	Shrubs	low	N
Littleleaf Mock Orange	Philadelphus microphyllus	Shrubs	low	N
Mallow Ninebark	Physocarpus malvaceous	Shrubs	low	N
Mountain Mahogany	Cercocarpus montanus	Shrubs	low	N
Mountain Mahogany, Hairy leaf	Cercocarpus breviflorus	Shrubs	low	N
Oceanspray	Holodiscus discolor	Shrubs	low	N
Silverberry	Elaeagnus commutata	Shrubs	low	N
Snowberry	Symphoricarpos albus	Shrubs	low	N
Twinberry Honeysuckle	Lonicera involucrata	Shrubs	low	N
Utah Serviceberry	Amelanchier utahensis	Shrubs	low	N
Blue Mist Spirea	Caryopteris x clandonesis	Shrubs	low	
Cherry Sagebrush	Salvia greggii	Shrubs	low	
Dorrs Sage	Salvia dorii	Shrubs	low	
Green Santolina	Santolina rosmarinifolia	Shrubs	low	
Lavender, Hidcote	Lavandula angustifolia 'Hidcote'	Shrubs	low	
Rose	Rosa spp.	Shrubs	low	
Russian Sage	Perovskia atriplicifolia	Shrubs	low	
Sand Cherry	Prunus pumila	Shrubs	low	
Ultraviolet Sage	Salvia greggii x lyciodes	Shrubs	low	
Unlisted shrubs, < moderate, large		Shrubs	low	
Unlisted shrubs, < moderate, medium		Shrubs	low	

Unlisted shrubs, < moderate, small		Shrubs	low	
Garden Sage	Salvia officinalis	Shrubs	low/moderate	N
Unlisted shrubs, < moderate, very large		Shrubs	low/moderate	
American Wild Plum	Prunus americana	Shrubs	moderate	N
Emory's Baccharis	Baccharis salicina	Shrubs	moderate	N
Saskatoon Serviceberry	Amelanchier ainifolia	Shrubs	moderate	N
Silver Buffaloberry	Shepherdia argentea	Shrubs	moderate	N
Smooth Sumac	Rhus glabra	Shrubs	moderate	N
Three-Leaf Sumac	Rhus trilobata	Shrubs	moderate	N
Butterfly Bush	Buddleja marrubiifolia	Shrubs	moderate	
Cotoneaster	Cotoneaster spp.	Shrubs	moderate	
Forsythia	Forsythia suspensa	Shrubs	moderate	
Grow Low Sumac	Rhus aromatica v. gro low	Shrubs	moderate	
Lavender, English	Lavandula angustifolia	Shrubs	moderate	
Leadplant	Amorpha canescens	Shrubs	moderate	
Manzanita	Arctostaphylos ssp	Shrubs	moderate	
Mock Orange	Philadelphus virginalis	Shrubs	moderate	
Mojave Sage	Salvia pachyphylla	Shrubs	moderate	
Pawnee Buttes Sand Cherry	Prunus besseyl	Shrubs	moderate	
Potentilla, Shrubby Cinquefoil	Dasiphora fruticosa	Shrubs	moderate	
Purple-leaf Sand Cherry	Prunus x cistena	Shrubs	moderate	
Rock spirea	Holodiscus dumosus	Shrubs	moderate	
Sage - Himalayan	Salvia nubicola	Shrubs	moderate	
Smokebush	Cotinus coggygria	Shrubs	moderate	
Staghorn Sumac	Rhus typhina	Shrubs	moderate	
Unlisted shrubs, > moderate, large		Shrubs	moderate	
Unlisted shrubs, > moderate, medium		Shrubs	moderate	
Unlisted shrubs, > moderate, small		Shrubs	moderate	
Unlisted shrubs, > moderate, very large		Shrubs	moderate	
Vitex/Chaste Tree	Vitex agnus-castus	Shrubs	moderate	
Chokeberry	Prunus virginiana	Shrubs	moderate/high	N

Golden Currant	Ribes aureum	Shrubs	moderate/high	N
New Mexican Privet	Forestiera neomexicana	Shrubs	moderate/high	N
Woods' Rose	Rosa woodsil	Shrubs	moderate/high	N
Austrian Copper Rose	Rosa foetida	Shrubs	moderate/high	
Boxwood	Buxus ssp.	Shrubs	moderate/high	
Euonymus, Burning Bush	Euonymus spp.	Shrubs	moderate/high	
False Indigo	Baptisia australis	Shrubs	moderate/high	
Flowering Quince	Chaenomeles japonica	Shrubs	moderate/high	
Goji Berry	Lycium barbarum	Shrubs	moderate/high	
Nanking Cherry	Prunus tomentosa	Shrubs	moderate/high	
New Mexico Locust	Robinia neomexicana	Shrubs	moderate/high	
Rose of Sharon	Hibiscus syriacus	Shrubs	moderate/high	
Western Snowberry	Symphoricarpos occidentalis	Shrubs	moderate/high	
Lilac	Syringa vulgaris	Shrubs	high	
Mugo Pine (dwarf)	Pinus mugo	Shrubs	high	
Viburnum ssp	Viburnum ellipticum	Shrubs	high	
Coyote Willow	Salix exigua	Shrubs	very high	N
Willow Shrubs	Salix spp.	Shrubs	very high	N
Bristlecone Pine	Pinus artistata	Trees	non-irrigated/very-low	N
Pinyon Pine	Pinus edulis	Trees	non-irrigated/very-low	N
Rocky Mountain Juniper	Juniperus scopulorum	Trees	non-irrigated/very-low	N
Singleleaf Ash	Fraxinus anomala	Trees	non-irrigated/very-low	N
Singleleaf Pinyon	Pinus monophylla	Trees	non-irrigated/very-low	N
Utah Juniper	Juniperus osteosperma	Trees	non-irrigated/very-low	N
One-seeded Juniper	Juniperus monosperma	Trees	non-irrigated/very-low	
Skyrocket juniper	Juniperus scopulorum 'Skyrocket'	Trees	non-irrigated/very-low	
American Plum	Prunus americana	Trees	low	N
Bigtooth Maple	Acer grandidentatum	Trees	low	N
Desert Willow	Chilopsis linearis	Trees	low	N
Rocky Mountain Maple	Acer glabrum	Trees	low	N
Wavyleaf Oak	Quercus undulata	Trees	low	N

White Fir	Abies concolor	Trees	low	N
Bur Oak	Quercus macrocarpa	Trees	low	
Chitalpa	Chitalpa tashkentensis	Trees	low	
Coffeetree	Gymnocladus dioicus	Trees	low	
Common Hackberry	Celtis occidentalis	Trees	low	
Common Hoptree	Ptelea trifoliata	Trees	low	
Emerald Pointe Hardy Rubber Tre	Eucommia ulmoides	Trees	low	
Fruit Trees, dwarf	Various	Trees	low	
Fruitless Mulberry	Morus alba	Trees	low	
Golden Raintree	Koelreuteria paniculata	Trees	low	
Honey Locust	Gleditsia triacanthos	Trees	low	
Incense Cedar	Calocedrus decurrens	Trees	low	
Osage Orange	Maclura pomifera	Trees	low	
Persian Ironwood	Parrotia persica	Trees	low	
Purple Catalpa	Catalpa x erubescens	Trees	low	
Shadblow Serviceberry	Amelanchier canadensis	Trees	low	
Sugar Hackberry	Celtis laevigata	Trees	low	
Sunset Maple	Acer truncatum x platanoides	Trees	low	
Trident Maple	Acer buergeranum	Trees	low	
Unlisted trees, < moderate, small		Trees	low	
Western Catalpa	Catalpa speciosa	Trees	low	
New Mexico Maple	Acer glabrum var. neomexicanum	Trees	low/moderate	N
Unlisted trees, < moderate, medium		Trees	low/moderate	
Autumn Brilliance, Princess Diana	Amelanchier x grandiflora	Trees	moderate	N
Gambel Oak	Quercus gambelii	Trees	moderate	N
Netleaf Hackberry	Celtis reticulata	Trees	moderate	N
Ponderosa Pine	Pinus ponderosa	Trees	moderate	N
Redbud, western	Cercis occidentalis	Trees	moderate	N
Turbinella Oak	Quercus turbinella	Trees	moderate	N
Amur Maackia	Maackia amurensis	Trees	moderate	
Baumann Horsechestnut	Aesculus hippocastanum	Trees	moderate	

Caddo Maple	Acer saccharum	Trees	moderate	
Chinese Pistache	Pistacia chinensis	Trees	moderate	
City Sprite Zelkova	Zelkova serrata	Trees	moderate	
Fruit Trees, full	Various	Trees	moderate	
Ginkgo	Ginkgo biloba	Trees	moderate	
Greencolumn Maple	Acer nigrum	Trees	moderate	
MaacNificent Amur Maackia	Maackia amurensis	Trees	moderate	
Maple	Acer spp.	Trees	moderate	
Mimosa	Albizia julibrissin	Trees	moderate	
preserved tree, medium or higher		Trees	moderate	
Redbud, eastern	Cercis canadensis	Trees	moderate	
Starburst Amur Maackia	Maackia amurensis	Trees	moderate	
Summertime Amur Maackia	Maackia amurensis	Trees	moderate	
Unlisted trees, < moderate, large		Trees	moderate	
Unlisted trees, > moderate, large		Trees	moderate	
Unlisted trees, > moderate, medium		Trees	moderate	
Unlisted trees, > moderate, small		Trees	moderate	
Fruit Trees, semi-dwarf	Various	Trees	moderate/high	
Black Willow (gooding)	Salix gooddingii	Trees	high	N
Arborvitea	Thuja occidentalis	Trees	high	
Hawthorn (black)	Crataegus douglasii	Trees	high	
Yellow Willow	Salix lutea	Trees	very high	N
Colorado Spruce	Picea pungens	Trees	very high	
Juniper	Juniperus ssp	Trees	varies	
Western White Clematis	Clematis ligusticifolia	Vines	low	N
Unlisted vines, < moderate, small		Vines	low	
Unlisted vines, < moderate, medium		Vines	low/moderate	
Unlisted vines, < moderate, large		Vines	moderate	
Unlisted vines, > moderate, large		Vines	moderate	
Unlisted vines, > moderate, medium		Vines	moderate	
Unlisted vines, > moderate, small		Vines	moderate	

Blooming (non-bloom	Annual (/	Size	Street Tree Appropriate (g	Notes
spring, summer	P	large plant		yuccas have very special pollinators
summer	P	large plant		
spring	P	small plant		
spring	P	small plant		
Spring	P	medium plant		
summer	P	medium plant		
summer	P	large plant		
spring	P	small plant		
spring, summer	P	medium plant		There are many local varieties
summer	P	large plant		tree forming yucca
spring	P	large plant		
summer	P	medium plant		hard to find, very slow grower
summer	P	medium plant		
		large plant		
		medium plant		
		small plant		
		large plant		
		medium plant		
		small plant		
		square feet in food		
		square feet in food		
spring	P	medium plant		
spring, fall	P	small plant		firewise, drought, heat tolerant;
summer	P	small plant		
summer	P	medium plant		
summer	P	small plant		
summer, fall	P	large plant		
spring	P	small plant		
spring, summer	P	small plant		
summer	P	medium plant		

spring, summer	P	small plant	There are many local varieties
spring	P	small plant	
summer	P	small plant	
summer	P	small plant	
summer	P	small plant	
spring	P	medium plant	
summer	P	small plant	
spring, summer	P	small plant	
summer, fall	A	medium plant	
summer	P	small plant	
summer, fall	P	small plant	
summer, fall	P	small plant	
spring	P	small plant	
summer	P	medium plant	
summer	P	medium plant	
summer	P	medium plant	also called crispleaf buckwheat
spring, fall	P	small plant	purple or yellow
summer	P	medium plant	
spring, summer	P	medium plant	
spring, summer	P	small plant	
spring, summer, fall	P	small plant	
spring, summer	P	medium plant	
spring	P	small plant	
spring, summer	P	small plant	
spring, summer, fall	P	small plant	
summer	P	small plant	
summer		small plant	generally needs some water
summer	P	small plant	
spring	P	small plant	firewise
spring	P	medium plant	
summer	P	medium plant	

spring	P	medium plant	
spring, summer	A	small plant	
spring	P	small plant	
summer	P	small plant	
summer	P	small plant	
summer, fall	P	small plant	
spring	P	small plant	
spring	P	medium plant	
summer	P	small plant	
spring	P	small plant	will turn annual with too much water
spring	P	small plant	
spring	P	small plant	
spring	P	small plant	very hard to find, and fussy to grow
	P	medium plant	
spring, fall	P	small plant	
spring	P	small plant	
summer	P	small plant	
summer, fall	A	medium plant	there are many different sunflowers
spring	P	small plant	
spring	A	small plant	
spring, summer	P	small plant	
spring, summer, fall	P	small plant	
summer		small plant	
spring, summer, fall	P	small plant	*Linum lewisii* is native, firewise
spring, summer	P	small plant	lots of new varieties
spring, summer	P	medium plant	
spring, summer, fall	P	small plant	
summer	P	small plant	
summer	P	small plant	
spring	P	small plant	
spring, summer	B	small plant	

spring, summer	P	small plant	there is a native desert phlox as well
spring, summer, fall	P	small plant	
spring	P	small plant	there is a local native dalea
spring, summer, fall	P	small plant	
summer, fall	P	small plant	there are MANY ground cover and low s
		large plant	
		medium plant	
		small plant	
summer, fall	P	small plant	
summer	P	small plant	A low-growing, creeping, woody-based p
summer	P	small plant	
fall		small plant	
summer	P	medium plant	
summer	P	small plant	
summer	P	small plant	
spring, summer	P	large plant	
summer	P	small plant	can be hard to grow here
spring	A	small plant	
summer, fall	P	small plant	Shade
spring	B	small plant	
spring, summer	P	small plant	
fall	P	medium plant	
spring, summer	P	medium plant	
spring, summer	P	small plant	
spring, summer	P	small plant	SHADE
spring	P	small plant	
spring	P	very large plant	
summer, fall		small plant	
summer	P	small plant	firewise; drought tolerant
spring	P	small plant	
summer	P	small plant	

spring, summer	P	medium plant	there are many varieties that do well he
spring	B	medium plant	firewise
summer, fall	P	medium plant	
summer	P	small plant	
summer	P	small plant	
spring	P	small plant	Shade
spring, summer, fall	P	small plant	
summer	P	medium plant	
summer	P	small plant	firewise
fall	P	medium plant	prefers higher elevations
spring	P	small plant	firewise
		large plant	
		medium plant	
		small plant	
spring, summer		small plant	
spring, summer	P	small plant	
spring	P	small plant	
summer	P	medium plant	
summer	P	small plant	There are many local varieties
summer, fall	P	small plant	Survives with less water, thrives with mo
spring	P	small plant	
summer	A	small plant	
summer	P	small plant	local varietes grow in riparian areas
summer	P	small plant	shade
summer	P	medium plant	
summer	A	small plant	firewise
spring, summer	P	medium plant	
spring, summer	P	small plant	
summer, fall	P	medium plant	
spring, summer	P	small plant	
summer	P	medium plant	

summer		small plant	Shade
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	small plant	
		small plant	
non-blooming	P	small plant	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	Wheatgrasses are most appropriate in a
non-blooming	P	small plant	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
summer	P	square feet in grasses	firewise
	P	small plant	
late summer	P	medium plant	
		large plant	
		medium plant	
		small plant	
		square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in grasses	Zoysiagrass (Zoysia species) was introdu
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in grasses	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	A	square feet in grasses	
non-blooming	P	square feet in cool season grasses, water-inte	Fine-Leaf Fescue does well in shady area
	P	medium plant	

non-blooming	P	square feet in cool season grasses, water-inte	Tall Fescue is a cool season turfgrass wit
		large plant	
		medium plant	
		small plant	
		square feet in grasses	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in cool season grasses, water-intensive	
non-blooming	P	square feet in cool season grasses, water-inte	Kentucky Bluegrass is best suited to lawı
non-blooming	P	square feet in cool season grasses, water-inte	Perennial Ryegrass is a relatively high ma
		square feet in mulch	
		square feet in mulch	
summer	P	very large plant	
fall	P	small plant	
	P	medium plant	May be fire prone
spring, summer	P	large plant	
spring	P	very large plant	
summer	P	medium plant	
summer	P	large plant	
summer	P	large plant	
non-blooming	P	small plant	blooms are very small
spring		large plant	
non-blooming		very large plant	blooms are very small
spring	P	large plant	
fall		very large plant	aka Chrysothamnus nasueosus
spring	P	very large plant	
spring, summer	P	medium plant	
spring, summer	P	very large plant	Monitor the tree for pests, diseases or o
summer, fall	P	small plant	
summer	P	medium plant	
summer	P	medium plant	
spring, summer	P	medium plant	

summer	P	large plant	
spring	P	medium plant	
	P	large plant	
spring	P	very large plant	firewise; low maintenance; good for tou
summer	P	large plant	
summer	P	large plant	
summer	P	medium plant	
spring	P	large plant	
spring	P	medium plant	firewise
spring	P	very large plant	
spring	P	large plant	
summer	P	medium plant	grows naturally in rocky dry soils
summer	P	large plant	
spring	P	large plant	
spring	P	very large plant	
spring, summer	P	medium plant	
spring	P	very large plant	
summer	P	large plant	
spring	P	large plant	
spring	P	very large plant	
summer, fall	P	large plant	low to medium water
spring, summer, fall	P	medium plant	
summer		medium plant	regionally native
summer	P	medium plant	
summer	P	small plant	pollinator friendly
spring		large plant	Blaze, don juan, knockout, specialty
summer, fall	P	medium plant	
spring	P	medium plant	
summer	P	medium plant	ZONE 6; only plant in warm spots
		large plant	
		medium plant	

		small plant	
summer, fall	P	large plant	
		very large plant	
spring		very large plant	
summer	P	very large plant	
spring, summer	P	very large plant	found at higher elevations
spring	P	very large plant	can become quite aggressive
spring	P	very large plant	native at higher elevations
spring	P	very large plant	Medium to low water
summer, fall	P	large plant	
spring	P	very large plant	there are some cold hardy enough, firew
spring	P	large plant	
spring	P	very large plant	Medium to low water; culticar of local sp
summer	P	medium plant	pollinator friendly
fall	P	small plant	
fall	P	medium plant	various species, some are cold hardy to l
spring, summer	P	large plant	there is also a local native variety
summer	P	medium plant	similar to S. dorri, needs a bit more wate
spring, summer	P	large plant	a lower growing variety of Sand Cherry
spring, summer	P	medium plant	native in northern climates
summer	P	very large plant	
summer	P	medium plant	
summer	P	small plant	
summer	P	very large plant	
spring	P	very large plant	
		large plant	
		medium plant	
		small plant	
		very large plant	
summer	P	large plant	zone 6, plant in warm winter locations
spring	P	small plant	prefers riparian areas when at lower ele

summer	P	medium plant		
spring	P	very large plant		highly variable water needs
spring	P	large plant		
spring	P	large plant		
non-blooming	P	medium plant		several varieties; water in winter drough
non-blooming	P	large plant		many varieties survive in our area
spring	P	medium plant		
summer	P	large plant		
spring	P	very large plant		
spring	P	very large plant		
spring, summer	P	very large plant		
summer	P	very large plant		
summer	P	large plant		Shade
summer	P	large plant		firewise
non-blooming	P	medium plant		
summer	P	very large plant		
spring	P	very large plant		
spring	P	large plant		
non-blooming	P	large tree		
spring	P	medium tree		water during winter drought
non-blooming	P	small tree		
spring	P	very large plant		Monitor the tree for pests, diseases or o
non-blooming	P	small tree		
spring	P	small tree		water during winter drought
spring	P	large tree		water during winter drought
	P	small tree		
spring	P	small tree		
spring	P	large tree	low clearance	Often slow growing. Tolerant of alkaline
spring, summer	P	medium tree	low clearance	Exotic-looking blooms, rapid growth, dro
spring	P	large tree	low clearance	Plant in protected site - heat tolerance n
non-blooming	P	very large plant		

non-blooming	P	large tree		
	P	large tree	general	Tolerant of urban conditions. Depending
summer	P	medium tree		Heat, drought, and alkaline soil tolerant.
	P	large tree	general	Plant JC McDaniel, Stately Manor, or Esp
spring	P	large tree	general	Tolerant of urban growing conditions. Ni
summer	P	small tree	low clearance	Tolerant of urban conditions and full sha
spring	P	large tree	general	Prune to develop strong branching struc
spring	P	small tree		Apple, Pear, Plum, Peach, Apricot, etc. V
	P	large tree	general	Fast growing tree tolerant of urban conc
summer	P	large tree	general	Volunteer seedlings could be an issue in
spring	P	large tree	general	Plant Shademaster, Skyline, or Streetkee
spring	P	small tree		
summer	P	large tree	general	Plant White Shield or Wichita fruitless ar
spring	P	large tree	general	Few issues once established. Prune to de
spring, summer	P	large tree	general	Purple leaved cultivar of parent species.
spring	P	medium tree	low clearance	Thin bark may be easily damaged. Prune
spring	P	large tree	general	Varieties are more hardy than parent spe
spring	P	large tree	general	
spring	P	large tree	general	Slow growing. No pests or disease proble
		small tree		
spring, summer	P	large tree	general	Heat, drought, and alkaline soil tolerant.
	P	large tree	low clearance	Prune to develop strong branching struc
		medium tree		
spring	P	small tree	low clearance	Cold hardy. Thin bark may be easily dam
spring	P	large tree		Root suckers may be an issue. Prune to
spring	P	large tree	general	Slow growing. Nipple gall may be an aes
	P	large tree		Winter water is critical until established.
spring	P	medium tree		
	P	small tree		
summer	P	large tree	low clearance	Tolerant of urban conditions, including d
spring	P	large tree	general	Recommended over standard horseches

spring	P	large tree	general	Heat, drought, and alkaline soil tolerant
spring	P	large tree	general	Prefers full sun
spring	P	medium tree	low clearance	
spring	P	large tree		Apple, Pear, Plum, Peach, Apricot, etc.
spring	P	medium tree	general	Plant male clone, fruitless. Slow grower
spring	P	large tree	general	Good heat and drought tolerance. May s
summer	P	large tree	general	Tolerant of urban conditions, including d
spring	P	large tree	general	Big Tooth, Amur hard to grow in our soil
summer	P	large tree		
		medium or higher tree		
summer	P	large tree	low clearance	
summer	P	large tree	general	Tree displays low branching habit (startir
summer	P	large tree	low clearance	Small cultivar of parent species. Tree disp
		large tree		
		large tree		
		medium tree		
		small tree		
		medium tree		
spring	P	large tree		
spring	P	large plant		
spring	P	large tree		
spring	P	large tree		
spring	P	small tree		best at higher elevations
summer	P	small tree		
summer	P	small plant		
		small plant		
		medium plant		
		large plant		
		large plant		
		medium plant		
		small plant		

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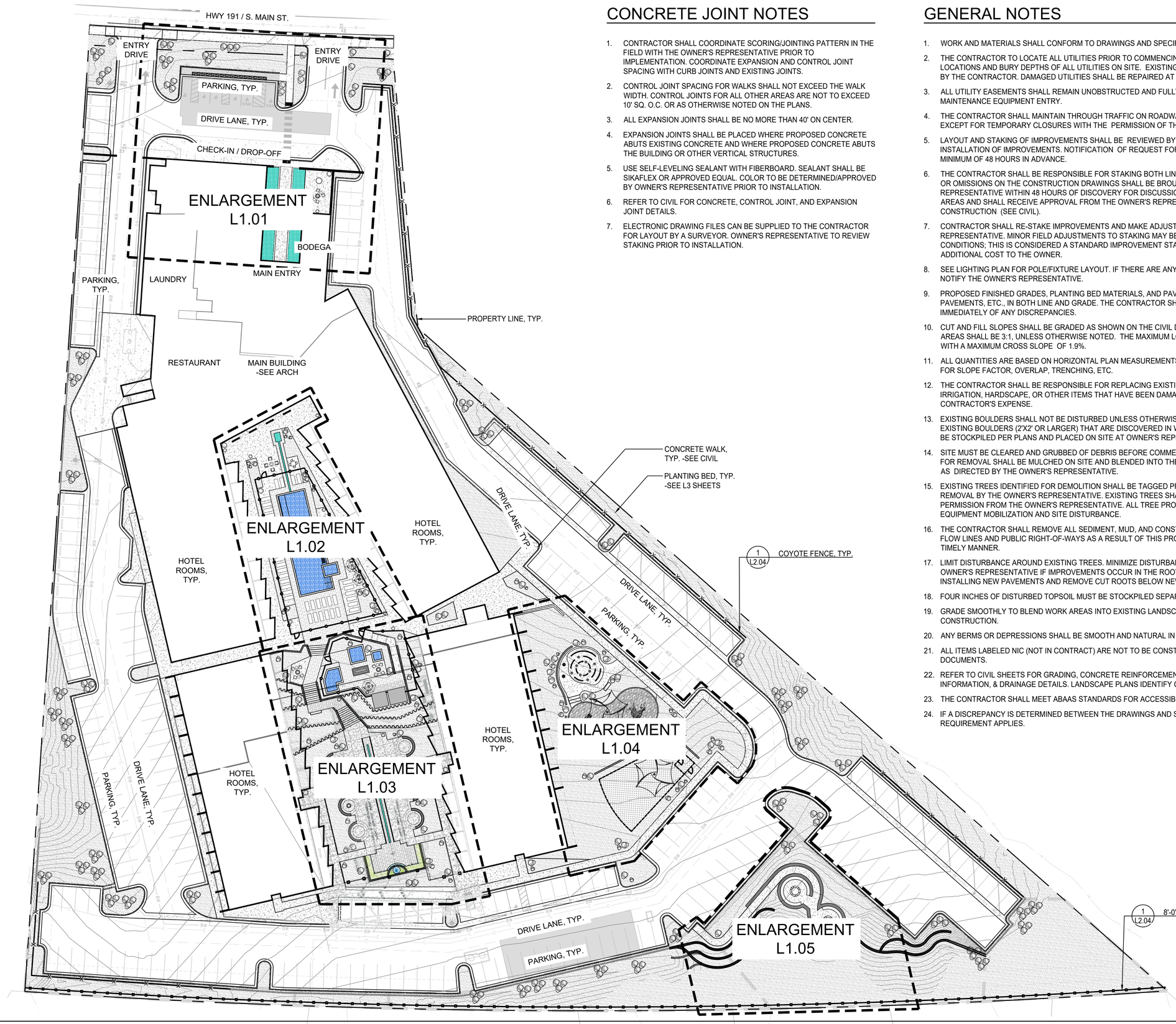
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Square feet
1
3
13
28
50
132
339
530
1

Plant size category
Turf and ground covers
Small plant, 1"-24" at maturity
Medium plant, 25" -47" at maturity
Large plant, 48"-71" at maturity
Very large plant, 72"+ at maturity
Small trees, canopy spread up to 15'
Medium trees, canopy spread 16' to 24'
Large Trees, canopy spread of 25' or more
Landscaping in food cultivation



CONCRETE JOINT NOTES

1. CONTRACTOR SHALL COORDINATE SCORING/JOINTING PATTERN IN THE FIELD WITH THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION. COORDINATE EXPANSION AND CONTROL JOINT SPACING WITH CURB JOINTS AND EXISTING JOINTS.
2. CONTROL JOINT SPACING FOR WALKS SHALL NOT EXCEED THE WALK WIDTH. CONTROL JOINTS FOR ALL OTHER AREAS ARE NOT TO EXCEED 10' SQ. O.C. OR AS OTHERWISE NOTED ON THE PLANS.
3. ALL EXPANSION JOINTS SHALL BE NO MORE THAN 40' ON CENTER.
4. EXPANSION JOINTS SHALL BE PLACED WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE AND WHERE PROPOSED CONCRETE ABUTS THE BUILDING OR OTHER VERTICAL STRUCTURES.
5. USE SELF-LEVELING SEALANT WITH FIBERBOARD. SEALANT SHALL BE SIKAFLEX OR APPROVED EQUAL. COLOR TO BE DETERMINED/APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. REFER TO CIVIL FOR CONCRETE, CONTROL JOINT, AND EXPANSION JOINT DETAILS.
7. ELECTRONIC DRAWING FILES CAN BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT BY A SURVEYOR. OWNER'S REPRESENTATIVE TO REVIEW STAKING PRIOR TO INSTALLATION.

GENERAL NOTES

1. WORK AND MATERIALS SHALL CONFORM TO DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL VERIFY LOCATIONS AND BURY DEPTHS OF ALL UTILITIES ON SITE. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE CONTRACTOR SHALL MAINTAIN THROUGH TRAFFIC ON ROADWAYS AT ALL TIMES, VIA FLAGGING IF NECESSARY, EXCEPT FOR TEMPORARY CLOSURES WITH THE PERMISSION OF THE OWNER'S REPRESENTATIVE.
5. LAYOUT AND STAKING OF IMPROVEMENTS SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF IMPROVEMENTS. NOTIFICATION OF REQUEST FOR FIELD STAKING REVIEW SHALL BE MADE A MINIMUM OF 48 HOURS IN ADVANCE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES OR ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE WITHIN 48 HOURS OF DISCOVERY FOR DISCUSSION. THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION (SEE CIVIL).
7. CONTRACTOR SHALL RE-STAKE IMPROVEMENTS AND MAKE ADJUSTMENTS AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE. MINOR FIELD ADJUSTMENTS TO STAKING MAY BE MADE TO ACCOMMODATE EXISTING SITE CONDITIONS; THIS IS CONSIDERED A STANDARD IMPROVEMENT STAKING PRACTICE AND SHALL BE COMPLETED AT NO ADDITIONAL COST TO THE OWNER.
8. SEE LIGHTING PLAN FOR POLE/FIXTURE LAYOUT. IF THERE ARE ANY DISCREPANCIES WITH SITE IMPROVEMENTS, NOTIFY THE OWNER'S REPRESENTATIVE.
9. PROPOSED FINISHED GRADES, PLANTING BED MATERIALS, AND PAVEMENTS SHALL ABUT EXISTING CURBS, PAVEMENTS, ETC., IN BOTH LINE AND GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES.
10. CUT AND FILL SLOPES SHALL BE GRADED AS SHOWN ON THE CIVIL DRAWINGS. THE MAXIMUM SLOPE FOR LANDSCAPE AREAS SHALL BE 3:1, UNLESS OTHERWISE NOTED. THE MAXIMUM LONGITUDINAL SLOPE ON WALKS SHALL BE 4.9% WITH A MAXIMUM CROSS SLOPE OF 1.9%.
11. ALL QUANTITIES ARE BASED ON HORIZONTAL PLAN MEASUREMENTS. THE CONTRACTOR SHALL MAKE ALLOWANCES FOR SLOPE FACTOR, OVERLAP, TRENCHING, ETC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EXISTING PAVEMENT MARKINGS, SIGNING, LANDSCAPE, IRRIGATION, HARDSCAPE, OR OTHER ITEMS THAT HAVE BEEN DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE.
13. EXISTING BOULDERS SHALL NOT BE DISTURBED UNLESS OTHERWISE SPECIFIED BY OWNER'S REPRESENTATIVE. EXISTING BOULDERS (2'X2' OR LARGER) THAT ARE DISCOVERED IN WORK AREAS AND NEED TO BE RELOCATED SHALL BE STOCKPILED PER PLANS AND PLACED ON SITE AT OWNER'S REPRESENTATIVE'S DIRECTION.
14. SITE MUST BE CLEARED AND GRUBBED OF DEBRIS BEFORE COMMENCING WORK. ALL EXISTING VEGETATION MARKED FOR REMOVAL SHALL BE MULCHED ON SITE AND BLENDED INTO THE TOPSOIL STOCKPILE OR DISPOSED OF OFF SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
15. EXISTING TREES IDENTIFIED FOR DEMOLITION SHALL BE TAGGED PRIOR TO REMOVAL FOR CONFIRMATION OF REMOVAL BY THE OWNER'S REPRESENTATIVE. EXISTING TREES SHALL NOT BE CLEARED WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE. ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO EQUIPMENT MOBILIZATION AND SITE DISTURBANCE.
16. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINES AND PUBLIC RIGHT-OF-WAYS AS A RESULT OF THIS PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
17. LIMIT DISTURBANCE AROUND EXISTING TREES. MINIMIZE DISTURBANCE TO EXISTING TREE ROOT ZONES. NOTIFY THE OWNER'S REPRESENTATIVE IF IMPROVEMENTS OCCUR IN THE ROOT ZONE. CLEAN CUT TREE ROOTS PRIOR TO INSTALLING NEW PAVEMENTS AND REMOVE CUT ROOTS BELOW NEW PAVEMENTS.
18. FOUR INCHES OF DISTURBED TOPSOIL MUST BE STOCKPILED SEPARATELY ON SITE.
19. GRADE SMOOTHLY TO BLEND WORK AREAS INTO EXISTING LANDSCAPE. RE-VEGETATE AREAS DISTURBED BY CONSTRUCTION.
20. ANY BERMS OR DEPRESSIONS SHALL BE SMOOTH AND NATURAL IN APPEARANCE.
21. ALL ITEMS LABELED NIC (NOT IN CONTRACT) ARE NOT TO BE CONSTRUCTED AS PART OF THESE CONSTRUCTION DOCUMENTS.
22. REFER TO CIVIL SHEETS FOR GRADING, CONCRETE REINFORCEMENT, CONSTRUCTION DETAILS, EROSION CONTROL INFORMATION, & DRAINAGE DETAILS. LANDSCAPE PLANS IDENTIFY COLORS AND FINISHES OF CONCRETE PAVEMENT.
23. THE CONTRACTOR SHALL MEET ABAAS STANDARDS FOR ACCESSIBILITY.
24. IF A DISCREPANCY IS DETERMINED BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT APPLIES.

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

LANDSCAPE LAYOUT PLAN

CITY OF MOAB, UTAH

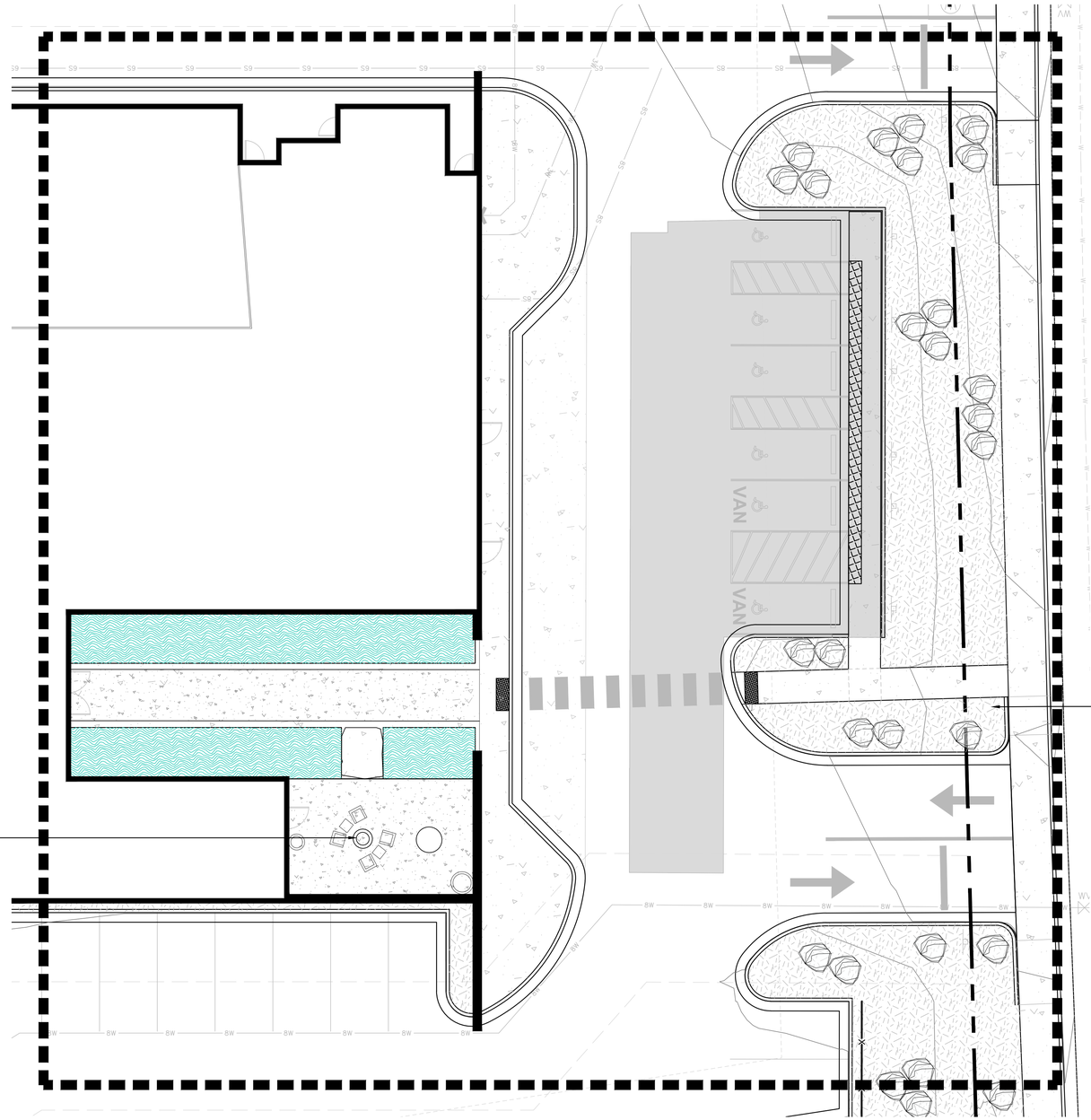
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PLAN NO.
L1.00

Sheet 1 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

FOR REVIEW ONLY NOT FOR CONSTRUCTION

ENLARGEMENT L1.01



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
- INTEGRAL COLORED CONCRETE
- CONCRETE (NOT COLORED)
- 6'-0" HT. CUSTOM POOL FENCE
- 8'-0" HT. SERVICE FENCE
- COYOTE FENCE
- 4' FENCE AT PET RELIEF AREA
- DECORATIVE METAL SCREEN
- RAISED CONCRETE SEATWALL
- SHEET PILE RETAINING WALL
- STONE VENEER SEATWALL
- FIRE PIT
- SANDSTONE SEAT BLOCK
- BOULDER

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SCALE: 1"=10'-0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

ENTRY ENLARGEMENT PLAN

CITY OF MOAB, UTAH

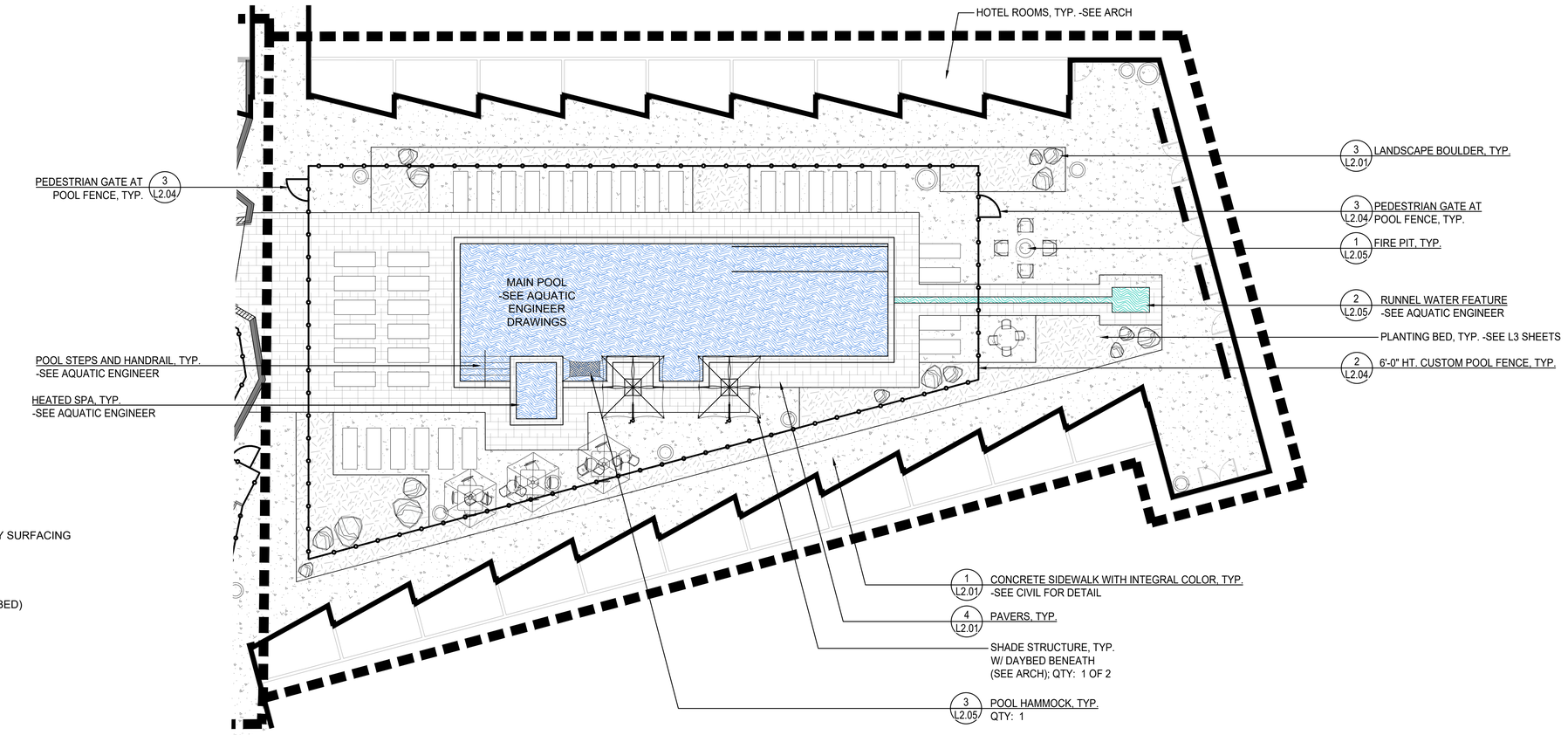
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PLAN NO.
L1.01

Sheet 2 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

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ENLARGEMENT L1.02



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
- INTEGRAL COLORED CONCRETE
- CONCRETE (NOT COLORED)
- 6'-0" HT. CUSTOM POOL FENCE
- 8'-0" HT. SERVICE FENCE
- COYOTE FENCE
- 4' FENCE AT PET RELIEF AREA
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- RAISED CONCRETE SEATWALL
- SHEET PILE RETAINING WALL
- STONE VENEER SEATWALL
- FIRE PIT
- SANDSTONE SEAT BLOCK
- BOULDER

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SCALE: 1"=10'-0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

POOL AREA ENLARGEMENT PLAN

CITY OF MOAB. UTAH

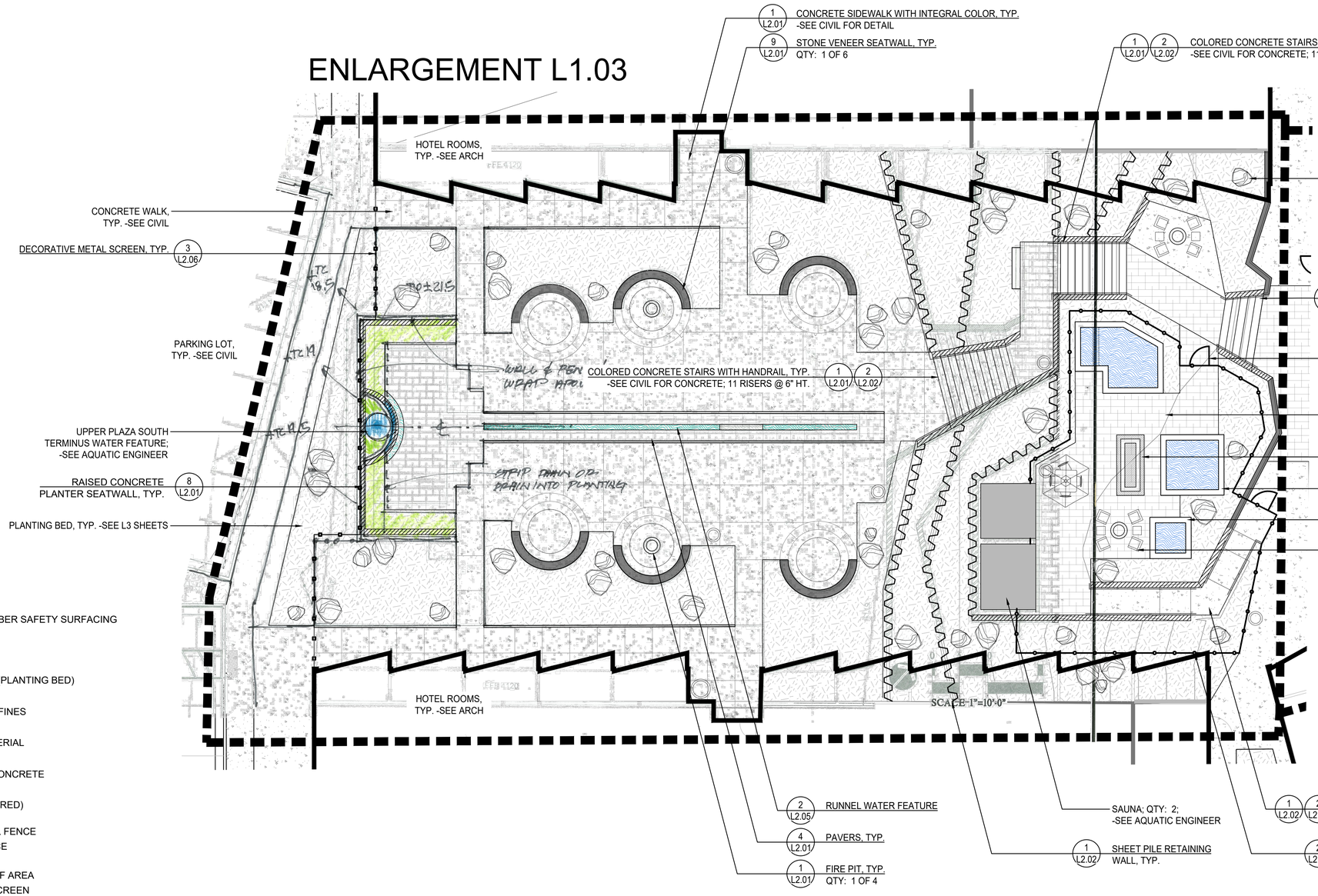
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PLAN NO.
L1.02

Sheet 3 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

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ENLARGEMENT L1.03



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
- INTEGRAL COLORED CONCRETE
- CONCRETE (NOT COLORED)
- 6'-0" HT. CUSTOM POOL FENCE
- 8'-0" HT. SERVICE FENCE
- COYOTE FENCE
- 4' FENCE AT PET RELIEF AREA
- DECORATIVE METAL SCREEN
- RAISED CONCRETE SEATWALL
- SHEET PILE RETAINING WALL
- STONE VENEER SEATWALL
- FIRE PIT
- SANDSTONE SEAT BLOCK
- BOULDER

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SCALE: 1"=10'-0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

PLAZA ENLARGEMENT PLAN

CITY OF MOAB, UTAH

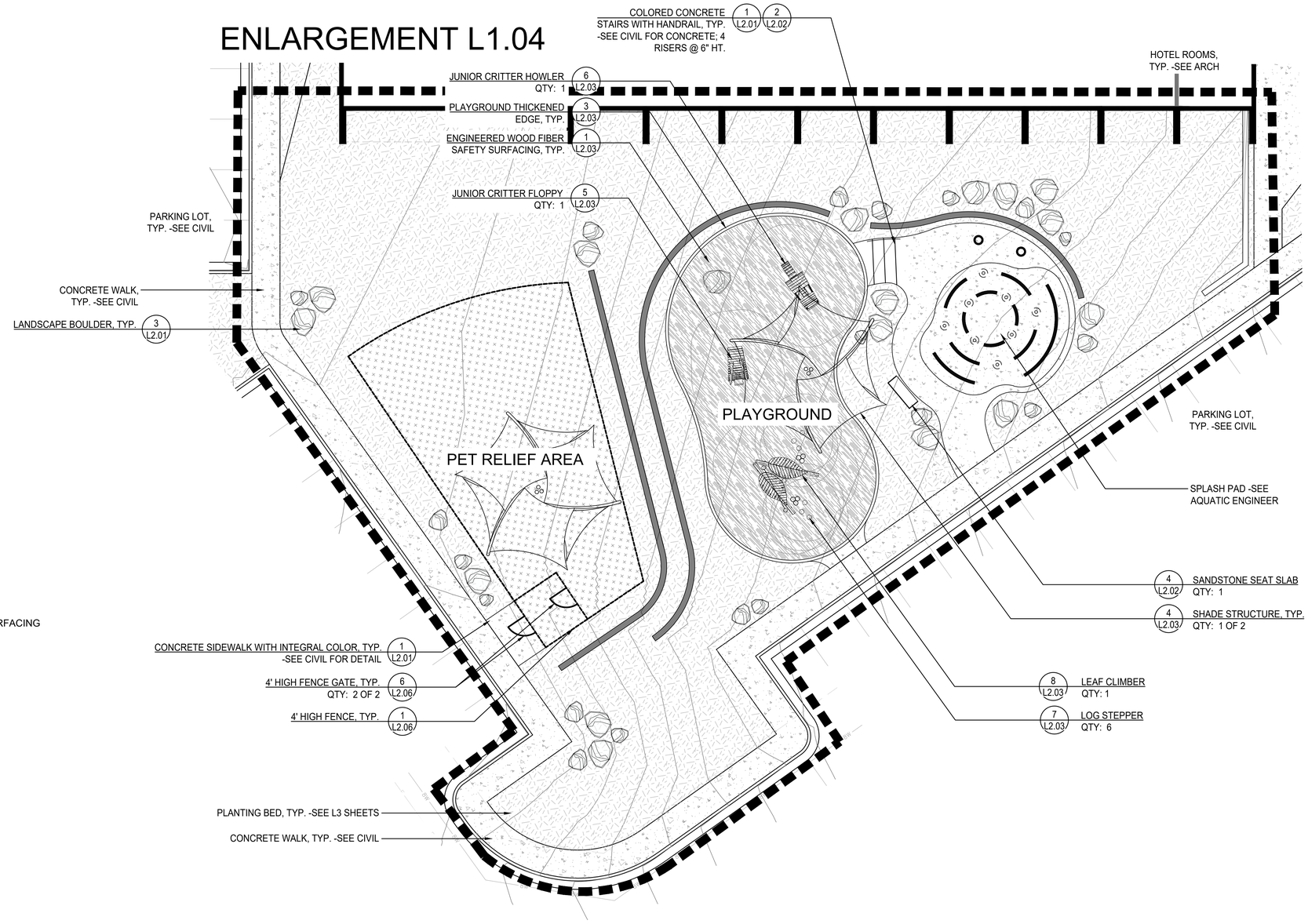
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PLAN NO.
L1.03

Sheet 4 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

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ENLARGEMENT L1.04



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
- INTEGRAL COLORED CONCRETE
- CONCRETE (NOT COLORED)
- 6'-0" HT. CUSTOM POOL FENCE
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- 4' FENCE AT PET RELIEF AREA
- DECORATIVE METAL SCREEN
- RAISED CONCRETE SEATWALL
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- STONE VENEER SEATWALL
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- BOULDER

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1 10
SCALE: 1"=10'-0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

PLAYGROUND & DOG RUN ENLARGEMENT PLAN

CITY OF MOAB, UTAH

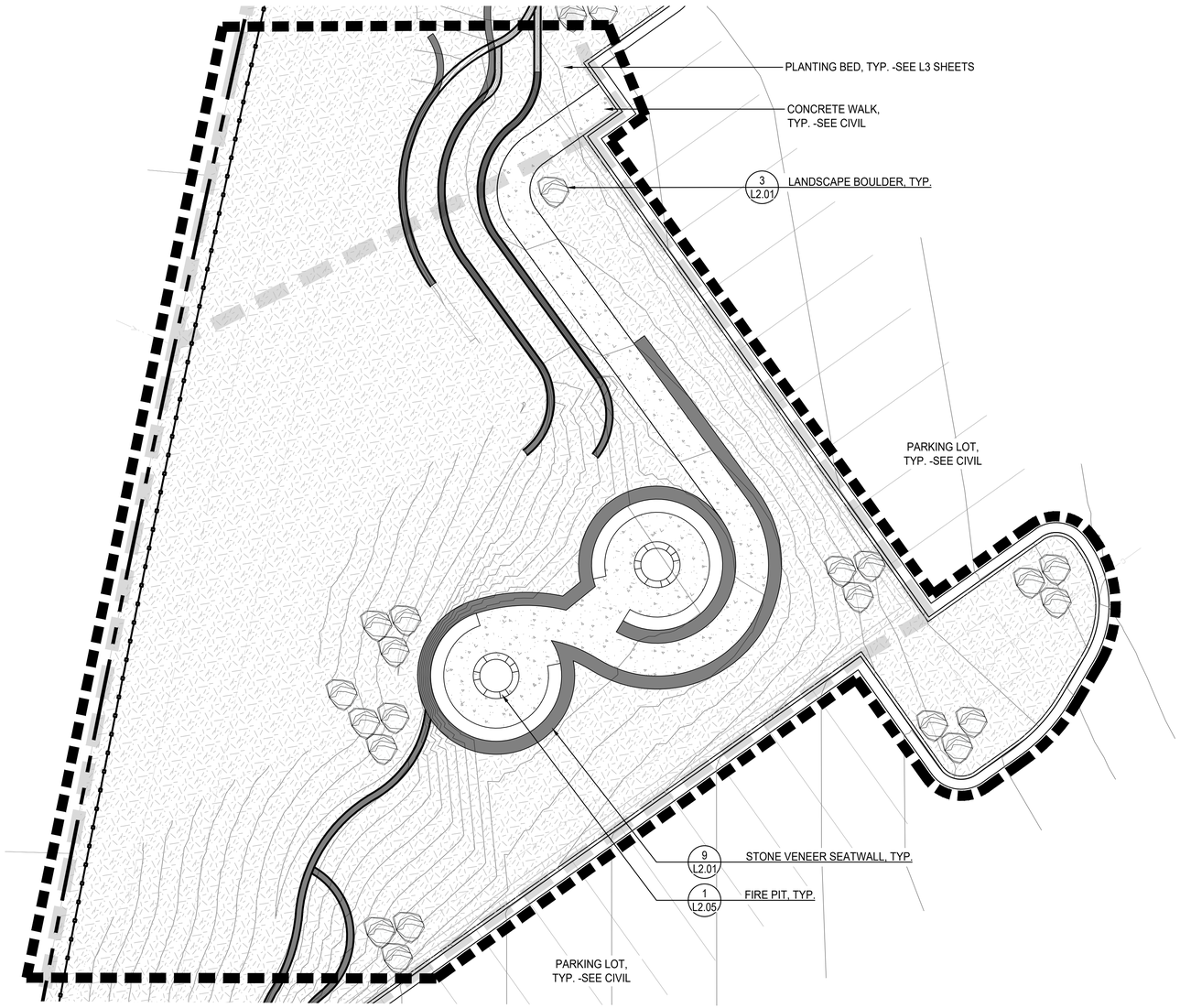
DHM DESIGN

PLAN NO.
L1.04

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Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

FOR REVIEW ONLY NOT FOR CONSTRUCTION

ENLARGEMENT L1.05



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
- INTEGRAL COLORED CONCRETE
- CONCRETE (NOT COLORED)
- 6'-0" HT. CUSTOM POOL FENCE
- 8'-0" HT. SERVICE FENCE
- COYOTE FENCE
- 4' FENCE AT PET RELIEF AREA
- DECORATIVE METAL SCREEN
- RAISED CONCRETE SEATWALL
- SHEET PILE RETAINING WALL
- STONE VENEER SEATWALL
- FIRE PIT
- SANDSTONE SEAT BLOCK
- BOULDER

0 5 20
1 10
SCALE: 1"=10'-0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

STARGAZING ENLARGEMENT PLAN

CITY OF MOAB, UTAH

DHM DESIGN

PLAN NO.
L1.05

Sheet 6 of 20
Project:25064
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Drawn By: AW, EK
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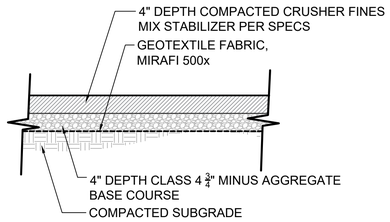
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1 L2.01 CONCRETE SIDEWALK WITH INTEGRAL COLOR

NTS

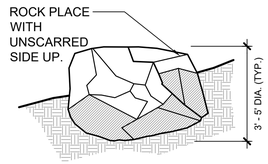
COLOR: DAVIS COLORS; 2 LBS/SACK OF CEMENT, 5084 HARVEST GOLD - DAVIS COLOR; OR SOLOMON LIQUID COLOR, 757 PECAN (SRI 41); C.O. TO APPROVE COLOR PRIOR TO INSTALLATION.
FINISH: FINISH SHALL BE BRUSHED WITH MEDIUM BROOM FINISH OR AS OTHERWISE SPECIFIED ON PLANS, AS DIRECTED BY THE C.O. AND PER PROJECT SPECIFICATIONS.



2 L2.01 STABILIZED CRUSHER FINES

SCALE: 3/4" = 1' - 0"

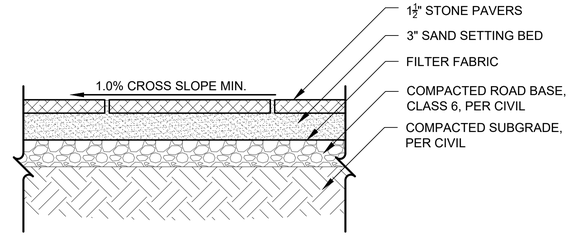
NOTES:
1. WALKS ARE TO HAVE 5% RUNNING SLOPE MAXIMUM. IF WALK GRADE EXCEEDS 5%, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR FIELD ADJUSTMENT.



3 L2.01 LANDSCAPE BOULDER

SCALE: 3/4" = 1' - 0"

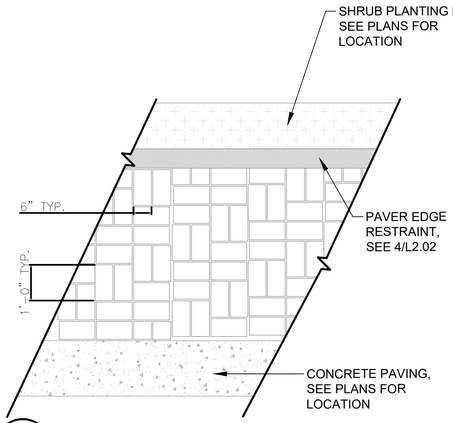
NOTES:
1. PLACE ROCKS TO CONFIGURATIONS AND LOCATION AS SHOWN ON PLAN.
2. BURY ROCK 1/3 AND 1/2 OF TOTAL DEPTH.
3. WASH OFF ROCK COMPLETELY AFTER PLACEMENT.
4. ROCKS TO BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
5. DO NOT FRACTURE BOULDERS DURING PLACEMENT.
6. CHOOSE AND PLACE ROCKS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE



4 L2.01 PAVERS

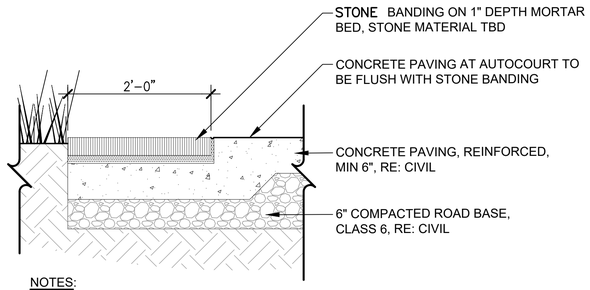
SCALE: 1-1/2" = 1' - 0"

NOTES:
1. SEE DETAIL 3/L2.02 FOR PATTERN.



5 L2.01 PAVER PATTERN

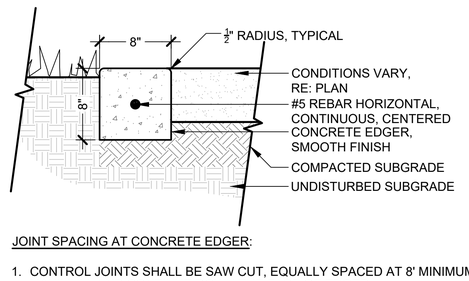
SCALE: 1/2" = 1' - 0"



6 L2.01 PAVER EDGE RESTRAINT

SCALE: 1" = 1' - 0"

NOTES:
1. STONE TYPE TO MATCH MORTAR SET PAVING.
2. TOP OF STONE TO BE FLUSH WITH TOP OF CONCRETE PAVING.
3. FINAL PAVING CROSS SECTION AND SPECIFICATIONS PER CIVIL.

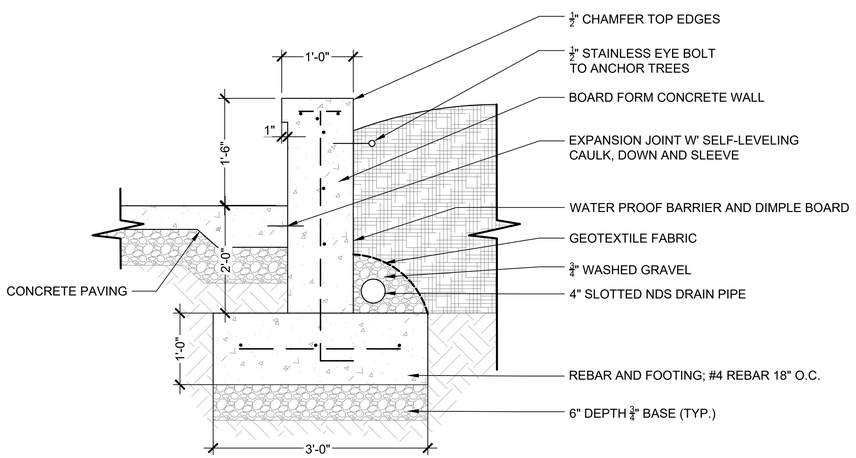


7 L2.01 CONCRETE EDGER

SCALE: 1-1/2" = 1' - 0"

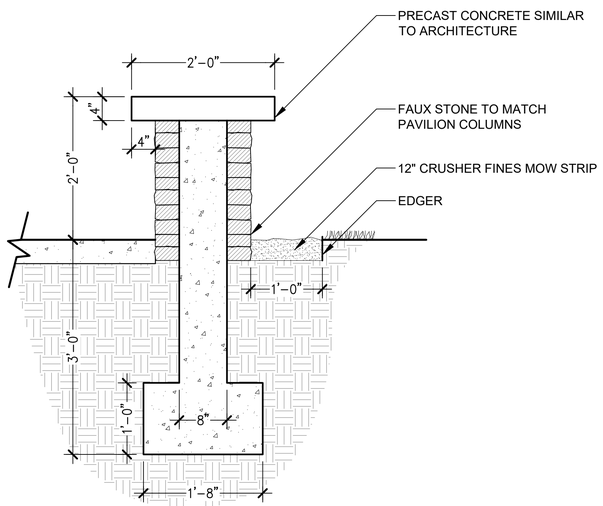
JOINT SPACING AT CONCRETE EDGER:

1. CONTROL JOINTS SHALL BE SAW CUT, EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM, AND CONTINUE DOWN THE FACE OF EDGER.
2. EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 80' MINIMUM, 100' MAXIMUM.
3. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL.



8 L2.01 RAISED CONCRETE PLANTER SEATWALL / RETAINING WALL

SCALE: 1" = 1' - 0"



9 L2.01 STONE VENEER SEATWALL

SCALE: 1" = 1' - 0"

Revisions:

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MOAB HOTEL - SITE PLAN APPLICATION
HARDSCAPE DETAILS
CITY OF MOAB. UTAH

DHM DESIGN

PLAN NO.
L2.01

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Checked By: AC

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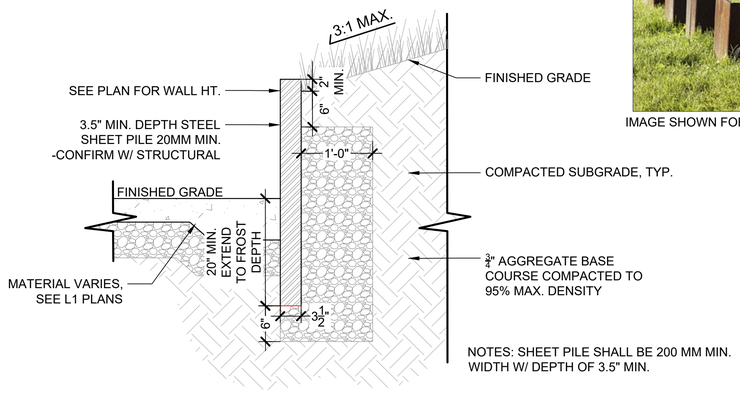
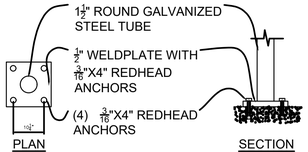
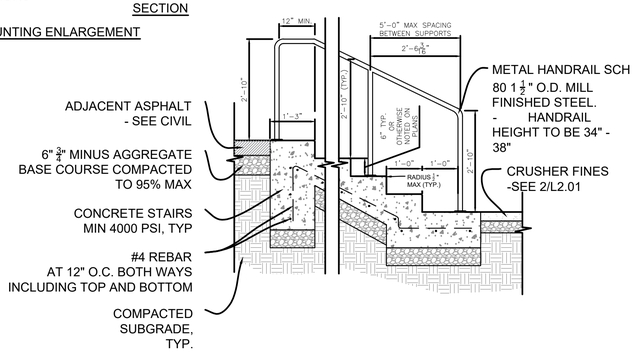




IMAGE SHOWN FOR EXAMPLE ONLY



HANDRAIL MOUNTING ENLARGEMENT



1 L2.02 SHEET PILE RETAINING WALL

SCALE: 1" = 1' - 0"

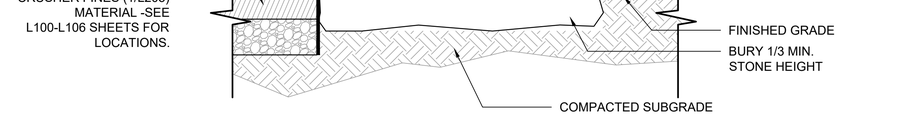
2 L2.02 CONCRETE STAIRS WITH HANDRAIL

SCALE: 1/2" = 1' - 0"



3 L2.02 HANDRAIL ON RAMP

SCALE: 1/2" = 1' - 0"



4 L2.02 SANDSTONE SEAT SLAB

SCALE: 1" = 1' - 0"

NOTES:

1. PROVIDE PHOTOS AND PHYSICAL SAMPLE FOR REVIEW/APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PURCHASING AND INSTALLATION.
2. COLOR OF SANDSTONE SHALL BE BUFF/TAN OR APPROVED EQUAL BY OWNER'S REPRESENTATIVE. MATCH EXISTING STONE COLORS AT OPEN SPACES AT THREE SPRINGS.
3. SEE L100-106 SHEETS FOR LOCATIONS.
4. PLACE FLAT SURFACE OF SANDSTONE UP TO FORM SEATING SURFACE. CONTRACTOR SHALL HANDLE WITH CARE TO AVOID SCARRING THE STONE SURFACE.



5 L2.02 REFLEXOLOGY PAD

NTS

Revisions:

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MOAB HOTEL - SITE PLAN APPLICATION

HARDSCAPE DETAILS

CITY OF MOAB, UTAH

PLAN NO.

L2.02

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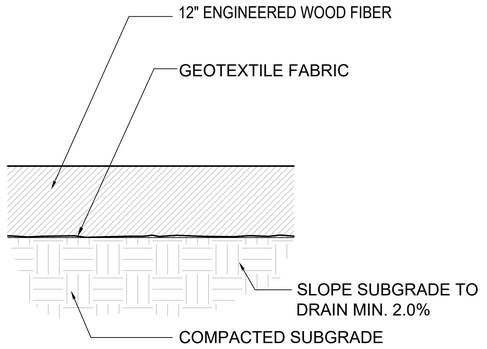
Project:25064

Date: 1/21/2026

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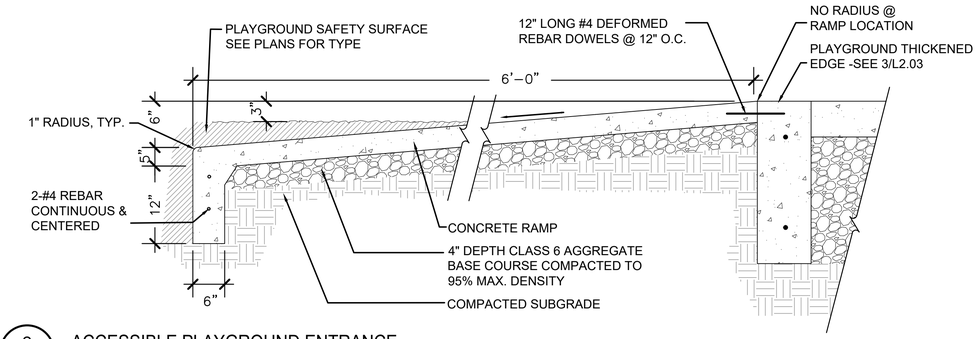
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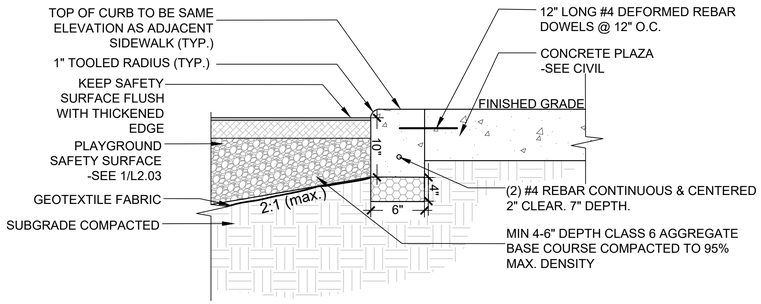
1 L2.03 ENGINEERED WOOD SAFETY SURFACING

SCALE: 1" = 1' - 0"



2 L2.03 ACCESSIBLE PLAYGROUND ENTRANCE

SCALE: 1" = 1' - 0"



NOTES:
1. CONTROL JOINTS SHALL BE PLACED 10' O.C. (TYP.)
2. ALL JOINTS IN THICKENED EDGE TO LINE UP WITH JOINTS IN ADJACENT CONCRETE FLATWORK.

3 L2.03 PLAYGROUND THICKENED EDGE

SCALE: 1" = 1' - 0"



4 L2.03 SHADE STRUCTURES

NTS

NOTES:
CANOPY COLOR: PORCELAIN

https://www.tensileshadeproducts.com/trillium.php

TENSILE SHADE PRODUCTS, LLC
525 East Roger Road
Tucson, AZ 85705 USA
520 903 0414
info@tensileshadeproducts.com
TRILLIUM® Patent Pending



5 L2.03 JUNIOR CRITTER FLOPPY

NTS

NOTES:
QTY: 1

MODEL: JUNIOR CRITTER FLOPPY
SUPPLIER: STAR PLAYGROUNDS



6 L2.03 JUNIOR CRITTER HOWLER

NTS

NOTES:
QTY: 1

MODEL: JUNIOR CRITTER HOWLER
SUPPLIER: STAR PLAYGROUNDS

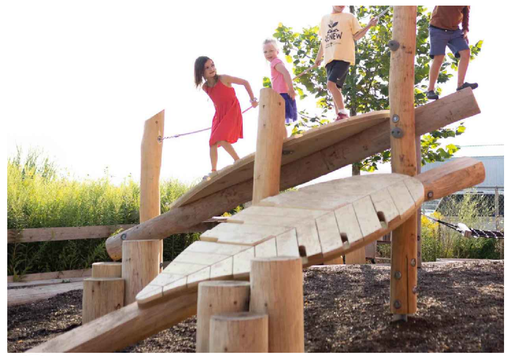


7 L2.03 LOG STEPPER

NTS

NOTES:
QTY: 6

MODEL: LOG STEPPER
SUPPLIER: STAR PLAYGROUNDS



8 L2.03 LEAF CLIMBER

NTS

NOTES:
QTY: 1

MODEL: LEAF CLIMBER
SUPPLIER: STAR PLAYGROUNDS

Revisions:

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MOAB HOTEL - SITE PLAN APPLICATION

PLAYGROUND DETAILS

CITY OF MOAB, UTAH

DHM DESIGN

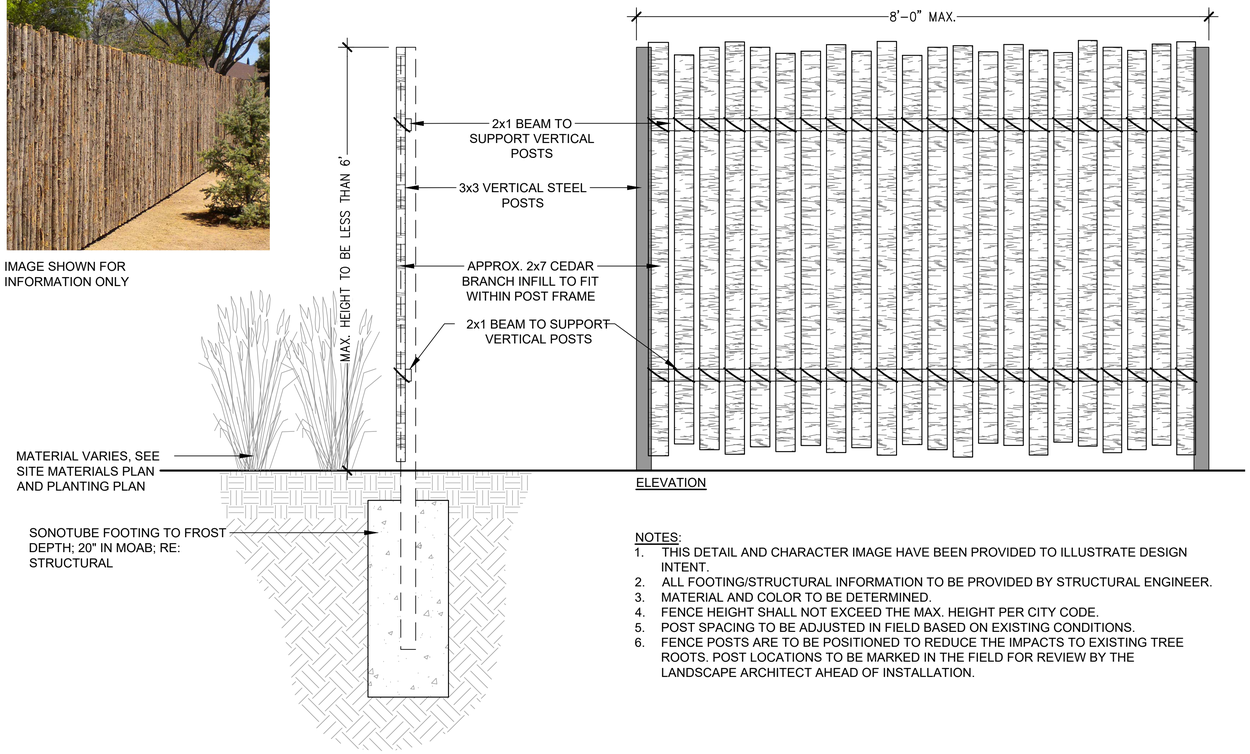
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Project:25064
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IMAGE SHOWN FOR INFORMATION ONLY

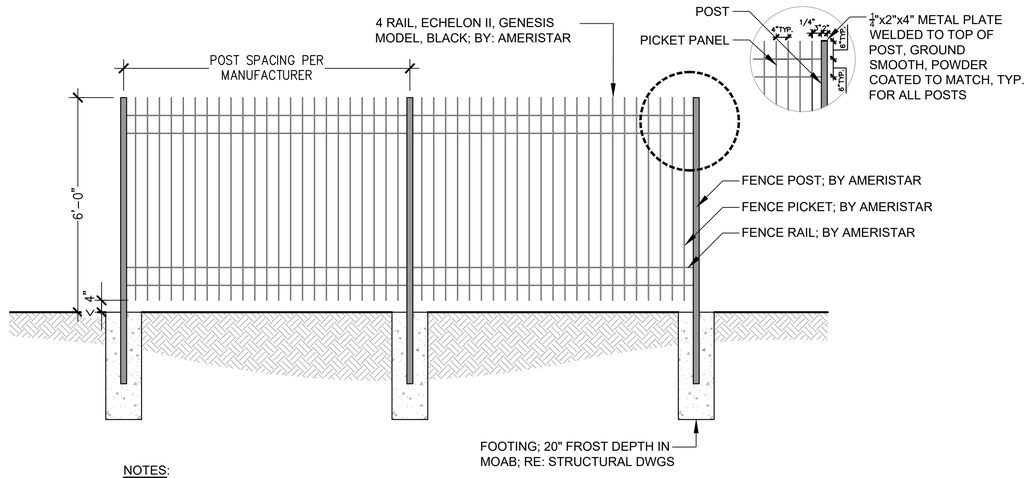


ELEVATION

NOTES:
1. THIS DETAIL AND CHARACTER IMAGE HAVE BEEN PROVIDED TO ILLUSTRATE DESIGN INTENT.
2. ALL FOOTING/STRUCTURAL INFORMATION TO BE PROVIDED BY STRUCTURAL ENGINEER.
3. MATERIAL AND COLOR TO BE DETERMINED.
4. FENCE HEIGHT SHALL NOT EXCEED THE MAX. HEIGHT PER CITY CODE.
5. POST SPACING TO BE ADJUSTED IN FIELD BASED ON EXISTING CONDITIONS.
6. FENCE POSTS ARE TO BE POSITIONED TO REDUCE THE IMPACTS TO EXISTING TREE ROOTS. POST LOCATIONS TO BE MARKED IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT AHEAD OF INSTALLATION.

1 L2.04 COYOTE FENCE

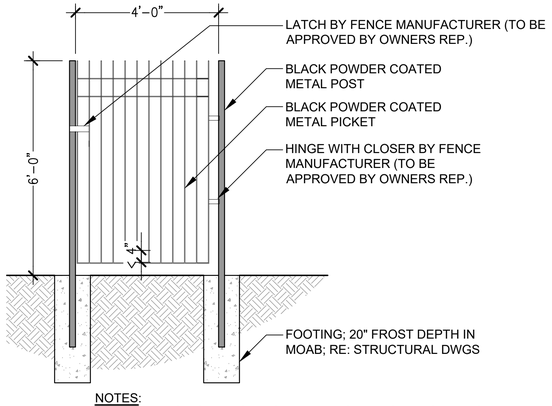
SCALE: 1" = 1' - 0"



NOTES:
1. ALL FENCING AND GATES BY AMERISTAR TO MATCH PHASE 1.
2. ALL FENCING TO MEET ANY AND ALL APPLICABLE CODES.
3. REFER TO AMERISTAR SHOP DRAWINGS FOR FINAL FENCE DESIGN AND LAYOUT.

2 L2.04 6' HIGH CUSTOM POOL FENCE

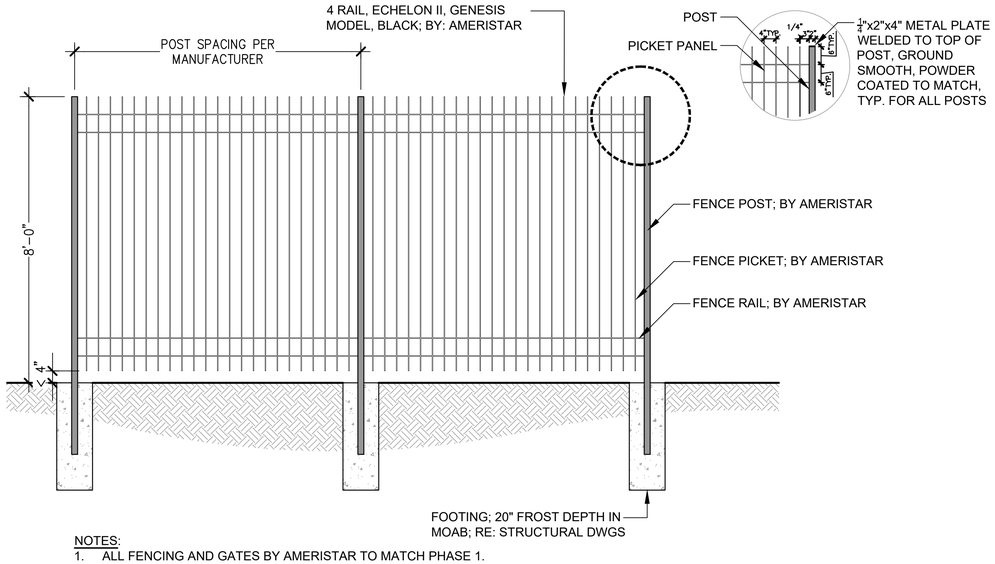
SCALE: 1/2" = 1' - 0"



NOTES:
1. ALL FENCING AND GATES BY AMERISTAR TO MATCH PHASE 1.
2. ALL GATES TO MEET ANY AND ALL APPLICABLE CODES.
3. REFER TO AMERISTAR SHOP DRAWINGS FOR FINAL FENCE DESIGN AND LAYOUT.

3 L2.04 PEDESTRIAN GATE AT POOL FENCE

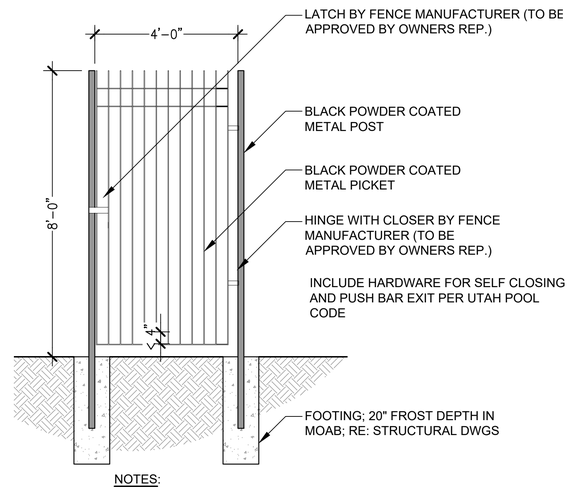
SCALE: 1/2" = 1' - 0"



NOTES:
1. ALL FENCING AND GATES BY AMERISTAR TO MATCH PHASE 1.
2. ALL FENCING TO MEET ANY AND ALL APPLICABLE CODES.
3. REFER TO AMERISTAR SHOP DRAWINGS FOR FINAL FENCE DESIGN AND LAYOUT.

4 L2.04 PERIMETER FENCE

SCALE: 1/2" = 1' - 0"



NOTES:
1.

5 L2.04 PERIMETER FENCE GATE

SCALE: 1/2" = 1' - 0"

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MOAB HOTEL - SITE PLAN APPLICATION

SITE DETAILS

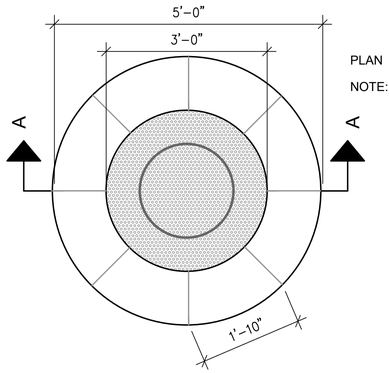
CITY OF MOAB. UTAH

DHM DESIGN

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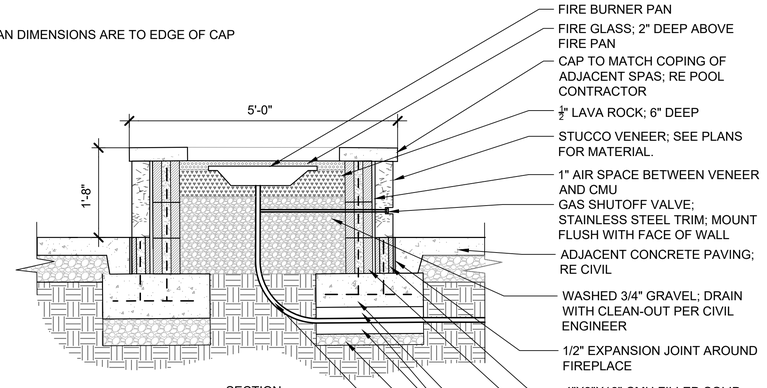
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PLAN

NOTE: PLAN DIMENSIONS ARE TO EDGE OF CAP

ELEVATION

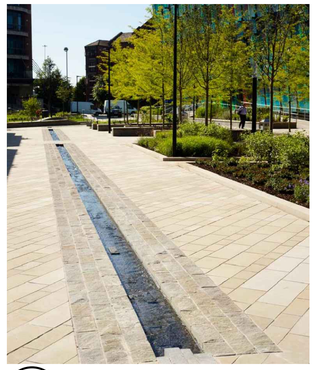


SECTION

NOTES:
1. CONCRETE WALLS, FOOTERS, REINFORCEMENT PER STRUCTURAL ENGINEER.
2. BURNER TO BE HPA MANUAL SPARK FLAME SENSING FIRE PIT INSERT; MANUFACTURER: FIRE PITS DIRECT, MODEL: PENTA31FPPK-FLEX.FIRE PIT GLASS TO BE ½" BLACK FIRE GLASS PROVIDED BY AMERICAN FIRE GLASS.
3. FIREPLACE SHALL BE GAS WITH STUCCO VENEER.

1 L2.05 FIRE PIT

SCALE: 3/4" = 1' - 0"



2 L2.05 RUNNEL WATER FEATURE

NTS



NOTES:
MODEL: PLH-S 156 INCH POOLSIDE LAE DOUBLE HAMMOCK
SUPPLIER: KB+A; (305) 395-4491 Ext. 2; KBAUTHORITY.COM
MANUFACTURER: HAMMOCK UNIVERSE
NOTES:
INSTALL PER MANUFACTURER'S INSTRUCTIONS.
CONFIRM FINISHES/COLORS WITH OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

3 L2.05 POOL HAMMOCK

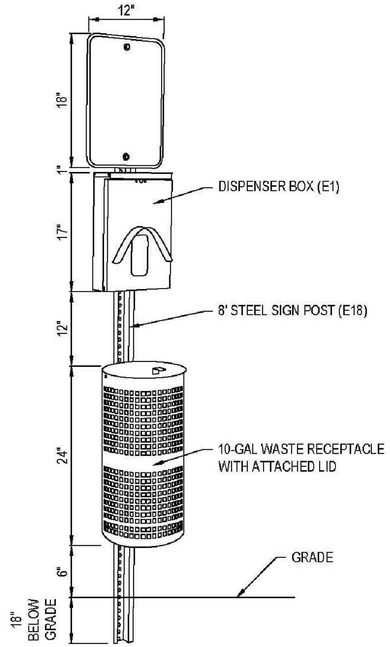
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Pet Waste ELIMINATOR™
Commercial Pet Waste Disposal System

PET WASTE ELIMINATOR
6701 CONCORD PARK DR
HOUSTON, TX 77040-9802
PHONE: (800)790-8896
www.petwasteeliminator.com

☑ SELECT DESIRED COLOR:
- ☒ BLACK
- ☐ GREEN

☑ SELECT DESIRED FINES ON SIGN:
- ☐ $75.00 TO $500.00 FINE
- ☒ NO FINE



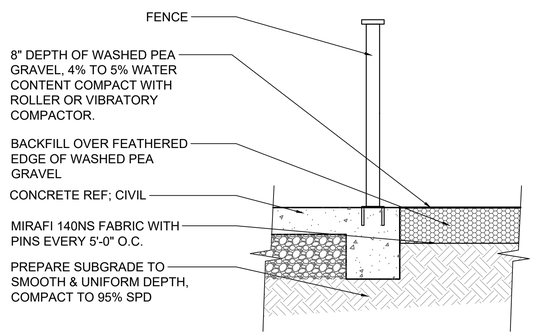
PERSPECTIVE

SUPERIOR KIT INCLUDES:
1. 12" X 18" ALUMINUM SIGN.
2. DISPENSER BOX.
3. 10GAL WASTE RECEPTACLE WITH ATTACHED LID.
4. 3-MOUNTING HARDWARE SETS EACH SET INCLUDES 2 NUTS, BOLTS AND WASHERS.
5. 80 PET WASTE BAGS.
6. 50 WASTE RECEPTACLE LINERS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5293-001
6. PLACE ONE AT PET RELIEF AREA. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

6 L2.05 PET WASTE STATION

NTS



5 L2.05 WASHED PEA GRAVEL

SCALE: 3/4" = 1' - 0"

4 L2.05 PET RELIEF STATION SPRINKLER HEAD

NTS

Revisions:

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MOAB HOTEL - SITE PLAN APPLICATION

SITE DETAILS

CITY OF MOAB, UTAH

DHM DESIGN

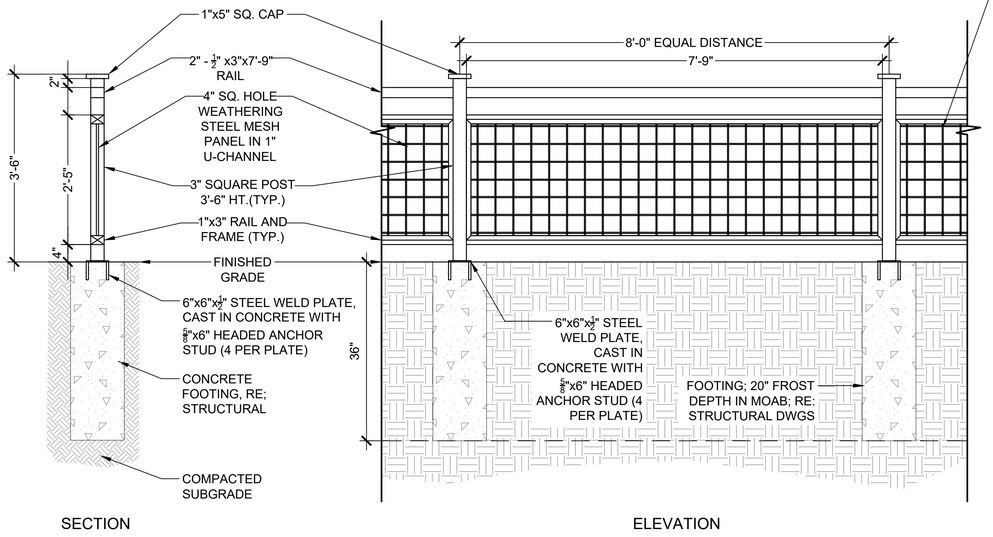
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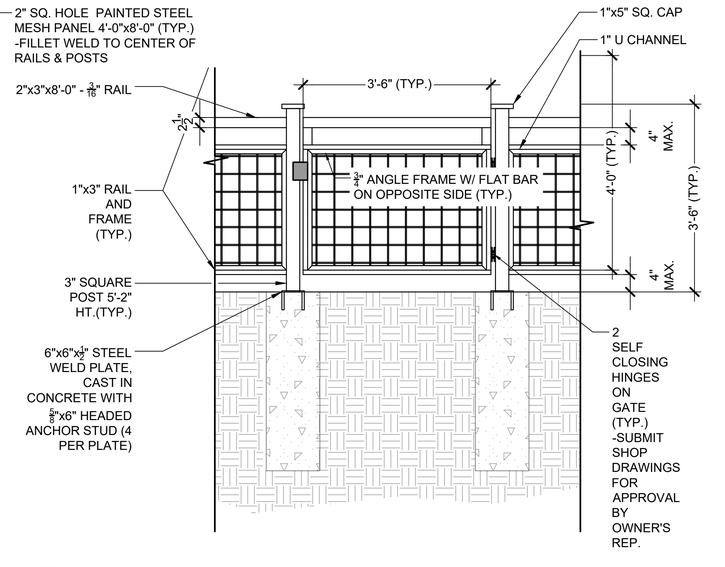
GATE AND FENCE NOTES:

1. GATES SHALL OPEN OUT TOWARD EMERGENCY LANE.
2. GATES TO BE SELF-CLOSING/ SELF LATCHING
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR GATES, LATCHES, HARDWARE, AND FASTENERS & GET OWNER'S APPROVAL PRIOR TO INSTALLATION OF GATES.
4. GATE HARDWARE:
   - 4.1. GATE HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR SHALL OBTAIN APPROVAL OF PRODUCT & COLOR OF PRODUCT BY OWNER'S REP PRIOR TO ORDERING.
   - 4.2. HINGES & LATCHES TO BE HEAVY GAUGE AND HEAVY DUTY. AND SELF CLOSING AND SELF LOCKING.
5. INCLUDE PANIC BAR IF REQUIRED BY CODE.
6. SUBMIT SHOP DRAWINGS FOR ALL FENCE TYPES & FOOTINGS, FOR APPROVAL BY OWNER'S REP PRIOR TO CONSTRUCTION.
7. ALL STEEL TO BE CORTEN STEEL.



1 L2.06 4' HIGH FENCE

SCALE: 3/4" = 1' - 0"



2 L2.06 4' HIGH FENCE GATE

SCALE: 3/4" = 1' - 0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

SITE DETAILS

CITY OF MOAB, UTAH

DHM DESIGN

PLAN NO.
L2.06

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Drawn By: AW, EK
Checked By: AC

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CARE AND MAINTENANCE PLAN

PURPOSE AND INTENT
THIS CARE AND MAINTENANCE PLAN IS INTENDED TO ENSURE THE LONG-TERM HEALTH, APPEARANCE, AND SUSTAINABILITY OF ALL LANDSCAPE MATERIALS INSTALLED AS PART OF THE APPROVED LANDSCAPE PLAN. THE LANDSCAPE DESIGN AND MAINTENANCE PRACTICES SUPPORT WATER-WISE LANDSCAPING, EROSION PREVENTION, URBAN HEAT ISLAND MITIGATION, AND NATIVE HABITAT CONSISTENT WITH THE CITY OF MOAB'S LANDSCAPING STANDARDS AND SUSTAINABILITY GOALS.
THE MAJORITY OF THE PLANT SPECIES SHOWN ARE SELECTED FROM THE CITY OF MOAB APPROVED PLANT LIST. ADDITIONAL PLANTS SELECTED FOR SPECIFIC ORNAMENTAL QUALITIES SPECIFIC TO THE PROJECT ARE CLASSIFIED AS NON-IRRIGATED, LOW-WATER, OR MEDIUM-WATER SPECIES APPROPRIATE FOR MOAB'S CLIMATE AND ARE NOT INVASIVE SPECIES.

RESPONSIBILITY
THE PROPERTY OWNER AND/OR HOTEL OPERATOR SHALL BE RESPONSIBLE FOR ONGOING LANDSCAPE MAINTENANCE. DURING THE INITIAL WARRANTY PERIOD, MAINTENANCE MAY BE PERFORMED BY THE INSTALLING LANDSCAPE CONTRACTOR. FOLLOWING THE WARRANTY PERIOD, MAINTENANCE MAY BE PERFORMED BY QUALIFIED HOTEL STAFF OR BY A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR.

ESTABLISHMENT AND WARRANTY PERIOD
ALL PLANT MATERIALS SHALL BE MAINTAINED DURING A ONE (1) YEAR ESTABLISHMENT AND WARRANTY PERIOD FOLLOWING INSTALLATION AND FINAL ACCEPTANCE, UNLESS OTHERWISE EXTENDED BY THE CONTRACTOR.
DURING THE ESTABLISHMENT PERIOD:
- SUPPLEMENTAL IRRIGATION SHALL BE PROVIDED AS REQUIRED TO ESTABLISH PLANT ROOT SYSTEMS.
- NATIVE AND XERIC PLANTS MAY REQUIRE LIMITED HAND WATERING DURING INITIAL ESTABLISHMENT.
- DEAD, DECLINING, OR FAILED PLANT MATERIAL SHALL BE REPLACED IN KIND.
- REPLACEMENT PLANTS SHALL MATCH THE SPECIES AND SIZE APPROVED ON THE LANDSCAPE PLAN UNLESS OTHERWISE APPROVED BY THE CITY.

FOLLOWING THE ESTABLISHMENT PERIOD, RESPONSIBILITY FOR ONGOING LANDSCAPE CARE SHALL TRANSFER TO THE PROPERTY OWNER AND/OR HOTEL OPERATOR.

IRRIGATION SYSTEM OPERATION AND MAINTENANCE
AN EFFICIENT IRRIGATION SYSTEM SHALL BE OPERATED AND MAINTAINED TO SUPPORT PLANT ESTABLISHMENT AND LONG-TERM HEALTH WHILE MINIMIZING WATER USE.
IRRIGATION MAINTENANCE INCLUDES:
- SEASONAL SYSTEM START-UP AND WINTERIZATION.
- MONTHLY INSPECTIONS DURING THE IRRIGATION SEASON TO IDENTIFY LEAKS, BROKEN HEADS, CLOGGED EMITTERS, AND OVERSPRAY.
- REPAIR OR REPLACEMENT OF DAMAGED OR MALFUNCTIONING COMPONENTS.
- ADJUSTMENT OF CONTROLLER PROGRAMMING TO RESPOND TO SEASONAL WEATHER CONDITIONS AND EVAPOTRANSPIRATION RATES.
- GRADUAL REDUCTION OF IRRIGATION FOR NATIVE AND LOW-WATER PLANTINGS ONCE ESTABLISHED
- DRIP-IRRIGATED PLANTING BEDS SHALL BE INSPECTED FOR PLANT STRESS, FILTER PERFORMANCE, AND PROPER EMITTER OPERATION.

TREE CARE AND TREE STEWARDSHIP
ALL NEWLY PLANTED TREES SHALL BE MAINTAINED IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES AND CHAPTER 12.24, TREE STEWARDSHIP, OF THE MOAB MUNICIPAL CODE. THERE ARE NO EXISTING TREES ON-SITE. TREE CARE SHALL INCLUDE:
- DEEP WATERING SUFFICIENT TO PENETRATE THE MAJOR ROOT ZONE.
- MAINTENANCE OF MULCH BASINS TO REDUCE EVAPORATION AND PROTECT ROOTS.
- STRUCTURAL PRUNING TO DEVELOP STRONG, WELL-SPACED SCAFFOLD BRANCHES AND A NATURAL GROWTH FORM.
- NO TOPPING OR EXCESSIVE PRUNING.
- RETENTION OF LOWER BRANCHES DURING EARLY GROWTH TO PROMOTE TRUNK TAPER AND TREE STABILITY.
- REMOVAL OF STAKES AND GUYING ONCE TREES ARE SELF-SUPPORTING.
- MONITORING FOR INSECTS, DISEASE, OR MECHANICAL DAMAGE AND CORRECTIVE ACTION AS NECESSARY.
- PRIMARY PRUNING OF DECIDUOUS TREES SHALL OCCUR DURING THE DORMANT SEASON. HAZARD PRUNING MAY OCCUR AT ANY TIME.

SHRUB, PERENNIAL, GRASS, AND GROUNDCOVER MAINTENANCE

SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND GROUNDCOVERS SHALL BE MAINTAINED TO PRESERVE PLANT HEALTH AND NATURAL FORM CONSISTENT WITH NATIVE AND XERIC GROWTH HABITS.

MAINTENANCE PRACTICES INCLUDE:
- SELECTIVE PRUNING ONLY AS NEEDED; FORMAL SHEARING IS DISCOURAGED UNLESS REQUIRED BY DESIGN.
- REMOVAL OF DEAD OR DAMAGED MATERIAL.
- PERIODIC RE-MULCHING AND LIMITED SOIL CULTIVATION AS NECESSARY.
- MAINTENANCE PRACTICES APPROPRIATE TO PLANT WATER-USE CLASSIFICATIONS.
- REPLACEMENT OF FAILED PLANT MATERIAL DURING APPROPRIATE PLANTING SEASONS.

WEED CONTROL
ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A WEED-FREE CONDITION.
WEED CONTROL METHODS INCLUDE:
- HAND REMOVAL IN SHRUB, PERENNIAL, AND GROUNDCOVER BEDS.
- SPOT TREATMENT WITH LEGALLY APPROVED HERBICIDES WHEN NECESSARY.
- USE OF MULCH AND DENSE PLANTING TO SUPPRESS WEED GERMINATION.
- AVOIDANCE OF EXCESSIVE SOIL DISTURBANCE THAT COULD DAMAGE SHALLOW ROOTS.
- PLANTS LISTED ON THE GRAND COUNTY NOXIOUS WEEDS LIST ARE PROHIBITED.

MULCH, GROUND COVER, AND SOIL PROTECTION
MULCHED AND PLANTED AREAS SHALL BE MAINTAINED TO SUPPORT SOIL MOISTURE RETENTION, EROSION CONTROL, AND WEED SUPPRESSION.
REQUIREMENTS INCLUDE:
- MAINTAINING MULCH AT AN AVERAGE DEPTH OF 2-4 INCHES.
- KEEPING MULCH CLEAR OF TREE TRUNKS AND PLANT CROWNS.
- REPAIRING ERODED OR DISTURBED AREAS PROMPTLY.
- MAINTAINING CONTINUOUS VEGETATIVE OR APPROVED ROCK GROUND COVER WHERE SHOWN ON THE LANDSCAPE PLAN.

SPECIAL PAVING AND HARDSCAPE MAINTENANCE
SPECIAL PAVING AND HARDSCAPE AREAS SHALL BE MAINTAINED TO ENSURE LONG-TERM DURABILITY, SAFETY, AND ACCESSIBILITY.

MAINTENANCE PRACTICES INCLUDE:
- REGULAR INSPECTION FOR SURFACE DAMAGE, SETTLEMENT, OR HEAVING.
- ADJUSTMENT OR REPLACEMENT OF PAVERS TO CORRECT TRIP HAZARDS OR UNEVEN SURFACES.
- ROUTINE CLEANING TO REMOVE DEBRIS, SEDIMENT, AND STAINING.
- REPLENISHMENT OR RECHARGING OF JOINT SAND AS REQUIRED.
- ONGOING REVIEW OF SURFACE CONDITIONS TO MAINTAIN ADA ACCESSIBILITY AND SURFACE SAFETY COMPLIANCE.
- REMOVAL OF WEEDS OR VEGETATION GROWING WITHIN JOINTS OR EDGES.

EROSION CONTROL AND DRAINAGE FEATURES
ALL PLANTED SLOPES, SWALES, BERMS, AND OTHER LANDSCAPE-BASED EROSION CONTROL FEATURES SHALL BE INSPECTED REGULARLY AND AFTER SIGNIFICANT STORM EVENTS.
ANY EROSION, SEDIMENT MOVEMENT, OR DRAINAGE ISSUES SHALL BE CORRECTED PROMPTLY TO MAINTAIN SITE STABILITY AND PROTECT DOWNSTREAM AREAS.

FERTILIZATION
FERTILIZATION SHALL BE APPLIED ONLY AS NEEDED AND IN A MANNER APPROPRIATE FOR NATIVE AND LOW-WATER PLANT MATERIALS.
- FERTILIZER SHALL BE APPLIED EVENLY WITHIN THE PLANT ROOT ZONE OR DRIP LINE.
- OVER-FERTILIZATION SHALL BE AVOIDED.
- FERTILIZER SHALL NOT BE CONCENTRATED AT THE BASE OF TREE TRUNKS OR PLANT STEMS.

TRASH AND DEBRIS REMOVAL
ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, DEBRIS, AND SEDIMENT. REMOVAL SHALL OCCUR REGULARLY, PARTICULARLY IN GUEST-VISIBLE AND PUBLIC AREAS.

PLANT REPLACEMENT
DEAD, DISEASED, OR DAMAGED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN 90 DAYS, OR DURING THE NEXT APPROPRIATE PLANTING SEASON, WHICHEVER OCCURS FIRST, UNLESS OTHERWISE APPROVED BY THE CITY.

SEASONAL MAINTENANCE SUMMARY
- SPRING: IRRIGATION START-UP, PLANT INSPECTION, PRUNING AS NEEDED
- SUMMER: IRRIGATION ADJUSTMENTS, WEED CONTROL, MONITORING FOR PLANT STRESS
- FALL: REDUCED IRRIGATION, INSPECTION OF TREES, PAVING, AND EROSION FEATURES
- WINTER: IRRIGATION WINTERIZATION, LIMITED PRUNING, WINTER WATERING IF NEEDED

APPROVED PLANT LIST COMPLIANCE
THE MAJORITY OF PLANT MATERIALS HAVE BEEN SELECTED FROM THE CITY OF MOAB APPROVED PLANT LIST. ADDITIONAL ORNAMENTAL SPECIES ARE CLASSIFIED AS NON-IRRIGATED, LOW-WATER, OR MEDIUM-WATER PLANTS APPROPRIATE FOR MOAB'S CLIMATE AND SUSTAINABILITY GOALS.

CODE COMPLIANCE STATEMENT
ALL LANDSCAPE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND ALL APPLICABLE PROVISIONS OF THE MOAB MUNICIPAL CODE, INCLUDING CHAPTER 12.24 (TREE STEWARDSHIP) AND CHAPTER 17.10 (LANDSCAPING STANDARDS).

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SCALE: 1"=30'-0"

Revisions:
#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION
PLANTING LAYOUT PLAN
CITY OF MOAB, UTAH

DHM DESIGN

PLAN NO.
L3.00

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Project:25064
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Drawn By: AW, EK
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PLANTING NOTES

1. PLANT CALIPER AND CONTAINER SIZE (WHERE APPLICABLE) SHALL BE IN CONFORMANCE WITH ACCEPTED NATIONAL GUIDELINES AND STANDARDS AND AMERICAN STANDARDS FOR NURSERY STOCK.
2. NOTIFY OWNER'S REPRESENTATIVE FOR INSPECTION AND/OR APPROVAL OF LANDSCAPE MATERIALS AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT IMPROPERLY PRUNED, OR WHEN THE NATURAL CHARACTER OF THE PLANT IS COMPROMISED, AS DETERMINED SOLELY BY THE OWNER'S REPRESENTATIVE. ANY INJURED OR BROKEN ROOTS OR BRANCHES SHALL BE TRIMMED TO A CLEAN, SMOOTH CUT. EVERGREENS SHALL HAVE ONLY DAMAGED BRANCHES TRIMMED IN A MANNER THAT THE FORM OF THE TREE IS NOT AFFECTED.
3. ANY PLANTS DETERMINED TO BE UNACCEPTABLE BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. THE OWNER'S REPRESENTATIVE SHALL APPROVE THE PLANTS ON SITE PRIOR TO THEIR INSTALLATION. PLANTS MAY BE INSPECTED WHERE GROWING BUT INSPECTION AT PLACE OF GROWING SHALL NOT PRECLUDE THE RIGHT OF REJECTION AT THE SITE. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
4. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALL-OUTS ON THE PLANS & THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS DEPICTED ON THE PLANS.
5. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO PLANT MATERIAL BEING DELIVERED TO THE SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE OF PLANTING TO ALLOW FOR PLANT LOCATIONS TO BE STAKED IN THE FIELD. CONTRACTOR SHALL SET PLANTS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. CONTRACTOR SHALL ADJUST PLANT LOCATIONS BASED ON DIRECTION FROM THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE WORK BEGINS. IF THERE ARE CONFLICTS BETWEEN UTILITIES AND PLANTINGS THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE TO COORDINATE FIELD ADJUSTMENTS. TREES SHALL BE A MINIMUM OF 10'-0" FROM ALL UTILITIES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
7. ALL TREE LOCATIONS SHALL BE A MINIMUM OF 5'-0" FROM HARDSCAPE, CONCRETE, AND BUILDINGS.
8. LOCATIONS OF TREES/SHRUBS TO BE STAKED AND REVIEWED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FIELD ADJUST PLANTINGS FOR TRANSFORMERS, CURB CUTS, AND OTHER FUTURE IMPROVEMENTS. STAKE LOCATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ANY INSTALLATION. ALL PLANT MATERIAL LABELS SHALL BE REMOVED AFTER PLANTING.
9. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS, WORKMANSHIP, & IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR AFTER WRITTEN ACCEPTANCE BY OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL INSTALL WILDLIFE PROTECTION AROUND ALL NEW TREE PLANTINGS. WILDLIFE PROTECTION FENCING INSTALLED TO PROTECT TREES SHALL BE MAINTAINED THROUGHOUT THE WARRANTY PERIOD.
11. ALL PLANTS SHALL BE SET PLUMB IN THE CENTER OF THE PLANTING HOLE. PLANTING SHALL CONFORM TO THE PLANTING DETAILS SHOWN ON THE DRAWINGS. REMOVE ALL TWINE, EXCESS BURLAP, AND WIRE BASKETS ABOVE THE BOTTOM TIER OF WIRE PRIOR TO BACKFILLING. INSTALL PLANTING TABLETS AS INDICATED ON THE DRAWINGS. BACKFILL HALFWAY UP THE ROOT BALL. PLACE TABLET(S) BESIDE THE ROOT BALL ABOUT 1" FROM ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF THE HOLE. COMPLETE BACKFILL, TAMP AND THOROUGHLY WATER PLANTS IMMEDIATELY AFTER PLANTING.
12. ALL GROUNDCOVERS SHALL BE EVENLY SPACED IN BEDS AS SHOWN IN THE PLANTING SCHEDULE.
13. IN NO CASE SHALL PLANTING BE ALLOWED WITHIN 7 DAYS OF THE SPRAYING OF 'ROUNDUP.'
14. THE CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS OF THE SITE AND AREAS TO BE PLANTED AS SPECIFIED IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG CURBS AND WALKWAYS TO ACCOMMODATE MULCH DEPTH. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. HAVE ALL FINE GRADING APPROVED PRIOR TO SEEDING/PLANTING. ESTABLISH FINISH GRADES TO WITHIN 0.1 FOOT OF GRADES INDICATED - SEE CIVIL GRADING PLANS. PRIOR TO ACCEPTANCE OF GRADES, THE CONTRACTOR SHALL HAND RAKE TO SMOOTH, EVEN SURFACE, FREE OF DEBRIS, CLODS, ROCKS AND VEGETABLE MATTER GREATER THAN 2" INCH DIA. OR AS OTHERWISE DIRECTED IN SPECIFICATIONS. NOXIOUS WEEDS OR PARTS THEREOF SHALL NOT BE PRESENT IN THE SURFACE GRADE PRIOR TO PLANTING.
15. ALL AREAS DISTURBED OUTSIDE THE ORIGINAL GRADING/SEEDING LIMITS, SHOWN ON DRAWING, TO BE RESEEDED, REGRADED AND REPAIRED AS APPROPRIATE AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL PREPARE ANY DISTURBED AREAS FOR SEEDING AS SHOWN ON PLANS.
16. FIELD STAKE IRRIGATION MAINLINE FOR REVIEW BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK.
17. ALL PLANTING BEDS SHOWN AT THE L1.1, L1.2, AND L1.3 SITE ENLARGEMENT PLANS SHALL HAVE 12" MIN. TOPSOIL INSTALLED THAT MEETS THE TOPSOIL SPEC FOR SOIL TEST REQUIREMENTS. FOR THE REMAINING SITE PLANTING BEDS, PRIOR TO PLACEMENT OF PLANTS, THESE PLANTING BEDS SHALL BE TILLED TO A MINIMUM 12" DEPTH AND INCORPORATE A-1 ORGANICS BIOCOMP CLASS 1 COMPOST (OR APPROVED EQUAL) AT A MINIMUM RATE OF 4 C.Y. PER 1000 S.F. PLACED AT 2X THE WIDTH OF THE SPECIFIED PLANT AT FULL MATURITY. SOIL PREPARATION AND AMENDMENTS SHALL NOT BE MEASURED SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE PLANTS.
    - 17.1. TOPSOIL SHALL BE COLLECTED FROM ONSITE TO STOCKPILE FOR REUSE IF IT MEETS THE TOPSOIL SPEC FOR SOIL TEST REQUIREMENTS (I.E. - CLEAN ORGANIC SOIL, FREE OF WEEDS AND ROCKS). IF IT DOES NOT MEET THE SPECS EVEN WITH TREATMENT, THE SOIL CAN BE USED ELSEWHERE FOR SITE GRADING. THE CONTRACTOR SHALL PROVIDE TOPSOIL SOURCE INFORMATION (IF IT IS PROVIDED FROM OFF-SITE) FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
18. ALL SHRUB BEDS SHALL HAVE A MIN. OF 3" DEPTH OF 1/4" "SQUEEGEE" MATERIAL (1/4" CRUSHED STONE THAT IS USED AS MULCH AND SOIL AMENDMENT). "SQUEEGEE" MATERIAL SHALL BE TAN IN COLOR COLOR TO MATCH LOCAL AREA SOILS. PROVIDE AND CONFIRM COLOR SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PURCHASING AND INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL ON BEDS UNTIL FINAL PROJECT ACCEPTANCE.
19. PRIOR TO PLANTING, THE CONTRACTOR SHALL GRADE "SQUEEGEE" TO ALLOW FOR THE ADDITION OF 3" DEPTH OF "SQUEEGEE" WITHOUT HAVING THE BEDDING MATERIAL SIT HIGHER THAN THE EXISTING SURROUNDING GRADE.

PLANT SCHEDULE

SYMBOL	QTY	CONT	CANOPY	BOTANICAL / COMMON NAME
TREES				
	14	6' HT B&B	25'	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER
	35	6' HT B&B	25'	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	11	6' HT B&B	25'	GLEDITSIA TRIACANTHOS / HONEY LOCUST
	16	6' HT B&B	15'	JUNIPERUS OSTEOSPERMA / UTAH JUNIPER
	12	6' HT B&B	20'	PINUS EDULIS / PINYON PINE
	5	6' HT B&B	20'	PINUS NIGRA / AUSTRIAN PINE
ORNAMENTAL TREES				
	6	15 GAL	10'	AMELANCHIER ALNIFOLIA / SERVICEBERRY
	9	15 GAL	20'	CERCIS OCCIDENTALIS / WESTERN REDBUD
	7	15 GAL	20'	CHILOPSIS LINEARIS / DESERT WILLOW

SYMBOL	QTY	SIZE	SPACING	BOTANICAL / COMMON NAME
SHRUBS				
	34	5 GAL	48" o.c.	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH
	12	1 GAL	48" o.c.	AZALEA X 'HARDY GARDENIA' / HARDY GARDENIA AZALEA
	41	5 GAL	180" o.c.	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
	123	1 GAL	72" o.c.	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH
	4	1 GAL	120" o.c.	COTINUS COGGYGRIA / SMOKE TREE
	131	1 GAL	48" o.c.	EPHEDRA VIRIDIS / MORMON TEA
	89	1 GAL	72" o.c.	FALLUGIA PARADOXA / APACHE PLUME
	29	1 GAL	48" o.c.	HIBISCUS MOSCHEUTOS / ROSE MALLOW
	42	1 GAL	120" o.c.	PURSHIA MEXICANA / CLIFFROSE
	21	1 GAL	48" o.c.	SALVIA DORRII / DESERT SAGE
	13	1 GAL	48" o.c.	SPIRAEA X BUMALDA 'FROEBELII' / FROBEL SPIREA
BULBS				
	65	BAG OF 12	24" o.c.	NARCISSUS MINOR / DAFFODIL
GRASSES				
	16	1 GAL	24" o.c.	ARISTIDA PURPUREA / PURPLE THREEAWN
	29	1 GAL	24" o.c.	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS
	19	1 GAL	24" o.c.	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
ANNUALS/PERENNIALS				
	72	1 GAL	24" o.c.	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
	237	1 GAL	24" o.c.	BAILEYA MULTIRADIATA / DESERT MARIGOLD
	4	1 GAL	48" o.c.	BAILEYA MULTIRADIATA / DESERT MARIGOLD
	31	1 GAL	24" o.c.	BERLANDIERA LYRATA / CHOCOLATE DAISY
	114	1 GAL	24" o.c.	DELOSPERMA NUBIGENUM 'YELLOW' / YELLOW ICE PLANT
	126	1 GAL	24" o.c.	GAILLARDIA PULCHELLA / BLANKET FLOWER
	352	1 GAL	24" o.c.	GAURA LINDHEIMERI / WHITE WAND FLOWER
	181	1 GAL	12" o.c.	THYMUS PSEUDOLANUGINOSUS / WOOLLY THYME

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

PLANTING NOTES & SCHEDULE

CITY OF MOAB, UTAH

DHM DESIGN

PLAN NO.

L3.01

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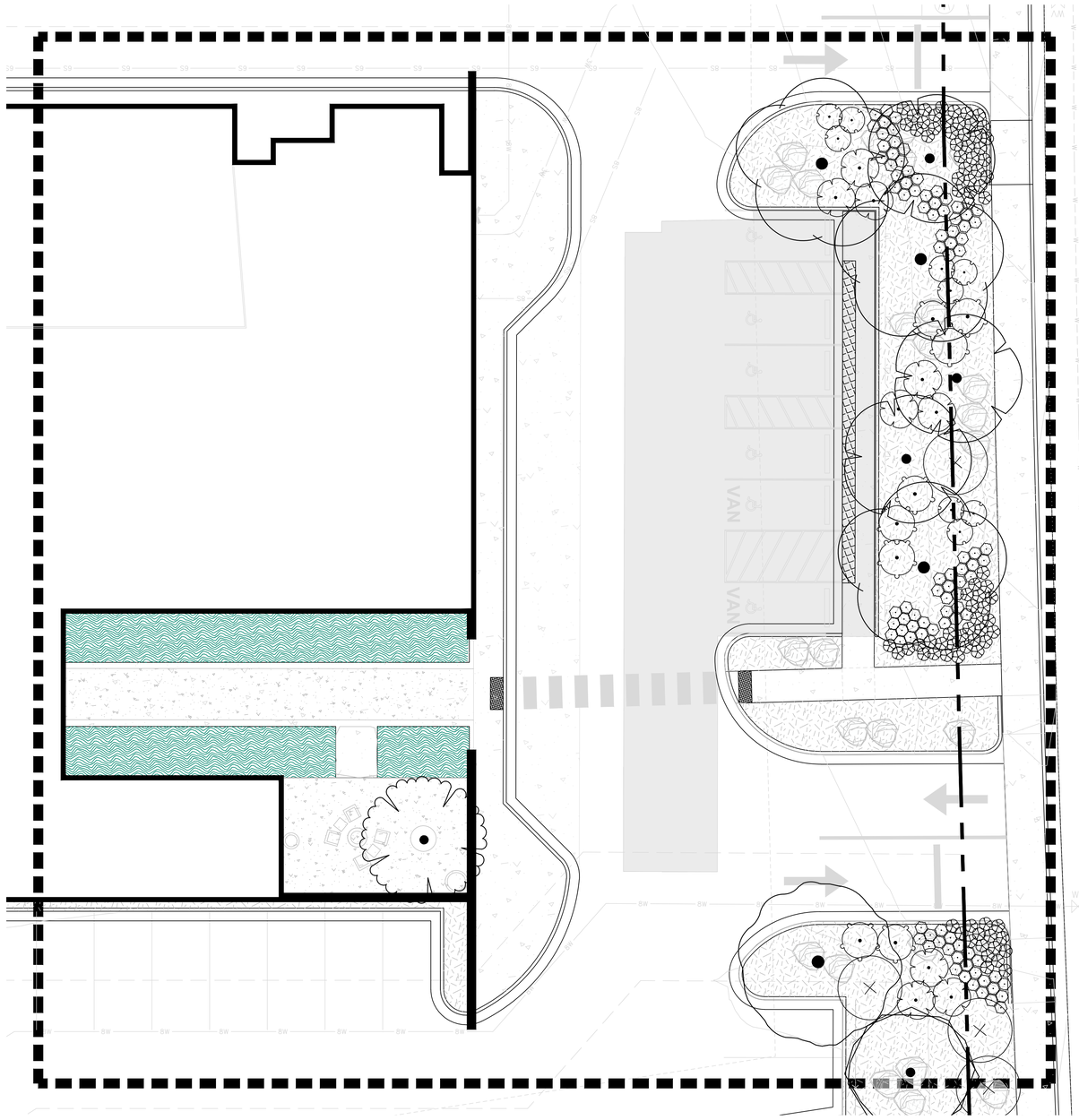
Date: 1/21/2026

Drawn By: AW, EK

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ENLARGEMENT L3.02



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
- INTEGRAL COLORED CONCRETE
- CONCRETE (NOT COLORED)
- 6'-0" HT. CUSTOM POOL FENCE
- 8'-0" HT. SERVICE FENCE
- COYOTE FENCE
- 4' FENCE AT PET RELIEF AREA
- DECORATIVE METAL SCREEN
- RAISED CONCRETE SEATWALL
- SHEET PILE RETAINING WALL
- STONE VENEER SEATWALL
- FIRE PIT
- SANDSTONE SEAT BLOCK
- BOULDER

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1 10
SCALE: 1"=10'-0"

Revisions:

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MOAB HOTEL - SITE PLAN APPLICATION

PLANTING ENLARGEMENT PLAN

CITY OF MOAB, UTAH

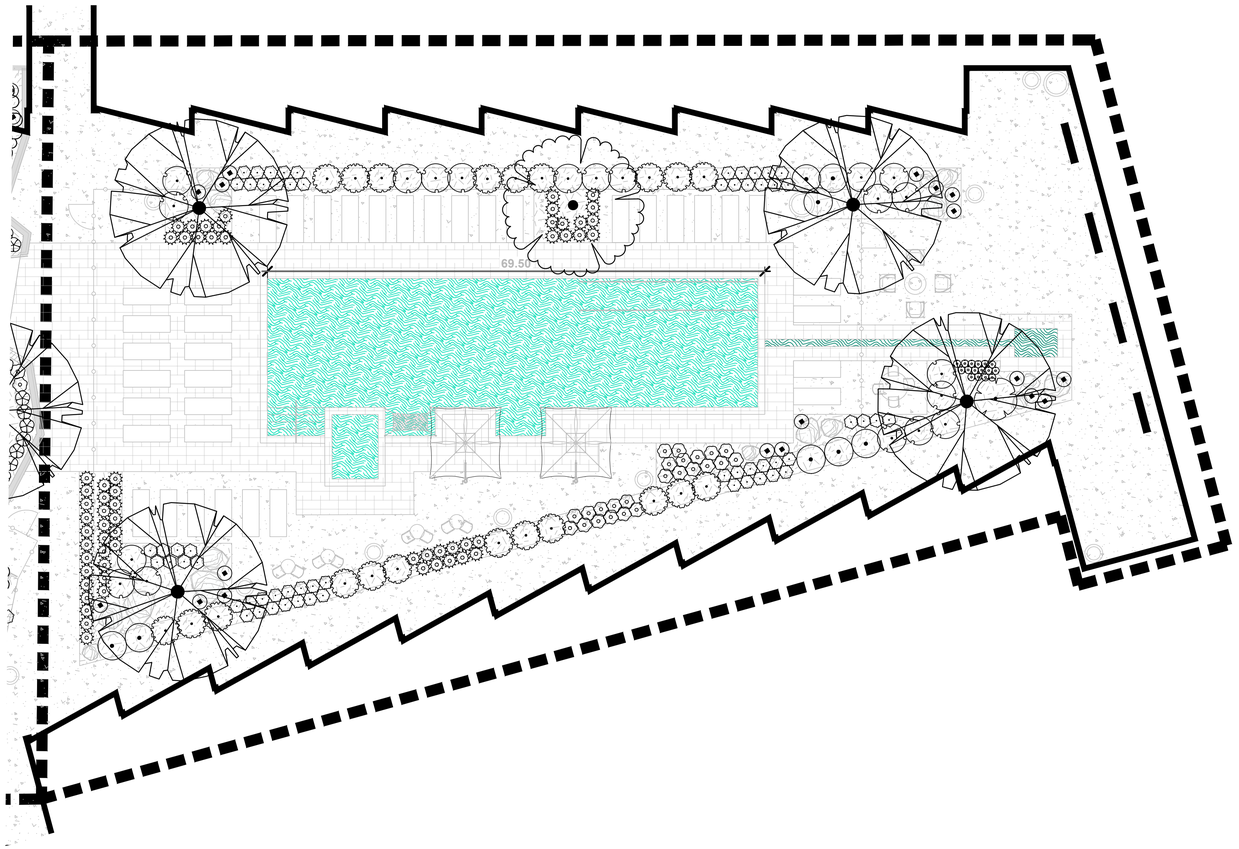
DHM DESIGN

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Project:25064
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Drawn By: AW, EK
Checked By: AC

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ENLARGEMENT L3.03



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
- INTEGRAL COLORED CONCRETE
- CONCRETE (NOT COLORED)
- 6'-0" HT. CUSTOM POOL FENCE
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- 4' FENCE AT PET RELIEF AREA
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0 5 20
1 10
SCALE: 1"=10'-0"

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MOAB HOTEL - SITE PLAN APPLICATION

PLANTING ENLARGEMENT PLAN

CITY OF MOAB. UTAH

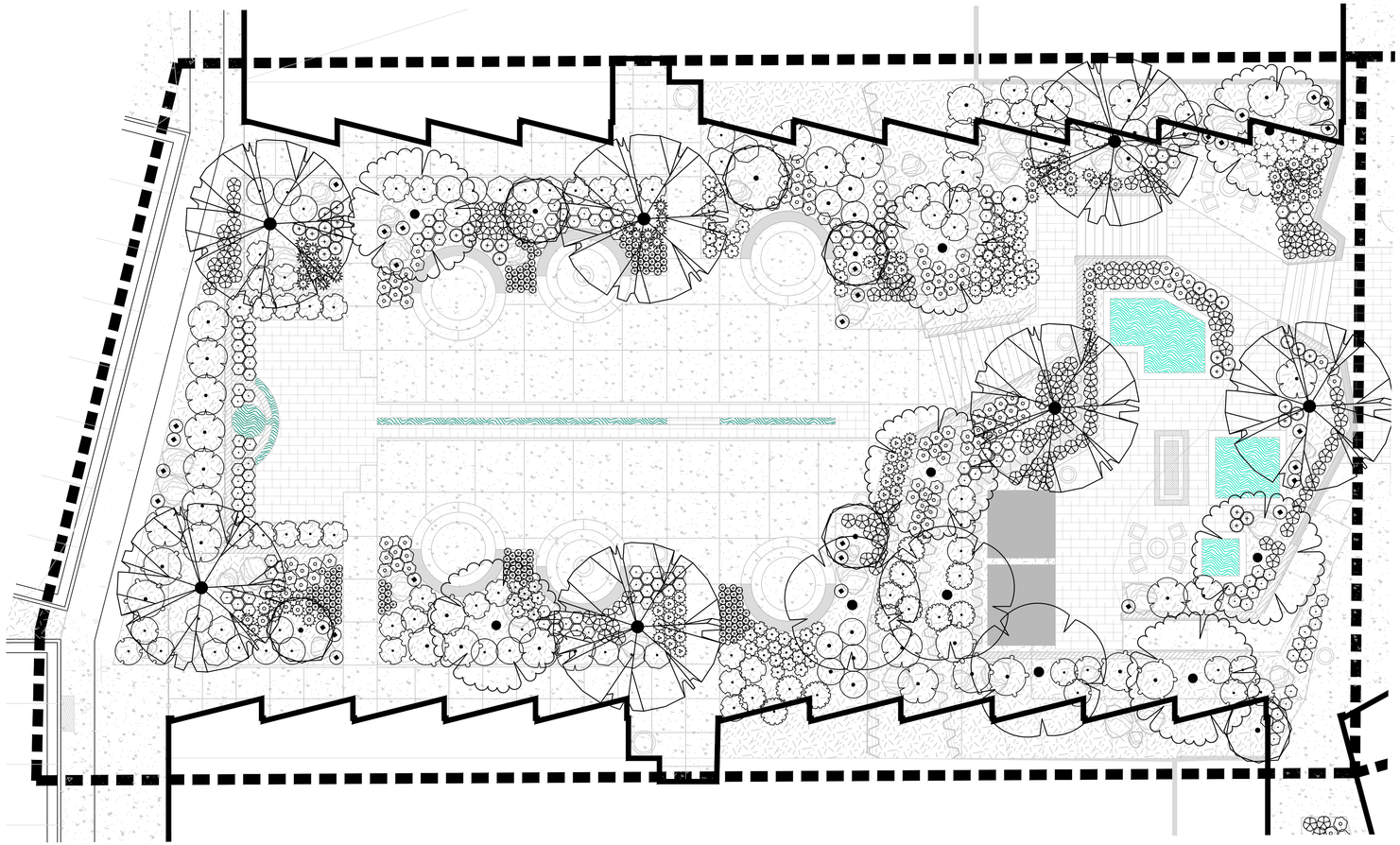
DHM DESIGN

PLAN NO.
L3.03

Sheet 16 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

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ENLARGEMENT L3.04



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
- INTEGRAL COLORED CONCRETE
- CONCRETE (NOT COLORED)
- 6'-0" HT. CUSTOM POOL FENCE
- 8'-0" HT. SERVICE FENCE
- COYOTE FENCE
- 4' FENCE AT PET RELIEF AREA
- DECORATIVE METAL SCREEN
- RAISED CONCRETE SEATWALL
- SHEET PILE RETAINING WALL
- STONE VENEER SEATWALL
- FIRE PIT
- SANDSTONE SEAT BLOCK
- BOULDER

0 5 20
1 10
SCALE: 1"=10'-0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

PLANTING ENLARGEMENT PLAN

CITY OF MOAB, UTAH

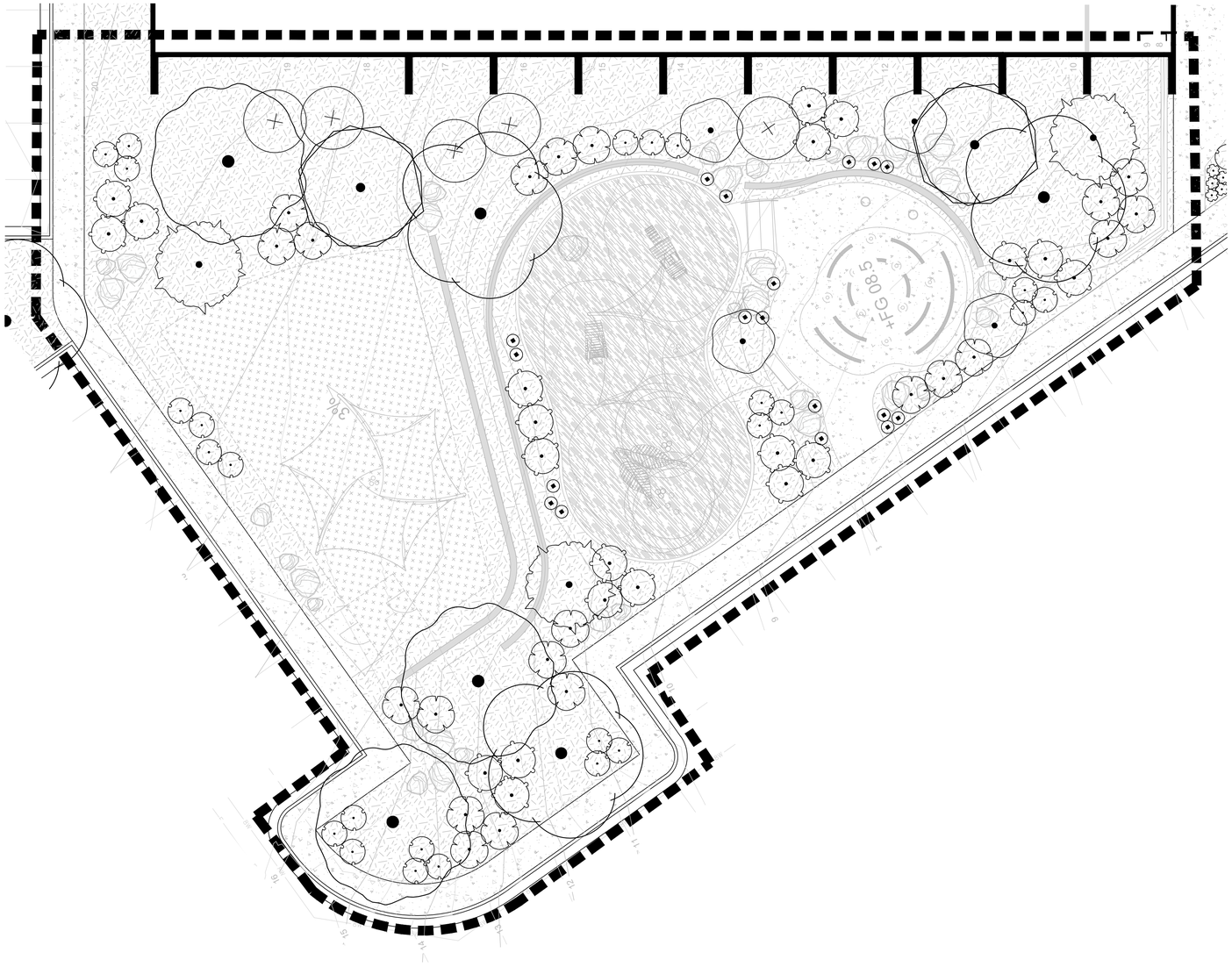
DHM DESIGN

PLAN NO.
L3.04

Sheet 17 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

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ENLARGEMENT L3.05



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
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- STONE VENEER SEATWALL
- FIRE PIT
- SANDSTONE SEAT BLOCK
- BOULDER

0 5 20
1 10
SCALE: 1"=10'-0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

PLANTING ENLARGEMENT PLAN

CITY OF MOAB. UTAH

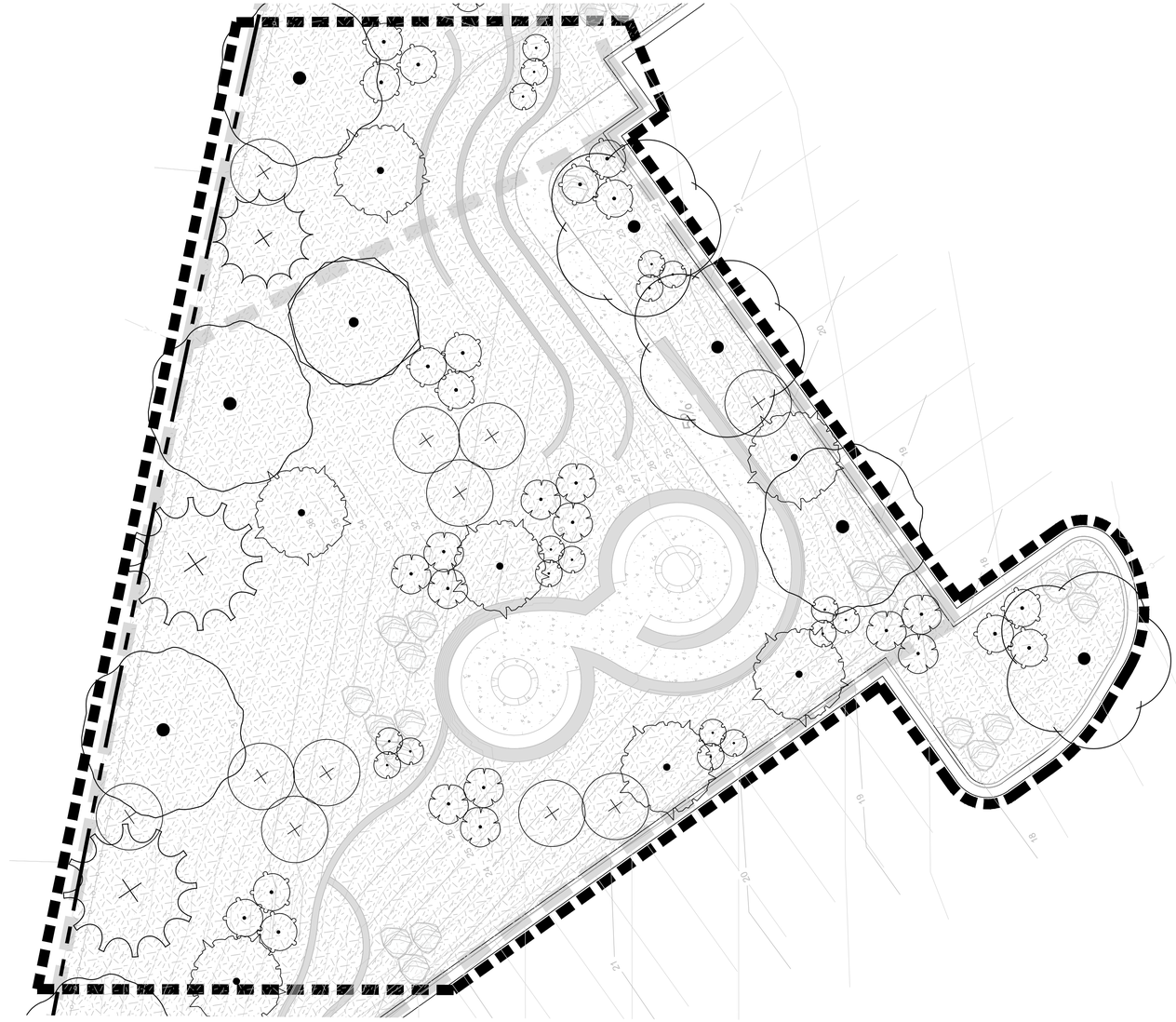
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PLAN NO.
L3.05

Sheet 18 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

FOR REVIEW ONLY NOT FOR CONSTRUCTION

ENLARGEMENT L3.06



LEGEND

- COBBLE MULCH
- ENGINEERED WOOD FIBER SAFETY SURFACING
- PAVERS
- SQUEEGEE MATERIAL (PLANTING BED)
- STABILIZED CRUSHER FINES
- PET RELIEF AREA MATERIAL
- INTEGRAL COLORED CONCRETE
- CONCRETE (NOT COLORED)
- 6'-0" HT. CUSTOM POOL FENCE
- 8'-0" HT. SERVICE FENCE
- COYOTE FENCE
- 4' FENCE AT PET RELIEF AREA
- DECORATIVE METAL SCREEN
- RAISED CONCRETE SEATWALL
- SHEET PILE RETAINING WALL
- STONE VENEER SEATWALL
- FIRE PIT
- SANDSTONE SEAT BLOCK
- BOULDER

0 5 20
1 10
SCALE: 1"=10'-0"

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

PLANTING ENLARGEMENT PLAN

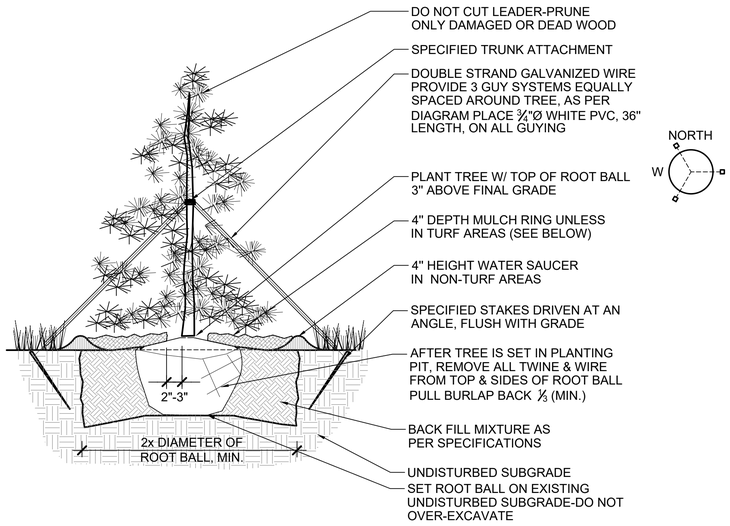
CITY OF MOAB. UTAH

DHM DESIGN

PLAN NO.
L3.06

Sheet 19 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

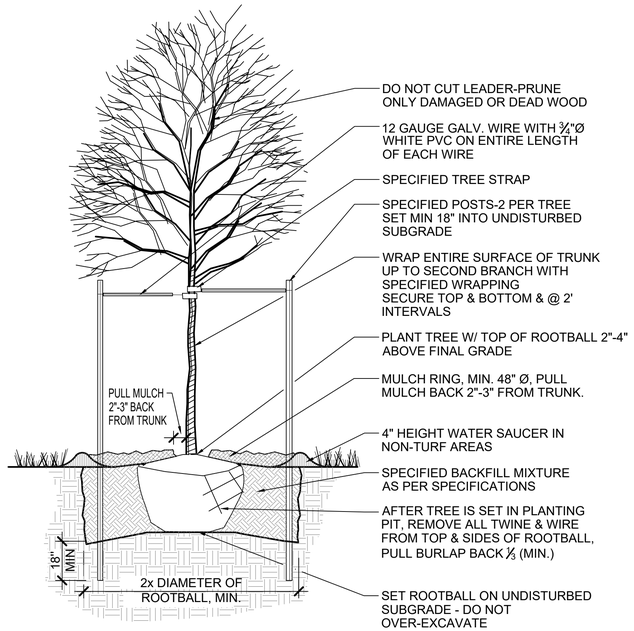
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1 L3.07 EVERGREEN TREE PLANTING

NTS

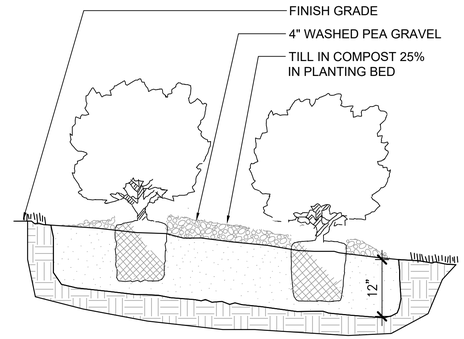
NOTES:
1. PULL MULCH BACK 2" TO 3" FROM TRUNK OF TREE
2. INSTALL SPECIFIED MULCH TO DRIP LINE OF TREE WHERE PLANTED IN LAWN AREAS. MULCH TO BE 2" DEEP IN LAWN AREAS.
3. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.



2 L3.07 DECIDUOUS PLANTING

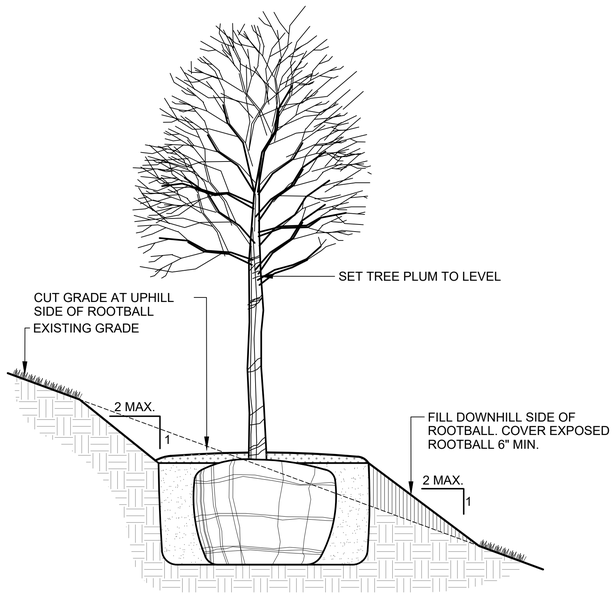
NTS

NOTE: MULCH SHOULD BE 4" DEEP IN NON-TURF AREAS, MULCH SHOULD BE 2" DEEP IN TURF AREAS.



3 L3.07 GROUNDCOVER/PERENNIAL PLANTING DETAIL

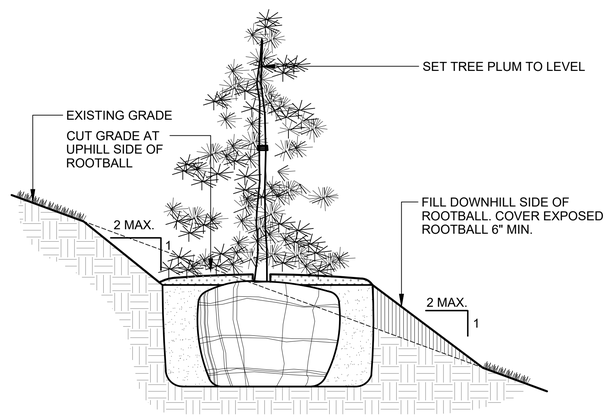
N.T.S.



NOTES:
1. REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC.
2. THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

4 L3.07 DECIDUOUS ON A SLOPE

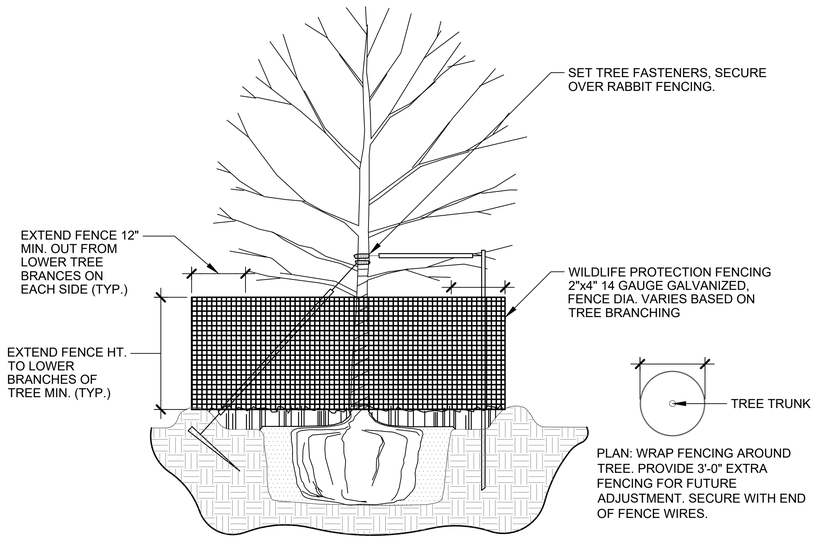
N.T.S.



NOTES:
1. REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC.
2. THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

5 L3.07 EVERGREEN ON A SLOPE

N.T.S.



6 L3.07 WILDLIFE FENCING

N.T.S.

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

PLANTING DETAILS

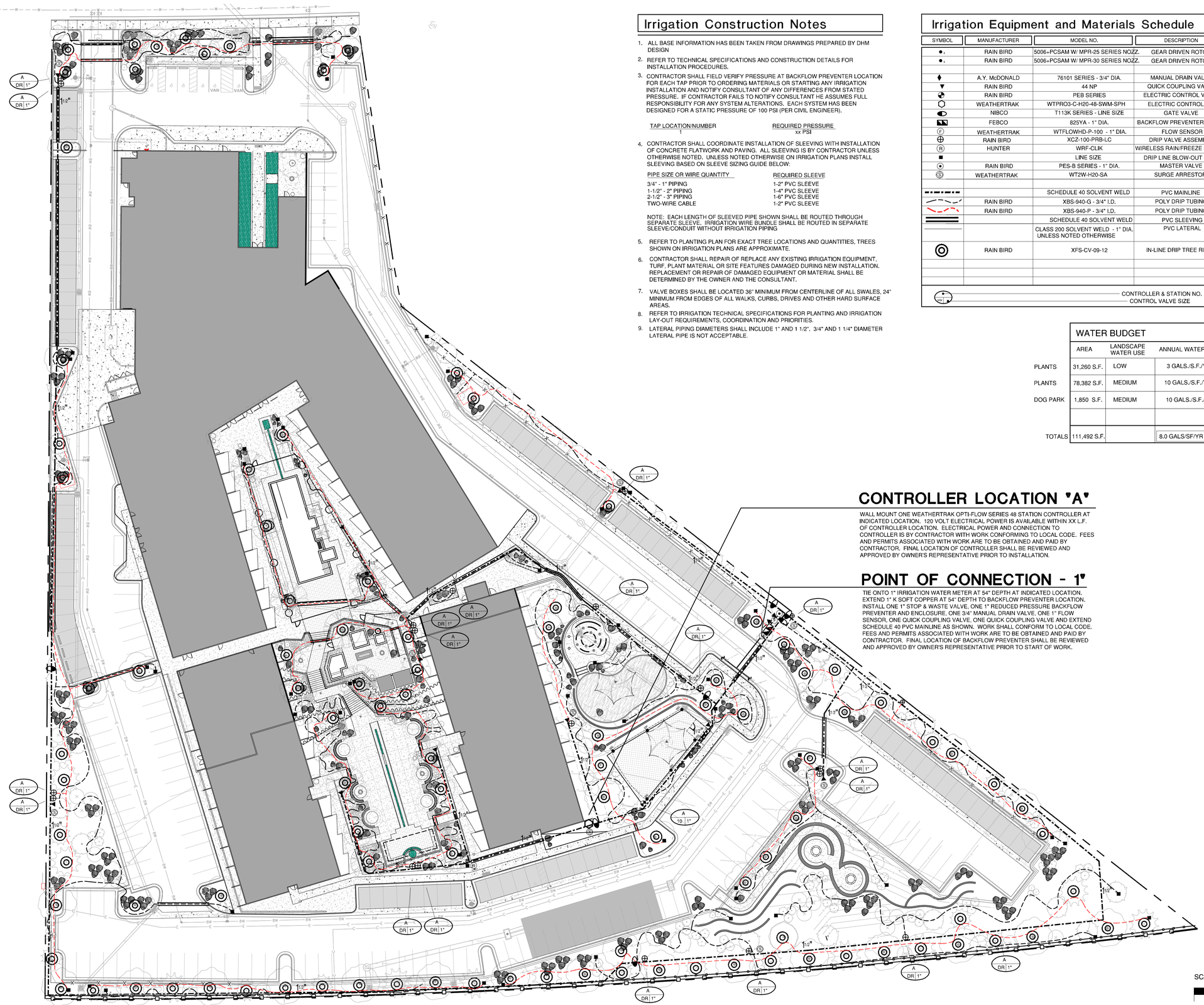
CITY OF MOAB. UTAH

DHM DESIGN

PLAN NO.
L3.07

Sheet 20 of 20
Project:25064
Date: 1/21/2026
Drawn By: AW, EK
Checked By: AC

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Irrigation Construction Notes

1. ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY DHM DESIGN
2. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
3. CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. EACH SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 100 PSI (PER CIVIL ENGINEER).

TAP LOCATION/NUMBER	REQUIRED PRESSURE
1	xx PSI

4. CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" - 1" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
2-1/2" - 3" PIPING	1-6" PVC SLEEVE
TWO-WIRE CABLE	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING

5. REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
6. CONTRACTOR SHALL REPAIR OF REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
7. VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
8. REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
9. LATERAL PIPING DIAMETERS SHALL INCLUDE 1" AND 1 1/2", 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.

Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
●x	RAIN BIRD	5006+PCSAM W/ MPR-25 SERIES NOZZ.	GEAR DRIVEN ROTOR	9	
●x	RAIN BIRD	5006+PCSAM W/ MPR-30 SERIES NOZZ.	GEAR DRIVEN ROTOR	9	
♦	A.Y. McDONALD	76101 SERIES - 3/4" DIA.	MANUAL DRAIN VALVE	5	
▼	RAIN BIRD	44 NP	QUICK COUPLING VALVE	7	
◕	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	8	
⬡	WEATHERTRAK	WTPRO3-C-H20-48-SWM-SPH	ELECTRIC CONTROLLER	12	TWO-WIRE
◐	NIBCO	T113K SERIES - LINE SIZE	GATE VALVE	6	
◥◤	FEBCO	825YA - 1" DIA.	BACKFLOW PREVENTER W/ PRV	13 & 14	
Ⓕ	WEATHERTRAK	WTFLOWHD-P-100 - 1" DIA.	FLOW SENSOR	16	
⊕	RAIN BIRD	XCZ-100-PRB-LC	DRIP VALVE ASSEMBLY	1	
Ⓡ	HUNTER	WRF-CLIK	WIRELESS RAIN/FREEZE SENSOR	11	
■		LINE SIZE	DRIP LINE BLOW-OUT STUB	4	
⊙	RAIN BIRD	PES-B SERIES - 1" DIA.	MASTER VALVE	15	
⊗	WEATHERTRAK	WT2W-H20-SA	SURGE ARRESTOR	16	
		SCHEDULE 40 SOLVENT WELD	PVC MAINLINE	10	
	RAIN BIRD	XBS-940-G - 3/4" I.D.	POLY DRIP TUBING	2	SHRUB ZONES
	RAIN BIRD	XBS-940-P - 3/4" I.D.	POLY DRIP TUBING	3	TREE ZONES
		SCHEDULE 40 SOLVENT WELD	PVC SLEEVING		
		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	PVC LATERAL	10	
◎	RAIN BIRD	XFS-CV-09-12	IN-LINE DRIP TREE RINGS	3	

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

WATER BUDGET

	AREA	LANDSCAPE WATER USE	ANNUAL WATER USE	TOTAL ANNUAL WATER USE
PLANTS	31,260 S.F.	LOW	3 GALS./S.F./YR.	93,780 GALLONS
PLANTS	78,382 S.F.	MEDIUM	10 GALS./S.F./YR.	783,820 GALLONS
DOG PARK	1,850 S.F.	MEDIUM	10 GALS./S.F./YR.	18,500 GALLONS
TOTALS	111,492 S.F.		8.0 GALS/SF/YR AVG	896,100 GALLONS/YR

CONTROLLER LOCATION "A"

WALL MOUNT ONE WEATHERTRAK OPTI-FLOW SERIES 48 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN XX L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

POINT OF CONNECTION - 1"

TIE ONTO 1" IRRIGATION WATER METER AT 54" DEPTH AT INDICATED LOCATION. EXTEND 1" K SOFT COPPER AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP & WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND ENCLOSURE, ONE 3/4" MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE QUICK COUPLING VALVE, ONE QUICK COUPLING VALVE AND EXTEND SCHEDULE 40 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

IRRIGATION PLAN

CITY OF MOAB, UTAH

Avocet
IRRIGATION DESIGN
11757 W. KEN CARYL AVE., SUITE F-508
LITTLETON, COLORADO 80127
303-562-5696
avocet@wispertel.net

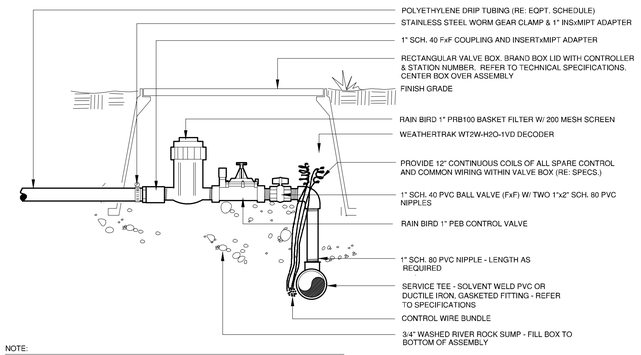
PLAN NO.

Sheet of
Project: 25064
Date: 1/21/2026
Drawn By: DZ
Checked By: DZ

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IRRIGATION PLAN

I1.01



NOTE:

INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX.

NO VALVE BOX EXTENSIONS WILL BE ACCEPTED

PROVIDE 2" MIN. CLEARANCE BETWEEN TOP OF FILTER AND BOTTOM OF BOX LID

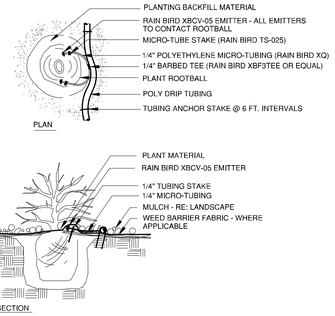
TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE

VALVE BOX SHALL NOT REST ON DRIP TUBING-PIPING

APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

DRIP VALVE ASSEMBLY

1



NOTE:

INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL.

FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.

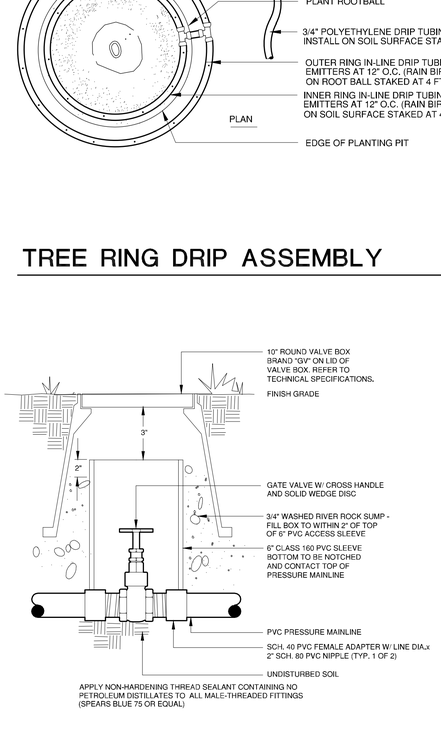
IF PLANTING ON A 4:1 SLOPE OR GREATER, INSTALL EMITTERS ON UPHILL SIDE OF ROOTBALL.

INSTALL TWO 1/2 GPH EMITTERS PER 5 GAL. SHRUB, ONE 1/2 GPH EMITTER PER 1 GAL. PLANT

SHRUB AND PERENNIAL PLANTINGS IN BED AREAS

DRIP EMITTER - SHRUB BEDS

2



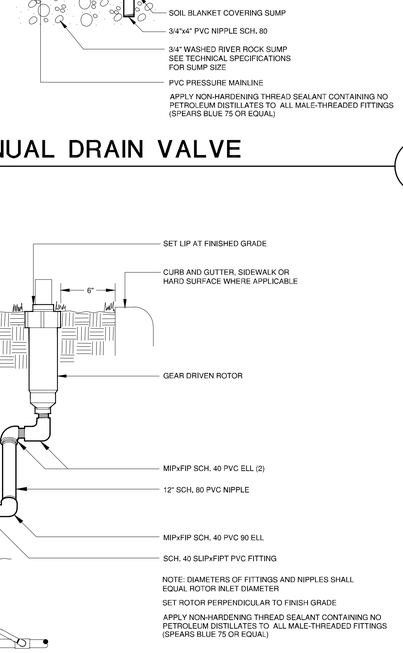
TREE RING DRIP ASSEMBLY

3



DRIP LINE FLUSH-OUT AND OPERATIONAL INDICATOR

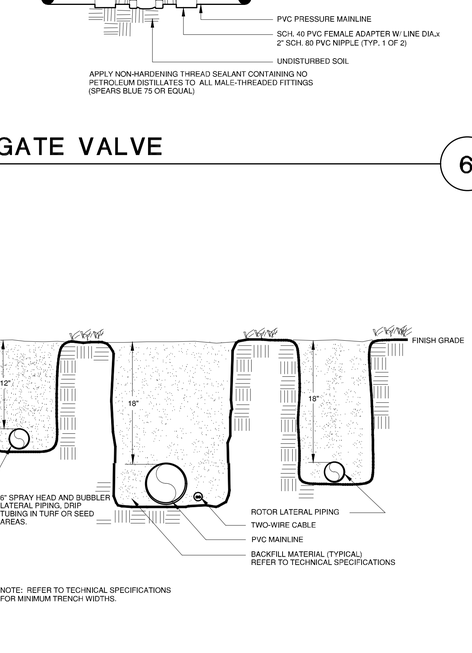
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APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

MANUAL DRAIN VALVE

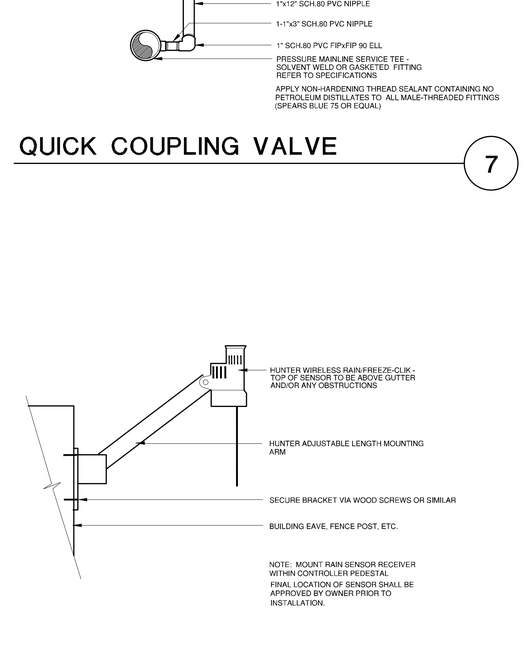
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APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

GATE VALVE

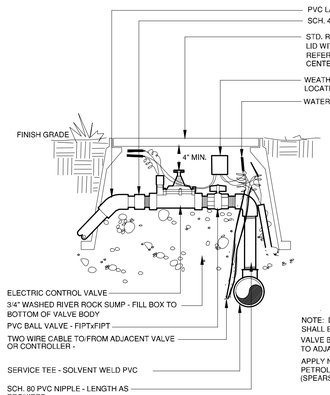
6



APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

QUICK COUPLING VALVE

7



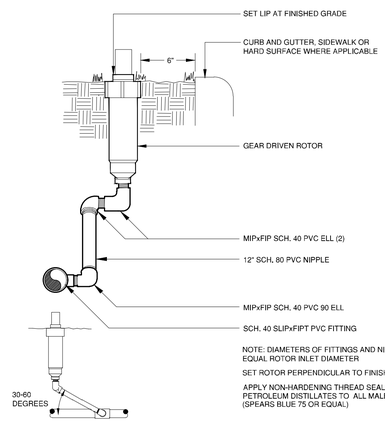
NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER

VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE

APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

ELECTRIC CONTROL VALVE

8



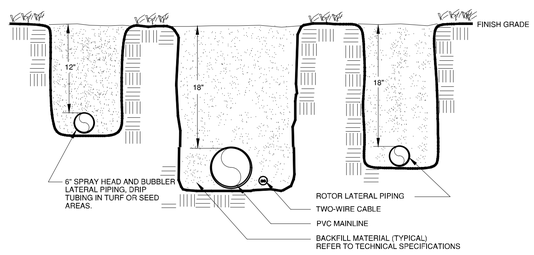
NOTE: DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER

SET ROTOR PERPENDICULAR TO FINISH GRADE

APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

GEAR DRIVEN ROTOR

9



NOTE: REFER TO TECHNICAL SPECIFICATIONS FOR MINIMUM TRENCH WIDTHS.

TRENCHES

10

NOTE: MOUNT RAIN SENSOR RECEIVER WITHIN CONTROLLER PEDESTAL

FINAL LOCATION OF SENSOR SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

RAIN/FREEZE SENSOR

11

Revisions:

#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

IRRIGATION DETAILS

CITY OF MOAB, UTAH

Avocet IRRIGATION DESIGN
11757 W. KEN CARYL AVE., SUITE F-505
LITTLETON, COLORADO 80127
303-582-5688
avocet@wispertel.net

PLAN NO.

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Project:25064

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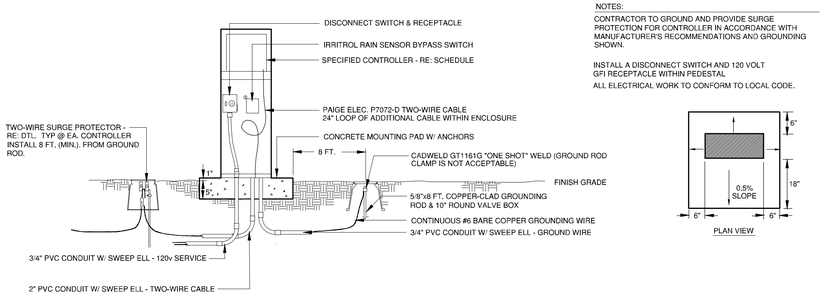
Drawn By: DZ

Checked By: DZ

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IRRIGATION DETAILS

I1.02



NOTES:
CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND GROUNDING SHOWN.

INSTALL A DISCONNECT SWITCH AND 120 VOLT GFI RECEPTACLE WITHIN PEDESTAL

ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.

PLAN VIEW

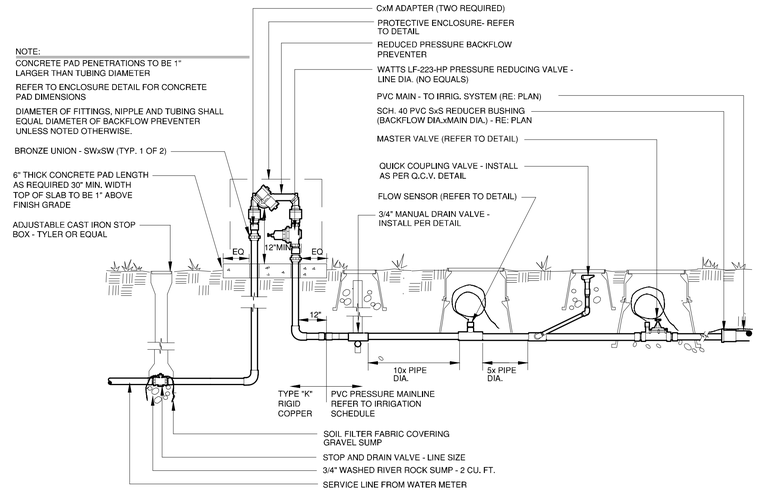
ELECTRIC CONTROLLER - TWO-WIRE SYSTEM

12

NOTE:
CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER

REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS

DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE.



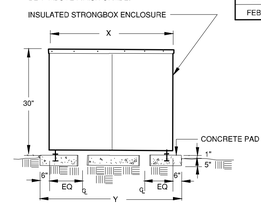
BACKFLOW PREVENTER

13

NOTES
PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER

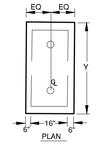
TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.

BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y
FEBCO 825Y 3/4" & 1"	SBBC-22ALI	30"	42"
FEBCO 825Y 1 1/2" & 2"	SBBC-45ALI	45"	57"
FEBCO 825YA 3/4" & 1"	SBBC-22ALI	23"	35"
FEBCO 825YA 1 1/2" & 2"	SBBC-30ALI	30"	42"



INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE



PLAN

BACKFLOW ENCLOSURE

14

NOTE: CENTER BOX OVER VALVE ASSEMBLY.

APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

MASTER VALVE

15

NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC, SHALL BE INSTALLED WITHIN "METER RUN" SEGMENT OF PIPING

DIAMETER OF FLOW SENSOR TEE AND "METER RUN" PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC., SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

VALVE BOX SHALL NOT REST OF TOP OF FLOW SENSOR CABLE

INSTALL SENSOR/SENSOR TEE AT 60-90 DEGREE ANGLE TO PREVENT AIR BUBBLES FROM DISTURBING SENSOR READINGS

FLOW SENSOR

16

PLAN VIEW

GROUND PLATE SHALL LOCATED SUCH THAT MAINLINE, TWO-WIRE CABLE AND VALVE DECODERS LIE OUTSIDE OF SPHERE OF INFLUENCE (TYP. ALL LOCATIONS)

GROUND PLATE SHALL BE INSTALLED PARALLEL TO MAINLINE DO NOT INSTALL IN MAINLINE TRENCH.

TWO-WIRE SURGE ARRESTOR

17

Revisions:
#	DATE	DESCRIPTION

MOAB HOTEL - SITE PLAN APPLICATION

IRRIGATION DETAILS

CITY OF MOAB, UTAH

Avocet IRRIGATION DESIGN
11757 W. KEN CARYL AVE., SUITE F-508
LITTLETON, COLORADO 80127
303-562-5698
avocet@easterlet.net

PLAN NO.

Sheet of
Project:25064
Date: 1/21/2026
Drawn By: DZ
Checked By: DZ

FOR REVIEW ONLY NOT FOR CONSTRUCTION

IRRIGATION DETAILS

I1.03

MOAB CITY PLANNING COMMISSION AGENDA June 11, 2026

TITLE: Consideration and Possible Approval of Planning Resolution No. 09-2026, A Resolution Amending the City of Moab Planning Commission Bylaws to Update Section 3.4 Attendance, Add Section 3.5 Removal From Service, Add Section 3.6 Procedure for Filling Vacancies, Add Section 3.7 Procedure to Appoint A Planning Commissioner, and Update Section 4.2 Planning Commissioner Trainings.

DISPOSITION: Discussion and possible action

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

- Exhibit 1 Draft Bylaw Amendment Redline
- Exhibit 2 Draft Planning Resolution 09-2026 Amendment of Planning Commission Bylaws
- Exhibit 3 Current Bylaws

OPTIONS:
1. Approve the Planning Resolution as written;
2. Continue or table action to a later meeting with specific direction to City Staff as to additional information needed to decide; or
3. Deny the Planning Resolution, giving specific findings for decision.

RECOMMENDED MOTION: I move that the City of Moab Planning Commission Approve Planning Resolution No. 09-2026, A Resolution Amending the City of Moab Planning Commission Bylaws to Update Section 3.4 Attendance, Add Section 3.5 Removal From Service, Add Section 3.6 Procedure for Filling Vacancies, Add Section 3.7 Procedure to Appoint A Planning Commissioner, and Update Section 4.2 Planning Commissioner Trainings.

SUMMARY:

Utah SB 284, passed this last legislative session, gave Planning Commissions additional training standards and required that standards of appointment and removal of Planning Commissioners be added to the bylaws. This Ordinance will enact the required changes and other amendments, including attendance policies, brought forward by the Planning Commission.

RELEVANT LAWS, STUDIES & PLANS:
SB 284

RESPONSIBLE DEPARTMENT:
Planning Department

FINANCIAL IMPACT: N/A

MOAB CITY PLANNING COMMISSION BYLAWS

PURPOSE

These policies and procedures are designed and adopted for the purpose of providing guidance and direction to the members of the Moab City Planning Commission in the performance of their duties. The Planning Commission shall be governed by the provisions of all applicable State statutes, City ordinances, and these rules. Nothing in these rules shall be interpreted to provide an independent basis for invalidating or in any way altering a final decision of the Commission.

ARTICLE 1 – GENERAL PROVISIONS

The Moab City Planning Commission, hereinafter referred to as the "Commission," shall be governed by the following statutes, ordinance, and rules:

1.1 Applicable State Statutes, Local Ordinances and Rules. To the extent that they remain in force and in effect and as they may be amended from time to time, the Commission and its members shall be governed by state statutes and local ordinances and policies including the following:

a. State statutes applying to public boards, members, and officials.

b. State statutes governing the activities of Municipal Planning Commissions.

c. The Moab City General Plan and Moab Municipal Code Book and other applicable ordinances and regulations approved by the Moab City Planning Commission or Moab City Council.

d. The adopted Rules of Procedure for Planning Commission Meetings. (Resolution #07-2022)

e. The rules and policies of the commission as set forth herein.

1.2 Familiarity with State Statutes, Local Ordinance, and Rules Affecting the Commission. Upon taking office, all members of the Commission shall familiarize themselves with the applicable statutes, ordinances and rules, and, while in office, shall maintain such knowledge, including knowledge of amendments and additions, and shall be strictly governed thereby in the conduct of Commission affairs.

1.3 Number of Commission Members and duration of term. The number of Planning Commission members shall be five (5) and they shall serve for a term of three (3) years.

ARTICLE 2 – POWERS AND DUTIES

The Commission shall have the following powers and duties:

a. To prepare or cause to be prepared a General Plan, or elements thereof, and to recommend the General Plan, or elements, to the Moab City Council;

b. To prepare or cause to be prepared amendments to such plan and elements thereof and to recommend the amendments to the Moab City Council;

c. To review and make recommendations to the Moab City Council with regard to amendments to the General Plan Land Use and Zoning Map;

d. To initiate, review and make recommendations to the Moab City Council on applications for amendments to the zoning text of the Moab Municipal Code to promote health, safety and welfare;

e. To hear, review and recommend approval or disapproval of applications where required by the Moab Municipal Code in accordance with the rules and regulations established by the Moab City Council, or to approve certain development applications when specifically authorized by the Moab City Council; and

f. To adopt by-laws, policies, procedures and regulations for the conduct of its meetings, the consideration of application for development approval, and for any other purposes deemed necessary for the function of the Commission.

ARTICLE 3 – CONDUCT OF COMMISSION MEMBERS

3.1. Ethical Principles. The following ethical principles shall guide the actions of the Commission and its members in carrying out the powers and duties described above:

a. Serve the Public Interest. The primary obligation of the Commission and each member is to serve the public interest.

b. Support Citizen Participation in Planning. The Commission shall ensure a forum for meaningful citizen participation and expression in the planning process, and assist in the clarification of community goals, objectives and policies.

c. Avoid Conflicts of Interest. Commission members shall avoid conflicts of interest and even the appearance of impropriety. A commissioner with a potential conflict of interest shall make the interest public, abstain from voting on the matter, not participate in any deliberations on the matter, and leave any chamber in which such deliberations are to take place. The commissioners shall also not discuss the matter privately with any other official voting on the matter.

d. Render Thorough and Diligent Planning Service. If a commissioner has not sufficiently reviewed relevant facts and advice affecting a public planning decision, that commissioner should not participate in that discussion.

e. Not Disclose or Improperly Use Confidential Information for Financial Gain. A commissioner shall not disclose or improperly use confidential information for financial gain, and must not disclose to others confidential information acquired in the course of his/her duties, or use it to further a personal interest.

f. Ensure Full Disclosure at Public Meetings. The Commission shall ensure that the presentation of information on behalf of any party to a planning question occurs only at the scheduled public meeting on the question, not in private, unofficially, or with other interested parties absent, and must make partisan information regarding the question received by mail, telephone, or any other communication, part of the public record.

g. Respect for and Courtesy to Other Commission Members, Public and Staff. Each commission member has the same rights and privileges as any other member. Any commissioner has the right to be heard and to hear what others have to say about items being considered by the Commission.

3.2 Representation of Applicants or Petitioners. No member of the Commission shall represent applicants or petitioners on matters on which the Commission is to make determinations or recommendations.

3.3 Ex-parte Communications. Pre-arranged private meetings between a commissioner and an individual(s) and their agents, or other interested parties with a matter pending before the Commission are prohibited. Partisan information on any application received by a Commissioner, whether by mail, telephone, or other communication should be avoided. When such communication does occur it must be made part of the public record by the commissioner.

3.4 Attendance. Each commissioner shall be responsible for attending at least seventy-five percent of the regularly scheduled meetings within the calendar year. Should circumstances arise where a Commissioner is unable to attend a scheduled meeting, the commissioner shall be responsible for notifying the Planning Department as soon as possible. A Maximum of two (2) absences in a calendar year may be unexcused, meaning the Planning Department was not notified at least two (2) weeks prior to the scheduled meeting. Commissioners who fail to attend seventy-five percent of the meetings or have 3 or more unexcused absences may be removed from the Commission.

3.5 Removal From Service. The Mayor or their designee may remove a Planning Commissioner from the commission for the following causes; (A) using public funds for a political purpose under Title 20A, Chapter 11, Part 12,Political Activities of Public Entities Act; (B) violating a provision of Title 10, Chapter 3, Part 13, Municipal Officers' and Employees' Ethics Act; (C) acting with the intent to influence a land use decision or an appeal of appending land use; (D)

application in a manner that creates actual impermissible bias or an unacceptable risk of impermissible bias in the planning commission member's administrative or quasi-judicial duties; and (E) exceeding the amount of excused or unexcused absences.

3.6 Procedure for Filling Vacancies. When a vacancy occurs, the City shall post the vacancy opening on the City website. Applicants may contact the Mayor with their interest in joining the commission.

3.7 Procedure to Appoint a Planning Commissioner. The Mayor shall recommend, at their full discretion, a candidate to be confirmed by the City Council, given a vacancy has occurred.

ARTICLE 4 – MEETINGS AND ORGANIZATION

4.1 Regular Meetings. Regular meetings of the Commission shall be scheduled at least twice a month unless there are mitigating circumstances, such as lack of a quorum, lack of items to be discussed, holidays and other circumstances.

4.2 ~~Citizen Planner Workshops~~ Planning Commissioner Trainings. All Commissioners are required to complete four (4) hours of land use training annually. One (1) hour of annual training on general powers and duties including the role of the planning commission in administrative, legislative, and quasi-judicial functions and three (3) hours of annual training on land use, which may include: (A) appeals and variances; (B) conditional use permits; (C) exactions; (D) impact fees; (E) vested rights; (F) subdivision regulations and improvement guarantees; (G) land use referenda; (H) property rights; (I) real estate procedures and financing; (J) zoning, including use-based and form-based; (K) drafting ordinances and code that complies with statute (L) ex parte communication; and (M) conflict of interest. A newly appointed planning commission member may not participate in a public meeting as an appointed member until the member completes the One (1) hour of annual training on general powers and duties including the role of the planning commission in administrative, legislative, and quasi-judicial functions. A planning commission member may qualify for one completed hour of training if the member attends, as an appointed member, twelve (12) public meetings of the planning commission within a calendar year. The City shall provide the training through staff, Utah League of Cities and Towns, or the Division of Real Estate and shall monitor compliance with the training requirements. ~~to attend a minimum of one (1) citizen planner workshop trainings conducted by the Utah League of Cities and Towns. All commissioners shall attend a second training offered by any of the following: Utah Chapter of the American Planning Association, the Utah Land Use Institute, or other acceptable urban planning or planning law conference.~~

4.3 Special Meetings, Work Sessions and Field Trips. Special meetings, work sessions and field trips for any purpose may be held at the call of the chair, the Moab City Council or the Planning Department. Work session and field trip meetings shall be for the discussion and informational purposes only; no action shall be taken on any item.

4.4 Open to the Public. All regular, special, work session and field trip meetings of the Commission are open to the public and will be noticed in accordance with the requirements of The Open and Public Meetings Act.

4.5 Membership. The Commission shall consist of five (5) members selected from the public at large and form a representative sample of the community. Members shall serve for terms not to exceed three (3) years in length.

4.6 Officers. At an annual meeting to be held at the first regular meeting at the commencement of each calendar year, the members of the Commission shall elect one (1) of its members as Chair and one (1) as Vice Chair. In the absence of the Chair, the Vice Chair shall act as Chair and shall have all powers of the Chair. If both the Chair and Vice Chair are absent or unable to preside over the meeting, the commission members present shall appoint an Acting Chair to preside. If the Chair leaves the Commission during an appointed term, the Vice Chair shall succeed to the office of Chair for the remainder of the term. If the Vice Chair leaves the Commission or succeeds to office of the Chair, the Commission, at its next regularly scheduled meeting, shall hold an election to fill the vacancy of the Vice Chair.

4.7 Role of the Chair. The Chair shall be in charge of all proceedings before the Commission, and shall take such action as shall be necessary to preserve order and the integrity of all proceedings before the Commission. Whenever the Chair rules a motion out of order, the Chair shall explain why it is so, and advise the mover of corrections needed to make the motion in order.

ARTICLE 5 – PROCEDURES

5.1 Quorum and Necessary Vote. No regular or special meeting of the Commission at which action may be taken may be called to order, or items voted upon, by the Commission without a quorum consisting of at least three (3) members of the Commission being present. Unless otherwise provided by law, all matters brought for action before the Commission shall be deemed approved by an affirmative vote of the majority of the Commission body, including the Chairperson. A quorum is not required to hold a work session or field trip, so long as notice is given in accordance with The Open and Public Meetings Act.

5.2 Forms and Procedures of Decisions and Motions. Robert's Rules of Order Newly Revised, may be used by the Chair as a general guide.

5.3 Motions. Any Commissioner, including the Chair, may make or second a motion.

a. Motions should be supported by reasons. The person making the motion is encouraged to state the reasons and finding(s) supporting the motion at the time the motion is made. Any conditions for approval shall be stated. The motion may refer to the staff report for detail of the conditions for approval if the person making the motion desires to do so.

b. Motions may be repeated for clarification following discussion and prior to the vote at the request of any Commissioner.

c. Planning Commission may request legal advice from the City Attorney in the preparation, discussion and deliberation of motions and findings in support of any motion.

5.4 Voting. All Commission members, including the Chair, are entitled to vote. No Commission member shall discuss or vote on any matter deciding an application or petition except after attending the public meeting(s) and/or hearing(s) on the matter and listening to all testimony presented. A member may qualify to participate in further discussion and vote on the matter by examining the evidence and reviewing the record of the meeting(s) and/or hearing(s) at which the member was absent.

5.5 Rules of Order. In accordance with these rules, the Chair shall decide all points of procedure and order unless otherwise directed by a majority vote of the members in attendance.

5.6 Conduct During Public Hearings. During all meetings and hearings, persons providing testimony shall proceed without interruption except that of the Commission. All comments, arguments and pleadings shall be addressed to the Chair. There shall be no debate or argument between individuals. The Chair shall maintain order and decorum, and, to that end, may order removal of disorderly or disruptive persons.

ARTICLE 6 – AMENDING BY-LAWS

6.1 Amending By-Laws. These by-laws may be amended by a majority vote of the Commission, except where such amendments would be contrary to the requirements or limitations set forth by State Law or Moab Municipal Code. An amendment may be proposed at any regular meeting of the Commission. Member shall receive a copy of the proposed or amended by-laws not less than one week prior to the meeting at which said proposed changes shall be heard.

ARTICLE 7 – ELECTRONIC PARTICIPATION

7.1 Electronic Meetings Authorized. Moab City Planning Commissioners, and/or City staff may participate in an electronic meeting of the Planning Commission as provided in this section. All actions taken at an electronic meeting held in compliance with this section are valid and binding to the same extent as if all participants had been physically present at the anchor location.

7.2 Definitions. The definitions in the Utah Code Annotated 5-24-103, the Open and Public Meetings Act, shall apply to this section with the addition of the following definitions: "Anchor location" means the Moab City Council Chambers, or any other physical location where a meeting is held and from which the electronic meeting originates. "Elected officials" means the Moab City Councilmembers and Mayor. "Remote location" means any place, other than the anchor location, where a Councilmember, the Mayor, or City staff may be located, and where meeting participants can establish real-time audio and/or video telecommunication access to the meeting.

7.3 Quorum for Electronic Meetings.

a. As otherwise defined in this chapter, a majority of the Planning Commission constitutes a quorum for the transaction of business. A quorum of the Planning Commission must be present to convene an electronic meeting but need not be present at the anchor location. Elected officials and/or City staff may participate in an electronic meeting from a remote location.

b. Planning Commission members participating in an electronic meeting from a remote location shall be considered present and are authorized to vote and otherwise participate in the meeting as if they were present at the anchor location.

c. In the event of an equipment failure, or other similar event which causes an interruption of communication with a remote location, the Planning Commission has discretion to either: (a) act on the matters up for consideration on its agenda provided that a quorum is still present; or (b) continue the matter to a subsequent meeting.

7.4 Procedures for Electronic Meetings.

a. Notice of any electronic meeting of the Planning Commission shall be given in the same manner as provided for all other Planning Commission meetings except that the notice shall indicate the meeting will be electronic and shall comply with Utah Code Annotated 52-4207(3)(b) which requires: "notice of the electronic meeting to the members of the public body at least 24 hours before the meeting so that they may participate in and be counted as present for all purposes, including the determination that a quorum is present; and a description of how the members will be connected to the electronic meeting."

b. Meeting procedures for electronic meetings of the Planning Commission shall be the same for nonelectronic meetings, except as noted below.

c. Planning Commissioners and City staff shall be connected in such a manner that comments made by them will be broadcasted to the public. The Planning Commission Chair or their designee ~~Recorder~~ will take a verbal roll-call for members present. The

presiding officer shall allow remote participants to participate in the discussion to the same extent as if they were present at the anchor location.

d. Matters called to a vote in an electronic meeting shall be via roll-call vote, and Planning Commissioners participating from a remote location must state their name and their vote audibly when asked by the Recorder.

CITY OF MOAB PLANNING RESOLUTION 09-2026

A RESOLUTION AMENDING THE CITY OF MOAB PLANNING COMMISSION BYLAWS TO UPDATE SECTION 3.4 ATTENDANCE, ADD SECTION 3.5 REMOVAL FROM SERVICE, ADD SECTION 3.6 PROCEDURE FOR FILLING VACANCIES, ADD SECTION 3.7 PROCEDURE TO APPOINT A PLANNING COMMISSIONER, AND UPDATE SECTION 4.2 PLANNING COMMISSIONER TRAININGS

WHEREAS, the Moab Planning Commission Bylaws were last revised on July 28, 2022; and

WHEREAS, the 2026 Bylaws are hereby rewritten to:

- Add maximum unexcused absences for Planning Commissioners;

- Add procedures for removing, appointing, and filling vacancies on the Planning Commission and;

- Add State-mandated 4-hour annual land use training requirements for Planning Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB PLANNING COMMISSION, the proposed amendments to the Moab Planning Commission By-Laws are hereby APPROVED, attached as Exhibit 1.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of the Moab Planning Commission on June 11, 2026.

SIGNED: _____

Kya Marienfeld, Chair

MOAB CITY PLANNING COMMISSION BYLAWS

7/28/2022

PURPOSE

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3.4 Attendance. Each commissioner shall be responsible for attending at least seventy-five percent of the regularly scheduled meetings within the calendar year. Should circumstances arise where a Commissioner is unable to attend a schedule meeting, the commissioner shall be responsible for notifying the Planning Department as soon as possible. Commissioners who fail to attend seventy-five percent of the meetings shall be removed from the Commission.

ARTICLE 4 – MEETINGS AND ORGANIZATION

4.1 Regular Meetings. Regular meetings of the Commission shall be scheduled at least twice a month unless there are mitigating circumstances, such as lack of a quorum, lack of items to be discussed, holidays and other circumstances.

4.2 Citizen Planner Workshop. All Commissioners are required to attend a minimum of one (1) citizen planner workshop trainings conducted by the Utah League of Cities and Towns. All commissioners shall attend a second training offered by any of the following: Utah Chapter of the American Planning Association, the Utah Land Use Institute, or other acceptable urban planning or planning law conference.

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4.6 Officers. At an annual meeting to be held at the first regular meeting at the commencement of each calendar year, the members of the Commission shall elect one (1) of its members as Chair and one (1) as Vice Chair. In the absence of the Chair, the Vice Chair shall act as Chair and shall have all powers of the Chair. If both the Chair and Vice Chair are absent or unable to preside over the meeting, the commission members present shall appoint an Acting Chair to preside. If the Chair leaves the Commission during an appointed term, the Vice Chair shall succeed to the office of Chair for the remainder of the term. If the Vice Chair leaves the Commission or succeeds to office of the Chair, the Commission, at its next regularly scheduled meeting, shall hold an election to fill the vacancy of the Vice Chair.

4.7 Role of the Chair. The Chair shall be in charge of all proceedings before the Commission, and shall take such action as shall be necessary to preserve order and the integrity of all proceedings before the Commission. Whenever the Chair rules a motion out of order, the Chair shall explain why it is so, and advise the mover of corrections needed to make the motion in order.

ARTICLE 5 – PROCEDURES

5.1 Quorum and Necessary Vote. No regular or special meeting of the Commission at which action may be taken may be called to order, or items voted upon, by the Commission without a quorum consisting of at least three (3) members of the Commission being present. Unless otherwise provided by law, all matters brought for action before the Commission shall be deemed approved by an affirmative vote of the majority of the Commission body, including the

Chairperson. A quorum is not required to hold a work session or field trip, so long as notice is given in accordance with The Open and Public Meetings Act.

5.2 Forms and Procedures of Decisions and Motions. Robert's Rules of Order Newly Revised, may be used by the Chair as a general guide.

5.3 Motions. Any Commissioner, including the Chair, may make or second a motion.

a. Motions should be supported by reasons. The person making the motion is encouraged to state the reasons and finding(s) supporting the motion at the time the motion is made. Any conditions for approval shall be stated. The motion may refer to the staff report for detail of the conditions for approval if the person making the motion desires to do so.

b. Motions may be repeated for clarification following discussion and prior to the vote at the request of any Commissioner.

c. Planning Commission may request legal advice from the City Attorney in the preparation, discussion and deliberation of motions and findings in support of any motion.

5.4 Voting. All Commission members, including the Chair, are entitled to vote. No Commission member shall discuss or vote on any matter deciding an application or petition except after attending the public meeting(s) and/or hearing(s) on the matter and listening to all testimony presented. A member may qualify to participate in further discussion and vote on the matter by examining the evidence and reviewing the record of the meeting(s) and/or hearing(s) at which the member was absent.

5.5 Rules of Order. In accordance with these rules, the Chair shall decide all points of procedure and order unless otherwise directed by a majority vote of the members in attendance.

5.6 Conduct During Public Hearings. During all meetings and hearings, persons providing testimony shall proceed without interruption except that of the Commission. All comments, arguments and pleadings shall be addressed to the Chair. There shall be no debate or argument between individuals. The Chair shall maintain order and decorum, and, to that end, may order removal of disorderly or disruptive persons.

ARTICLE 6 – AMENDING BY-LAWS

6.1 Amending By-Laws. These by-laws may be amended by a majority vote of the Commission, except where such amendments would be contrary to the requirements or limitations set forth by State Law or Moab Municipal Code. An amendment may be proposed at any regular meeting of the Commission. Member shall receive a copy of the proposed or amended by-laws not less than one week prior to the meeting at which said proposed changes shall be heard.

ARTICLE 7 – ELECTRONIC PARTICIPATION

7.1 Electronic Meetings Authorized. Moab City Planning Commissioners, and/or City staff may participate in an electronic meeting of the Planning Commission as provided in this section. All actions taken at an electronic meeting held in compliance with this section are valid and binding to the same extent as if all participants had been physically present at the anchor location.

7.2 Definitions. The definitions in the Utah Code Annotated 5-24-103, the Open and Public Meetings Act, shall apply to this section with the addition of the following definitions: "Anchor location" means the Moab City Council Chambers, or any other physical location where a meeting is held and from which the electronic meeting originates. "Elected officials" means the Moab City Councilmembers and Mayor. "Remote location" means any place, other than the anchor location, where a Councilmember, the Mayor, or City staff may be located, and where meeting participants can establish real-time audio and/or video telecommunication access to the meeting.

7.3 Quorum for Electronic Meetings.

a. As otherwise defined in this chapter, a majority of the Planning Commission constitutes a quorum for the transaction of business. A quorum of the Planning Commission must be present to convene an electronic meeting but need not be present at the anchor location. Elected officials and/or City staff may participate in an electronic meeting from a remote location.

b. Planning Commission members participating in an electronic meeting from a remote location shall be considered present and are authorized to vote and otherwise participate in the meeting as if they were present at the anchor location.

c. In the event of an equipment failure, or other similar event which causes an interruption of communication with a remote location, the Planning Commission has discretion to either: (a) act on the matters up for consideration on its agenda provided that a quorum is still present; or (b) continue the matter to a subsequent meeting.

7.4 Procedures for Electronic Meetings.

a. Notice of any electronic meeting of the Planning Commission shall be given in the same manner as provided for all other Planning Commission meetings except that the notice shall indicate the meeting will be electronic and shall comply with Utah Code Annotated 52-4207(3)(b) which requires: "notice of the electronic meeting to the members of the public body at least 24 hours before the meeting so that they may participate in and be counted as present for all purposes, including the determination that a quorum is present; and a description of how the members will be connected to the electronic meeting."

b. Meeting procedures for electronic meetings of the Planning Commission shall be the same for nonelectronic meetings, except as noted below.

c. Planning Commissioners and City staff shall be connected in such a manner that comments made by them will be broadcasted to the public. The Recorder will take a verbal roll-call for members present. The presiding officer shall allow remote participants to participate in the discussion to the same extent as if they were present at the anchor location.

d. Matters called to a vote in an electronic meeting shall be via roll-call vote, and Planning Commissioners participating from a remote location must state their name and their vote audibly when asked by the Recorder.

MOAB CITY PLANNING COMMISSION AGENDA June 11, 2026

TITLE: Workshop to Discuss Amendments to the Moab Municipal Code Section for Vendors

DISPOSITION: Workshop

PRESENTER/S: Johanna Blanco, Associate Planner, and Cory Shurtleff, Community Development Director

ATTACHMENT/S:

-Exhibit 1 Current Vendor Code

-Exhibit 2 Draft Vendor Code Update

OPTIONS: N/A

POSITIVE MOTION: N/A

SUMMARY:

Vendors in Moab are unique. The City has run into many business scenarios that do not fit into the current vendor code. The code, as written, assumes most vendors will operate on the street. We propose a more robust version of the code for vendors who want to stay permanently or semi-permanently on private property with increased options.

MMC 17.04.120 sets the Planning Commission as the advisory body and the City Council as the Land Use Authority for Text Amendments.

RELEVANT LAWS, STUDIES & PLANS:
Moab Municipal Code 17.04

RESPONSIBLE DEPARTMENT:
Planning Department

FINANCIAL IMPACT:
N/A

5.64.050 General operating standards.

A. The following requirements shall be met by all vendors:

1. *Code Compliance.* Display apparatus, vehicles, and structures must meet all applicable building, health, and fire codes for the intended use. Display apparatus, vehicles, and structures require approval by the City Treasurer and locations of display apparatus, vehicles, and structures are limited to commercial zones unless otherwise permitted by the subsequent provisions of this chapter.

2. *Illegal Camping.* It is illegal for any vendor to camp on the selling site, in accordance with Chapter 8.20 and Section 10.04.230.

3. *Refuse and Recycling.* Vendors are strongly encouraged to recycle. Vendors shall provide their own refuse/recycling containers and in no case shall City street receptacles be used for on-site vendor refuse and recycling.

a. All refuse and recycling containers shall be removed and securely stored at the close of each business day.

b. Every container shall have a cover.

c. Pickup of refuse/recyclables shall be made through a refuse service provider or through the host property owner. Written permission from the property owner or proof of other arrangements must be submitted with the application. The City, at its discretion, may require applicants to obtain commercial refuse disposal service.

d. Food vendors involved in special events shall utilize the special event refuse plan.

e. Food vendors with seating areas shall have refuse and recycling containers emptied at the close of each business day.

f. Food vendors shall comply with all applicable requirements for the collection and disposal of grease.

4. *Area Maintenance.* All vendors shall maintain the permitted area, the display apparatus, and the immediate area within thirty feet surrounding the permitted area in a neat, clean, and hazard-free condition.

5. *Signs.* All signage shall be painted on or attached to the display apparatus, cart, or vehicle, and a drawing to scale or photograph of the proposed signage shall be included in the application. Signs on display apparatus shall not appear on devices that extend above the display apparatus except on umbrellas and canvas covers. Umbrella and cover signage shall relate only to the product being sold or the name of the business. Public poles, picnic tables, and trash receptacles shall not be used to display signs. Separate freestanding signs are prohibited.

6. *Business Access.* Vendor license applicants shall demonstrate that there is sufficient access, parking and maneuvering space available at the site on which the vendor will operate. Suitable, safe access by pedestrians shall be provided and no structure shall obstruct access to or from parking areas or sidewalks.

7. *Hours of Operation.* The hours of operation shall be limited to seven a.m. to ten p.m.

8. *Employee Restroom Facilities.* Restroom services for employees shall be provided by a written agreement between the property owner and the vendor. The written agreement must be submitted with the application to the City Treasurer.

9. *Noise Level.* Noise levels shall comply with the requirements of Chapter 8.24.

10. *Animals.* No live animals shall be attached to any vending vehicle, cart, stand, or display.

11. *Number of Parking Spaces.* Parking shall be provided by a written agreement between the property owner and the vendor or transient merchant. Said written agreement must be submitted with the application to the City Treasurer. One parking space per each temporary commercial structure shall be designated on the host property and shall be located so as not to reduce the number of parking spaces required for the permanent business.

a. A parking exception may be granted by the City Manager if the applicant can adequately demonstrate that on-street parking is available, sufficient parking is provided elsewhere or customers largely walk up or would use short-term parking.

b. In no case shall the vending apparatus occupy parking spaces that reduce the amount of required parking for the host business.

12. *Tents.* The use of fully enclosed tents as apparatus is prohibited. A tent structure may be erected that is open on at least three sides.

13. *Proximity to Special Event.* Any vending apparatus that sets up within one hundred linear feet in a straight line of a special event shall ask permission from the event and appear on the special event list of vendors.

14. *Zoning Compliance.* No license shall be granted for a vendor unless allowed as a land use in the underlying zone(s) in which it operates except for vendors selling frozen food products.

15. *Location.* Except for sidewalk vendors, ice cream trucks/cycles, and vendors moving to the designated food court at the corner of 100 North and 100 West, all other vendors must get prior written approval for each location they intend to occupy.

16. *Vehicles.* All vehicles must be insured and registered with the Utah Department of Motor Vehicles. (Ord. 18-15 § 2, 2018; Ord. 13-17 (part), 2013)

The Moab Municipal Code is current through Ordinance 26-03, passed February 24, 2026.

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City Website: moabcity.org
City Telephone: (435) 259-5121

Hosted by General Code.

5.64.060 Specific operating standards.

A. *Food Vendors.* With the exception of vendors or peddlers selling frozen food in residential areas, all other food vendors shall follow the standards listed below:

1. *Location.* Business shall be conducted in commercial zones. The vehicle, structure, or display apparatus shall not block ingress or egress of any loading, parking, or emergency access areas of the property or reduce required parking.

2. *Structures.*

a. Food vending apparatus, structures, and vehicles shall comply with all State of Utah health requirements.

b. Food vending apparatus must be constructed of durable materials, and be designed with smooth impervious surfaces for easy cleaning.

c. Carts shall be of sufficient lightweight construction that can be moved from place to place by one adult person without any auxiliary power.

d. The total area occupied by a display apparatus or pushcart, together with the operator and any trash receptacle, cooler or chair, shall not exceed thirty-six square feet of space.

e. Sidewalk vendor carts shall not exceed the dimensions of three feet wide, eight feet long, and eight feet high.

f. Vehicles or structures serving food shall not exceed the dimensions of eight feet wide, twenty-five feet long, and ten feet high. If the proposed vehicle or structure is more than twenty-five feet long, the applicant must obtain written approval for this exception from the City Manager.

g. Umbrellas or canopies shall be a minimum of seven feet above the sidewalk if they extend beyond the edge of the cart or vehicle.

h. Seating may be provided to include a table and up to six seats. Seating areas shall be located near the display apparatus, structure, or vehicle and shall not exceed forty square feet in area.

B. *Street Vendors.* Street vendors using motorized vehicles shall follow the standards listed below:

1. *Location.* A street vendor may operate on public or private streets. Street vendors shall not conduct business on State highways.

a. Street vending vehicles shall not stop to conduct business in intersections or within crosswalks so that vehicular and pedestrian traffic will remain unhindered.

b. Street vending vehicles selling frozen products from vehicles may operate in residential areas; provided, that the vehicle continues to travel through neighborhoods with stops only to conduct sales. The vehicle must generally remain mobile and in no case shall the vehicle be parked longer than ten minutes in a single location for sales.

c. Street food vending apparatus must be designed as a single, self-contained unit, able to operate without the use of detached tables and counters, or require additional refrigeration facilities at the place of operation.

2. *Size of Vehicle.* Vehicles shall not exceed the dimensions of eight feet wide, twenty-five feet long, and ten feet high. If the proposed vehicle or structure is more than twenty-five feet long, the applicant must obtain written approval for this exception from the City Manager.

C. *Sidewalk Vendors.* Sidewalk vendors using human-propelled carts or cycles, packs, baskets, or handheld displays shall follow the display apparatus standards listed below:

1. *Location.* A sidewalk vendor may operate on the sidewalk in the public right-of-way with written permission from the City.

a. No license shall be approved for locations on City nonmotorized trail systems.

b. Sidewalk vending apparatus shall not locate on corners or at intersections where it may cause line of sight issues for pedestrians or motorists. Carts shall be located so the flow of pedestrians is not impeded and be positioned along the route at the curbside of the sidewalk.

c. Sidewalk vending apparatus shall not locate within ten feet of any doorway to an existing business.

d. A minimum five feet of open sidewalk space for the passage of pedestrians shall be maintained at all times.

2. *Carts.*

a. Sidewalk vendor carts shall not exceed the dimensions of three feet wide, eight feet long, and eight feet high.

b. The area occupied by the cart, together with the operator and any trash receptacle, ice cooler or chair, shall not exceed thirty-five square feet of adjacent sidewalk space.

c. The structures shall be moved on air-filled rubber tires and be of sufficiently lightweight construction that they can be moved from place to place by one adult person without auxiliary power.

d. The device or cart shall not be motorized so as to move on its own power.

e. Hard casters for wheels are prohibited.

D. *Private Property Vendors.*

1. *Location.* All display apparatus shall be located on private property and in commercial zones.

2. *Structures/Vehicles/Display Apparatus.*

a. *Dimensions.* No display apparatus shall exceed the dimensions of one hundred twenty square feet.

b. *Construction.* All display apparatus shall be constructed in a sturdy manner so that there is no risk to the public of having the display apparatus collapse or break.

c. *Umbrellas Permitted.* An umbrella or awning may be attached to the display apparatus or vehicle so as to shelter the vendor or customers.

i. Umbrellas or canopies shall provide a minimum of seven feet of head room above the ground.

ii. Umbrellas or canopies shall not exceed one hundred twenty square feet in area.

d. All accoutrements must be contained in a three-foot by five-foot area adjacent to the display apparatus, structure, or vehicle.

e. Display apparatus that cannot be adequately secured during off-business times shall be removed from the property at the end of each working day.

f. Vehicles or structures shall not exceed the dimensions of eight feet wide by twenty-five feet long and ten feet in height. If the proposed vehicle or structure is more than twenty-five feet long, the applicant must obtain written approval for this exception from the City Manager.

g. Seating may be provided to include a table and up to seven seats.

h. Private property vendors must meet all applicable zoning, building, health, and fire codes for the intended use.

E. *Temporary Display – Permanent Business.* A structure or display apparatus outside a permanent business shall not exceed twenty percent of the permanent business building's area. Apparatus must meet all applicable zoning, building, health, and fire codes for the intended use. Structures are limited to commercial zones and do not require a separate vendor license if they comply with the following:

1. Existing businesses may place racks, tables, tents, canopies, awnings, or outside displays of merchandise, food, or beverages at their permanent place of business if such displays are less than two hundred square feet in size.

2. Where located along public sidewalks, such displays shall be located as close as possible to the main business building.

3. A minimum clear sidewalk width of five feet shall be maintained for pedestrian traffic to pass.

4. All merchandise displays shall be removed at the end of each business day and stored indoors.

5. Any display or temporary structure shall not reduce the number of parking spaces for the permanent business and shall not obstruct ingress or egress to the business.

6. Temporary displays at a permanent business must be approved by the Zoning Administrator for compliance with zoning, required parking spaces, and sign codes on a form provided by the City Treasurer. (Ord. 18-15 § 2, 2018; Ord. 13-17 (part), 2013)

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5.64.070 Prohibited practices.

A. It is unlawful for any vendor, transient merchant, peddler or solicitor to conduct business in such a manner as to impede or inconvenience any public use area, including, but not limited to, streets, alleys, sidewalks, and public rights-of-way.

B. It is unlawful for any vendor, transient merchant, peddler or solicitor to:

1. Persist or remain on private property after the owner or occupant has directed the vendor, peddler, or solicitor to leave;

2. Initiate telephone, mail, or in-person contact with a customer or prospective customer after that person has provided notice to the vendor, peddler, or solicitor requesting that all such contact shall cease;

3. Engage in business between ten p.m. and seven a.m.;

4. Engage in a pattern of contacts, whether in person, by telephone, or via mail or computer, which, viewed in terms of their frequency, duration, or content, are likely to be offensive, annoying, or disturbing to the recipient;

5. Yell, sing, call out, or play recorded audio to passersby to interest them in the merchandise of the vendor, peddler or solicitor. (Ord. 18-15 § 2, 2018; Ord. 13-17 (part), 2013)

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17.06.020 Definitions.

As used in this title:

“Accessory dwelling unit” (ADU, granny-flat, mother-in-law-apartment) means a habitable living unit added to, created within, or detached from a single-household dwelling, and in some cases duplexes, and includes separate cooking, sleeping, and bathroom facilities. A single ADU does not constitute a two-household dwelling.

“Accessory dwelling unit, external (EADU)” means an accessory dwelling created:

1. On the same parcel or lot that contains the main dwelling structure; and
2. Physically separate from the main dwelling structure; and
3. The intent of ADUs is not to provide additional second home opportunities.

“Accessory dwelling unit, internal (IADU)” means an accessory dwelling unit created:

1. Within an existing single-household dwelling; and
2. Within the footprint of the main dwelling; and
3. The intent of ADUs is not to provide additional second home opportunities.

“Accessory dwelling unit, Type 1” means an external accessory dwelling unit (EADU) that shall meet the International Residential Code for single-family dwelling requirements; and for the purpose of offering a long-term rental for active employment households. The main dwelling unit or accessory dwelling unit may be owner-occupied, or both the main dwelling unit and the accessory dwelling unit may be rented out as rental dwellings.

“Accessory dwelling unit, Type 2” means an internal accessory dwelling unit (IADU) that shall be constructed as a “two-family dwelling,” as referenced and required by the International Residential Code; and for the purpose of offering a long-term rental for active employment households. The main dwelling unit or accessory dwelling unit may be owner-occupied, or both the main dwelling unit and the accessory dwelling unit may be rented out as rental dwellings.

“Accessory dwelling unit, Type 3” means an internal accessory dwelling unit (IADU) that may be constructed with the appropriate International Residential Code regulations determined by State statute for “ADUs.” The primary dwelling shall be owner-occupied, and the accessory dwelling unit may be rented as a rental dwelling.

“Accessory use or structure” means a use or structure located on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or building. Examples include, but are not limited to, garages, arbors, carports, and storage sheds.

“Accommodations for qualifying participants” means any living or sleeping unit provided by an adaptive recreational service provider which adheres to the following:

1. The adaptive recreational service provider provides the accommodation(s) on the same parcel as the adaptive recreational service provider's primary use; and

2. Stays do not exceed thirty consecutive calendar days; and

3. Persons occupying such accommodations shall meet one of the following criteria:

a. An individual attending an enrollment-based program provided by the adaptive recreational service provider concurrently with their accommodation;

b. An immediate family member or caregiver of an individual attending an enrollment-based program of the adaptive recreational service provider;

c. A trainer, facilitator, or counselor supporting the qualified attendee(s) in their participation in the enrollment-based program provided by the adaptive recreational service provider; or

d. A full-time or part-time employee of the adaptive recreational service provider.

Acre, Gross. "Gross acre" means a measure of land containing forty-three thousand five hundred sixty square feet.

Acre, Net. "Net acre" means a gross acre excluding public rights-of-way.

"Active employment household" or "actively employed household" or "AEH" means a household with at least one adult who meets one of the following criteria; provided, however, where there are unrelated individuals living together in one household, at least fifty percent of all the adults comprising the household shall meet one of the following criteria:

1. A full-time (average of at least thirty hours of employment per week for a minimum of nine months per calendar year) employee of a business, or entity, or entities located within Grand County or the Spanish Valley portion of San Juan County, Zip Code 84532; or

2. An owner of a business or entity with a primary place of business within Grand County; or

3. A full-time (average of thirty hours of employment per week for a minimum of nine months out of each calendar year) worker who is self-employed or works out of their home must provide their entire list of clients/workload so that it can be verified that a minimum of seventy-five percent of their billable hours are for clients or projects located within Grand County or the Spanish Valley portion of San Juan County, Zip Code 84532; or

4. A person who is unable to work or does not have a work history required under subsections 1 through 3 of this definition due to a disability as defined by the State and Federal Fair Housing Acts, the Americans with Disabilities Act, or other applicable State or Federal law; or any person who has attained a reasonable accommodation from this requirement under the Fair Housing Act, Americans with Disabilities Act, or other applicable State or Federal law; or

5. A family member of the owner of the property; or

6. A retiree with a work history required under subsections 1 through 4 of this definition for the five years prior to retirement.

“Active employment unit” or “AEU” means a dwelling unit that is required to be occupied by a qualified active employment household.

“Active rainwater catchment” means water harvesting tanks, cisterns, barrels and/or similar equipment that capture and store water during a rainfall event.

“Active recreation area” means an area that is dedicated to active play where turf grass or artificial turf may be used as the playing surface. Examples of active recreation areas include sports fields, play areas, and other similar uses. Areas with different uses near active recreation areas are not considered active recreation areas. For example, the spectator seating next to a sports field is not considered an active recreation area.

“Adaptive recreational service provider” means a business or program who primarily plans, directs, and/or provides professionally guided indoor or outdoor activities to serve people with disabilities through sport, recreation, and/or educational services. Programming provides a therapeutic impact to improve or maintain physical, cognitive, social, behavioral, or emotional well-being for qualifying participants. Specialized curriculum and advanced training for professional staff are required to meet the diverse medical and diagnostic needs of the persons served. A minimum of seventy-five percent of the programs provided directly serve qualifying participants.

“Agricultural industry or business” means an industry or business involving agricultural products in manufacturing, packaging, treatment, sales, intensive feeding, or storage, including but not limited to animal feed yards, fur farms, food packaging or processing plants, commercial poultry or egg production, and similar uses as determined by the Planning Commission.

“Agriculture” means the growing of soil crops in the customary manner in the open. It shall not include livestock-raising activities, nor shall it include retailing of products on the premises.

“Agriculture buildings” means a structure on agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products used by the owner for growing and harvesting crops and raising livestock and small animals. Examples include barns, greenhouses, storage buildings for farm equipment, animal supplies or feed, “cold” storage buildings for crops grown and raised on site, and horticultural nursery.

“Alley” means a public access-way not less than twenty feet in width and not greater than twenty-six feet in width, which is designed to give secondary access to lots or abutting properties; an alley shall not be considered a street, for the purposes of this title.

Animals, Livestock. “Livestock animals” may include horses, cows, sheep, and goats and excludes pigs and exotic animals.

“Antenna” means a transmitting or receiving device used in telecommunications that radiates or captures radio frequency waves or signals and includes, but is not limited to, directional antennas, such as panels, microwave dishes, satellite dishes, and omni-directional antennas, such as whip antennas.

“Applicant” means a person who submits an application for development to the City of Moab.

“Application rate” means the depth of water applied to a given area, usually expressed in inches per hour.

“Applied water” means the portion of water supplied by the irrigation system to the landscape (supplemental to precipitation).

“Architectural projection” means any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but does not include signs.

“Artificial plants” means synthetic fibers or synthetic polymers that simulate the appearance of natural plants, including trees, shrubs, turf, and other plants. See “Turf, artificial.”

“Automatic car wash” means a facility for automatic or self-service washing and cleaning of automobiles and small trucks not exceeding one and one-half tons capacity.

“Automatic controller” means a mechanical or solid state timer, capable of operating landscape irrigation stations and setting the schedule (days and length of time) for water application.

“Automobile sales area” means an open area used for display, sale, or rental of new or used motor vehicles, recreational coaches, or recreation vehicles in operable condition.

“Automobile service station” means a place where lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, and where services performed may include tube and tire repair, battery charging, storage of merchandise, lubricating of automobiles, replacement of spark plugs, lights, fans, and other small parts, but not including major auto repair and are not kept overnight.

“Backflow prevention device” means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

“Bare root” means nursery stock which has been removed from the growing site with the root system substantially free of soil.

“Basement” means a story whose floor is more than twelve inches below the average level of the adjoining ground, but where no more than one-half of its floor-to-ceiling height is above the average contract level of the adjoining ground. A basement shall be counted as a story for purposes of height measurement, and as a half-story for the purpose of side-yard determination.

“Basement house” means a residential structure without a full story structure above grade.

“Bed and breakfast” means a residence containing not more than two kitchens where, for compensation, overnight accommodations and meals are provided, and where retail sales to bed and breakfast patrons are made.

“Beginning of construction” means the placing of concrete footings for a building or structure.

“Benchmark” means a mark affixed to a permanent or semi-permanent object along a line of survey to furnish a datum level.

“Berm” means an earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide buffering from adjoining properties.

“Block” means an area enclosed by streets and occupied by or intended for buildings; or if such word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets that intersect such street.

“Block frontage” means all properties fronting on one side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

“Boarding house, lodging house” means a building containing not more than one kitchen, where for compensation, meals are provided pursuant to previous arrangements on a daily, weekly or monthly basis as distinguished from a motel, cafe or rooming house.

“Body and fender shop” means a facility for major automobile, truck, mobile home, recreational coach or recreation vehicle repairs to body, frame, or fenders, and including rebuilding.

“Brewery” means a business establishment that manufactures more than fifteen thousand barrels of beer, heavy beer, or malt liquor as otherwise defined and regulated in Title 32B, Utah Code Annotated, as amended.

“Brewpub” means a restaurant type establishment that also contains a small brewery, where the product is brewed primarily for sale in the associated restaurant. Brewpubs may package their product in kegs, bottles or cans for on-site or off-site distribution. The alcohol to food sales revenue ratio for a brewpub shall comply with the requirements of Chapter 6 (Specific Retail License Act) of Title 32B (Utah Alcoholic Beverage Control Act) of the Utah Code Annotated, or its successor.

“Buffer” means a horizontal distance between adjacent uses or properties occupied by landscaping elements (excluding pools and spas), berms, swales, underground utilities, retention areas, screening, sight obscuring fences, walls, landscaped screening, or other features that individually or in combination reduce impacts on adjacent land areas or uses.

“Buffering” means the use of a horizontal buffer and vertical screening to reduce impacts on adjacent land areas or uses.

“Building” means any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building. “Building” includes yurts, removable sheds, and similar uses, but does not include signs or fences.

“Building height” means the vertical distance as measured from the average finished grade of the building line to the midpoint of the highest plane of the roof.

Building, Main. “Main building” means one or more of the principal buildings upon a lot.

“Buildable area” means the area of a lot remaining after the minimum yard and open space requirements of the applicable zone have been met.

“Building setback” means a line within a lot or other parcel of land, so designated on the plat of the proposed subdivision, between which line the adjacent boundary of the street upon which the lot abuts, the erection of an enclosed structure or portion thereof is prohibited.

“Building official/inspector” means the building inspector charged with the responsibility of issuing permits and enforcing on behalf of the City the currently adopted city construction codes, or other building code adopted by the City, and land use code, including any amendments, or that person’s designee.

“Building permit” means a permit issued by the building official, after approval of a zoning development permit, that allows a developer or property owner to erect, construct, reconstruct, grade, excavate for a foundation, alter or change the use of a building or other structure or improvements of land.

“Business establishment” means a location where business is conducted, goods are made or stored or processed or where services are rendered.

“Campground” means a public area designated by a public agency for camping, or a private area licensed by the City of Moab for camping.

“Camping” means a temporary establishment of living facilities such as tents or recreational coaches as regulated by this Code.

“Canopy tree” means a tree, usually with a one vertical stem or main trunk, which naturally develops a more or less distinct crown approximately six feet above ground and provides at maturity a minimum shade crown of twenty-five feet in diameter or greater.

“Carport” means a structure for the shelter of vehicles open on a minimum of two sides. Requires a building permit.

Carport, Permanent. “Permanent carport” means a structure that may or may not be attached to a home or other main building that has an approved foundation.

Carport, Temporary. “Temporary carport” means a structure that may or may not be attached to a home or other main building that does not have an approved foundation but is anchored securely and covered with a tarp or other cloth material.

“Caretaker or guard residence” means dwelling facilities located on a premise occupied by a permitted main use for the housing of persons and their households who are employed on the premises as guards, caretakers or in similar custodial capacity.

“Certificate of occupancy” means an official certificate issued by the City through the enforcing official that indicates conformance with or approved conditional waiver from the zoning regulations and authorizes legal use of the premises for which it is issued.

“Character” means special characteristics of a structure or area that set it apart from surrounding development and that contribute to its interest or individuality. Examples include a grid pattern for residential neighborhoods, tree-lined avenues with alleys for rear parking access and trash collection; a business district with uniformity in building scale, materials, architectural elements, setbacks, street furniture, and sign design; a waterfront walkway with historic elements, fountains, public art, design coordinated furniture, light standards, and trash receptacles. Buildings may exhibit character in density, height, coverage, setback, massing, the placement and design of windows in walls (fenestration), materials, scale of materials, and the use of architectural elements.

“Check valve or anti-drain valve” means a valve located under, or often incorporated within, a sprinkler head or other location within the irrigation system, to hold water in the system so it minimizes drainage from the lower elevation sprinkler heads when the system is off.

“Child care center” means a child care facility licensed by the state of Utah and in compliance with state rules and regulations as established by state law.

“Church or place of worship” means a site used primarily or exclusively for religious worship and related religious services operated by a bona fide religious group for religious activities.

“City Council” means the legislative body of the City of Moab.

“Club, social” means any organization, group, or association supported by its members where the sole purpose is to render a service to said members and their guests.

“City Manager” means the Chief Administrative Officer of the City.

“City” means the City of Moab, Utah.

“City planner” means an administrative officer designated by the City Manager and charged with the responsibilities of planning, leading, analyzing, preparing, negotiating, and commenting on the process of development applications and presenting staff review of applications to decision making boards. The City planner is responsible for the daily administration of the land use code and General Plan and leads and participates in complex current to long range planning assignments.

Clinic, Medical. “Medical clinic” means an ambulatory health care facility in which outpatient treatment is provided by physicians, dentists, other medical personnel, psychologists, or social workers and where examination and treatment require a stay of less than twelve hours.

Clinic, Veterinary. “Veterinary clinic” means a place where animals are given medical care and the Boarding of animals is limited to short-term care incidental to the hospital use.

“Collector street” means a street that carries traffic from minor streets to the major street system, including the principal entrance streets of residential development and the primary circulation streets within such a development.

“Commercial development” means and includes, but is not limited to, expansion or construction of office, retail, wholesale, warehouse, manufacture, commercial recreation, restaurant/bar and/or service commercial operations by the addition of square footage.

“Commercial use” means activity involving the sale of goods or services carried out for profit.

“Commercial wireless telecommunication services” means licensed commercial wireless telecommunication services including cellular, personal communication services (“PCS”), specialized mobilized radio (“SMR”), enhanced specialized mobilized radio (“ESMR”), paging, and similar services that are marketed to the general public.

“Common area” means an area designed to serve two or more dwelling units or separate uses with convenient access to the area.

“Common element” means in a condominium or cooperative, all portions of the condominium other than the units.

“Common open space” means a parcel of usable land, area of water, or a combination of land and water within the site designated for a planned unit development designated and intended primarily for the use or enjoyment of residents, occupants and owners of the planned unit development. “Common open space” may include, but is not limited to, areas devoted to recreation, courts, gardens, parks and walkways. The term shall not include space devoted to streets, parking and loading areas.

“Community center” means a building and grounds owned and operated by a governmental body or homeowners’ association, for the social, recreational health or welfare of the community served.

“Compatible design” means the visual relationship between adjacent and nearby buildings and the immediate streetscape in terms of a consistency of materials, colors, building elements, building mass, and other constructed elements of the urban environment, such that abrupt or severe differences are avoided. Also means consistent with, harmonious with, similar to and/or enhancing the mixture of uses, site placement and/or complimentary architectural styles, either of an individual structure or the character of the surrounding structures.

“Compatible land use” means a use of land and/or buildings that, in terms of development density, building coverage, design, bulk and occupancy, traffic generation, parking requirements, access and circulation, site improvements, and public facilities and service demands, is consistent with and similar to neighboring uses and does not adversely affect the quality of life of persons in surrounding or nearby buildings.

“Complete application” means an application shall not be considered complete unless and until” means (1) all of the required information and submittal materials in the amounts and dimensions required by this code have been submitted to and received by the City department or official specified in this code; and (2) the City planner or a duly-appointed representative, has certified the application as “complete.” The decision of the City planner with respect to completeness and applicability of submittal requirements shall be final. This requirement pertains to all

applications for preliminary and/or final plats of a subdivision, a planned unit development, zoning, rezoning, general development plans, and special use permits where such applications are in anticipation of new surface development, or any other similar land use designation that is used by a local government, but does not include building permit applications.

“Comprehensive plan” means the plan of the City and adjoining areas adopted by the Planning Commission and City Council, including all of its revisions. The plan indicates the general locations recommended for various land uses, transportation routes, public and private buildings, streets, parks and other public and private developments and improvements. A coordinated plan, which has been prepared and adopted for the purpose of guiding development, including but not limited to a plan or plans of land use, circulation, housing, and public facilities and grounds.

“Conditional use” means a use which requires approval of the land use authority before the Zoning Administrator may issue a permit. Uses that require individual consideration of surrounding conditions and circumstances to carry out the intent and purpose of the zoning districts; a use for which a conditional use permit is required by this title.

“Context” means the block face in which an affected property is located.

Convalescent Home. See “rest home.”

“Convenience enterprise” means a business catering to an area with sales of easily obtained goods and merchandise. Convenience enterprises include, but are not limited to: stores with extended hours, in a convenient location, stocking a limited range of household goods and groceries and can include sandwich shops, small grocery/convenience stores, food stands, hardware stores, coffee shops, dollar stores, tobacco shops, video stores.

Coop, Chicken. “Chicken coop” means a structure for housing poultry that provides shelter from the elements, rodents, hungry predators, theft, and injury and that consists of at least four square feet of habitable area per laying hen. Coops may have an open front or may be draft free with ventilation openings such as windows. Also includes coop, henhouse, hen coop.

“Cooperative” means a common interest community in which the real property is owned by an association, each member of which is entitled by virtue of such member’s ownership interest in the association an exclusive possession of a unit.

“Corral” means a space, other than a building, less than one acre in area, or less than one hundred feet in width, used for the confinement of animals or fowl.

“Council” means the City Council of the City of Moab, Utah.

“Court” means an open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such building or buildings.

“Court apartment (dwelling group)” means one or more dwellings (other than mobile home parks), arranged around two or three sides of a court which opens onto a street, may include single-household, two-household or multiple-household dwellings.

“Crosswalk” means any portion of a roadway distinctly indicated for pedestrian crossing by lines or other surface markings or by a change in surface material.

“Cul-de-sac” means a minor street having one open end and being terminated at the other by a vehicular turnaround. Specific standards can be found in the construction design standards for public improvements.

“Curb cut” means an access cut in the curb line for the passage of vehicles. Curb cuts for sidewalks at intersections or mid-street crossings are necessary to provide a ramped area that allows easy passage in compliance with ADA requirements.

“Custom personal services” means any business with a primary purpose of providing personal services such as law, engineering, design, finance, accounting to an individual or group for compensation.

“Customary household pets” means a domesticated animal that is commonly kept as a household pet, such as a cat, dog, gerbil, hamster, caged birds that are not unreasonably noisy, fish in tanks, or contained reptiles such as lizards and non-poisonous snakes. Other animals, such as horses, pigs, sheep, and goats are considered farm animals. Monkeys are not considered household pets.

“Cut” means land surface that is reshaped by human activity through the removal of soil, rock, or other materials.

“Cut area” means any area where the existing grade is lowered.

“Density” means the number of households, individuals, dwelling units, household units, or housing structures per unit of land.

“Developer” means any public or private person, partnership, association or agency that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, during which preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

“Development application” means an application for a preliminary or final plat for a subdivision, a planned unit development, or any other similar land use designation that is used in this code. These include applications for zoning, rezoning, general development plans, and special use permits where such applications are in anticipation of new surface development, but does not include building permit applications.

“Development parcel” means any quantity of land described with a definite location and specific boundaries that is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

Development Permit. See zoning development permit.

“Development” means the physical extension and/or construction of urban land uses. Development activities include” means subdivision of land; change in the intensity of use of land; construction, reconstruction, demolition or partial demolition or alteration of buildings, roads, utilities, and other facilities; commencement of drilling (except for a well or to obtain soil samples), mining, or excavation; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetation cover.

“Distillery” shall mean a facility that produces no more than fifteen thousand gallons per year of spirituous beverages on site and shall include a tasting room in which guests/customers may sample the product.

“Distribution uniformity” means the measure of the uniformity of irrigation water over a defined area.

“District” means a part, zone, or geographic area within the City of Moab to which certain zoning or developmental regulations apply. Also includes “zone”, and “zoning district”.

“Drip irrigation” means any nonspray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

“Drive-in use” means an establishment that by design, physical facilities, service, or packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their vehicles.

“Driveway” means a private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which the driveway is located.

“Dwelling” means a structure or portion of a structure that is designed, occupied or intended to be occupied as living quarters and includes facilities for cooking, sleeping and sanitation; but not including hotels, motels, clubs, boarding houses, or any institution such as an asylum, hospital, or jail where human beings are housed by reason of illness or under legal restraints.

1. “Apartment house (multi-household dwelling)” means any building or portion thereof which is designed, built, rented or leased, let or hired out to be occupied or which is occupied as the home or residence of three or more households living independently of each other and doing their own cooking within the premises.

2. “Court apartment (dwelling group)” means one or more dwellings (other than mobile home parks), arranged around two or three sides of a court which opens onto a street, may include single-household, two-household or multiple-household dwellings.

3. “Condominium” means a legal form of ownership of real estate and not a specific building style. The purchaser has title to the interior space in the building and an undivided interest in parts of the interior, the exterior, and other common elements. The property is identified in a master deed and recorded on a plat with the local jurisdiction.

4. “Dwelling, primary” means a single-household dwelling unit that:

    a. Is detached; and

b. Is occupied as the primary residence of the owner of record.

5. “Dwelling, rental” means a building or portion of a building that is:

a. Used or designated for use as a residence by one or more persons;

b. Available to be rented, loaned, leased or hired out for a period of one month or longer.

6. “Manufactured home dwelling” means a HUD, UBC, or IRC Standard approved structure designed to be transported after fabrication and equal to or exceeding fourteen feet in width and seven hundred square feet in area, excluding towing gear and bumpers. Such a structure is suitable for human habitation on a year-round basis when equipped with required plumbing, heating and electrical facilities. Manufactured homes may or may not have integral chassis or permanent hitches to allow future movement. The space and width requirements of this definition shall not apply to any manufactured home located within a previously existing manufactured home park.

7. “Multi-household dwelling” means three or more residential dwelling units within a single building and under a single roof, including apartments, townhouses and attached condominiums. Any building or portion thereof which is designed, built, rented or leased, let or hired out to be occupied or which is occupied as the home or residence of three or more households living independently of each other and doing their own cooking within the premises.

8. “Single-household dwelling” means a free-standing residential building providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

9. “Townhouse (“townhome”)” means a form of multi-unit housing constructed as a single structure or group of structures in which the owner owns the described area of land in the unit and also owns the land on which the unit is located.

Dwelling, Unit. “Unit dwelling” means one or more rooms in a dwelling, apartment hotel or apartment motel, designed for or occupied by one household for living or sleeping purposes and having one but not more than one kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units.

“Easement” means that portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said property(ies). The easement may be for use under, on, or above said lot or lots.

“Eating establishment” means a public place where food and drinks are served for a fee. This use includes restaurants, cafes, drive-throughs, coffee shops, and donut shops.

“Ecological restoration project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

“Effective precipitation (EP)” means the amount of rain that enters the soil and is available to plants. It is the difference between total rainfall and actual evapotranspiration. The EPA WaterSense Water Budget Tool estimates effective precipitation as twenty-five percent of average peak monthly rainfall.

"Encroachment" means the authorized or unauthorized placement of a structure or part of a structure upon the land or easement of another or a public right-of-way.

"Engineer" means a person duly authorized under applicable provisions of Utah State Code to practice the profession of engineering.

"Environmental analysis statement" means a statement prepared by an engineer, geologist, or other person qualified by training or experience, as determined by the Planning Commission, which indicates or describes the impact that the development will likely have on the natural features of the immediate area, and which describes the measures that will be taken to lessen the occurrence of adverse conditions with respect to:

1. Control of erosion within the area to be developed;

2. Reseeding of cuts and fills;

3. Provision for potable water;

4. Disposition of any geological hazards or soil conditions which may cause injury or damage to improvements which may be constructed in the development, such as buildings, water and sewer lines and streets;

5. Provisions for the proper disposal of solid and liquid wastes that will likely come from the occupants of the development when it is fully developed;

6. Prevention of the destruction of vegetation or else the establishing of new vegetation;

7. Prevention of the accumulation of weeds and debris;

8. Disposal of surface water and disposition of flood hazards.

"Essential services" means the development or maintenance of public utilities or city-approved underground, surface or overhead gas, electrical, telephone, steam, fuel or water transmission or distribution systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar equipment, and sewage pump stations.

"Evapotranspiration" means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time. See below for "Reference evapotranspiration or ETo."

"Excavation" means any disturbance to the ground, including but not limited to soil removal, clearing, grubbing, rock removal, cutting, tunneling, drilling, or any other activity which alters the natural ground.

"Fence, sight obscuring" means any fence or wall that is designed to limit visual access to a parcel, or portion of a parcel, in order to shield permitted, yet potential unsightly conditions from public view. All plans for all sight obscuring fences and walls shall first be submitted and approved by the planning department and the Zoning Administrator. All sight obscuring fences and walls shall be constructed of substantial material and the design and construction of said fence or wall shall be consistent with the quality of dwellings and other improvements within

the surrounding area as determined by the Zoning Administrator. No fence shall be constructed which prohibits direct and convenient access to a fire hydrant or which obstructs the proper and efficient operations of a hydrant.

“Flag-shaped,” “panhandle lot,” “flag lot,” all mean a lot or building site having its only vehicular access by way of a long narrow drive/entry/access way which serves no other property.

“Flood control structure” means an engineered feature designed to manage storm water, reduce erosion, and prevent or mitigate local flash flooding downstream and may include revetments, dams, diversions, levees, channels or dykes.

“Floor area” means the floor area of a building is the sum of the area of the several floors of the building, including basements, mezzanines, and penthouses of headroom height, measured from the exterior walls or from the centerline of walls separating buildings. The floor area does not include unoccupied features such as pipe trenches, exterior terraces, or steps, chimneys, roof overhangs, etc.

“Flow rate” means the rate at which water flows through pipes, valves, and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.

“Food truck park” means an area on private property designated to accommodate two or more food trucks.

“Formally initiates” as set forth by Section 10-9a-509 Utah Code Annotated, 1953, means the earliest of:

1. Publication of a City Planning Commission or City Council agenda in which the amendment to the land use regulations is the subject of an agenda item, and/or public hearing; or

2. The effective date of a resolution by the City Council stating that the City has formally initiated an amendment to the land use regulations and the proposed language of the amendment(s).

“Fowl” when applied to Code Chapter 17.52, specifically references a domesticated hen “chicken” that is used as food or for laying eggs but does not include any of the other various heavy-bodied largely ground-feeding domestic or game birds of the order Galliformes, such as a duck, goose, turkey, or pheasant, that is used for food or hunted as game.

Fractional Numbers or Measurements. In determining the requirements of this title, whenever a fraction of a number or a unit is one-half or more, said fraction shall not be included in determining requirements.

“Garage, private” means a building or part thereof designed for the parking or temporary storage of automobiles of the occupants of the premises.

“Governing body” means the City Council of Moab City, Utah.

“Grade” shall be as follows:

1. For the buildings adjoining one street only, the elevation of the sidewalk or centerline of the street, whichever is higher, at right angles to the midpoint of the adjoining wall.

2. For the buildings adjoining more than one street, the average of the elevation of the sidewalks or centerlines of the street, whichever is higher, at right angles to the midpoint of the adjoining wall.

3. For the buildings having no wall adjoining the street, the average level of the sidewalk or centerline of surrounding streets, whichever is higher.

4. Any building wall parallel or nearly parallel to and not more than five feet from a street line is to be considered as adjoining the street.

"Graywater" means untreated wastewater that has not been contaminated by a toilet/urinal discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers.

"Group home" means a residential home where a small number of unrelated people in need of care, support, or supervision can live together, such as those who are in a foster care program or with chronic disabilities.

"Guest" means a person staying or receiving services for compensation at a hotel, motel, boarding house, rooming house or rest home, or similar use.

"Hardscapes" mean a landscape feature that is made of any durable material (pervious and nonpervious).

"Hardware stores" means a store selling tools, fasteners, building materials, hand and power tools, lumber, implements, keys, locks, hinges, chains, plumbing supplies, electrical supplies, cleaning products, housewares, utensils, paint, and lawn and garden products directly to consumers for use at home or for gardening, construction or business. Many hardware stores have specialty departments that include hunting and fishing supplies, plants and nursery products, marine and boating supplies, pet food and supplies, farm and ranch supplies (including animal feed), swimming pool chemicals, home brewing supplies and canning supplies.

"Home occupation" means any occupation conducted within a dwelling and carried on by persons residing in the dwelling.

"Household" means one or more persons related or unrelated who live in the same dwelling and share meals or living accommodation, and may consist of a single family or some other grouping of people.

"Hydrozones" means the landscape design practice of clustering plants with similar water, sun and soil requirements to conserve water and improve plant health. A hydrozone may be irrigated or nonirrigated.

"Junkyard" means a place where scrap, waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, or handled or stored, including auto wrecking yards, house wrecking yards, used lumberyards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building or where salvaged materials are kept incidental to manufacturing operations conducted on the premises.

"Kennel" means land or buildings used in the keeping of four or more dogs over four months old.

“Land use plan” means a plan adopted and maintained by the City Council which shows how the land should be used-an element of the master plan.

“Landscape water meter” means an inline device installed at the irrigation supply point that measures the volume of water into the irrigation system by using a flow totalizing device to record water use.

“Landscaped area” means the area within the parcel with landscaping.

“Landscaping” means some combination of planted trees, shrubs, vines, groundcover, flowers, or lawns. In addition, the combination or design may include rocks, mulch, and structural features such as water features, art works, screens, walls, fences, raised planters, or benches, but such objects alone shall not qualify as landscaping. Landscaping does not include the building footprint, driveway, nonirrigated portions of parking lots, hardscapes – such as decks and patios, other nonporous surfaces, or portable furniture and plant containers.

“Large-scale development” means a development that contains two or more main buildings on a zoning lot and which development is planned and developed as a single entity.

“Livestock corral” means a place or pen where livestock are kept on a seasonal basis as a part of an agricultural enterprise or operation as distinguished from a livestock feed yard.

“Living open space” is that portion of the yards on a zoning lot which is not used by automotive vehicles but reserved for outdoor living space, recreational space and landscaping.

“Lodging” means any short-term temporary living or sleeping place in which someone lives or stays for a period of time not to exceed thirty consecutive days. This includes hotels, motels, bed and breakfasts, townhomes, condominiums, and campgrounds located in an appropriate zone that allows short-term lodging.

Lodging House. See “boarding house.”

“Lot” means a single parcel or tract of land.

1. “Lot, corner” means a lot situated at a junction of two public streets or situated on a curved street or way, the radius of which is thirty-five feet or less and where the angle formed by the intersection of the tangent is one hundred five degrees or less.

2. “Lot, interior” means a lot other than a corner lot.

3. “Lot of record” means a lot designated on a subdivision plat or deed, duly recorded pursuant to statute in the county recorder’s office. A lot of record may or may not coincide with a zoning lot.

4. “Lot, zoning” means a parcel of land, composed of one or more recorded lots, occupied or to be occupied by a principal building or buildings or principal use or used along with permitted accessory buildings or uses, meeting all the requirements for area, buildable area, frontage, width, yards, setbacks, and any other requirements set forth in this title.

“Maximum applied water budget” means the upper limit of annual applied water (supplemental irrigation water) for the established landscaped area as specified in Chapter 17.10, Appendix A. It is based upon the area’s

reference evapotranspiration and is adjusted for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape.

“Microbrewery” means a brewery that produces less than fifteen thousand barrels of beer, heavy beer, or malt liquor annually and occupies less than ten thousand square feet in gross floor area and may include a taproom in which guests/customers may sample the product.

“Mobile home” means a vehicular or portable structure which is constructed for movement on the public highways; which has been constructed in accordance with the building code for mobile homes as adopted by the City, but which has not been demonstrated to conform to the requirements of the building code for other residences.

“Mobile home park” means an area or tract of land used to accommodate two or more mobile homes.

“Motel-tourist home-motor hotel” means one or more buildings containing individual sleeping rooms or living units designed for use by automobile tourists or transients with garage attached or parking space conveniently located to each unit.

“Motor home” means a self-propelled vehicular unit, primarily designed as a temporary dwelling for travel, recreational and vacation use.

“Noncomplying structure” means a building or structure that:

1. Legally existed before its current land use; or

2. Because of one or more subsequent land use ordinance changes, does not comply to the setback, height restrictions, or other regulations, excluding those regulations, that govern the use of land.

“Mulch” means any organic material such as wood chips, bark, straw, compost, pine needles or inorganic mineral materials such as rocks, gravel, or decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

“Nonconforming building” means a building, structure or portion thereof, which does not conform to the regulations of this title applicable to the zone or district in which such building is situated but which was in existence on the effective date of the ordinance codified in this title.

“Nonconforming use” means a use of land that:

1. Legally existed before its current land use designation;

2. Has been maintained continuously since the time the land use ordinance governing the land changed; and

3. Because of one or more subsequent land use ordinance changes, does not conform to the regulations that now govern the use of the land.

“Nursery, day care” means a home or building in which children are tended or kept for compensation; does not include overnight accommodations for such children as does a foster home or an orphanage.

“Operating pressure” means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

“Other public facilities” means and include, but are not limited to, governmental functions such as libraries, museums, parks, playgrounds, recreational centers, police, fire, or utilities facilities, that are public owned or operated or under public control and jurisdiction, and subject to the provisions of this code.

“Outdoor recreational uses, commercial” Outdoor recreation uses are those activities that:

1. Are undertaken outside the confines of buildings;
2. May or may not involve organized competition or formal rules;
3. Can be undertaken without the existence of any built facility or infrastructure;
4. May require large areas of land, water and/or air;
5. May require outdoor areas of predominantly unmodified natural landscape

Facilities, site modification or infrastructure may be provided to manage the impacts generated by the activities. However, outdoor recreation activities can be undertaken without facilities, site modification or infrastructure. Such activities can be active or passive.

Active outdoor recreational activities include but are not limited to the following:

Outdoor Recreational Activities

Ballooning	Motor/trail bike riding
Boating/sailing	Mountain bike riding
Camping: RV’s/tents/rustic lodging	Multi purpose trail use
Canoeing	Nature studies
Canyoneering	Orienteering
Caving	Outdoor festivals
Climbing	Parachuting
Collecting	Photography
Conservation activities	Picnicking

Outdoor Recreational Activities

Cycling: Paved or off-road	Rafting
Dog Park	Ropes courses
Fishing	Sailboarding
Four-wheel-driving	Scuba diving
Golfing	Skate parks: Skateboarding/rollerblading/ mountain boarding
Hang-gliding/para-gliding	Snorkeling
Hiking	Touring
Horse riding	Trail Running on an unpaved trail Day hiking on an unpaved trail Backpacking Rock climbing (rock or ice)
Informal concerts	Walking
Jet skiing	Water parks/pools with play features
Kayaking	Wildlife Viewing/Bird and wildlife
Kite flying	Waterskiing

A passive activity area is an area within an outdoor recreation site which provides an opportunity for such less athletic recreational pursuits as pleasure walking, rest and relaxation, and informal picnicking. Such areas are generally maintained in a natural state, except for minimal clearing for paths, trails, sitting areas, walkways or auxiliary structures. However, landscaped areas with maintained lawns, shade trees, and benches may also be used. Passive recreation generally encompasses the less intensive range of outdoor activities compatible with preserving natural resource functions such as wildlife habitat and floodplain protection. Conservation areas and their associated trail systems provide excellent opportunities for low impact activities like hiking, bird watching, and picnicking on a carry-in, carry-out basis.

Summary of Outdoor Recreation Facilities

Baseball and softball fields	Playground areas
Boating access	Racquetball courts
Basketball courts	Restrooms

Summary of Outdoor Recreation Facilities

Beach/pond/lake swimming	Scenic overlooks
Camping	Shelters/gazebos/pavilions
Football/soccer fields	Swimming pools
Fishing access	Tennis courts
Gardens	Trails
Golf Courses/driving ranges/practice and putting greens/tee boxes	Volleyball courts
Historic or educational sites	Water parks
Picnic areas	Winter sports access
Service areas: Maintenance facilities/storage buildings/dumpsters/loading areas/accessory uses intended primarily for the servicing of the recreational facility or associated equipment.	

“Overhead irrigation” means the use of equipment and devices which deliver water under pressure, through the air, above the level of the plant being irrigated.

“Overnight accommodations” means any short-term temporary living or sleeping place in which someone lives or stays for a period of time not to exceed thirty consecutive days. This includes hotels, motels, bed and breakfasts, townhomes, condominiums, RV parks, and campgrounds located in an appropriate zone that allows short-term lodging.

“Overnight accommodations, established” means overnight accommodations that are recognized as existing legal uses and identified on the Established Overnight Accommodations Map.

“Overspray” means the irrigation water which is delivered beyond the target area.

“Park trailer” means a vehicle that:

1. Is designed as a temporary living quarters for seasonal or a destination residence which may be connected to utilities necessary for operation of installed fixtures and appliances;

2. Is built on a single chassis and mounted on wheels; and

3. Has a gross trailer area not exceeding four hundred square feet in the set up mode.

“Parking space” means a space within a building or parking area, exclusive of driveways, ramps, columns, office and working area, for the parking of a motor vehicle, not less than eighteen and one-half feet in length and not less than nine feet in width.

“Parklets” are on-street parking spaces that are temporarily converted to outdoor seating to allow temporary, seasonal outdoor dining.

“Pasture” means an enclosure for animals in which no feed is provided, except that which the animals obtain by grazing.

“Pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.

“Personal agriculture cultivation” means private, noncommercial agricultural activities with plantings limited to the cultivation and maintenance of fruits, vegetables, herbs, plants, and flowers. Purposes of growing and harvesting legal plants for donation, personal use, or off-site incidental sales.

“Places of worship” (house of worship) shall mean a specially designed structure or consecrated space where individuals or a group of people come to perform acts of devotion, veneration, or religious study. Buildings constructed or used for this purpose include temples, churches, synagogues, convents, monasteries and mosques.

“Planned unit development” means a tract of land which is planned and developed as a single entity wherein the requirements applying to all buildings and improvements are modified to conform to the approved plan.

“Planting plan” means a plan showing the location and dimensions of plants, irrigation equipment, curbs and other protective features around the edge of the planting beds and the location and species of plants to be planted.

“Premises” means a zoning lot together with buildings and structures located thereon.

“Premises agricultural occupation” means a business selling seed, feed, fertilizer, and other items and equipment used in agriculture.

“Premises occupation” means an occupation conducted on the premises outside of a dwelling, by persons residing on the premises.

“Professional offices” means an office for a professional person that includes but is not limited to architects, engineers, surveyors, doctors of medicine, osteopaths, dentists, optometrists, lawyers, accountants, chiropractors, chiropodists, naturopaths, and consultants who engage in a vocation that requires graduation from an accredited school of higher learning.

“Professional person” means an architect, landscape architect, engineer, surveyor, doctor of medicine, osteopath, dentist, optometrist, lawyer, accountant, chiropractor, chiropodist, naturopath, and consultants who engage in a vocation that requires graduation from an accredited school of higher learning.

“Public facility” means a publicly owned structure, building or place open to the public that provides a particular service or is used for a particular activity of leisure and may include entertainment, sports and social activities available for all ages.

“Public parks and playgrounds” means a tract of land which is owned by the public and which has been partially or totally developed or designated for recreational purposes.

“Public right-of-way” means the area of real property in which the city has a dedicated or acquired right-of-way interest in the real property.

“Recreational vehicle,” “camper,” “travel trailer,” “motor home,” and “vacation vehicle” means a vehicular unit, other than a mobile home, primarily designed as a temporary dwelling for travel, recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle; including but not limited to: a travel trailer, a camping trailer, a motor home, a fifth wheel trailer and a van.

“Recreational vehicle court; vacation vehicle court” means an area or tract of land used to accommodate two or more recreational vehicles.

“Reference evapotranspiration or ETo” means standard measurement of environmental parameters which affect the water use of plants. ETo is typically expressed as the depth of water in inches or the volume of water in gallons used by an irrigated landscape area over a period of time, as represented in Chapter 17.10, Appendix A, and is based on an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the maximum applied water budget so that regional differences in climate can be accommodated.

“Rest home; nursing home; convalescent home” means a building for the care and keeping of elderly or infirm people afflicted with infirmities or chronic illness.

“Restaurant with outdoor dining, permanent” means any restaurant with an outdoor eating and drinking area that is associated with and incidental and subordinate to a primary use of that parcel or lot. The outdoor dining is constructed as a part of the primary building, as an addition to the building or a separate structure that is a permanent structure. The outdoor dining areas may include design features to allow year-round use.

“Restaurant with outdoor dining, seasonal” means any restaurant with an outdoor eating and drinking area that is associated with and incidental and subordinate to a primary use of that parcel or lot. This use may include removable tables, chairs, planters, or similar features and equipment.

“Retail establishment” means a business that sells new goods and merchandise from a single point of purchase directly to customers who intend to use that product and serves the everyday needs of the community in which it is located. The use does not include lodging, service or dining uses. Such an establishment sells food, drink, clothing, jewelry, furniture, stone and monuments, automobiles, radios, refrigerators, coal, lumber, and other goods, hardware, and may perform incidental services on such goods when necessary.

“Revetment” means a wall or facing of stone, concrete, masonry, wood or other stabilizing material placed on the banks of rivers, streams or levees to protect them from erosion.

“Runoff” means irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

Salvage Yard. See “junkyard.”

“Screening” means a vertical barrier, including opaque fences/walls, sight obscuring fences, or landscaped screening, situated between adjacent uses or properties, or maintenance, trash, storage or loading areas,

constructed or planted to reduce impacts on adjacent land areas or uses. Where there is a difference in elevation on the opposite sides of the screen, the height shall be measured from the highest elevation.

“Screening, landscaped” means evergreen shrubs, ornamental walls/planters, berms, or other densely planted shrubs or vegetation, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height from four to six feet.

“Secondary water” means nonpotable or non-culinary, untreated water that is designated for irrigation.

“Service establishment” means a business that sells services to the general public that fulfill the everyday needs of the community in which it is located. Such an establishment provides repair and other services for the comfort and convenience of the public in the course of daily living and includes, but is not limited to, hardware stores, tailors, seamstresses, watch repair, home cleaning, investment banking, gas stations, branch offices for insurance companies, repair shops, shoe shops, hair salons, barbers, medical clinics, delivery and mail businesses, car repair, travel agencies, tutoring services, and similar activities.

“Setback” means the shortest distance between the property line and the foundation, wall, or main frame of the building.

“Shut-off valve” means an automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system.

“Sign” means any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including a flag pole.

1. “Sign, accessory” means a sign which directs attention to a business or profession conducted on the premises.

2. *Sign, Area Of.* The area of a sign shall be considered to include all the lettering, working and accompanying design or symbols together with any background material whether painted or applied. Where a sign consists of individual letters attached to or painted on a building or wall or window, the area of the sign shall be considered to be that of the smallest rectangle which encompasses all the letters or symbols.

3. “Sign, nonaccessory; billboard” means a sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises, and only incidentally on the premises, if at all.

“Slope” means a vertical rise measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.

“Small neighborhood retail” means a privately owned, small volume business that does not exceed one thousand five hundred square feet in size and sells a variety of a small number of goods and merchandise that appeal to local residents living in the area near the shop.

“Smart irrigation controller” means an automatic timing device with nonvolatile memory used to remotely control valves that operate an irrigation system. Smart irrigation controllers are able to self-adjust and schedule irrigation

events using either evapotranspiration (weather-based), soil moisture data or flow data or a combination of methods.

“Special exception” means a use which is not listed as a permitted use in a zone, but which is permitted as a special exception when such use is specifically mentioned in this title as being a special exception. Also, a use which is permitted in a zone, but which is subject to compliance with conditions prescribed by the terms of this title and by the appeal authority.

“Street, major” means one of the principal thoroughfares, as shown or designated on the major street plan.

“Street, minor,” means any dedicated street serving as the principal means of access to property, which street is not shown on the major street plan, as a principal thoroughfare.

Subdivision. The term “subdivision” means the division of a tract or lot or parcel of land into three or more lots, plots, sites, or other division of land for the purpose, whether immediate or future, of sale or of building development.

“Travel trailer” means a vehicular, portable unit, mounted on wheels, not requiring special highway permits when drawn by a motorized vehicle:

1. Designed as a temporary dwelling for travel, recreational, and vacation use; and

2. When factory-equipped for the road, having a body width of not more than eight feet or a body length of not more than forty feet.

“Turf, artificial” means a surface of synthetic fibers, often composed of polypropylene, polyethylene, polyamide, or a blend of these materials, treated and tufted on a porous backing manufactured to simulate the appearance of turf grass.

“Turf grass” means a ground cover surface of mowed grass.

“Turf grass, cool season” means grasses that withstand cold winters but often go dormant in hot, dry weather. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are examples of cool season grasses.

“Turf grass, warm season” means grasses that do well in warmer environments and often tolerate drought but often go dormant in cooler weather. Kikuyu grass, seashore paspalum, St. Augustine grass, zoysia grass, and Buffalo grass are examples of warm-season grasses.

“Twin home” means a two-household dwelling with two individual owners who have rights and responsibilities for their own side and for their own lot. Twin homes have a shared common wall with a lot line landing between the two homes and with their own respective lot.

“Two-household dwelling” means a structure under single ownership and containing two residential dwelling units, other than manufactured homes, within a single building and under a single roof each of which is designed for or occupied by one household.

"Usable floor area" means the net floor area of a building where persons may move about and carry on the usual tasks for working and living but does not include: restrooms and lounges, stairwells, elevators and escalator shafts, building equipment and service areas, entrance and elevator lobbies, stacks and shafts, freezer and cooler areas, storage and stock rooms, and other building elements where patrons would not normally be allowed.

"Variance" means a waiver of specific regulations of this title granted by the appeal authority in accordance with the provisions set forth in this title for the purposes of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same zone.

"Warehouse" means a large building, or part of one, where raw materials or manufactured goods may be stored before their export or distribution for sale.

"Water feature" means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, streams, spas, and swimming pools where water is artificially supplied. This includes water features supplied by raw water.

"Yard" means an open space on the same lot with a building unoccupied or unobstructed from the ground upward, except as otherwise provided in this title.

1. "Yard, front" means the minimum horizontal distance between the street line and the front line of the building or any projection thereof, excluding nonenclosed steps. On a corner lot the front yard may be applied to either street.

2. "Yard, rear" means an open, unoccupied space on the same lot as a building, measured from the rear line of the building (exclusive of steps) and the rear lot line, and extending for the entire width of the lot. In case of a corner lot where the building facade faces on the side street, the rear yard may be established from the side of the house to the side property line.

3. "Yard, required" means the open space around buildings which is required by the terms of this title.

4. "Yard, side" means a yard between the building and the side line of the lot and extending from the front yard to the rear yard. (Ord. 24-03 § 1(1), 2024; Ord. 23-08 § 1, 2023; Ord. 22-05 § 1, 2022; Ord. 21-16 § 1, 2021; Ord. 21-13 § 1, 2021; Ord. 21-12 § 1, 2021; Ord. 21-05 § 1, 2021; Ord. 19-18 § 1, 2019; Ord. 19-13 §§ 1 – 3, 21 (part), 2019; Ord. 18-06 (part), 2018; Ord. 18-01 (part), 2018; Ord. 17-32 (part), 2017; Ord. 17-22, 2017; Ord. 11-07, 2011; Ord. 11-01, 2011; Ord. 10-15, 2010; Ord. 10-06, 2010; Ord. 09-08, 2009; Ord. 08-25, 2008; Ord. 08-15 (part), 2008; Ord. 01-11 (part), 2001; Ord. 98-11, 1998; Ord. 98-10, 1998; Ord. 96-09, 1996; Ord. 95-13, 1995; Ord. 94-27, 1994; Ord. 94-24 (part), 1994; Ord. 14-81 (part), 1981; Ord. 10-79 (part), 1979; prior code § 27-2-2)

The Moab Municipal Code is current through Ordinance 26-03, passed February 24, 2026.

Disclaimer: The City Recorder's Office has the official version of the Moab Municipal Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

City Website: moabcity.org
City Telephone: (435) 259-5121

Hosted by General Code.

Chapter 5 redline.

General Standards for all Private Property Vendors

Mobile Ability. A vendor should be able to vacate the property at any time with no special knowledge or tools.

Utilities. Vendors should provide self-sufficient utilities or connect using flexible and removable utility connections.

Zoning Compliance. No license shall be granted for a vendor unless allowed as a land use in the underlying zone(s) in which it operates, except for vendors selling frozen food products.

Trash. Vendors shall provide refuse/recycling containers adequately for the scope. Public refuse containers shall not be used to meet refuse/recycling needs.

i. All refuse and recycling containers shall be securely stored at the close of each business day.
ii. Every container shall have a cover.

"Vendor" A vendor may be a Food Truck, Food Cart, or Enclosed Mobile Businesses as defined by Utah State Code 11-56-102.

Add to Land Use Definitions

"Vendor Court" means a property where a primary use is to host 1 or more Vendors, which are not Temporary Private Property Vendors.

"Food Vendor Court" means a Vendor Court that has one or more Food Vendors.

"Limited Operation Hours" means the time period during which non-noise or other extranality-producing work can happen without serving customers directly.

"Consumer Operation Hours" means the time period during which customer service can happen in full.

"Vendor Court Area" A polygon drawn around the vendor's occupied area, including seating, supporting structures, decorations, tables, and vending apparatus.

"Vendor" A vendor may be a Food Truck, Food Cart, or Enclosed Mobile Businesses as defined by Utah State Code 11-56-102.

"Private Property Vendor" means a person, firm, or corporation engaged in the business of selling food, goods, services, wares, or merchandise from a vehicle, trailer, cart, or other display apparatus within the City, and who, in furtherance of such purpose, leases, uses, or occupies any private property.

"Temporary Private Property Vendor" means a person, firm, or corporation engaged in the business of selling food, goods, services, wares, or merchandise from a vehicle, trailer, cart, or other display apparatus within the City, and who, in furtherance of such purpose, leases, uses, or occupies any private

property. Temporary Private Property Vendors must move the vehicle, trailer, cart, or other display apparatus from the private property where they are operating every 12 hours and may not return to the private property space for another 12 hours.

Process for Vendor Use

When a property owner would like to add a Vendor or Food Vendor Court use, they shall trigger a level 2 site plan. If the proposed vendor area is over 8,000 SF a level 3 site plan will be required. If a Private Property Vendor operates beyond the approved site plan, the property owner will be notified and required to obtain a site plan amendment.

Food Vendor Court Matrix

Zone	Permitted	Employee Parking Stalls per vendor	1 Parking Space/ Vendor Court Area (sq ft)	Minimum Area/ Per Vendor	Hours of Limited Operation Limit	Hours of Consumer Operation Limit	Number of Vendors that trigger Standard Buffering if abutting an R zone	Number of Vendors that trigger a 6-foot fence if abutting an R zone
C-1	Yes	1	300	3,000	5 am-12 pm	7 am-10 pm	4	2
C-2	Yes	1	300	3,000	5 am-12 pm	7 am-10 pm	4	2
C-3	Yes	1	300	2,000	X	X	6	4
C-4	Yes	1	300	2,000	5 am-12 pm	7 am-10 pm	6	4
C-5	Yes	1	300	3,000	X	X	4	2
RC	Yes	1	300	2,000	X	X	6	4
SAR	Yes	1	300	2,000	5 am-12 pm	7 am-10 pm	4	2
I-1	Yes	1	300	2,000	X	X	4	2
A-1	No	X	X	X	X	X	X	X
MH/RV-1	No	X	X	X	X	X	X	X
R-1	No	X	X	X	X	X	X	X
R-2	No	X	X	X	X	X	X	X
R-3	No	X	X	X	X	X	X	X
R-4	No	X	X	X	X	X	X	X
RA-1	No	X	X	X	X	X	X	X

Vendor Court Matrix

Zone	Permitted	Employee Parking Stalls per vendor	1 Parking Space/ Vendor Court Area (sq ft)	Minimum Area/ Per Vendor	Hours of Limited Operation Limit	Hours of Consumer Operation Limit	Number of Vendors that trigger Standard Buffering if abutting an R zone	Number of Vendors that trigger a 6-foot fence if abutting an R zone
C-1	Yes	1	300	2,000	5 am-12 pm	7 am-10 pm	4	2
C-2	Yes	1	300	2,000	5 am-12 pm	7 am-10 pm	4	2
C-3	Yes	1	300	2,000	X	X	6	4
C-4	Yes	1	300	2,000	5 am-12 pm	7 am-10 pm	6	4
C-5	Yes	1	300	2,000	X	X	4	2
RC	Yes	1	300	2,000	X	X	6	4
SAR	Yes	1	300	2,000	5 am-12 pm	7 am-10 pm	4	2
I-1	Yes	1	300	2,000	X	X	4	2
A-1	No	X	X	X	X	X	X	X
MH/RV-1	No	X	X	X	X	X	X	X
R-1	No	X	X	X	X	X	X	X
R-2	No	X	X	X	X	X	X	X
R-3	No	X	X	X	X	X	X	X
R-4	No	X	X	X	X	X	X	X
RA-1	No	X	X	X	X	X	X	X

Input as new use in the C-1, C-2, C-3, C-4, C-5, RC, I-1, SAR zones

Vendor Court

a. The vendor court area must meet ADA, fire, health, and building requirements.
b. The Vendor Area must meet the minimum setback of the zone
c. See Vendor Court Matrix in 17.15.??

Food Vendor Court

b. The Vendor Area must meet the minimum setback of the zone
c. See Food Vendor Court Matrix in 17.15.??
d. The vendor court area must meet ADA, fire, health, and building requirements, including but not limited to;
    i. Providing a grease interceptor
    ii. Potable water supply systems shall be designed, installed, and operated according to the requirements set forth by:(a) Plumbing Code;(b) The Utah Department of Environmental Quality, Division of Drinking Water; and(c) Local health department regulations
    iii. Wastewater shall be discharged to a public sanitary sewer system when practicable or Sewer systems shall be designed, installed, and operated according to safety requirements
e. Outdoor dining shall not interfere with required vehicular circulation and parking.
f. Outdoor cooking may be approved if safety standards are met by Fire, Health, and Building standards
g. Space heaters, tents, sheds, and other displays or apparatus can be permitted with special approval from Building, Fire, and Health.

Input as new use in the C-1, C-2, C-3, C-4, C-5, RC, I-1, SAR zones

Temporary Private Property Vendor Pad- Accessory use

a. The vendor court area must meet ADA, fire, health, and building requirements.
b. Vendors must meet the minimum setback of the zone
c. An area of not less than 2,000 square feet shall be provided and maintained for the Private Property Vendor. Services provided by the Vendor shall not occur outside of the designated 2,000 SF area unless occurring off the property.
d. One parking space shall be required for every Vendor.
e. Restroom services for employees shall be provided
f. One Private Property Vendor is permitted on a parcel

g. If a TPPV is found to overstay the limit, the property owner must report to the Moab City Planning Department to get Private Property Vendor use approval, or the vendor must vacate the property.

Temporary Private Property Food Vendor Pad- Accessory Use

a. The vendor court area must meet ADA, fire, health, and building requirements , including but not limited to;
    i. Providing a grease interceptor
    ii. Potable water supply systems shall be designed, installed, and operated according to the requirements set forth by:(a) Plumbing Code;(b) The Utah Department of Environmental Quality, Division of Drinking Water; and(c) Local health department regulations
    iii. Wastewater shall be discharged to a public sanitary sewer system when practicable or Sewer systems shall be designed, installed, and operated according to safety requirements
b. Vendors must meet the minimum setback of the zone, including any outdoor dining structures
c. An area of not less than 2,000 square feet shall be provided and maintained for the Private Property Vendor. Services provided by the Vendor shall not occur outside of the designated 2,000 SF area unless occurring off the property.
d. One parking space shall be required for every Vendor.
e. Restroom services for employees shall be provided
f. One Private Property Vendor is permitted on a parcel
g. Not more than one vendor may occupy the Private Property Vendor site within 24 hours.
h. Outdoor dining shall not interfere with required vehicular circulation and parking.
i. Outdoor cooking may be approved if safety standards are met by Fire, Health, and Building standards
j. If a TPPV is found to overstay the limit, the property owner must report to the Moab City Planning Department to get Private Property Vendor use approval, or the vendor must vacate the property.