



ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

MOAB PLANNING COMMISSION

October 8, 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_F8J6J5ROFAEUPNTNKW938GR8DVWEOJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPNTNKW938GR8DVWEOJH-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-2026-09-17 DRAFT.PDF](#)
[MIN-PC-2026-09-24 DRAFT.PDF](#)

4. Discussion Item

4.1. Presentation And Discussion Of The Draft City Of Moab Guide For Emissions Action: Roadmap & User Plan (GEAR UP)

Documents:

[AGENDA SUMMARY.PDF](#)
[EXHIBIT 1_GUIDE FOR EMISSIONS ACTION.PDF](#)

5. Public Hearing And Action Item

5.1. Public Hearing And Consideration And Possible Recommendation Of Approval Of A Development Agreement For The Henry Shaw Hotel Located At 836 And 840 South Main Street, Moab UT, 84532, Parcels 01-0012-0011 And 01-0012-0017 Between GP 836 LLC And The City Of Moab, Utah.

Documents:

[AGENDA SUMMARY 836 AND 840 DEVELOPMENT AGREEMENT.PDF](#)
[EXHIBIT 1_PUBLIC HEARING NOTICE FOR HENRY SHAW HOTEL DA.PDF](#)
[EXHIBIT 2_DRAFT DEVELOPMENT AGREEMENT 836 GP LLC.PDF](#)

- 5.2. Presentation To Solicit Affected Entity Comments On Draft City Ordinance 2026-21, An Ordinance Adopting An Updated Annexation Policy Plan, Future Annexation Boundary Map, And The Anticipated Land Use Of Future Annexation Area Map, As Appendix C Of The City Of Moab General Plan.

Documents:

AGENDA SUMMARY CITY OF MOAB ANNEXATION POLICY PLAN 100826.PDF
EXHIBIT 1_ DRAFT ORDINANCE ADOPTED UPDATED ANNEXATION POLICY PLAN AND MAPS
CLEAN-COMBINED.PDF
EXHIBIT 2_ DRAFT ANNEXATION BOUNDARY MAP.PDF
EXHIBIT 3_ DRAFT PROPOSED ANTICIPATED LAND USE OF FUTURE ANNEXATION AREA MAP.PDF
EXHIBIT 4_ DRAFT ANNEXATION POLICY PLAN.PDF
EXHIBIT 5_ PUBLIC MEETING NOTICE ORD 2026-21 ANNEXATION POLICY MAP AND PLAN.PDF

- 5.3. Public Hearing And Discussion And Possible Action On Proposed Ordinance 2026-20, An Ordinance Amending Title 3 Of The Moab Municipal Code To Update Chapter 3.50, Master Fee Schedule And Modifying Certain Fees And Rates Charged By The City.

Documents:

MASTER FEE SCHEDULE AGENDA SUMMARY.PDF
EXHIBIT 1_ ORDINANCE 2026-20 AMENDMENT TO THE MASTER FEE SCHEDULE.PDF
EXHIBIT 2_ PUBLIC HEARING NOTICE FOR MASTER FEE SCHEDULE.PDF
EXHIBIT 3_ EXPLANATION OF FEE AMENDMENTS AND ADDITIONS.PDF

6. Future Agenda Items

7. 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
SPECIAL MEETING
September 17, 2026

Notice: The Moab City Planning Commission Meeting held on September 17, 2026 as a special meeting is not an official meeting due to notice deficiencies.

Call to Order and Attendance: Moab City Planning Commission held a special 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=DGThlfXZLQA. Commission Chair Kya Marienfeld called the meeting to order at 6:10 p.m. Commission Members Jill Tatton and Matt Heberd attended, and Commission Member Shalee Holland attended via electronic means. Also in attendance were Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Junior Planner Kaytlin Poynter and Planning Technician Kelsi Garcia.

Citizens to be Heard: None

Approval of Minutes: Commission Member Tatton moved to approve the draft minutes of the August 27, 2026, regular Planning Commission meeting. Commission Member Holland seconded the motion. The motion passed unanimously.

Public Hearing regarding Annexation Policy and Map:

Commission Chair Marienfeld opened a public hearing at 6:12 p.m. regarding **City of Moab Resolution 15-2026**, proposing adoption of an annexation policy plan, a City of Moab future annexation boundary map and the anticipated land use of future annexation area map as Appendix C of the Moab General Plan. Associate Planner Blanco explained that any decisions made regarding the annexation policy and map would be adopted as an ordinance, not a resolution. Community Development Director Shurtleff explained comprehensive adjustments to a general plan often go through an ordinance process. Blanco said an annexation policy currently exists in the municipal code, and it is proposed to update the policy and add it to the general plan. She added that an annexation boundary map also exists and is currently in the general plan and it is proposed to be updated and replaced. She said the anticipated land use map is proposed to be a new element. She noted there currently exists a future zoning map, which does not include unincorporated areas of the County. Blanco reported that the state requires municipalities to have an annexation policy plan before annexation of any unincorporated territories. She emphasized that the most important reason for updating the map is to present other new cities from incorporating near Moab. Blanco explained the plan identifies the areas where the city may at some point in the future expand through the maps, establishes policies that the City would use when reviewing new annexations, whether that's applicant initiated or City initiated, and sets a path for the City to grow in an orderly fashion; she said the plan applies to applicant forwarded petitions, City initiative petitions and pre-annexation agreements. She explained the plan would influence plans for the expansion of municipal services.

Blanco described the proposed annexation boundary map and the anticipated land use map. Community Development Director Shurtleff explained more about the intent and obligation of the City regarding the proposed update to the annexation program. He reviewed the City Council strategic planning approach to future annexation and the shape of the map, including public land boundaries. Commission Chair Marienfeld asked if the anticipated land use map would be the only instrument to guide intended proposed future zoning. **Aaron Lindbergh**, a member of the Grand County Planning Commission spoke and clarified he was speaking as an individual and not as a representative of the Planning Commission. He noted he had not heard about this annexation update through the County. He said the County was currently updating their land use map and hoped for collaboration with the City. Aaron also addressed new neighborhoods in Spanish Valley and zoning impacts such as speed limits. Associate Planner Blanco recommended tabling any action. There were no further public comments and Commission Chair Marienfeld closed the public hearing at 6:43 p.m.

Annexation Policy and Map—Tabled

Discussion: Marienfeld spoke in favor of general residential and commercial zoning areas. She said there had been several annexations during her tenure on the Planning Commission. Commission Member Holland expressed a desire for collaboration with the County. Commission Member Tatton concurred with the general residential and commercial zoning areas. Commission Member Hebbert expressed his understanding of the need to protect the land around Moab from encroachment by new municipalities and to prevent further development of a City where it really should not be. Shurtleff brought up the importance of collaboration with the County regarding impacts on the Grand Water and Sewer Service Agency (GWSSA), law enforcement, other utilities and reacting to new state legislation that impacts local control of land use.

Motion and Vote: Commission Member Tatton moved to table **City of Moab Ordinance 2026-20** to the September 24 meeting, with the direction to City staff provide the documentation as discussed. Commission Member Hebbert seconded the motion. The motion passed unanimously.

Future Agenda Items: Associate Planner Blanco said the agenda for the next regular meeting included a proposed sidewalk fee and lieu code, a proposed code amendment for vendors, a discussion of the business license code, and chapter 17 of the land use code. She said a master fee schedule update and a proposed development agreement were also proposed for future consideration. Community Development Director Shurtleff discussed the desire for public comments and written testimony. Commission Chair Marienfeld requested a review of planning staff conversations with local vendors.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:04 p.m.

**MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
REGULAR MEETING
September 24, 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=Toph_qzavJw&t=1169s. Due to technical difficulties, audio is not available for the first 40 minutes of the meeting. Commission Chair Kya Marienfeld called the meeting to order at 6:08 p.m. Commission Members Shalee Holland, Robin Vinson and Matt Heberd attended and one member of the public. Also in attendance were Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Junior Planner Kaytlin Poynter and Planning Technician Kelsi Garcia.

Citizens to be Heard: None

Public Hearing regarding Curb and gutter exemptions for highway commercial zone:

Associate Planner Blanco explained **Planning Ordinance 2026-19**, a planning ordinance amending the text of Moab Municipal Code 12.08.061. She presented the additions and alterations within this text amendment that would clarify language, create additional avenues for applicants to exercise the exception process, and the addition of exception criteria for highway commercial properties along U.S. Highway 191. Commission Chair Marienfeld and Commission Member Vinson had questions about the prompting of the text amendment. Blanco explained that the reasoning behind the text amendment was due to the influx of development along the U.S. Highway 191 South Corridor. Vinson questioned the 200 linear feet measurement being utilized to calculate the fee-in-lieu. Blanco stated that it came from the original version of the code that restricted the maximum fee-in-lieu amount to 200 LF. Marienfeld questioned relevance of why Highway Commercial developments should be included within the text amendment due to the nature of the properties being along a high traffic corridor. Junior Planner Poynter explained how currently residents of the City and County are utilizing the shoulder of U.S. Highway 191 as both a walking and bike path and the dangers that pedestrians and bikers face walking along a corridor that welcomes high speeds and traffic collisions. Community Development Director Shurtleff added that the text amendment would provide an opportunity for the City to create a process in which a pedestrian-forward path is created and managed by the City. Commission Members discussed the fee-in-lieu process as it relates to payment being put into a pot to be used on future sidewalk projects. Commission Chair Marienfeld opened the discussion for final thoughts from the other Commission Members. None had further questions or comments.

Commission Chair Marienfeld opened a public hearing at 6:34 p.m. regarding **City of Moab Ordinance 2026-19**, proposing adoption of a Text Amendment for Moab Municipal Code Section 12.08.060 to update the process by which the City grants exemptions to its requirements governing the construction of sidewalks, curbs, and gutters to Highway Commercial Properties. No public comments were made, and Commission Chair Marienfeld closed the public hearing at 6:35 p.m.

Curb and gutter exemptions for highway commercial zone—Positive Recommendation

Motion and Vote: Commission Member Holland moved to forward a positive recommendation to City Council regarding **Ordinance 2026-19**, an ordinance amending the text of the Moab Municipal Code Section 12.08.060 to update the process by which the City grants exemptions to its requirements governing the construction of sidewalks, curbs, and gutters to highway commercial properties. Commission Member Vinson seconded the motion. The motion passed unanimously.

Public Hearing for code amendment regarding vendors:

Commission Chair Marienfeld opened a public hearing at 6:32 p.m. Associate Planner Blanco presented background on the timeline, progress and proposed changes to the vendor code. She covered proposed new definitions and described a vendor court matrix explaining proposed requirements for each zone for employee and customer parking, minimum area per vendor, buffers and fences. She stated that existing private property vendors and landowners will be considered legally non-conforming with a conformance date set for January 1,

2028. She explained some zone-specific requirements regarding accessibility, fire code, employee restrooms and health code. Blanco acknowledged current vendors were not enthusiastic about the proposed requirements. Special events, ice cream trucks, effective dates and text amendment approval criteria were discussed. Blanco presented proposed site plan requirements. Community Development Director Shurtleff mentioned definitions in the code regarding services, such as mobile pet groomers and expressed concerns about health and safety requirements. The definition of services and enclosed mobile business apparatuses were discussed. Blanco brought up new definitions for occupational licenses that include mobile service providers.

Public comment: Jason Montoya stated his business was directly impacted by the discussion. He said he was starting a mobile sauna and cold plunge business, built out of an enclosed 7 by 16 foot trailer. He stated he built it to be ADA accessible. He said it was an example of a service that he was hoping to bring to Moab. He cited races, marathons and other special events, as well as partnering with hotels and gyms. He said he had strong feelings about the direction of the ordinance. Commission Chair Marienfeld closed the public hearing at 7:29 p.m.

Code amendment regarding vendors—amended positive recommendation

Discussion: Commission Chair Marienfeld asked whether services could be categorized in the temporary private property vendor arena but not in the other category. Community Development Director Shurtleff acknowledged his staff had been considering such examples that represent a gap in the code. Size, hours of operation, parking requirements, buffering and fence requirements were discussed. The timeline for the code amendment consideration was discussed. Staff and Commission Members discussed rephrasing the recommendations to Council regarding exclusions to the definitions, eliminating services vendors and enclosed mobile businesses were discussed.

Motion and Vote: Commission Chair Marienfeld moved to forward a positive recommendation to City Council regarding **Ordinance 2026-18**, an ordinance of the Moab City Council to amend the text of certain chapters in titles 5 and 17 of the Moab Municipal Code to include additional land uses and standards controlling private properties hosting vendors and amending the business license provisions in the Moab Municipal Code regarding vendors, peddlers, solicitors, and miscellaneous merchants, with the specific direction to staff to seek out all mention of services for inclusion in the definition of all types of vendors including private property vendor, temporary private property vendor and for staff to rewrite the definition of vendor as included in the new code provisions so as not to be defined by Utah state code. Commission Member Holland seconded the motion. The motion passed unanimously.

Future Agenda Items: Associate Planner Blanco reported on future consideration of annexation policy, a student research project presentation, master plan fee schedule, a citizen planner workshop and a potential development agreement. Associate Planner Blanco announced the Community Development Director Shurtleff had been appointed to the board of the Utah chapter of the American Planning Association. Blanco and Shurtleff briefed the Commission regarding the annexation process timeline.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:04 p.m.



TITLE: Presentation and Discussion of the Draft City of Moab Guide for Emissions Action: Roadmap & User Plan (GEAR UP)

DISPOSITION: Presentation

PRESENTER/S: Jason Bartley, Ben Brown, Valerie LaFerney, Alexa Luger
University of Colorado Boulder Masters of the Environment Capstone Team
Alexi Lamm
Strategic initiatives & Sustainability Director

ATTACHMENT/S: Draft of the Guide for Emissions Action: Roadmap & User Plan (GEAR UP)

RECOMMENDED MOTION/S: No Action

SUMMARY:

In spring 2026, the City partnered with the University of Colorado on a master's capstone project focused on the City's 2017 goal to reduce greenhouse gas (GHG) emissions by 80% by 2040. While the City has a Sustainability Action Plan, it encompasses an array of sustainability priorities, many of which have limited effect on GHG reductions, such as improving green stormwater infrastructure or urban agriculture. The City did not have a detailed roadmap to achieve its GHG reduction target.

The capstone team analyzed the City's existing climate initiatives, solicited feedback from City staff and residents, identified opportunities for emission reductions, and produced a comprehensive set of recommendations that will guide the City toward meeting its 2040 target. The resulting *Guide for Emissions Action: Roadmap & User Plan (GEAR UP)* identifies and evaluates potential actions and provides implementation guidance for priority recommendations.

As the team wraps up the Roadmap this fall, they are seeking feedback from the Planning Commission on the draft. Once the team completes the Roadmap this fall, City staff will use it to inform work toward the City's GHG reduction goals.

RELEVANT LAWS, STUDIES & PLANS:

City of Moab General Plan, Element 2 Environmental Sustainability, Goals 1, 3, and 6
Moab Sustainability Action Plan
Moab Resolutions 13-2017, 38-2019

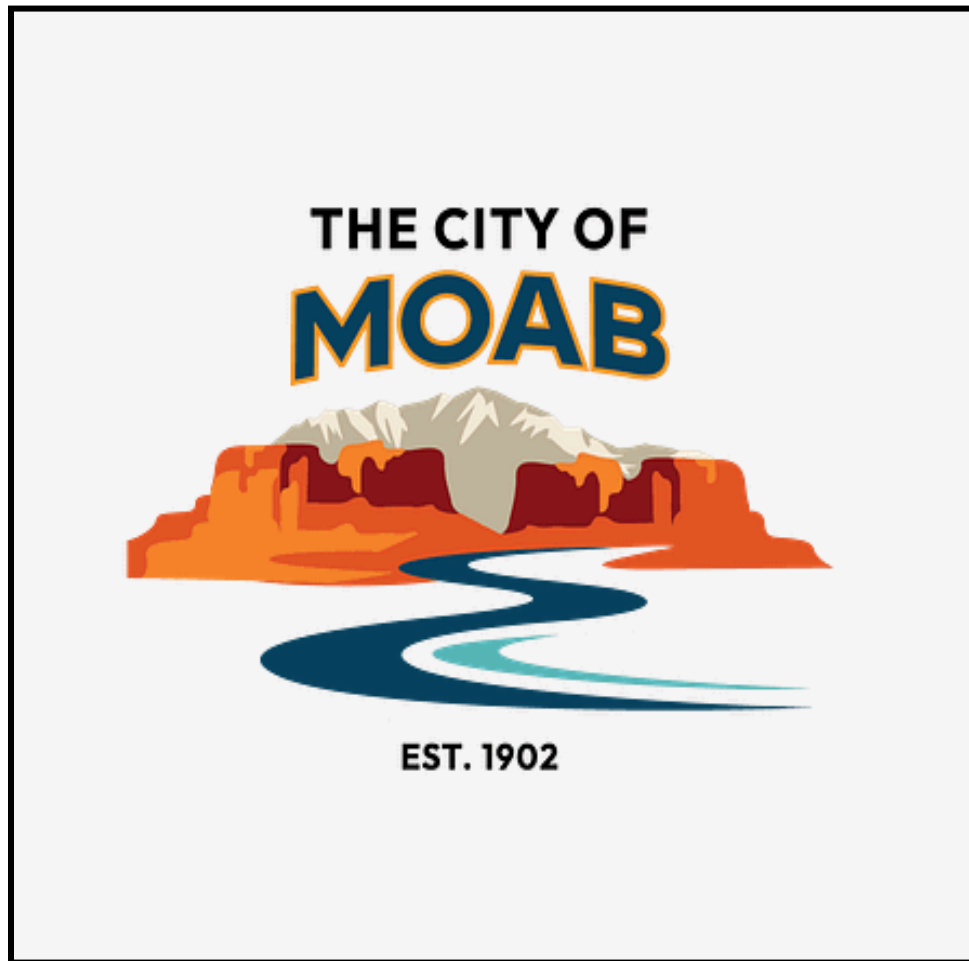
RESPONSIBLE DEPARTMENT:

Administration: Strategic Initiatives & Sustainability

FINANCIAL IMPACT:

The development of the plan cost the City \$10,000. Implementation of recommendations may have future costs, which would be evaluated and approved separately.

City of Moab
Guide for Emissions Action: Roadmap & User
Plan (GEAR UP)

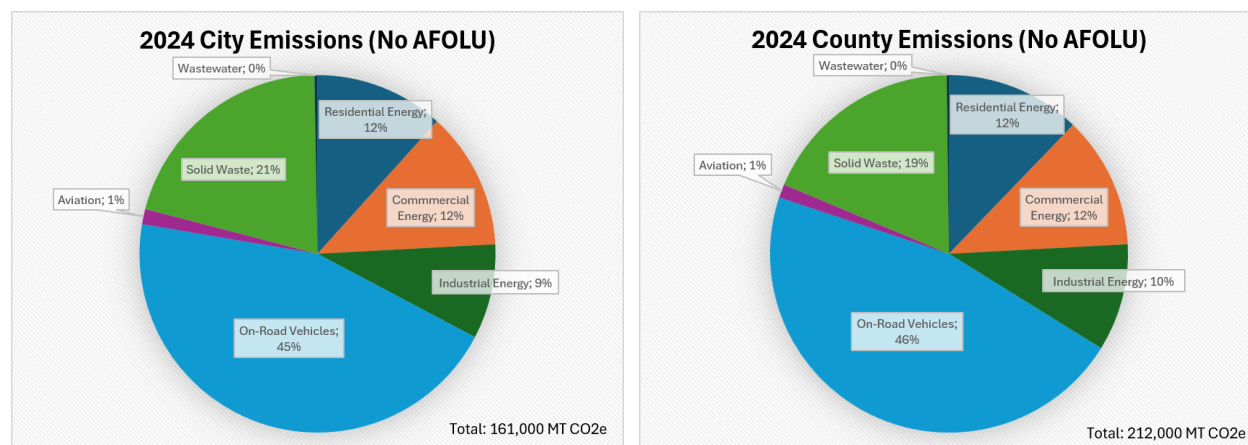


University of Colorado Boulder
MENV Capstone Team in Partnership with
The City of Moab

Executive Summary

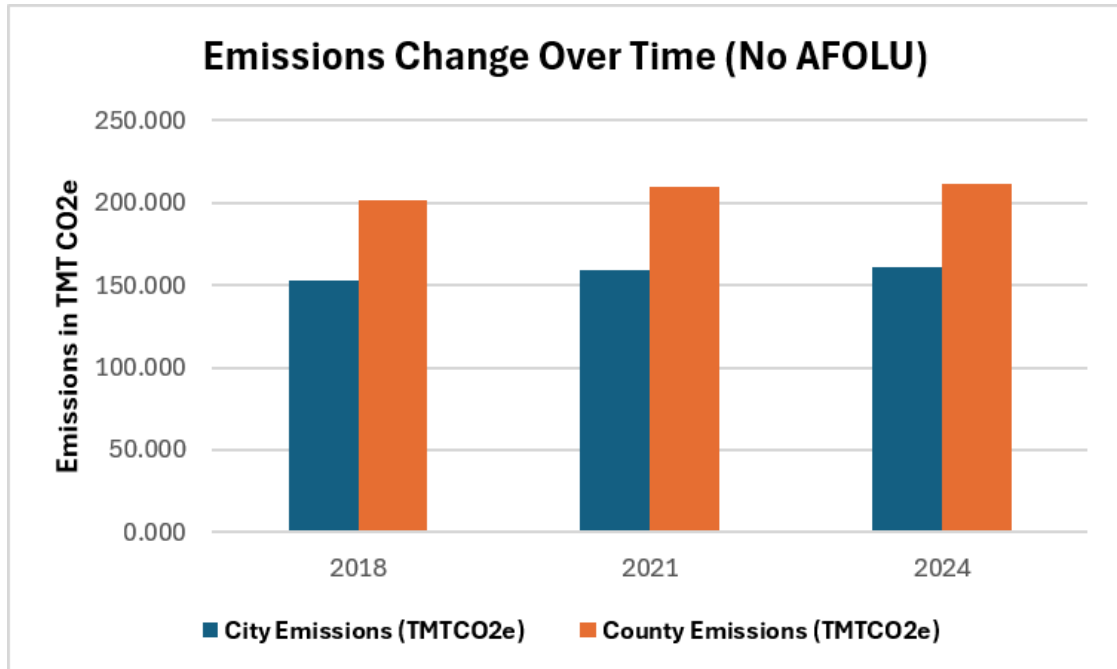
Resolution 13-2017 officially established the City of Moab's primary sustainability goal of 80% emission reduction by 2040 from a 2018 baseline. It also directed the City to conduct greenhouse gas (GHG) emission inventories every three years starting in 2018.¹ Inventories were conducted in 2018 and 2021 for Grand County. In 2023, the City adopted their Sustainability Action Plan, which outlined "Goals" and "Strategies" targeting Energy & Buildings, Nature & Ecosystems, Land Use & Planning, Transportation, Materials Management, and Water; it made broad, comprehensive recommendations aimed at addressing sustainability at large.²

In 2026, City staff partnered with the CU Boulder Masters of the Environment (MENV) capstone team consisting of Jason Bartley, Ben Brown, Valerie LaFerney, and Alexa Luger to update the 2024 GHG inventory and provide policy recommendations targeted specifically at GHG emission reduction. The capstone team updated Grand County's GHG inventory using ICLEI's ClearPath 2.0 software, developed to track community-wide emissions. In addition to an updated Grand County inventory, City staff wanted access to city-specific inventories to aid in the development of targeted policy recommendations and enable future action. County-level data was collected first, followed by additional City-level data when possible. Share of City emissions was estimated when needed (e.g. for airport emissions). Complete Grand County inventories for 2018, 2021, and 2024 were developed in ClearPath 2.0. The City inventories can be accessed through the [Moab City GHG Inventory](#) spreadsheet.



¹ Moab City Council, "A Resolution Of The Moab City Council And Mayor Establishing Renewable Energy And Greenhouse Gas Emissions Reduction Goals For Moab City," Resolution 13-2017, February 14, 2017.

² City of Moab, "Sustainability Action Plan," Moab, UT, December 2023.



A total of 37 policies and actions and 5 funding mechanisms were initially evaluated on criteria including Emissions Reduction Potential, Funding & Cost, Stakeholder Support, Timeline, Feasibility, and Co-Benefits. Seven policies emerged as the strongest options based on these criteria and are included in the team’s official recommendations to the City of Moab.

Final Policy Recommendations	Estimated Reduction	ICLEI Sector
Moab Clean Energy Education and Outreach Initiative	5,542 MT CO2e	Stationary Energy
Sustainable Transportation Education Campaign	3,611 MT CO2e	Transportation
C-PACE Promotion Initiative	1,080 MT CO2e	Stationary Energy
Solar Program for Municipal Facilities	483 MT CO2e	Stationary Energy
Zero Energy Stretch Codes for Commercial and Residential Buildings	432 MT CO2e	Stationary Energy
Free Bike Share in Downtown Moab	12 MT CO2e	Transportation
Moab Community Planting Project	11 MT CO2e	AFOLU
Total Emission Reduction Potential	11,171 tons CO2e	All Sectors

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Introduction

The City of Moab has long been a leader in municipal sustainability. In 1993 it was designated as a Tree City USA, in 2004 it was designated the nation's first Green Power Community by the EPA, and it hired its first sustainability staff member in 2017.³ Soon after, the City passed Resolution 13-2017, which codified Moab's two main goals regarding renewable energy and greenhouse gas (GHG) emissions; reduce GHG emissions 80% by 2040 from a 2018 baseline and shift to 100% renewable energy for municipal operations by 2030. It also directed the City to update GHG inventories every three years beginning in 2018.⁴

Greenhouse gas inventories were conducted in 2018 and 2021, with a comprehensive Sustainability Action Plan adopted in 2023 to guide the City toward its goals.⁵ In 2026, the City enlisted the CU Boulder MENV Capstone Team to update the 2024 GHG inventory and develop a Policy Roadmap (the GEAR UP) to help the City reach its emission reduction goals. Unlike the 2023 plan, which provided high-level guidance for sustainability, the GEAR UP focuses exclusively on emission reduction policy, providing City staff with actionable steps to complete the recommended policies and actions.

A total of 37 policies and 5 funding mechanisms were evaluated using the [Sustainable Policy Evaluation Tool](#) (S-PET), developed by the capstone team. Each policy and funding mechanism was analyzed and scored using metrics including Emissions Reduction Potential, Funding & Cost, Stakeholder Support, Timeline, Feasibility, and Co-Benefits as recommended by ICLEI and C40.⁶ A full list of policies and relevant evaluation criteria can be found in Appendix C: Additional Policies or in the S-PET itself.

After initial evaluation, the top seven policies were further evaluated to form the Policy Roadmap, which contains high-impact, highly feasible actions that the City should prioritize. Together, these policies address Moab's highest impact sectors, and the information provided should allow the City to take important early steps towards addressing their GHG emissions.

³ "Tree City USA," City of Moab, accessed May 12, 2026, <https://www.moabcity.gov/292/Tree-City-USA>; "City of Moab, UT," EPA, accessed April 20, 2026, <https://www.epa.gov/greenpower/meet-our-partners>; "Meet Rosemarie Russo," Moab Sun News, February 10, 2026, <https://moabsunnews.com/2017/09/07/meet-rosemarie-russo/>.

⁴ Resolution 13-2017.

⁵ City of Moab, "Sustainability Action Plan," Moab, UT, December 2023.

⁶ C40 Cities Climate Leadership Group and C40 Knowledge Hub, "How To Prioritise Actions For Your Climate Action Plan," C40, November 2021, https://www.c40knowledgehub.org/s/article/How-to-prioritise-actions-for-your-climate-action-plan?language=en_US; "Adaptation In Climate Planning And Implementation: Recommendations for U.S. Local Governments," ICLEI, December 2023, https://iclei.usa.org/wp-content/uploads/2024/01/Adaptation-in-Climate-Planning-and-Implementation_-Recommendations-for-U.S.-Local-Governments.pdf.

Recommended Policies

The seven policies recommended in the GEAR UP received the highest overall scores after being evaluated using the S-PET. A full list of the top policies as originally evaluated can be found in the table on the next page. Roadmap policies are listed starting on Page 8 in order of GHG emission reduction potential. Each policy is accompanied by a short description followed by a summary table containing key information and steps to completion. Additional information including emission reduction calculations, anticipated costs, suggestions for what to include in campaigns, and other important details can be found in Appendix A: Policy Details and Calculations. Appendix B: Peer City Case Studies contains detailed descriptions and sources for similar initiatives that could serve as guidance for the City of Moab. This section of the GEAR UP was designed to contain enough information to begin developing a policy or taking meaningful steps toward completing an action, while Appendices A and B provide specific information to enable City staff to make progress on each policy or action.

S-PET Top Policies

(See page 38 for the [Policy Evaluation Criteria](#))

ID	Name	Emissions Reduction Potential	Funding & Cost	Stakeholder Support	Timeline	Feasibility	Co-Benefits	Weighted Average
E-04	Utah Renewable Communities Participation and Outreach Initiative*	3	3	2	3	3	3	2.75
B-08	C-PACE Promotion Initiative	2	3	3	2	3	3	2.65
T-06	Expand Multi-Use Path Network**	2	3	3	2	2	3	2.60
E-02	Increase Participation in Existing Renewable Energy Related Programs*	2	2	3	3	3	3	2.45
E-03	Solar Program for Municipal Facilities	2	3	2	3	3	3	2.45
B-01	Zero Energy Stretch Codes for Commercial and Residential Buildings	3	2	2	1	3	3	2.40
T-01	Sustainable Transportation Education Campaign	1	3	3	3	3	3	2.40
T-07	Free Microtransportation in Downtown Moab	1	3	3	3	3	3	2.40
A-06	Moab Community Planting Project***	3	2	2	1	3	3	2.35

*Due to their similarities and to increase total impact, E-02 and E-04 were combined into one policy called “Moab Clean Energy Education and Outreach Initiative.”

**T-06 was not included in the Roadmap because the City is already actively working on path expansion via the Utah Trail Network program funded by UDOT. Construction began in April 2026.

***A-06 was included because it was the top AFOLU policy, even though it received a slightly lower score than other included policies. It was adapted into the “Moab Community Planting Project.”

Moab Clean Energy Education and Outreach Initiative

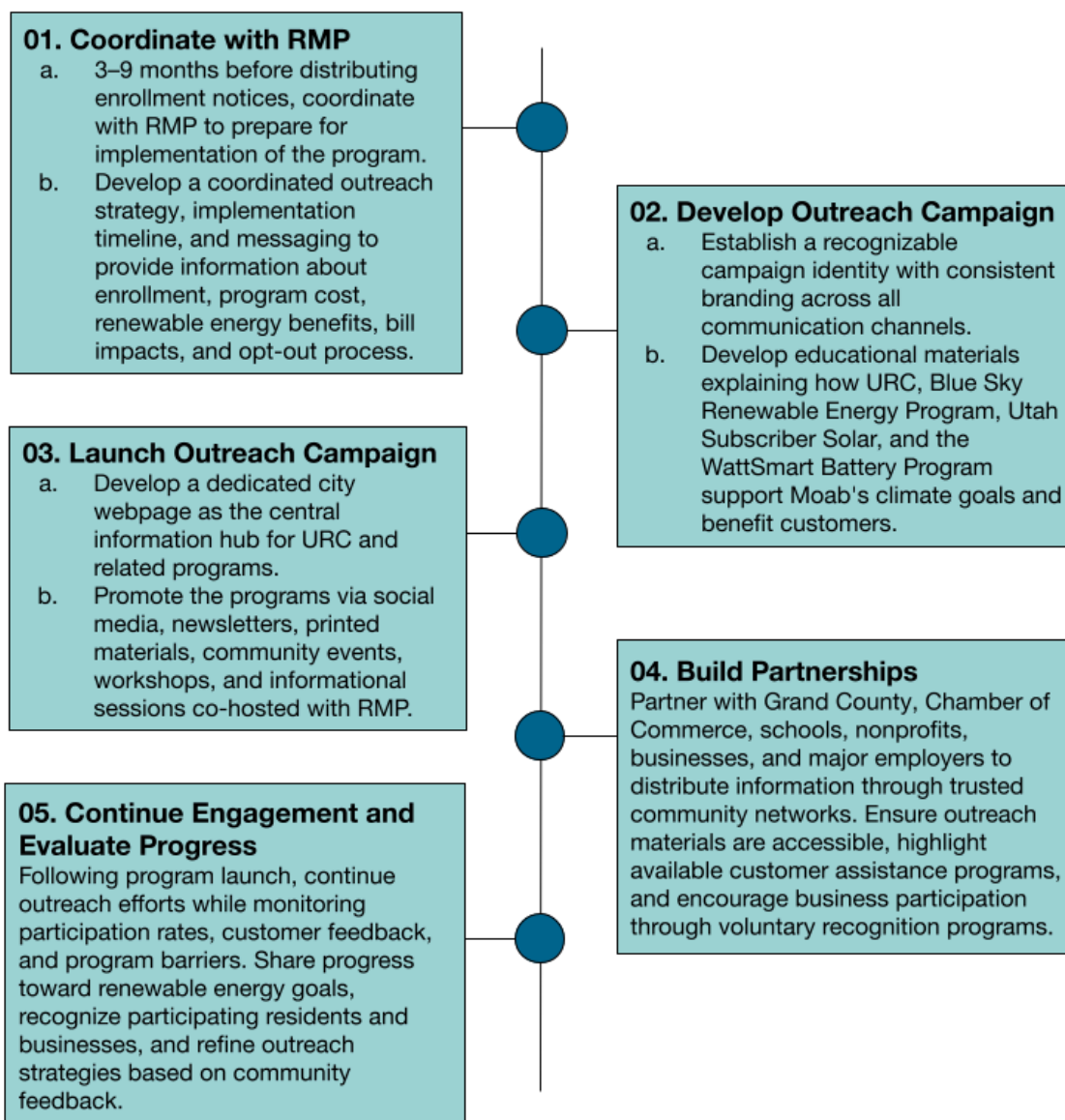
*Adapted by combining E-02 Increase Participation in Existing Renewable Energy Related Programs & E-04 Utah Renewable Communities Participation and Outreach Initiative from the S-PET

Work with Rocky Mountain Power (RMP) to implement an education and outreach initiative to increase participation in renewable electricity and storage programs. The initiative should prioritize increasing enrollment in the Utah Renewable Communities (URC) program while promoting others including the Blue Sky Renewable Energy Program, Utah Subscriber Solar, WattSmart Battery Program to increase renewable electricity use, improve grid reliability, and reduce emissions.⁷ The City should develop a unified communications strategy that outlines the benefits of each program and how they collectively support Moab's climate goals. Outreach should include a dedicated webpage, social media, workshops, community events, utility communications, and partnerships with businesses and organizations to provide accessible information.

Sector	Stationary Energy
Objectives	Increase participation in renewable energy programs including reaching 75% residential and 40% commercial and industrial participation in URC
	Expand renewable energy outreach and engagement through workshops, educational resources, and communications including a dedicated City webpage
	Increase partnerships with businesses and community organizations to support renewable energy adoption
Emission Reduction Potential	Annual Emissions Reduction: 5,542 MT CO ₂ e
	Percent of Sector: 19%
Government Departments	Strategic Initiatives and Sustainability, Communications and Engagement, Administration
Estimated Employee Hours	60 hours in year one, 25 per year to maintain
Additional Costs	Under \$1,000
Key Stakeholders	Rocky Mountain Power, Grand County, Chamber of Commerce, local nonprofits, Grand County School District, renewable energy contractors and installers, residents

⁷ "Renewable Energy," Rocky Mountain Power, accessed August 1, 2026, <https://www.rockymountainpower.net/savings-energy-choices/blue-sky-renewable-energy.html>.

Steps to Implementation



Sustainable Transportation Education Campaign

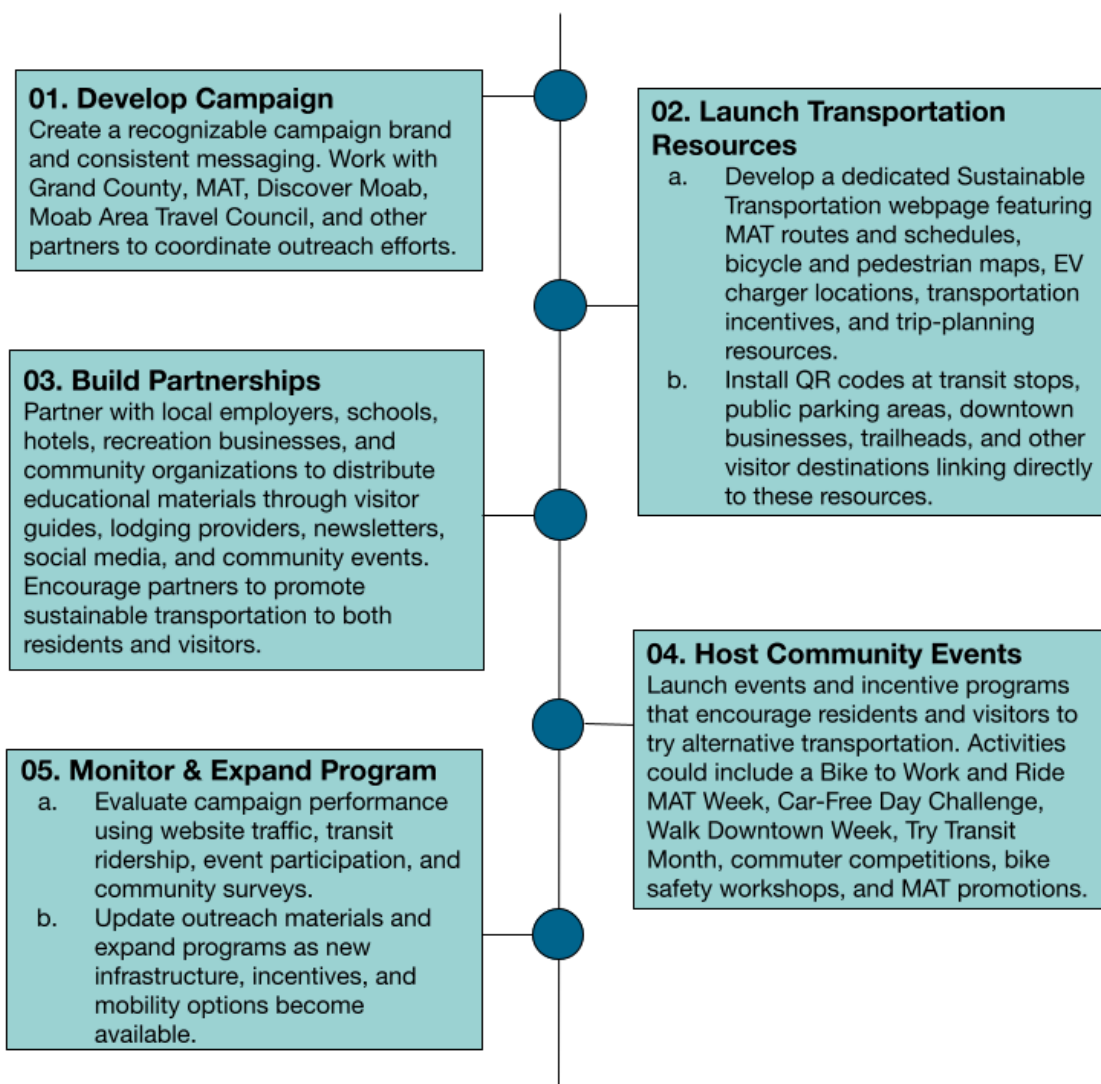
Adapted from T-06 from the 2023 Sustainability Action Plan

Implement a comprehensive public education and outreach campaign to increase awareness and use of sustainable transportation options among residents, employees, and visitors. The campaign should promote the Moab Area Transit (MAT), walking and cycling infrastructure, EV charger locations, and state incentive programs like the Electric Vehicle Ride Assistance Program (EVRAP).⁸ The campaign should include a dedicated sustainable transportation webpage on the City's website, coordinated messaging through social media and local media outlets, printed educational materials, and partnerships with organizations such as Discover Moab, the MAT Council, Grand County, the Moab Area Transit system, local employers, schools, and community organizations.

Sector	Transportation
Objectives	Develop an outreach program that reaches at least 1,000 residents and 200,000 visitors annually
	Partner with at least 10 local businesses or organizations to promote the campaign
	Increase MAT ridership by 20%, increase walking and cycling activity by 20%, and reduce single-occupancy vehicle trips by 5–10%
Emission Reduction Potential	Annual Emissions Reduction: 3,611 MT CO ₂ e
	Percent of Sector: 6%
Government Departments	Strategic Initiatives and Sustainability, Communications and Engagement, Administration, Public Works
Estimated Employee Hours	60 hours in year one, 30 per year to maintain
Additional Costs	Under \$1,000
Key Stakeholders	UDOT, Utah Clean Cities Coalition, Discover Moab, City Council, local lodging providers, Chamber of Commerce, Grand County School District, Moab Area Travel Council, bicycle advocacy organizations, local nonprofits, residents and visitors

⁸ "Electric Vehicle Replacement Assistance Program (EVRAP)," Utah Department of Environmental Quality, accessed August 1, 2026, <https://deq.utah.gov/daq/evrap>.

Steps to Implementation



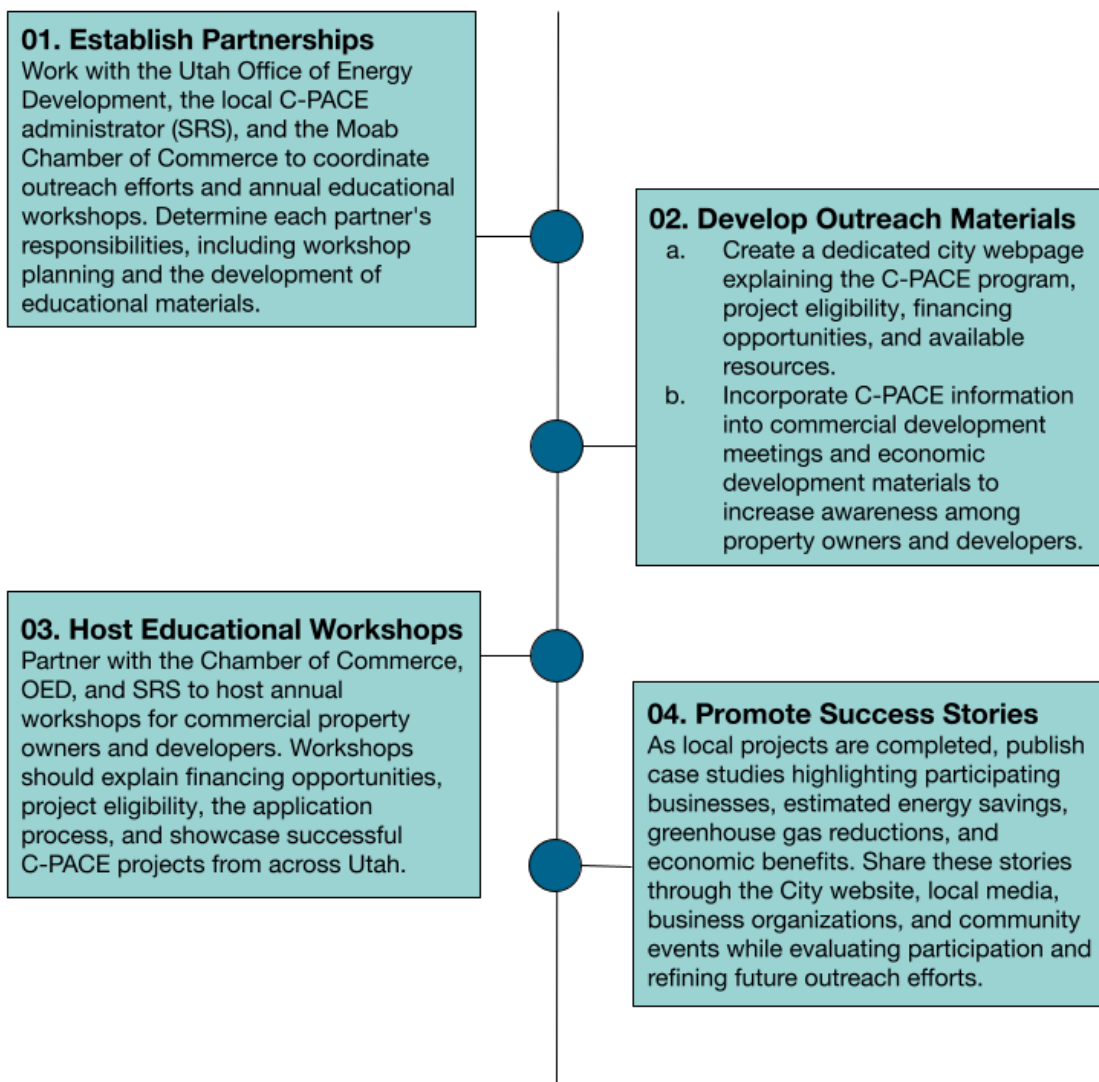
C-PACE Promotion Initiative

Promote the use of Commercial Property Assessed Clean Energy (C-PACE) to support energy efficiency, renewable energy, and water conservation improvements to eligible commercial, multifamily, and hospitality projects. The City should increase awareness of the program through targeted outreach, education, technical assistance, for developers, lenders, and property owners. The initiative should focus on partnerships with these groups as well as organizations like the Utah Office of Energy Development (OED), the state's C-PACE program administrators (SRS), and local businesses and organizations to provide guidance on project eligibility, financing options, and the application process.⁹ The City should also incorporate information about C-PACE financing into development review and business assistance programs and implement incentives to encourage adoption.

Sector	Buildings
Objectives	Develop C-PACE promotion campaign that reaches a minimum of 100 businesses in Moab
	Add one new C-PACE project every year from 2027-2040
Emission Reduction Potential	Annual Emissions Reduction: 1,080 MT CO ₂ e
	Percent of Sector: 4%
Government Departments	Strategic Initiatives and Sustainability, Communications and Engagement, Administration, Planning & Zoning
Estimated Employee Hours	45 hours in year one, 15 per year to maintain
Additional Costs:	Under \$1,000
Key Stakeholders	Utah Office of Energy Development (OED), Sustainable Real Estate Solutions (SRS), commercial property owners and developers, Chamber of Commerce

⁹ "What is C-PACE," Utah Office of Energy Development, accessed August 1, 2026, <https://energy.utah.gov/homepage/programs/c-pace/>.

Steps to Implementation



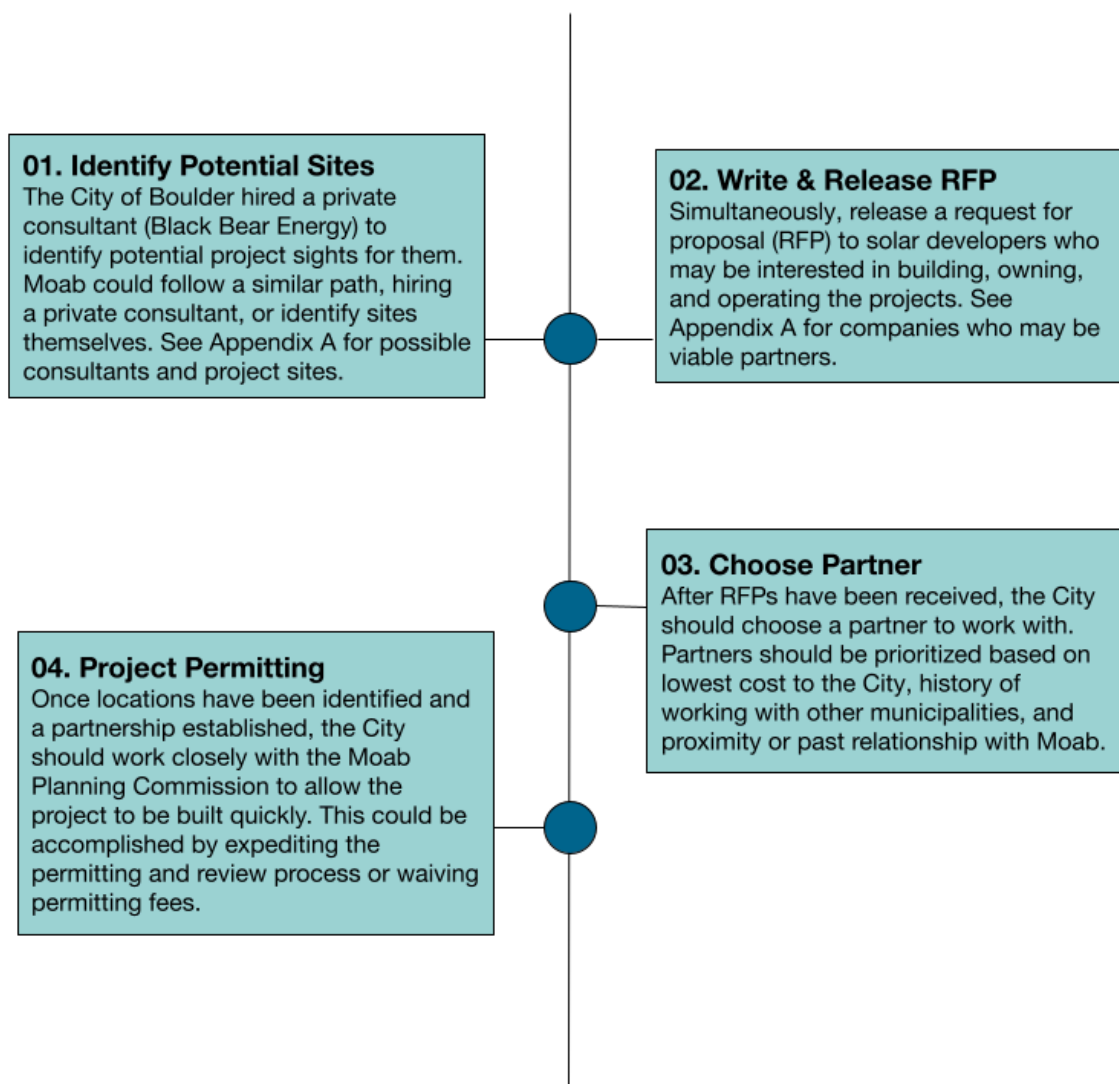
Solar Program for Municipal Facilities

Partner with local solar developers and investors to implement a third-party financed solar project that reduces utility costs to the City and expands local renewable energy with no upfront cost. Moab should explore financing models similar to the power purchase agreements (PPAs) that allowed Boulder, Colorado and Philadelphia, Pennsylvania to install 2 MW and 70 MW for city operations, respectively.¹⁰ Neither project carried upfront costs to those cities. The City should target private solar developers and corporate investors to fund, build, and operate the project. The project would mark a meaningful step toward Moab's goal of 100% renewable energy for municipal operations while reducing energy costs, reducing emissions, and serving as a demonstration of Moab's commitment to renewable energy and climate action.

Sector	Stationary Energy
Objectives	Install at least 1 MW of new solar for municipal operations across at least two sites
	Generate 10,000 MWh of renewable energy for municipal operations
Emission Reduction Potential	Annual Emissions Reduction: 483 MT CO ₂ e
	Percent of Sector: 2%
Government Departments	Strategic Initiatives and Sustainability, Planning & Zoning, Public Works, Engineering, Administration
Estimated Employee Hours	120 hours in year one, 20 per year to maintain
Additional Costs	N/A
Key Stakeholders	Rocky Mountain Power, city wastewater facility, local solar developers, regional solar investors, independent power producers (IPPs), residents and visitors

¹⁰ "Generation Solar," City of Boulder, accessed August 1, 2026, <https://bouldercolorado.gov/projects/generation-solar>; "Solar Power Project Brings Philadelphia's Municipal Electricity to 30% Renewable," City of Philadelphia, April 30, 2024, <https://www.phila.gov/2024-04-30-solar-power-project-brings-philadelphias-municipal-electricity-to-30-renewable/>

Steps to Implementation

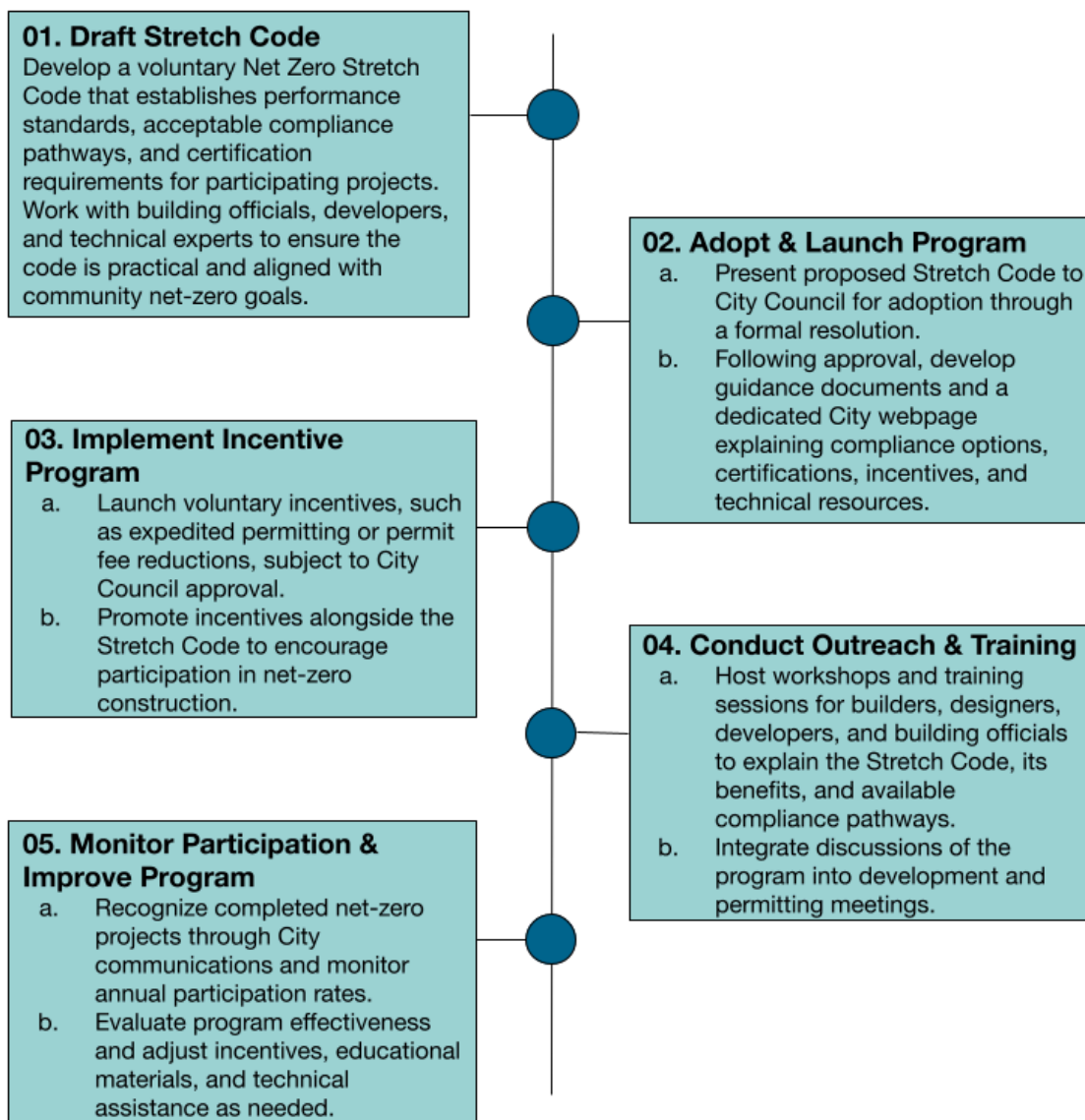


Zero Energy Stretch Codes for Commercial and Residential Buildings

Adopt a voluntary Net Zero Stretch Code as the preferred standard for new construction and major renovations, with the long-term goal of achieving net-zero energy performance in all new buildings. The City should establish clear compliance pathways, provide technical assistance, and promote adoption through incentives such as permit fee waivers, expedited plan review, development bonuses, and financial incentives where funding is available. The initiative should focus on partnerships with developers, architects, contractors, and other local organizations to provide resources and support for projects pursuing this building standard.

Sector	Buildings
Objectives	Adopt a zero energy stretch code by 2030
	Achieve Zero Energy Stretch Code compliance for at least five new buildings
Emission Reduction Potential	Annual Emissions Reduction: 432 MT CO ₂ e
	Percent of Sector: 2%
Government Departments	Strategic Initiatives and Sustainability, Engineering, Planning & Zoning, Administration, Communications and Engagement
Estimated Employee Hours	100 hours in year one, 30 per year to maintain
Additional Costs	N/A
Key Stakeholders	Utah Clean Energy, New Buildings Institute, building developers

Steps to Implementation

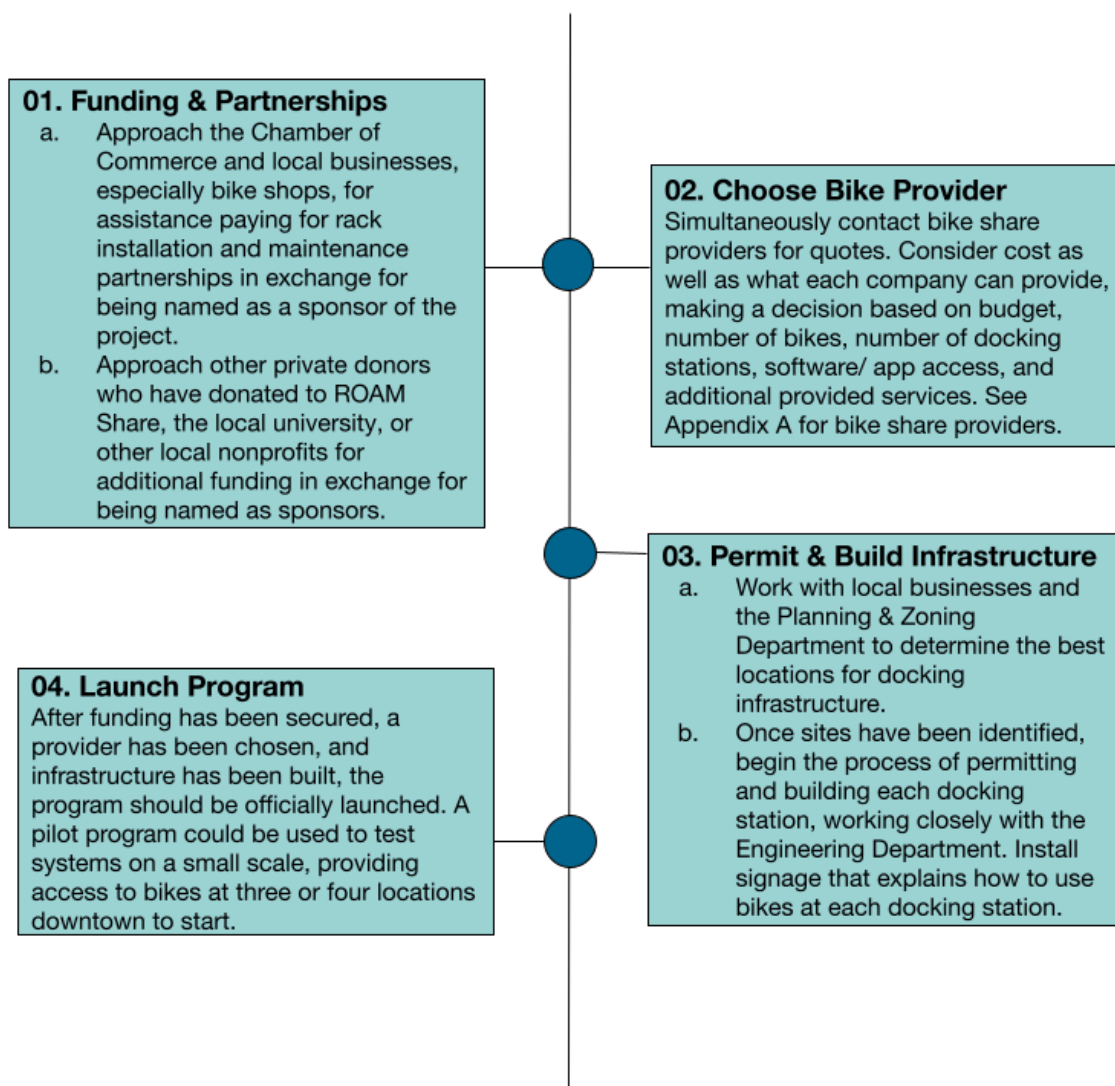


Free Bike Share in Downtown Moab

Partner with a bike share provider like Citi Bike, On Bike Share, BCycle, or a similar company to provide a free bike sharing service to residents and visitors with convenient access at key locations throughout Moab. The City should prioritize partnerships with local businesses, especially bike shops, and nonprofit organizations for sponsorship opportunities, community outreach, and program implementation. High-demand locations like downtown areas, hotels, and visitor destinations should be prioritized. An initial fleet of approximately 30 bikes could support several downtown locations and participating lodging partners while allowing the City to evaluate demand and the opportunity for expansion.

Sector	Transportation
Objectives	Acquire at least 30 bicycles for the bike share program
	Build infrastructure needed to dock 30 bikes in at least 6 unique locations
	Receive 1,000 total rentals
Emission Reduction Potential	Annual Emissions Reduction: 12 MT CO ₂ e
	Percent of Sector: 0.02%
Government Departments	Strategic Initiatives and Sustainability, Planning & Zoning, Public Works, Engineering, Administration, Communications and Engagement
Estimated Employee Hours	90 hours in year one, 30 per year to maintain
Additional Costs	\$45,000-90,000 total
Key Stakeholders	Residents and visitors, local bike shops, Chamber of Commerce, private donors, nonprofits

Steps to Implementation



Moab Community Planting Project

***Adapted from the “Moab Community Planting Project” from the S-PET.

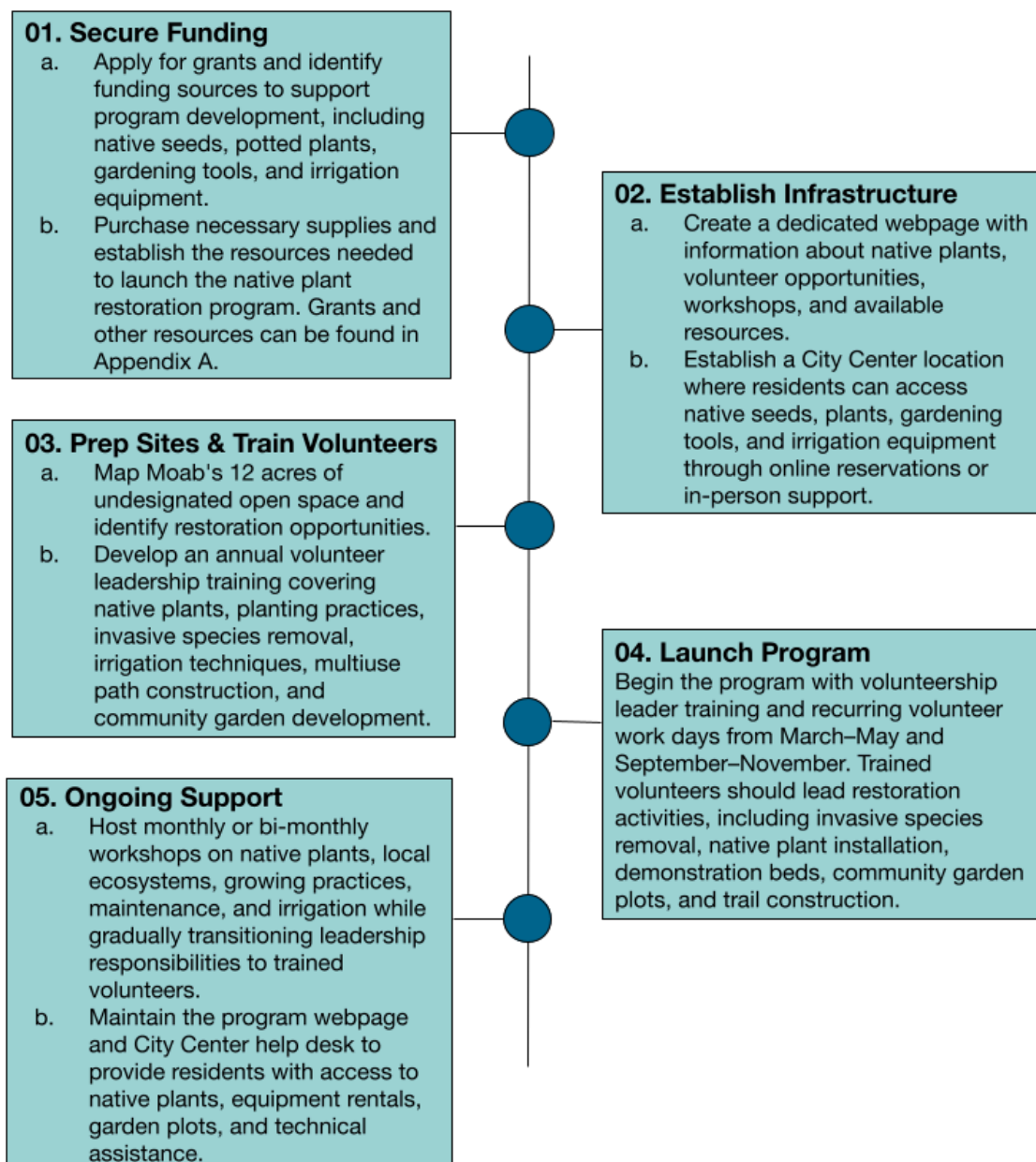
Establish a community-based native plant restoration program that coordinates volunteers to plant and maintain native vegetation in Moab’s non-designated open space. The City should collaborate with non-profit groups such as Rim to Rim Restoration, Moab Solutions, and the Moab Youth Garden project to develop the program structure. The program will include workshops that provide guidance on planting appropriate native species from the City’s Approved Plant List¹¹, with a focus on carbon-sequestering species such as Utah Juniper and Mormon Tea, while supporting other benefits including improved habitat, biodiversity, reduced water use, and climate resilience. The program will also include volunteer days where City Government and partner groups lead the community in planting and maintenance activities as well as create demonstration sites that promote native landscaping practices in Moab. The final piece of the program will be volunteer leadership training programs that help community members build capacity to lead future planting and workshops.

Sector	AFOLU
Objectives	Develop 12 acres of non-designated open space over 12 years, restoring about 1 acre per year.
	Create partnerships with non-profit and government groups to facilitate volunteer training
	Develop a successful volunteer training program & build community through volunteer workdays
Emission Reduction Potential	Annual Emissions Reduction: 11 MT CO ₂ e (doubles every 10 years)
	Percent of Sector: <i>Pending AFOLU Data</i>
Government Departments	Strategic Initiatives and Sustainability, Parks, Recreation & Trails, Communications and Engagement, Public Works, Administration
Estimated Employee Hours	50 hours in year one, 30 per year to maintain ¹²
Additional Costs	\$50,000-\$100,000
Key Stakeholders	BLM, Community Members, Moab Solutions, Rim to Rim Restoration, Youth Garden Project

¹¹ “City of Moab Approved Plant List” (Moab, UT, October 2024).

¹² Excludes volunteer hours.

Steps to Implementation



Appendix A: Policy Details and Calculations

Moab Clean Energy Education and Outreach Initiative
Emission Reduction Potential: 5,542 MT CO₂e
Calculations assumed 70% residential and 40% commercial and industrial adoption based on similar policies. These reductions were applied to 2024 stationary energy emissions, as if the policy had just rolled out, to get the total. Full calculation logic can be found in the Roadmap Calcs spreadsheet.
Percent of Sector: 19.27%
2018 stationary energy emissions = 28,758 MT CO ₂ e per Moab City GHG inventory $5,542.27 / 28,758 * 100\% = 19.27\%$
Anticipated Costs: \$0-\$1,000
• Printing and distribution of supplemental materials • Acquired funds for financial assistance programs (no cost to Moab)
Additional Information
Important to Include on Moab's URC Webpage • Program overview and FAQs • Enrollment timeline & eligibility requirements • Information on cost, billing, and financial assistance • Expected emissions reductions and environmental impacts • Links to Rocky Mountain Power and URC resources Recommended Communication Channels • Educational videos and infographics • Customers testimonials • Enrollment reminders Community Engagement Opportunities • Moab City website, social media, and email lists • City open houses and town halls • Educational workshops hosted by city staff and RMP representatives • Presentations from city staff and RMP representatives • Campaign materials can be distributed in city buildings and participating businesses

C-PACE Promotion Initiative	
Emission Reduction Potential: 1,080 MT CO₂e	
Assumptions of 270 MWh of electricity use and 100 MMBtu of natural gas use per year for a small office building, along with EPA emissions factors. This calculation is based on 13 buildings. Full calculation logic can be found in the Roadmap Calcs spreadsheet.	
Percent of Sector: 3.76%	
2018 stationary energy emissions = 28,758 MT CO ₂ e per Moab City GHG inventory $1,080.19 / 28,758 * 100\% = 3.76\%$	
Anticipated Costs: \$0-\$1,000	
• Printing and distribution of supplemental materials • Acquired funds for financial assistance programs (no cost to Moab)	
Additional Information	
Potential Project Partner/ Support • As the official state administrator of the program, Sustainable Real Estate Solutions (SRS) may provide educational materials or workshop support, which would reduce the City's workload.¹³ Example Workshop Topics • Financial assistance opportunities • Eligible project types • The application process • C-PACE success stories Suggested Outreach Channels • Moab City website, social media, and email lists • Chamber of Commerce communications • Educational videos and infographics • Enrollment reminders • Brochures and posters in city buildings and participating businesses • C-PACE networking events Case Study Success Metrics • Estimated energy savings • Greenhouse gas emission reductions • Economic benefits • Participant testimonials and success stories	

¹³ "What is C-Pace," Utah Office of Energy Development, accessed August 1, 2026, <https://energy.utah.gov/homepage/programs/c-pace/>.

Solar Program for Municipal Facilities
Emission Reduction Potential: 483 MT of CO₂e
Calculations were done assuming a 1 MWdc system, with PV Watts used to estimate system output in Moab. Full calculation logic can be found in the Roadmap Calcs spreadsheet.
Percent of Sector: 1.68%
2018 stationary energy emissions = 28,758 MT CO ₂ e per Moab City GHG inventory $482.90/28,758 * 100\% = 1.68\%$
Anticipated Costs: N/A
The only potential additional cost is a project consultant if the City chooses to hire one.
Additional Information
Major Co-Benefit - This project would help the City achieve its goal of 100% renewable energy by 2027. - A 10 MWdc project would approximately meet the rest of the City's renewable energy needs.¹⁴ Possible Project Consultants - McKinstry, Creative Energies, Utah Clean Energy¹⁵ Potential Project Sites - There is a City-owned plot across from the wastewater treatment plant (Parcel 01-0035-0045).¹⁶ The plant has already been discussed as a site for future solar installations. - Parcel 01-0006-0036 and Parcel 01-0036-0027 could serve as viable sites.¹⁷ - The Public Works facility could also serve as a viable site for rooftop or parking lot solar. Potential Partners - rPlus Energies: Utah-based solar developer and investor that has worked with communities.¹⁸ - Greenbacker: Invests in and operates projects from hundreds to single megawatts.¹⁹ - Clearway: Another developer, owner, and operator with projects in Utah.²⁰

¹⁴ "Meet Our Partners," EPA, accessed August 1, 2026, <https://www.epa.gov/greenpower/meet-our-partners>.

¹⁵ Doug McMurdo, "Moab Awards \$2M Contract to Energy Savings Consultant," Times Independent, December 17, 2024, <https://www.moabtimes.com/articles/moab-awards-2m-contract-to-energy-savings-consultant/>; "Our Story," Creative Energies, August 1, 2026, <https://cesolar.com/our-story/>; "Transitioning to Renewable Energy," Utah Clean Energy, accessed August 1, 2026, <https://utahcleanenergy.org/transitioning-to-renewable-energy/>.

¹⁶ "Parcel Viewer Map," Grand County Alerts, accessed August 1, 2026, <https://www.grandcountyutah.net/790/Parcel-Viewer-Map>.

¹⁷ "Wastewater Reclamation Facility," City of Moab, accessed August 1, 2026,

<https://www.moabcity.gov/506/Wastewater-Reclamation-Facility>.

¹⁸ "Projects," rPlus Energies, accessed August 1, 2026, <https://www.rplusenergies.com/projects>.

¹⁹ "Project Showcase," Greenbacker, accessed August 1, 2026, <https://www.greenbackercapital.com/project-showcase>.

²⁰ "Projects," Clearway, accessed August 1, 2026, <https://www.clearwayenergygroup.com/projects/>.

Zero Energy Stretch Codes for Commercial and Residential Buildings
Emission Reduction Potential: 433 MT of CO₂e
Calculations were made assuming one new construction per year for a total of ten buildings. Average building electricity and natural gas consumption were used to calculate emissions saved. Full calculation logic can be found in the Roadmap Calcs spreadsheet.
Percent of Sector: 1.50%
2018 stationary energy emissions = 28,758 MT CO ₂ e per Moab City GHG inventory $432.522/28,758 * 100\% = 1.50\%$
Anticipated Costs: N/A
This policy only requires staff time. See summary table for estimate.
Additional Information
Suggested Program Performance Metrics • Number of projects pursuing stretch code • Number of certified net-zero buildings completed annually • Estimated energy and greenhouse gas reductions • Builder participation numbers in workshops and training Additional Resources • Each of the following organizations could provide Moab with support including example codes, communication materials, and information on other successful programs. • Utah Clean Energy²¹ • Utah Office of Energy Development²² • Southwest Energy Efficiency Project (SWEET)²³

²¹ "Utah Clean Energy," Utah Clean Energy, accessed August 1, 2026, <https://utahcleanenergy.org/>.

²² "Energy Development," Utah Office of Energy Development, accessed August 1, 2026, <https://energy.utah.gov/>.

²³ "Southwest Energy Efficiency Project," Southwest Energy Efficiency Project, accessed August 1, 2026, <https://www.swenergy.org/>.

Free Bike Share in Downtown Moab
Emission Reduction Potential: 12 MTCO₂e MT CO₂e
Assumed two rides per vehicle per day (r/v/d) with a 30 bike fleet, 1.5 mile average trip, and 330 bikeable days per year. Full calculation logic can be found in the Roadmap Calcs spreadsheet.
Percent of Sector: 0.07%
2018 transportation emissions = 62,950 MT CO ₂ e per Moab City GHG inventory $43.56/62,950 * 100\% = 0.07\%$
Anticipated Costs: \$90,000
- A quote directly from On Bike Share was for \$42,615. The quote included 30 bikes, 30 locks, 45 docking stations, and a lifetime software license. It did not include installation costs.²⁴ - Estimated total installation costs of bike sharing systems at \$3,000-\$5,000 per bike in LA. Costs include bikes, racks, construction expenses, and other costs.²⁵ Using the low end of that estimate places the total installation costs for 30 bikes at \$90,000.
Additional Information
Potential Funding Sources - Hotels and local businesses may be willing to pay for the cost of racks and installation in order to be close to docking stations. They could be named as sponsors on docking stations or bikes. - Local bike shops could be partnered with to provide regular maintenance. Chile Pepper Bike Shop, Moab Cyclery, and Poison Spider could serve as valuable partners. Additional Resources - On Bike Share, Revolution, and Republic could be contracted with to provide bikes and docking infrastructure.²⁶ - GreenBike serves Salt Lake City and Ogden through BCycle. They charge \$3.50 for a 60 minute pass, with options for longer duration passes that range from four days to one year.²⁷ The organization and its donors may be valuable resources.

²⁴ On Bike Share, email message to authors, May 28, 2026.

²⁵ "The cost to install a bike sharing system can range from \$3,000 to \$5,000 per bike including of kiosks, racks, and installation costs in Los Angeles," ITS Deployment Evaluation, May 20, 2020, <https://www.itskrs.its.dot.gov/2020-sc00459>.

²⁶ "On Bike Share," On Bike Share, accessed August 1, 2026, <https://www.onbikeshare.com/>; "Why Revolution," Revolution BTS, accessed August 1, 2026, <https://revolutionbts.com/>; "Bike Sharing," Republic Bike, accessed August 1, 2026, https://www.republicbike.com/bike_sharing.asp.

²⁷ "Pricing," Green Bike, accessed August 1, 2026, <https://www.greenbikeutah.org/>.

Sustainable Transportation Education Campaign	
Emission Reduction Potential: 3,611 MT CO₂e	
Assumed a 5% decrease in VMT, as if the program had just rolled out. This 5% was applied to the most recent 2024 on road vehicle emissions to get the total. Full calculation logic can be found in the Roadmap Calcs spreadsheet.	
Percent of Sector: 5.74%	
2018 transportation emissions = 62,950 MT CO ₂ e per Moab City GHG inventory $3,611.15 / 62,950 * 100\% = 5.74\%$	
Additional Costs: \$0-\$1,000	
• Printing and distribution of supplemental materials • QR codes to distribute at various locations.	
Additional Information	
Suggested Outreach Locations • City Hall and other city buildings • Transit stops and public parking areas • Schools, businesses, and hotels • Moab Visitor Center • Trailheads, parks and public facilities • Grand County Public Library Suggested Performance Metrics • Website visits and QR code scans • MAT ridership numbers • Walking and cycling counts determined by surveys • Educational event and workshop attendance • Social media engagement • Community survey results.	

Moab Community Planting Project	
Emission Reduction Potential: 11 MTCO₂e MT CO₂e	
Assumed 0.91 MT CO ₂ e sequestered per acre per year, and 12 acres of non-designated open space. Full calculation logic can be found in the Roadmap Calcs spreadsheet.	
Percent of Sector: AFOLU Data Pending	
Anticipated Costs: \$50,000-\$100,000	
- Tools needed for the project include hand tools, chainsaws, brushcutters, and seed spreaders. These costs could be between \$40,000-\$90,000 depending on what the City already has. - The City could purchase a full irrigation system or plumbing supplies to build one. Costs were estimated at \$5,000 - \$20,000. - The cost of seeds was estimated at \$300-\$400 per acre for 12 acres.	
Additional Information	
Potential Funding Sources - BLM Funding through the Colorado Plateau Native Plant Program (CPNPP).²⁸ - Partner with the Moab Youth Garden Project and/or Moab Solutions²⁹, to share partnerships and work on strategies for donors and sponsorships.³⁰ - Rim to Rim Restoration funding through the Community Wildfire Defense Grant (CWDG), a five-year, \$5.2 million award that focuses on reducing fire fuels. The project is executed by Rim to Rim Restoration, the Moab Valley Fire Department, and other partners. Planting Equipment Vendors - True Value Hardware, DCB Irrigation Systems, Standard Plumbing Supply³¹ Seed and Propagation Equipment Vendors - Canyon Nursery, Western Native Seed, Wildland Seed Co³²	

²⁸ "CPNPP," CPNPP, accessed August 1, 2026, <https://cpnpp-natureserve.hub.arcgis.com/>.

²⁹ "About." 2026. Moab Solutions. <https://www.moab-solutions.org/about>.

³⁰ "Youth Garden Project History," Youth Garden Project, accessed August 1, 2026, <https://www.youthgardenproject.org/aboutyouthgarden/>.

³¹ "Find a Store," True Value, accessed August 1, 2026, <https://www.truevalue.com/find-a-store/>; "Locations," DBC Irrigation Supply, accessed August 1, 2026, <https://www.dbcirrigation.com/locations/>; "Locations," Standard Plumbing Supply, accessed August 1, 2026, <https://www.standardplumbing.com/locations/>.

³² "Canyon Nursery," Canyon Nursery, August 1, 2026, <https://canyonlandscape.com/>; "Western Native Seed," Western Native Seed, accessed August 1, 2026, <https://new.westernnativeseed.com/>; "Wildland Seed Co," Wildland Seed Co, accessed August 1, 2026, <https://www.wildlandseedco.com/>.

Appendix B: Peer City Case Studies

Clean Energy Education and Outreach Initiative

San José, California launched San José Clean Energy (SJCE) in 2019, providing renewable electricity through a Community Choice Aggregation program with automatic enrollment and opt-out provisions. The City implemented an extensive communication campaign before launch that included a dedicated website, multilingual educational materials, social media outreach, mailers, presentations, local media advertising, and partnerships with neighborhood organizations and community leaders. Outreach communicated rate changes, benefits, enrollment timelines, and customer choice. The City maintained transparency through ongoing performance dashboards and annual reports. This approach contributed to participation rates exceeding 90%, demonstrating the importance of early education, consistent messaging, and partnerships with trusted community organizations.³³

Medford, Oregon partnered with Pacific Power, local organizations, and community leaders to launch the Medford Blue Sky Challenge in 2013, an eight-month outreach campaign to increase participation in Pacific Power's existing Blue Sky Renewable Energy Program. The City focused on public education through business and nonprofit partnerships, events, utility and municipal communications, public recognition, and signage. After launch, Pacific Power and their partners continued promoting renewable energy opportunities and providing educational resources. The campaign increased participation by 33%, with enrollment rates 17 times higher than other communities in southern Oregon. Participation supported regional renewable energy projects, while the City demonstrated leadership through municipal renewable energy purchases and solar installations on City facilities.³⁴

Glendale, California and Glendale Water & Power developed a community-wide outreach strategy to increase rooftop solar and battery storage adoption through workshops, surveys, educational materials, and a dedicated website. Rather than relying solely on financial incentives, the City focused on understanding customer barriers and providing clear information about available programs. This engagement strategy supported Glendale's goal of increasing solar and storage adoption while improving community understanding of renewable energy and grid resilience.³⁵

Moab, Utah launched the Blue Sky Community Challenge in 2003 to increase participation in the utility's voluntary renewable energy program through a public education campaign. The initiative exceeded its goal of enrolling 5% of electricity customers in just over one month and ultimately achieved participation of 8.6% of customers accounting for approximately 1,450 MWh of renewable electricity. These efforts led to Moab becoming the nation's first EPA Green Power Community.³⁶

³³ "About SJCE," San Jose Clean Energy, accessed August 1, 2026, <https://sanjosecleanenergy.org/about-sjce/>.

³⁴ "2014 Past Award Winners," EPA, accessed August 1, 2026, https://19january2017snapshot.epa.gov/greenpower/2014-past-award-winners_.html.

³⁵ "Plan to Increase Solar Adoption & Develop Additional Distributed Energy Resources," Glendale, California, accessed August 1, 2026, <https://www.glendaleca.gov/government/departments/glendale-water-and-power/solar/solar-energy-storage-plan>.

³⁶ "Green Power Leadership Awardees," EPA, accessed August 1, 2026, <https://www.epa.gov/greenpower/green-power-leadership-awardees>.

C-PACE Promotion Initiative

Middletown, Connecticut partnered with the chamber of commerce to host educational events to help local businesses understand how C-PACE works and how to access its benefits. They have grown their C-PACE program to 9 projects and provided over 5 million dollars in funds. Other cities in Connecticut have also expanded C-PACE through the state's free annual workshops for communities. Moab could work with the state of Utah and Chamber of Commerce to replicate the growth of Middletown's C-PACE program.³⁷

Reno, Nevada worked with a third party administrator called Sustainable Real Estate Solutions (SRS, also the administrator in Utah) to conduct outreach and distribute educational materials about the state's C-PACE. This allowed the City to grow their C-PACE program with very little direct involvement or staff time needed.³⁸ Moab could also partner with SRS to minimize workload on city staff.

Anchorage, Alaska published a press release when they adopted a C-PACE program in 2021 explaining eligibility, benefits, and funding sources.³⁹ In addition to the press release, the City developed a dedicated web page that contains an information video, program handbook, application documents, and other valuable information.⁴⁰ Since launching the program, several major projects have been funded using C-PACE, including nearly \$31 million of renovations at major hotels in the city.⁴¹

³⁷ "Municipal leaders & volunteers attend C-PACE focused event," Connecticut Green Bank, May 22, 2019, <https://www.ctgreenbank.com/cpace-municipal-leaders-event/>.

³⁸ "Reno Launches New C-PACE Financing Tool for Sustainable Buildings," C-PACE, October 2, 2019, <https://renocpace.com/2019/10/02/reno-launches-new-c-pace-financing-tool-for-sustainable-buildings/>.

³⁹ "Municipality of Anchorage Launches Innovative Energy Finance Program," Municipality of Anchorage Mayor's Office, May 12, 2021, <https://www.muni.org/Departments/Mayor/PressReleases/QuinnDavidsonArchive/Pages/Municipality-of-Anchorage-Launches-Innovative-Energy-Finance-Program.aspx>.

⁴⁰ "Anchorage Commercial Property Assessed," Anchorage C-PACER, accessed August 1, 2026, <https://www.cpacer.muni.org/>.

⁴¹ "Aviator Hotel Receives Its Third C-PACER Loan from PACE Loan Group," Pace Loan Group, April 29, 2024, <https://paceloangroup.com/blog/news/aviator-hotel-receives-its-third-c-pacer-loan-from-pace-loan-group>; Nuveen Green Capital Closes the First New Construction Project Financed Through C-PACER in Alaska," Nuveen Green Capital, October 21, 2024, <https://www.nuveen.com/greencapital/news-and-blog/ngc-anchorage-c-pacer-press-release>.

Solar Program for Municipal Facilities

Boulder, Colorado installed 2.1 MW of solar distributed across 11 sites at no cost to the city by working with local solar investors and giving them very cheap (\$1) site leases.⁴² Unico Solar, the developers, were able to offer a low rate in their Power Purchase Agreement (PPA) due to the low cost of the site leases, and the City is able to save money on electricity relative to the rates from the local utility.⁴³ Unico owns and operates the projects, which means there was no upfront cost to the city and no maintenance costs whatsoever.

Philadelphia, Pennsylvania signed a 20 year PPA with the Adams Solar Project in 2024, a 70-megawatt facility that provides 25% of the electricity used by their municipal buildings. As in Boulder, the city did not pay for the project, but saves money on their electricity rates relative to their local utility rates. Even though Philadelphia is a much larger city than Boulder or Moab, the structure of this deal could be easily replicated, and both cities share goals related to municipal renewable energy.⁴⁴ After the partnership with Adams Solar Farm was finalized, the city put out another RFP for more renewable energy projects that could provide renewable energy to all municipal buildings by 2030.⁴⁵

Salt Lake City, Utah signed a PPA for part of an 80 megawatt solar farm in Tooele County along with five other major offtakers. As in the other two examples, they provided no upfront capital. The project was constructed by Rocky Mountain Power in partnership with DE Shaw Renewable Investments (DESRI).⁴⁶ While it might be more difficult for Moab to find partners for a large-scale project like this, this still serves as an example of the PPA structure providing solar to a community with no up-front cost to the customers.

⁴² "Generation Solar," City of Boulder, April 2021, <https://bouldercolorado.gov/projects/generation-solar>.

⁴³ Deborah Swearingen, "Boulder's Generation Solar Project Now Complete," Daily Camera, April 16, 2021, <https://www.dailycamera.com/2021/04/16/boulders-generation-solar-project-now-complete/>.

⁴⁴ Katherine Leonetti, "Solar Power Project Brings Philadelphia's Municipal Electricity to 30% Renewable," City of Philadelphia, April 30, 2024, <https://www.phila.gov/2024-04-30-solar-power-project-brings-philadelphias-municipal-electricity-to-30-renewable/>.

⁴⁵ Sophia Schmidt, "After Years Of Delays, Adams Solar Farm Powers A Quarter Of Philly's City Buildings," WHYY, April 30, 2024, <https://whyy.org/articles/adams-solar-farm-philadelphia-25-percent-power/>.

⁴⁶ "The Elektron Solar Project," Salt Lake City, accessed August 1, 2026, <https://www.slc.gov/sustainability/climate-positive/elektron-solar/>.

Zero Energy Stretch Codes for Commercial and Residential Buildings

Park City and Summit County, Utah adopted a voluntary Net-Zero Stretch Code. Their code is formal but non-binding. To encourage buildings and developers to adopt the net zero code, Park City provided these incentives: building permit waivers, on-call energy analyst, shorter review process, net zero help desk to provide plan review and technical assistance, a height bonus, increased allowed density, and a variance from minimum parking requirements.⁴⁷ Most of these incentives are of minimal cost to the City while incentivizing developers to adopt the stretch code.

Arlington, Virginia adopted the Green Buildings Incentive Policy, which provides incentives to new constructions that meet building requirements like on-site EV charging, LEED certification, a 55 or above HERS score, specific EUI's, etc. If buildings meet these requirements they gain access to an expedited review process and are allowed to build with greater density.⁴⁸

Massachusetts adopted a voluntary stretch code in 2010 that municipalities can adopt as part of the process to gain designation as a "Green Community." This designation allows them to access state funding via the Green Community Designation and Grant Program, which has provided \$54 million in funding to energy projects throughout the state. Over half of all cities in Massachusetts have registered as Green Communities, and over 91% of the state's population live in these communities.⁴⁹

⁴⁷ Ryan Anderson, Jeff Bousson & Kevin Emerson, "Strategic Action Plan for Building Decarbonization in Park City and Summit County" (Park City, UT, September 2021).

⁴⁸ "2025 Green Building Incentive Policy" (Arlington, VA, December 2025)

⁴⁹ "Becoming a Designated Green Community," Commonwealth of Massachusetts, accessed August 1, 2026, <https://www.mass.gov/guides/becoming-a-designated-green-community#-criterion-5->.

Sustainable Transportation Education Campaign

Park City, Utah developed a transportation education program to support its free transit system and reduce congestion. The city maintains a dedicated website that provides transit information, route maps, trip-planning tools, parking information, bike routes, and seasonal travel guidance.⁵⁰ Public outreach is coordinated with Visit Park City, local hotels, employers, and event organizers. During peak tourism periods, targeted messaging promotes park-and-ride lots, free transit, and active transportation options to reduce downtown traffic. The city also uses signage, social media, and visitor materials distributed through lodging partners to ensure information is easily accessible.⁵¹ Moab could adapt this model by expanding promotion of the Moab Area Transit (MAT) system through Discover Moab, local lodging providers, recreation outfitters, and the visitor center.

Boulder, Colorado has paired decades of investment in transportation with public education and a demand management program designed to encourage residents to use alternative transportation. The city maintains a webpage featuring bike maps, transit resources, commuter benefits, route information, and trip-planning tools.⁵² One of its flagship events is Walk & Bike to Work Day, which encourages commuters to bike or walk by providing free breakfast stations, competitions, support stations, prizes, and educational programs.⁵³ The city partners with local employers through commuter programs that promote transit passes, biking, vanpools, and flexible commuting options.⁵⁴ This shows the value of year-round education and community events that promote alternative transportation.

Bend, Oregon works with the nonprofit Commute Options to deliver a demand management program encouraging residents to reduce driving through education, incentives, and employer partnerships. Commute Options collaborates with local governments, businesses, schools, and community organizations to promote walking, bicycling, public transit, ridesharing, and telework. The organization also provides commute planning and recognizes employers that adopt commuter-friendly policies.⁵⁵ Discover Moab, Grand County, MAT, local employers, schools, and outdoor recreation businesses could serve as partners to Moab to increase awareness of existing transportation options and encourage mode shifts among residents and visitors.

⁵⁰ "Transit," Park City, accessed August 1, 2026, <https://www.parkcity.gov/services/transit/>.

⁵¹ "Free Park City Transit System," Visit Park City, accessed August 1, 2026, <https://www.visitparkcity.com/plan/free-public-transportation-system/>.

⁵² Transportation Data and Maps, City of Boulder, accessed August 1, 2026, <https://bouldercolorado.gov/services/transportation-data-and-maps>.

⁵³ "Walk & Bike to Work Day," Boulder County, accessed August 1, 2026, <https://bouldercounty.gov/event/walk-bike-to-work-day-june-2026/>.

⁵⁴ "What We Do," Boulder Chamber Transportation Connections, accessed August 1, 2026, <https://bouldertc.org/about/what-we-do/>.

⁵⁵ "About Commute Options," Commute Options, accessed August 1, 2026, <https://www.commuteoptions.org/about-us/>.

Free Bike Share in Downtown Moab

Yosemite National Park provides bikes between June and October at no cost. There are two bike hubs located at Camp 4 and Yosemite Village Day Use Parking. Users must download the LINKA GO app and scan a QR code to unlock bikes, and helmets are provided with every bike.⁵⁶ The program started with 30 bikes, which were used for over 1600 trips in 2020 alone, and has now expanded to 50. The cost of the 30-bike pilot was \$32,430, and was provided through a California DOT grant via the Yosemite Conservancy. Peet's Coffee provides additional funding. The program allows visitors to experience the park in a new way and makes it possible to commute throughout the Valley. Most of the trips taken in 2020 were under an hour in duration, which would likely be similar to commutes around downtown Moab.⁵⁷

Woodbridge, New Jersey implemented a free bike sharing program in 2021 that received over 1000 rides in its first month with only 20 bikes at three locations. The program has expanded to 8 locations and allows users to rent for up to 12 hours at a time. The program was originally run by the City themselves through the Movatic app, and is now run through On Bike Share, which provides bikes, infrastructure, and app access to various municipalities.⁵⁸ The program was funded via a grant from Sustainable Jersey and contributions from the Motecalvo Family and Bayshore Recycling.⁵⁹

Omaha, Nebraska provides access to 400 e-bikes that are free to rent for 60 minutes at a time. The program allows back to back rides, which means bikes can be rented all day if needed, and they can be ridden across the state border into Iowa. There are 80 stations spread throughout the city.⁶⁰ The program is run through ROAM Share, a nonprofit that promotes and operates bike sharing programs that promote health and mitigate climate change.⁶¹ Most of ROAM's income (64%) is generated through contributions, with the rest coming through money generated by Program Services and Investment Income.⁶² While this program is larger than what Moab would run, it is a great example of the type of program that can be funded through a non-profit. Moab could take a cue from the program by building docking stations across city borders in Spanish Valley or trailheads that fall outside city limits.

⁵⁶ "Yosemite Bike Share Program," Yosemite National Park, accessed August 1, 2026, <https://www.nps.gov/places/bikeshare.htm>.

⁵⁷ Susan Handy & Dillon Fitch-Polse, "Bicycling as a Solution to Yosemite Valley Traffic," National Center for Sustainable Transportation, accessed August 1, 2026, <https://ncst.ucdavis.edu/project/bicycling-solution-yosemite-valley-traffic>.

⁵⁸ WoodbridgeTV, "Greenable Woodbridge: Bike Share Program," July 30, 2021,

<https://www.youtube.com/watch?v=uaBJAFdZ0wo>; "Free Bike Share Program," Township of Woodbridge, New Jersey, accessed August 1, 2026, <https://twp.woodbridge.nj.us/1214/Free-Bike-Share-Program>.

⁵⁹ John E. McCormac, "Mayor John E. McCormac, Greenable Woodbridge & the Mayor's Wellness Campaign Announce Grand Opening of the Woodbridge Township Bike Share Program" (press release, Woodbridge, NJ, 2021).

⁶⁰ "Best Bikeshare in America: An Unexpected Community Launches Free, All-Electric Micromobility For Residents," Streetsblog, April 21, 2026,

<https://usa.streetsblog.org/2026/04/21/best-bikeshare-in-america-an-unexpected-community-launches-free-all-electric-micromobility-for-residents>.

⁶¹ "About Us," Heartland Bike Share, accessed August 1, 2026, <https://heartlandbikeshare.org/about-us>.

⁶² "Roam Share," Propublica, accessed August 1, 2026, <https://projects.propublica.org/nonprofits/organizations/811307723>.

Moab Community Planting Project

Santa Fe, New Mexico supports native landscaping through the Santa Fe Native Plant Project (SNaPP), a community initiative led by the nonprofit Santa Fe Extension Master Gardeners (SFEMG). SNaPP promotes the use of native and drought-tolerant plants through demonstration gardens, educational resources, and community outreach focused on water conservation and promoting native plant use. SFEMG trains volunteers who support initiatives like SNaPP by educating residents, maintaining gardens, hosting workshops, and contributing horticultural expertise.⁶³ Together, the programs demonstrate how Moab could establish a native planting initiative by combining volunteer training with public demonstration sites and community education. This approach could help the City promote native landscaping, reduce water use, and expand native plant adoption without requiring significant City resources.

Las Vegas, Nevada has supported native landscaping and habitat restoration through Get Outdoors Nevada's Native Habitat Program. The program is a community-led initiative launched in 2016 to transform "underutilized urban spaces using Mojave Desert native plants." It focuses on creating climate-appropriate landscapes that require less water and support pollinators, wildlife, and native ecosystems. The program also provides educational opportunities that help residents learn about desert-adapted plants and sustainable landscaping practices.⁶⁴ The project demonstrates how Moab could transform their undesignated open space into native plant demonstration sites that provide ecological benefits and education about desert conservation. This model could be paired with community partnerships and volunteer support to limit the need for City resources.

Albuquerque, New Mexico manages the Rio Grande Valley State Park (or "the bosque"), a 4,300 acre protected cottonwood forest located along the Rio Grande. The city's Open Space Division (OSD) and Middle Rio Grande Conservancy District jointly manage the park and its amenities. The park provides services like "critical water resources, carbon sequestration, cultural and historical connections, and habitat for numerous rare and iconic species." The OSD is working on several projects to reduce fire risk and promote a healthy ecosystem.⁶⁵ Moab could integrate native planting, habitat restoration, and public education into existing parks and open spaces while using natural areas to provide ecological, recreational, and community benefits.

⁶³ "Santa Fe Native Plant Project (SNaPP)," Santa Fe Extension Master Gardeners, accessed August 1, 2026, <https://www.sfemg.org/santa-fe-native-plant-project/>.

⁶⁴ "About the Native Habitat Program," Get Outdoors Nevada, accessed August 1, 2026, <https://getoutdoorsnevada.org/programs-initiatives/native-habitat-program/>.

⁶⁵ "Rio Grande Bosque Projects," City of Albuquerque, accessed August 1, 2026, <https://www.cabq.gov/parksandrecreation/open-space/bosque-thinning-project>.

Appendix C: Additional Policies

A total of 37 policies were evaluated using the [City of Moab Sustainable Policy Evaluation Tool](#) (S-PET). Policies and actions were analyzed and weighted on metrics including Emissions Reduction Potential, Funding & Cost, Stakeholder Support, Timeline, Feasibility, and Co-Benefits as recommended by ICLEI and C40.⁶⁶ Exact value definitions and logic can be found on the next page, or in the S-PET.

Policies and actions have been organized and named according to the relevant ClearPath 2.0 Transition Element Framework categories including Transport (T), Industry (I), Agriculture (A), Buildings (B), Energy (E), and Waste (W). Since there is very little industry within Moab city limits, no policies were proposed under the Industry category. The Funding Mechanisms section evaluates possible funding sources and links them to their connected policies. The Funding section and accompanying evaluation criteria were adapted from C40's Adaptation and Mitigation Interaction Assessment (AMIA) tool.⁶⁷

⁶⁶ C40 Cities Climate Leadership Group and C40 Knowledge Hub, "How To Prioritise Actions For Your Climate Action Plan," C40, November 2021, https://www.c40knowledgehub.org/s/article/How-to-prioritise-actions-for-your-climate-action-plan?language=en_US; "Adaptation In Climate Planning And Implementation: Recommendations for U.S. Local Governments," ICLEI, December 2023, https://icleiusa.org/wp-content/uploads/2024/01/Adaptation-in-Climate-Planning-and-Implementation_-Recommendations-for-U.S.-Local-Governments.pdf.

⁶⁷ C40 Cities Climate Leadership Group, "Adaptation and Mitigation Interaction Assessment (AMIA) Tool," accessed June 25, 2026, https://www.c40knowledgehub.org/s/article/Adaptation-and-Mitigation-Interaction-Assessment-AMIA-tool?language=en_US.

Policy Evaluation Criteria

Value Logic					
Criteria	0	1	2	3	Weight
Emissions Reduction Potential	Measure is not expected to meaningfully reduce GHG emissions and has little to no potential to indirectly enable or support future emissions reductions.	Measure is expected to achieve limited direct GHG emissions reductions within its target sector OR indirectly supports emissions reductions, but is unlikely to substantially influence future emissions outcomes.	Measure is expected to achieve modest direct GHG emissions reductions within its target sector OR indirectly supports emissions reductions through actions that are likely to enable, accelerate, or expand implementation of multiple emissions reduction measures across one or more sectors.	Measure is expected to achieve substantial direct GHG emissions reductions within its target sector OR serves as a foundational enabling measure that is expected to drive substantial future emissions reductions across one or more sectors.	30%
Funding & Cost	There is no funding available AND the measure costs over \$1,000,000.	Funding is not available at the federal, state, or local level OR costs between \$500,000 - \$1,000,000.	Some funding is available at the federal, state, or local level, but more funding will be needed before implementation OR costs between \$100,000 - \$500,000.	Measure generates money OR there is ample funding available at the federal, state, or local level OR costs under \$100,000.	25%
Stakeholder Support	All key stakeholders are almost certain to oppose the measure.	The majority of key stakeholders and the community are unlikely to support this measure.	Some key stakeholders and community members are likely to support the measure, but some are likely to oppose it.	The majority of key stakeholders and the community are likely to support the measure.	25%
Timeline	Emissions reductions are unlikely to be seen for at least 15 years.	Emissions reductions are unlikely to be seen for 10-15 years.	Emissions reductions are likely to be seen in 5-10 years.	Emissions reductions are likely to be seen within 5 years.	10%
Feasibility	Required technology does not exist AND the City lacks staff to implement the measure.	Required technology is difficult to source or is in very early development OR city staff are not available to implement the measure.	Required technology exists but is not easy to access or is still in development AND city staff are available to implement the measure.	Required technology exists and is easy to access, no technology is required, AND city staff are available to implement the measure.	5%
Co-Benefits	Measure is almost certain to negatively impact air quality, energy security, job creation, poverty alleviation, improved health, or visibility.	Measure is unlikely to provide co-benefits for any of the following: air quality, energy security, job creation, poverty alleviation, improved health, visibility.	Measure is likely to provide co-benefits for at least one of the following: air quality, energy security, job creation, poverty alleviation, improved health, visibility.	Measure is likely to provide co-benefits for at least two of the following: air quality, energy security, job creation, poverty alleviation, improved health, visibility.	5%

Transport

T-01 Sustainable Transportation Education Campaign

Develop a public education campaign that promotes sustainable transportation for residents and visitors via a dedicated sustainable transportation webpage on the City's website and partner with local organizations and businesses like Discover Moab.⁶⁸ The campaign would increase awareness of public transit, walking and biking infrastructure, transportation electrification, available incentives like EVRAP, and fuel-saving driving practices.⁶⁹

Emissions Reduction Potential	Education campaigns only have modest potential to effect emission reductions, but this could increase participation in public transit, low carbon transportation, and EV adoption.	1
Funding & Cost	Costs would primarily include staff time, website development, outreach materials, and potential marketing expenses.	3
Stakeholder Support	Educational campaigns are generally well received because they do not impose mandates or regulations.	3
Timeline	Could be launched within 12 months. Behavior changes and associated emissions reductions would likely occur gradually over several years.	3
Feasibility	No technology and minimal staff time needed for implementation.	3
Co-Benefits	Air quality, improved health.	3
Weighted Average		2.40

⁶⁸ "Welcome to Moab," Discover Moab, accessed June 25, 2026, <https://www.discovermoab.com/>.

⁶⁹ "Electric Vehicle Replacement Assistance Program (EVRAP)," Utah Department of Environmental Quality, accessed June 25, 2026, <https://deq.utah.gov/daq/evrap>.

T-02 Host an Electric Vehicle Event

Partner with one or more vehicle manufacturers to host an EV-specific event in Moab to increase EV visibility for both tourists and residents.

Emissions Reduction Potential	Over time, this could influence the fuel mix of people visiting Moab, but could increase overall VMT. The potential emissions reduction would most likely be a small percentage of the transportation sector.	1
Funding & Cost	Red Rocks 4-Wheelers, Inc collects donations through the M.U.D. Fund to host events including the Easter Jeep Safari. ⁷⁰ Participating companies would likely have interest in funding their own event.	3
Stakeholder Support	This would likely be positively received by vehicle manufacturers and the city who both would gain some visibility. Locals are unlikely to outright support the event due to the general lack of interest in EVs, but they are also unlikely to outright oppose it.	2
Timeline	The event could be up and running within 5 years, but changes in transportation emissions would likely take a few more years.	2
Feasibility	No technology and minimal staff time needed for implementation.	3
Co-Benefits	Visibility.	2
Weighted Average		2.00

⁷⁰ "M.U.D. Fund Donation," Red Rock 4-Wheelers, Inc, accessed June 25, 2026, <https://www.rr4w.com/mud-fund-donation.cfm>.

T-03 Electric-First Municipal Vehicle Replacement Policy

Pass a city ordinance mandating the purchase of electric vehicles (EVs) to replace existing municipal vehicles at the end of their usable life as feasible. Include language that future car partners (like Jeep) must give the city EV options for their fleet vehicles. Examples are available from Colorado and Ann Arbor.⁷¹

Emissions Reduction Potential	It is unlikely that municipal vehicles alone would have a substantial impact on overall transportation emissions.	1
Funding & Cost	Negligible if done in accordance with existing vehicle replacement schedules and with state-level grants and incentives. ⁷² EVs also have much lower maintenance costs than internal combustion engine (ICE) vehicles. ⁷³	2
Stakeholder Support	Many residents we talked to in Moab would not buy an EV for themselves. However, they may support municipal EVs if the cost argument can be made effectively.	2
Timeline	Since building chargers at City Center seems to be at least a few years out, emission reductions would probably not be seen for at least 5 years.	2
Feasibility	Due to the lack of charging infrastructure at City Center and the barriers to installation, this is not immediately feasible. However, passing this policy would create a need for those chargers and enable them to get built.	2
Co-Benefits	Air quality, visibility, improved health.	3
Weighted Average		2.05

⁷¹ Jared Polis, "Executive Order Amending and Restating Executive Order D 2019 016 Concerning the Greening of State Government" (D 2022 016, Denver, CO, April 22, 2022); City of Ann Arbor, "City of Ann Arbor- Green Fleets Policy Update" (Ann Arbor, MI, February, 2018).

⁷² "Utah Laws and Incentives," US Department of Energy, accessed June 25, 2026, <https://afdc.energy.gov/laws/all?state=UT>.

⁷³ "FOTW #1190, June 14, 2021: Battery-Electric Vehicles Have Lower Scheduled Maintenance Costs than Other Light-Duty Vehicles," US Department of Energy, June 14, 2021, <https://www.energy.gov/cmei/vehicles/articles/fotw-1190-june-14-2021-battery-electric-vehicles-have-lower-scheduled>.

T-04 Electrify School Bus Fleet

Pass an EV first school bus policy that replaces existing buses with electric buses at the end of their usable life similar to the NYC electric bus mandate.⁷⁴

Emissions Reduction Potential	Since the school district is relatively small with few buses, it is unlikely this would reduce transportation emissions substantially.	1
Funding & Cost	According to the EPA's clean school bus awards page, school districts have received rebates of \$200,000 per bus. ⁷⁵	2
Stakeholder Support	If funding and charging infrastructure can be provided, this is a measure that has great visibility for a school district and can improve the health of children.	3
Timeline	Emission reductions would be seen immediately after implementation. The program would need to be implemented ASAP as 2026 is the last year EPA funding is available ⁷⁶ .	2
Feasibility	Required technology is readily available, but charging infrastructure would have to be built quickly enough for the buses to be acquired in the year 2026.	1
Co-Benefits	Air quality, improved health, visibility.	3
Weighted Average		2.05

⁷⁴ "Why Our Kids Need Electric School Buses," NYSEDA, accessed June 25, 2026, https://www.nyserda.ny.gov/All-Programs/Electric-School-Buses/Why-Our-Kids-Need-Electric-School-Buses?gad_source=1&gad_campaignid=21171804646&gbraid=0AAAAADIA_kCTdF3ffusYbeOJaUb4Ah0W1&gclid=Cj0KCQjw3K7RBhDJARIsAKRtP5Thlohttp15HuNjWNH5lo5RFG4RrbcPLFh6bPvzRMJ6GyvcMmMJ5WQkaAriwEALw_wcB.

⁷⁵ "Clean School Bus Program Awards," EPA, accessed June 25, 2026, <https://www.epa.gov/cleanschoolbus/clean-school-bus-program-awards>.

⁷⁶ EPA. 2026. "Clean Heavy-Duty Vehicles Grant Program | US EPA." EPA. <https://www.epa.gov/clean-heavy-duty-vehicles-program/clean-heavy-duty-vehicles-grant-program>.

T-05 Partner with EV companies in Future Vehicle Sponsorships

Use Moab's influence as an offroading destination and existing sustainability goals to attract partners that provide EVs to the city. Add language about electric fleet vehicles to future RFPs like the one recently proposed by Jeep to enable funding from partnerships to go directly to sustainability and give the City access to fleet EVs.⁷⁷

Emissions Reduction Potential	By itself, this is unlikely to have much measurable impact on emissions. However, it would encourage future adoption of EVs.	1
Funding & Cost	If future deals were structured similarly to Jeep's (with fleet vehicles provided at no cost to the City) this measure could generate money and provide fleet vehicles.	3
Stakeholder Support	Many residents reported they would not buy an EV for themselves. However, they may support municipal EVs if the cost argument can be made effectively.	2
Timeline	The existing proposed Jeep contract would have a several year term, so a new RFP would take at least a few years to reduce emissions.	2
Feasibility	Due to the lack of charging infrastructure at City Center and the barriers to install, this is not immediately feasible. However, passing this policy would result in a need for those chargers and enable them to get built.	2
Co-Benefits	Air quality, visibility, improved health.	3
Weighted Average		2.05

⁷⁷ Michael A. Black, AICP, "City of Moab Sponsorship Proposal" (Moab, UT, May 12, 2026).

T-06 Expand Multi-Use Path Network

Build multi-use paths connecting downtown Moab, USU, and Spanish Valley to increase access to medium and long-distance bike commuting. Increased access to purpose-built, well-connected paths could encourage even more residents to commute by bicycle, ebike, or other microtransit.

Emissions Reduction Potential	Over time, this is likely to reduce VMTs and enable those who live in Spanish Valley to commute into Moab on bikes. Eventually, it could have enable an impactful reduction in local transportation emissions.	2
Funding & Cost	Funding has already been secured via grants from SS4A and Hotspot. ⁷⁸ Additional funding could come from other grants or donors who could have sections of the path dedicated to them or their organizations.	3
Stakeholder Support	Stakeholders in Moab seemed to support a path to Spanish Valley.	3
Timeline	Even if the project was started immediately, it would likely take a few years to complete.	2
Feasibility	No technology is needed, but the project would be staff intensive.	2
Co-Benefits	Air quality, improved health, visibility.	3
Weighted Average		2.60

⁷⁸ "SS4A," City of Moab, accessed June 25, 2026, <https://www.moabcity.gov/725/SS4A>; UDOT Recreational Hotspot Funding for Moab Area, City of Moab, accessed June 25, 2026, <https://www.moabcity.gov/558/UDOT-Hotspot-Funding-for-Moab-Area>.

T-07 Free Bike share in Downtown Moab

Partner with a microtransportation company like Citi Bike, On Bike Share, or BCycle to provide access to a free bike sharing service to residents and visitors at various locations downtown and at participating hotels. Roughly 30 bikes would be enough to stock several downtown locations and several hotels. Yosemite National Park, Woodbridge, New Jersey, and Omaha, Nebraska all have similar free bike sharing programs in place.⁷⁹

Emissions Reduction Potential	This could encourage tourists to turn to bikes in combination with transit options rather than rental cars to get around town. By itself, it's unlikely to cause a substantial reduction in Transport emissions.	1
Funding & Cost	A quote directly from On Bike Share was \$42,000 for 30 bikes and 45 docking stations. Grants could reduce that even further, as could partnerships with local businesses who want a parking station nearby. ⁸⁰	3
Stakeholder Support	Many residents already bike to most places. Access to free bikes would enable tourists to live the same lifestyle as Moab locals on their trips.	3
Timeline	It is unlikely infrastructure would take long to construct, especially if business partnerships could be leveraged.	3
Feasibility	Technology is readily available, several examples already exist, and it would likely be a light lift for city staff to apply for grants or look for donors.	3
Co-Benefits	Air quality, improved health, visibility.	3
Weighted Average		2.40

⁷⁹ Yosemite Bike Share Program," National Park Service, accessed June 25, 2026, <https://www.nps.gov/places/bikeshare.htm>; "Free Bike Share Program," accessed June 25, 2026, <https://twp.woodbridge.nj.us/1214/Free-Bike-Share-Program>; Streetsblog, "'Best Bikeshare in America': An Unexpected Community Launches Free, All-Electric Micromobility For Residents," April 21, 2026, <https://usa.streetsblog.org/2026/04/21/best-bikeshare-in-america-an-unexpected-community-launches-free-all-electric-micromobility-for-residents>.

⁸⁰ Katie Malkin, How to Fund On-Demand Public Transportation And Microtransit in 2026, February 9, 2026, <https://ridewithvia.com/resources/creative-ways-to-fund-on-demand-public-transportation-and-microtransit-in-2026#overview>.

T-08 Accelerate Community EV Charging Deployment

Support the installation of publicly accessible EV charging stations by providing an expedited permit review process, permit fee waivers, technical assistance with site and funding identification, external funding opportunities, and development of a community charging network plan that identifies priority charger locations.

Emissions Reduction Potential	Expanding publicly available EV charging infrastructure is an enabling measure that is likely to accelerate electric vehicle adoption, reduce barriers to EV ownership, and support meaningful long-term transportation emissions reductions across the community.	2
Funding & Cost	Implementation would require ongoing staff time for permitting coordination, grant administration, and stakeholder engagement, as well as costs associated with a charging network planning study and permit fee waivers. While funding sources are available, they are unlikely to fund the entire project.	2
Stakeholder Support	Some are likely to support, some are likely to oppose depending on where funding comes from.	2
Timeline	Once installed, EV chargers would enable immediate reduction in transportation emissions. However, installations can take years to approve, permit, and build.	2
Feasibility	The City has prior experience implementing similar projects, and technology is readily available.	3
Co-Benefits	Air quality, job creation, visibility.	3
Weighted Average		2.15

T-09 Expand the Bus System

Pursue FTA grants to expand Moab's public transit system by adding at least four additional shuttles or buses, with a preference for electric vehicles where feasible. Prioritize connecting downtown Moab with Spanish Valley and free ridership for residents. Existing shuttles could continue to serve on-demand customers.

Emissions Reduction Potential	Transportation is one of the largest sources of greenhouse gas emissions in the community, and a reliable transit system could reduce vehicle miles traveled by residents and visitors. Electric or hybrid buses would further increase reductions.	2
Funding & Cost	Costs could be substantially offset through FTA grants. ⁸¹ Ongoing operational costs would likely require a dedicated local funding source, fare revenue from visitors, or future grant funding.	2
Stakeholder Support	While residents may strongly support free transit and reduced traffic congestion, city council may not want to spend more money on the transit system or find an ongoing funding source given the low ridership of the MAT.	2
Timeline	Grant applications and procurement could take several years. Full implementation would likely occur within 5 years depending on funding availability, vehicle procurement timelines, and supporting infrastructure needs.	2
Feasibility	Required technology exists but staff may have limited availability to implement the measure.	2
Co-Benefits	Improved air quality, job creation, poverty alleviation, visibility.	3
Weighted Average		2.10

⁸¹ "DOT Competitive Grants Dashboard," US Department of Transportation, accessed June 25, 2026, <https://www.transportation.gov/grants/dashboard>.

T-10 Off-Road Vehicle Electrification Initiative

Encourage the adoption of electric off-road recreational vehicles by residents, visitors, and rental operators through incentives, investment in charging infrastructure, business partnerships, public outreach, and supportive regulations for city-managed recreational areas and events.

Emissions Reduction Potential	Most emission reductions would not be reflected in Moab's emissions inventory and are primarily outside of city limits. However, some OHV emissions are counted in town due to 191 traffic.	1
Funding & Cost	Implementation would require funding for charging infrastructure, incentives, outreach, and program administration. While funding is available, local funding would likely be needed to support widespread adoption.	2
Stakeholder Support	Recreational vehicle users, businesses, rental operators, and residents concerned about air quality and noise may support the measure. Many off-road enthusiasts may oppose perceived limitations in vehicle choice.	2
Timeline	Emission reductions could begin after electric off-road vehicles and charging infrastructure are deployed, with measurable adoption likely occurring within several years.	2
Feasibility	Electric off-road vehicles and charging technologies are commercially available, but the market remains relatively limited. Additional infrastructure investments and market growth may be needed to accelerate adoption.	2
Co-Benefits	Air quality, improved health.	3
Weighted Average		1.80

T-11 Multimodal Access and Mobility Hub Initiative

Plan, develop, and enhance multimodal mobility hubs at key destinations to improve connection between walking, bicycling, shuttle services, trail networks, and recreational transportation modes. Actions may include integrating multimodal access requirements into development review processes, prioritizing infrastructure investments at trailheads and activity centers, and establishing design standards for safe and efficient transfers between transportation modes, including improvements to signage and wayfinding.

Emissions Reduction Potential	Mobility hubs can improve connectivity between modes of transportation, especially sustainable transportation like bikes and buses. A transportation hub could encourage people to park and walk or bike around town rather than drive, which could have a meaningful impact on transportation emissions.	2
Funding & Cost	Planning, design, and construction of mobility hubs, trailhead improvements, signage, and other infrastructure could require significant investment. State and federal grants are available, but more funding would be needed.	2
Stakeholder Support	Similar plans have been proposed in the Transportation Master Plan and Complete Streets initiative.	3
Timeline	Emissions reductions would likely occur as multimodal facilities are constructed and become integrated into community travel patterns. Some benefits could be realized within five years, but full impacts may take longer as infrastructure is phased in and behavior changes occur.	2
Feasibility	Required infrastructure and planning approaches are well established, but implementation may depend on staff capacity, coordination among partners, and funding.	2
Co-Benefits	Air quality, improved health, visibility.	3
Weighted Average		2.35

T-12 Grand County Shuttle System

Establish a regional shuttle network connecting key destinations throughout the Moab area, including Arches National Park, Moab Regional Hospital, Utah State University Moab, Spanish Valley, major lodging areas, and other high-demand destinations as proposed in the Unified Transportation Master Plan.⁸² This would connect Moab Canyon Pathway, SR 128 Trail, SR 313, and shuttle services. A singular shuttle vehicle could go to and from different destinations including hotel stops in the City. Another option would be to simply acquire the shuttle; this could be a potential use for a MAT vehicle.

Emissions Reduction Potential	Measure is likely to lead to a slight decrease in transportation emissions, but most would occur in the County rather than within Moab city limits.	1
Funding & Cost	Would require a transfer center to be built out and the acquisition of vehicles for the shuttles.	2
Stakeholder Support	This would likely be met with pushback from private shuttle companies. Community members and tourists are likely to support access to free shuttles.	2
Timeline	The city would need to create a new vehicle contract for the shuttle system. It would also require permitting and constructing a transfer center.	1
Feasibility	No major technology is needed, but staff time could be significant. Acquiring more vehicles could be challenging.	2
Co-Benefits	Air quality, improved health, job creation.	3
Weighted Average		1.75

⁸² "Grand County & City Of Moab Unified Transportation Master Plan" (Moab, UT, July 2022).

T-13 Construct a Transportation Hub

Build a multimodal transfer center for buses and shuttles at the food truck park. The transfer center would serve as a singular stop for buses and shuttles and could facilitate increased use of public transportation due to existing foot traffic at the food truck park.

Emissions Reduction Potential	Transportation hubs serve as an enabling measure that improve transit accessibility, strengthens multimodal connections, and supports increased use of lower-carbon transportation options.	2
Funding & Cost	Bus shelters and signage would be needed, which could cost well over \$500,000, with few grants or existing funding sources available.	1
Stakeholder Support	This could have positive support if there is enough space for the food truck park to stay open. It received positive feedback from government department heads.	2
Timeline	From planning to construction to measurable emissions reduction the process would likely take at least 5 years, possibly more than 10.	1
Feasibility	No major technology is needed, but staff time could be significant.	2
Co-Benefits	Visibility, job creation, improved air quality.	3
Weighted Average		1.80

T-14 Electrify Tourism and Commercial Vehicle Fleets

Encourage tour operators, lodging providers, shuttle services, rental car companies, delivery services, and other businesses to electrify their vehicle fleets through education, technical assistance, and available incentives. Partnerships with organizations such as Utah Electrified Transportation Initiative and other state, utility, and nonprofit programs could help fleet operators access planning tools, technical support, funding opportunities, and best practices for fleet electrification and charging infrastructure deployment.⁸³

Emissions Reduction Potential	Commercial fleet vehicles often accumulate more annual mileage than personal vehicles. Electrifying these fleets can reduce transportation-related greenhouse gas emissions while demonstrating the viability of EVs.	2
Funding & Cost	Major costs would include staff time for outreach and partnership development. Vehicle replacement and charging infrastructure could be covered by businesses and existing funding sources. Fleet operators would benefit from lower fuel and maintenance costs over the life of the vehicles.	2
Stakeholder Support	Many businesses may be interested in reducing operating costs and promoting sustainability to customers. However, some may have concerns about vehicle costs, charging infrastructure, range limitations, and operational impacts.	1
Timeline	Outreach and partnership efforts could begin immediately. Fleet transitions would likely occur gradually, with measurable emissions reductions occurring within 10 years.	1
Feasibility	The City would serve as facilitator, providing technical assistance and increasing access to existing programs.	3
Co-Benefits	Improved air quality, visibility.	3
Weighted Average		1.85

⁸³ "Exploring Fleet Electrification in Utah," Utah Electrified Transportation, accessed June 25, 2026, <https://utah electrification.com/2025/08/13/exploring-fleet-electrification-in-utah/>.

Agriculture (AFOLU)

A-01 Expand Urban Tree Canopy

Support the planting and maintenance of drought-tolerant trees in parks, schools, public rights-of-way, parking lots, trails, and other public spaces throughout Moab. Prioritize areas with limited shade and high pedestrian activity, particularly where residents and visitors recreate or wait for transit. Tree species should be carefully selected based on drought tolerance, water efficiency, heat resilience, and survivability in Moab's arid climate. The program could be implemented through partnerships with schools, community organizations, businesses, and volunteer groups to expand tree planting efforts and stewardship.

Emissions Reduction Potential	While trees do not directly reduce emissions from major sources such as transportation, they sequester carbon over time and can reduce building energy demand by providing shade and reducing the urban heat island effect.	1
Funding & Cost	Costs include tree purchase, planting, irrigation infrastructure, and ongoing maintenance. Funding opportunities may be available through state and federal programs, grants, nonprofit partners, and volunteer initiatives.	2
Stakeholder Support	Tree planting projects are generally popular with residents and visitors due to their visible community benefits. Water efficient management practices could increase support.	3
Timeline	Planting efforts could begin immediately, but significant canopy expansion would likely occur over 10–20 years.	1
Feasibility	Urban forestry practices are already established for arid climates. Success will depend on appropriate species selection, irrigation strategy, and maintenance commitments.	3
Co-Benefits	Air quality, improved health, visibility.	3
Weighted Average		2.05

A-02 Moab Regenerative Agriculture Initiative

Support local agricultural producers by adopting regenerative land management practices. Eligible practices could include compost and organic matter application, cover cropping, rotational grazing, reduced or no-till cultivation, efficient irrigation technologies, riparian restoration, and native vegetation establishment. Funding is available through state and federal conservation programs, including those administered by the USDA Natural Resources Conservation Service (NRCS).⁸⁴ The City could provide technical assistance, education, demonstration projects, and partner with local groups.

Emissions Reduction Potential	Regenerative agriculture practices can increase carbon sequestration and reduce emissions, but agriculture represents a relatively small portion of community-wide emissions and would occur primarily outside city limits.	1
Funding & Cost	Significant state and federal funding opportunities already exist through NRCS and other grant programs, reducing the need for substantial local investment. The City's primary role would be coordination, outreach, and technical assistance.	3
Stakeholder Support	Stakeholders concerned with water conservation and land stewardship are likely to support the initiative, though some may be hesitant to adopt new management practices.	2
Timeline	Soil carbon accumulation and ecosystem benefits occur gradually, and meaningful emission reductions are likely to take several years to become measurable.	2
Feasibility	The required practices are well established and widely implemented. Support is available through existing conservation programs and partner organizations.	3
Co-Benefits	Job creation, improved health.	3
Weighted Average		2.10

⁸⁴ "Current Financial Assistance Opportunities," NRCS, accessed June 25, 2026, <https://www.nrcs.usda.gov/state-offices/utah/lower-colorado-basin-area-team-nrcs-utah>.

A-03 Climate-Resilient Landscaping Program

Promote the use of native and drought-tolerant landscaping in residential, commercial, lodging, and municipal properties. Educational materials, demonstration projects, recognition programs, and monetary incentives could be used to encourage participation. Reducing irrigated turf can decrease water use, reduce emissions, and improve resilience to drought.

Emissions Reduction Potential	Measure reduces emissions through decreased irrigation demand, landscaping maintenance activities, and equipment use, but overall GHG impact is modest at the community scale compared to major sectors like transportation.	1
Funding & Cost	Implementation would mainly involve staff time for program development, outreach, and incentive program design. While external grant opportunities and utility conservation programs may be available, some local funding would likely be needed.	2
Stakeholder Support	Property owners, lodging operators, and water conservation advocates are likely to support the program due to cost savings and drought resilience benefits, though some resistance may come from preferences for traditional turf.	2
Timeline	Landscaping changes and water savings would occur relatively quickly, though broader landscape transitions across the community would take several years to scale.	2
Feasibility	Native and drought-tolerant landscaping practices are well established and widely used in arid regions, and implementation relies on existing knowledge and practices.	3
Co-Benefits	Air quality, improved health, visibility.	3
Weighted Average		1.85

A-04 Colorado River and Mill Creek Riparian Restoration Program

Support restoration of riparian corridors along the Colorado River, Mill Creek, Pack Creek, and other local waterways. These efforts may include invasive species removal, native vegetation planting, erosion control, and habitat restoration. Efforts could be paired with existing programs via Rim to Rim Restoration and past funding sources like Utah Watershed Restoration.⁸⁵

Emissions Reduction Potential	The measure would reduce emissions, but overall GHG impact would be modest at the community scale compared to other high-emitting sectors. ⁸⁶	1
Funding & Cost	Moab has received hundreds of thousands of dollars from Utah's Watershed Restoration Initiative for past projects. ⁸⁷ If funding opportunities are taken advantage of, cost to the City would be low.	2
Stakeholder Support	Considering Moab's history with similar projects and concern for water use and infrastructure, the public would likely be overwhelmingly in favor.	3
Timeline	Emissions reductions would be seen on completion of the work and increase over time.	3
Feasibility	Technology is easy to access, and best practices for riparian projects already exist, but finding staff to complete the work could be a challenge.	2
Co-Benefits	Air quality, improved health.	3
Weighted Average		2.10

⁸⁵ "Mill & Pack Creeks," Rim to Rim Restoration, accessed June 25, 2026, <https://www.revegetation.org/mill-and-pack-creeks/>; "Colorado River Watershed Restoration 2.0," Utah's Watershed Restoration Initiative, accessed June 25, 2026, <https://wri.utah.gov/wri/project/finance.html?id=4374>.

⁸⁶ Yiwen Chiu, et al., Quantifying Carbon Footprint for Ecological River Restoration," Environment, Development, and Sustainability, 24(2021): 952-970.

⁸⁷ "Colorado River Watershed."

A-05 Biological Soil Crust Protection and Restoration Initiative

Work with federal land managers, researchers, recreation groups, and tourism organizations to support restoration projects, educational campaigns, trail management improvements, and visitor awareness efforts about the importance of biocrust. These efforts would include mapping sensitive soil crust communities, installing educational signage and designated trails to reduce off-road vehicle impacts on the biocrust population. USGS, The Nature Conservancy, or Rim to Rim Restoration could serve as partners.⁸⁸

Emissions Reduction Potential	AFOLU makes up a small portion of Grand County's total emissions, and biocrust restoration measures are unlikely to substantially decrease AFOLU emissions.	1
Funding & Cost	Costs included signage, printing educational materials, and employee time.	3
Stakeholder Support	Biocrust restoration efforts are popular in Utah and it likely has the approval of community members due to its relationship with water conservation.	3
Timeline	Education campaigns can be implemented quickly, but results would take several years to actually show.	2
Feasibility	There are already restoration projects happening throughout the state, and two research centers already exist.	3
Co-Benefits	Visibility, air quality, improved health.	3
Weighted Average		2.35

⁸⁸ Southwest Biological Science Center, "Biological Soil Crust ("Biocrust") Science," January 20, 2026, <https://www.usgs.gov/centers/southwest-biological-science-center/science/biological-soil-crust-biocrust-science>; "Mission Statement," The Canyonlands Research Center, accessed June 25, 2026, <https://www.nature.org/en-us/get-involved/how-to-help/places-we-protect/canyonlands-research-center/>; "Our Programs," Rim to Rim Restoration, accessed June 25, 2026, <https://www.revegetation.org/programs-2/>.

A-06 Moab Community Planting Project

Utilize non-designated open space to plant desert species that have carbon sequestration abilities like Utah Juniper, Mormon Tea, and others from the City's Approved Plant List.⁸⁹

Emissions Reduction Potential	AFOLU is a relatively small emissions category for Moab. Using the existing 12 acres of non-designated open space, this policy action could have a large effect on the sector. ⁹⁰	3
Funding & Cost	If the City used only non-designated open space that it already owns, the cost would likely be less than \$100,000.	2
Stakeholder Support	Some may oppose the amount of labor and planning needed to implement, but residents are likely to support the measure.	2
Timeline	The non-designated space could probably be implemented within 5 years, but time would be needed to allow the plants to mature.	1
Feasibility	Restorative agriculture is common, and would likely be taken on by Parks Department employees. This may also be a good opportunity to do volunteer days with community members in order to avoid taking up too much employee time.	3
Co-Benefits	Air quality, improved health, visibility.	3
Weighted Average		2.35

⁸⁹ "City of Moab Approved Plant List" (Moab, UT, May 28, 2024).

⁹⁰ "Parks Division Responsibilities," City of Moab, accessed June 25, 2026, <https://www.moabcity.gov/161/Parks>.

Buildings

B-01 Zero Energy Stretch Codes for Commercial and Residential Buildings

Adopt a voluntary Zero Energy Stretch Code as the preferred standard for new construction and major renovations, with the long-term goal of achieving net-zero energy performance in all new buildings. Incentives such as permit fee waivers, expedited plan review, technical assistance, development bonuses, and financial incentives where funding is available.⁹¹

Emissions Reduction Potential	Buildings are a significant portion of greenhouse gas emissions. Net-zero new constructions could drastically reduce emissions in this sector.	3
Funding & Cost	Expenses would consist of staff time, educational materials, and expedited permitting programs. Additional costs may arise if the City offers financial incentives. Long-term energy savings would benefit building owners and occupants.	2
Stakeholder Support	Some sustainability advocates, developers, and building owners may support incentives and fast permitting. Others may have concerns about increased costs, and City staff may object to increased workload.	2
Timeline	The resolution, incentive program, and technical assistance resources could be developed within 2 years. Measurable reductions would occur gradually, likely over 10 years.	1
Feasibility	Existing codes, technical resources, and case studies are readily available. Administrative capacity will be needed to provide technical assistance, and review projects.	3
Co-Benefits	Energy security, visibility, job creation.	3
Weighted Average		2.40

⁹¹ Ryan Anderson, Jeff Bousson, and Kevin Emerson. "Strategic Action Plan for Building Decarbonization in Park City and Summit County" (UT, September 2021).

B-02 Primary Residential Exemption for Sustainable Buildings

Work with the County to adopt a policy that offers the Primary Residential Exemption to second home owners who install a set amount of renewable energy on their property.

Emissions Reduction Potential	Roughly 30% of homes in Grand County are second homes, so this policy could have a major impact on building emissions if widely adopted. ⁹²	2
Funding & Cost	Technically, there is no cost to this measure, but it would pull funding from other places, mostly the school district. Counting that as a net cost and loss to the community, this would be expensive to residents. ⁹³	1
Stakeholder Support	Wealthy homeowners would be likely to adopt due to the tax savings. However, pulling funding from places like the school district would be unpopular among year-round residents.	1
Timeline	Emissions reductions would take a few years since the process of getting the word out and building renewable energy projects would be slow. Adoption rates could be low.	2
Feasibility	Because this measure would require coordination at the county level, it is less likely to be feasible from a city perspective.	1
Co-Benefits	Energy security, job creation, air quality, visibility.	3
Weighted Average		1.55

⁹² Sophia Fisher, "A third of housing stock is a secondary residence," The Times-Independent, October 10, 2023, <https://www.moabtimes.com/articles/a-third-of-housing-stock-is-a-secondary-residence/>.

⁹³ "City of Moab Property Tax History," City of Moab, accessed June 25, 2026, <https://www.moabcity.gov/582/Property-Taxes>.

B-03 Sustainability Certification Program

Create a voluntary certification program for sustainable buildings, businesses, and industries. The program would recognize local businesses and other organizations that demonstrate leadership in energy efficiency, clean energy, electrification, emissions reductions, and other sustainability practices. Recognition could take the form of certifications, awards, or annual competitions, with participating organizations promoted through City sustainability and tourism marketing efforts. Program criteria should align with community climate and sustainability goals and may incorporate standards related to high-performance buildings, sustainable tourism, and green business operations.

Emissions Reduction Potential	The program may encourage voluntary adoption of energy efficiency, electrification, and clean energy practices, but reductions are indirect and dependent on participant uptake, limiting overall community-scale impact.	1
Funding & Cost	Costs would primarily involve staff time for program design, criteria development, marketing, and ongoing administration. Partnerships and sponsors could offset some cost.	2
Stakeholder Support	Businesses, lodging providers, and tourism operators are likely to support participation due to marketing benefits and reputational value, though some may be less motivated if certification requirements are perceived as burdensome.	3
Timeline	Could be launched relatively quickly, and participation could begin immediately, but measurable emissions reductions would accumulate gradually.	2
Feasibility	Certification frameworks are well established and can be adapted from existing models, making implementation straightforward.	3
Co-Benefits	Air quality, improved health, visibility.	3
Weighted Average		2.10

B-04 Full Municipal Building Electrification

Create an initiative specific to municipal electrification with the goal of electrifying all municipal buildings by 2030. Conduct energy audits for municipal buildings self install or hire a contractor to install electric heating and cooling. Possible funding can be found through the Watt Smart Business Program.⁹⁴

Emissions Reduction Potential	Commercial and institutional emissions make up a small percentage of Moab's total emissions, and government buildings are likely a small part of that. Measure is unlikely to have a substantial impact on emissions.	1
Funding & Cost	Previous quotes for municipal electrification and efficiency upgrades have exceeded \$1,000,000. Rebates available through Watt Smart might be able to help reduce these costs, but full electrification remains expensive.	1
Stakeholder Support	The city government should have high interest due to Moab's sustainability goals.	3
Timeline	Installation of electric heating and cooling equipment can be completed within a few years and emissions reductions would immediately follow.	3
Feasibility	Technology for electrification already exists and heat pump technology has steadily improved. Not much City staff time would be required for implementation.	3
Co-Benefits	Visibility, improved health.	3
Weighted Average		1.90

⁹⁴ "Incentive Lists," Rocky Mountain Power, accessed June 25, 2026, <https://www.rockymountainpower.net/savings-energy-choices/business/wattsmart-efficiency-incentives-utah/ut-incentive-lists.html>.

B-05 SERDA Weatherization Education Campaign for Low-Income Housing

Develop an education and outreach campaign for building owners and property managers of low income housing units in Moab informing them about the SERDA Weatherization Program.⁹⁵ Provide educational materials on the City's website as well as workshops and technical assistance within the application process.

Emissions Reduction Potential	Small energy use savings would be seen in the residential energy emissions category.	1
Funding & Cost	Cost to the City should be low since the program provides building owners with funding for weatherization. Costs would include staff time to build out the education campaign, perform outreach, and technical assistance.	3
Stakeholder Support	Both residents and the building owners would save money with very little to no up front cost, and weatherization improves comfort.	3
Timeline	Creating the education and outreach campaign should only take a couple of years but a few more years are likely needed for buildings to apply for the program, receive funding and perform weatherizations.	2
Feasibility	The program itself would require no technology and relatively low commitment from City staff.	3
Co-Benefits	Visibility, poverty alleviation, job creation.	3
Weighted Average		2.35

⁹⁵ "Weatherization," SERDA, accessed June 25, 2026, <https://serda.utah.gov/weatherization>.

B-06 Mandate Home Energy Scores for Residential Properties

Develop a mandatory building energy performance rating system that scores homes based on energy efficiency, electrification, and renewable energy generation. The rating would provide a simple, standardized way for prospective homebuyers and renters to understand a building's energy performance and expected utility costs. Ratings would be displayed during property sales or upon rental listing, similar to the policy adopted by Park City and Summit County.⁹⁶

Emissions Reduction Potential	While the program does not directly reduce emissions, it would encourage energy efficiency upgrades and renewable energy adoption.	2
Funding & Cost	Costs would primarily include program development, administration, outreach, and potential energy assessment services. Funding opportunities may be available through state energy programs, utilities, and federal grants. Incentives could increase program cost as well as participation rates.	2
Stakeholder Support	Homeowners with efficient homes may welcome recognition and increased property value. Prospective buyers would benefit from greater transparency regarding building performance. Some property owners may have concerns about assessment costs or the disclosure of low ratings.	2
Timeline	Program development could occur within 2 years, with participation beginning shortly thereafter. Emission reductions would likely occur gradually.	1
Feasibility	Success would depend on creating a simple, understandable rating system and providing sufficient outreach and incentives to encourage participation. Not much staff time would be needed.	3
Co-Benefits	Visibility, improved health.	3
Weighted Average		2.10

⁹⁶ Ryan Anderson, Jeff Bousson & Kevin Emerson, "Strategic Action Plan for Building Decarbonization in Park City and Summit County" (Park City, UT, September 2021).

B-07 Building Energy Performance Standard for Commercial Buildings

Pass a policy that makes the energy consumption and CO2 impacts of commercial buildings that are 10,000 square feet and larger in Moab visible to the building owner and the public. In order to target efficiency retrofits to buildings in need while also increasing awareness of and demand for commercial building energy retrofits that lower carbon emissions.

Emissions Reduction Potential	A Building Energy Performance Standard establishes ongoing efficiency requirements for existing commercial buildings, driving substantial and sustained emissions reductions across a major emissions sector while encouraging continuous building performance improvements.	3
Funding & Cost	Costs would primarily include program development, administration, outreach, and potential energy assessment services. Funding opportunities may be available through state energy programs, utilities, and federal grants. Incentives could increase program cost as well as participation rates.	2
Stakeholder Support	Businesses are likely not to be interested in making their scores available to the public. There might also be pushback within the government to keep good relationships with the businesses.	0
Timeline	Program development could occur within 2 years, with participation beginning shortly thereafter. Market transformation and associated emissions reductions would likely occur gradually over 5–15 years.	1
Feasibility	Success would depend on creating a simple, understandable rating system and providing sufficient outreach and incentives to encourage participation. Not much staff time would be needed.	3
Co-Benefits	Visibility, improved health.	3
Weighted Average		0.00

B-08 Commercial Property Assessed Clean Energy (C-PACE) Promotion Initiative

Promote the use of Commercial Property Assessed Clean Energy (C-PACE) financing for eligible commercial, multifamily, and hospitality projects through outreach, education, technical assistance, and partnerships with developers, lenders, and property owners. The City may incorporate information about C-PACE financing into development review and business assistance programs and explore incentives for projects that utilize C-PACE.⁹⁷

Emissions Reduction Potential	C-PACE offers financing for energy efficiency, electrification, and renewable energy upgrades that significantly reduce building emissions.	2
Funding & Cost	Costs would involve outreach, education, and coordination, with limited funding required. Staff time would be needed to integrate C-PACE into permitting and business assistance processes.	3
Stakeholder Support	Developers, lenders, commercial property owners, and the hospitality sector are likely to support access to favorable financing tools.	3
Timeline	Projects financed through C-PACE can be implemented as soon as financing is secured, but broader emissions reductions will accumulate over time as projects are adopted across the building stock.	2
Feasibility	C-PACE is an established financing mechanism, and implementation would require outreach and coordination rather than new technology or infrastructure.	3
Co-Benefits	Air quality, improved health.	3
Weighted Average		2.65

⁹⁷ "Utah C-PACE Opportunity," Utah C-PACE, accessed June 25, 2026, <https://utahcpace.com/>; "What is C-PACE," Utah Office of Energy Development, accessed June 25, 2026, <https://energy.utah.gov/homepage/programs/c-pace/>.

B-09 Municipal Energy Sales and Use Tax Exemptions

Provide exemptions from the Utah Municipal Energy Tax for buildings that install renewable energy generation like solar, fully electrify, provide proof of energy efficiency measures, or subscribe to a community solar program.⁹⁸

Emissions Reduction Potential	This would apply to the nonresidential stationary energy which makes up a substantial portion of Moab's total emissions. The policy could have a significant effect on the sector.	2
Funding & Cost	Net cost would factor in lost tax revenue, even though the measure would have low up-front cost.	1
Stakeholder Support	The City may not be interested in giving tax exemptions, even though businesses would likely be very interested. However, providing exemptions to this tax is currently illegal, save for very specific circumstances in Utah. ⁹⁹	0
Timeline	The ordinance could be passed within 2 years. Most of the actions needed for the exemption also could take place within a few years. Emissions reductions would likely be seen within 10 years.	2
Feasibility	Staff time would be relatively low, and would involve writing a new ordinance. However, it would likely require negotiations with Rocky Mountain Power, which they may not be open to.	2
Co-Benefits	Energy security, visibility, quality of life, air quality.	3
Weighted Average		0.00

⁹⁸ "Municipal Energy Tax," Utah State Tax Commission, accessed June 25, 2026, <https://tax.utah.gov/business/sales-tax/sales-related-taxes/municipal-energy/>.

⁹⁹ Utah Municipal Code § 10-1-305 (1998).

Energy

E-01 Encourage Community Solar Developers to Service Moab

Support community solar participation opportunities that complement enrollment in Utah Renewable Communities and expand local investment in renewable energy. Efforts may include education, technical assistance, and partnerships that increase awareness and access for residents, renters, and businesses. Enroll the City of Moab into the SolarApp+ program to automate residential solar permitting processes to streamline and encourage solar development.¹⁰⁰ Fort Collins, Colorado could serve as an example.¹⁰¹

Emissions Reduction Potential	Expanding access to community solar enables broad participation in renewable energy, particularly for residents and businesses unable to install onsite solar.	2
Funding & Cost	Cost would include educational and technical efforts from the City. This would likely be relatively low.	3
Stakeholder Support	Community solar should be in the interest of residents as it can save money. However, it may have too much perceived overlap with the Utah Renewable Communities program.	2
Timeline	It would take time for the program to actually take off. After people engage in these programs, emission reductions will be seen almost immediately.	2
Feasibility	With staff time already dedicated to outreach about Utah Renewable Communities, it may be difficult to allocate time to separate buildout of this program.	2
Co-Benefits	Energy security, visibility, job creation, air quality.	3
Weighted Average		2.35

¹⁰⁰ "Solar Permitting Solved," SolarApp+, accessed June 25, 2026, <https://www.gosolarapp.org/>.

¹⁰¹ "Riverside Community Solar Project," City of Fort Collins, accessed June 25, 2026, <https://www.fortcollins.gov/Services/Utilities/Programs-and-Rebates/Energy-Programs/Residential-Solar-and-Battery-Storage/Riverside-Community-Solar-Project>.

E-02 Increase Participation in Existing Renewable Energy Related Programs

Increase awareness of and encourage participation in programs such as the WattSmart Battery Program, Blue Sky Renewable Energy, and the Community Clean Energy Program.¹⁰² The City would support outreach efforts to educate residents and businesses about the financial, environmental, and grid reliability benefits of enrolling in these programs. Strategies could include targeted communications through utility bill inserts, the City website, social media, workshops, and partnerships with local organizations and employers.

Emissions Reduction Potential	These programs increase renewable energy adoption and grid flexibility, which reduce indirect emissions from electricity consumption. Battery programs increase grid efficiency and reduce peak demand.	2
Funding & Cost	Costs would primarily include outreach, marketing, and staff coordination.	2
Stakeholder Support	Many residents are likely to support programs that lower energy costs or provide renewable energy access without requiring upfront installation costs.	3
Timeline	Outreach efforts could begin immediately, with increased participation occurring within a few years depending on communication effectiveness and program accessibility.	3
Feasibility	These programs already exist through utility providers and regional energy partners. The City's role would be facilitation, education, and encouragement.	3
Co-Benefits	Visibility, energy security.	3
Weighted Average		2.45

¹⁰² "Wattsmart Batteries," Rocky Mountain Power, accessed June 25, 2026, <https://www.rockymountainpower.net/savings-energy-choices/wattsmart-battery-program.html>, "Renewable Energy," Rocky Mountain Power, accessed June 25, 2026, "About the Community Clean Energy Program," Utah Renewable Communities, 2026, <https://www.utahrenewablecommunities.org/about/>.

E-03 Solar Program for Municipal Facilities

Partner with local solar developers to implement a program like Generation Solar in Boulder, which had no upfront cost and resulted in 2.1 MW of new solar.¹⁰³ Partners could be corporate (as in Boulder) or private investors. The most obvious location is the wastewater treatment plant with a large city-owned plot adjacent.¹⁰⁴

Emissions Reduction Potential	This would help meet the city's goal of 100% renewable municipal electricity, and excess power could be sold back to the utility.	2
Funding & Cost	If the project was financed like Generation Solar, there would be no upfront cost to this measure and it saves the City money on utility bills.	3
Stakeholder Support	If there is no upfront cost, stakeholders are likely to support. However, there may be pushback from residents who see it as redundant after the approval of Utah Renewable Communities.	2
Timeline	If approved quickly, projects could be online within 5 years.	3
Feasibility	Technology is easy to access and very little staff involvement would be needed after project launch.	3
Co-Benefits	Air quality, energy security, job creation, visibility.	3
Weighted Average		2.45

¹⁰³ "Generation Solar," City of Boulder, April 2021, <https://bouldercolorado.gov/projects/generation-solar>.

¹⁰⁴ "Moab Parcel Map," City of Moab, accessed June 25, 2026, <https://cityofmoab.maps.arcgis.com/apps/webappviewer/index.html?id=2546bdb636c047cfb015db25965060c6>.

E-04 Utah Renewable Communities Participation and Outreach Initiative

Support participation in the Utah Renewable Communities (URC) program through education, business engagement, equitable outreach, and transparent reporting. The program would provide stakeholders with clear information about benefits, costs, enrollment options, and available assistance programs. Promote participation through community events, sustainability initiatives, and public recognition programs. This initiative aims to maximize community benefits from renewable electricity while supporting local climate and sustainability goals.

Emissions Reduction Potential	Achieving high participation rates in URC could drive substantial emissions reductions across multiple sectors.	3
Funding & Cost	Implementation would involve outreach, education, marketing, and reporting, with limited capital costs. Some staff time would be required but the external program structure already exists.	3
Stakeholder Support	Moab City Council has formally supported participation in the Utah Renewable Communities program, indicating strong community support. ¹⁰⁵ Most stakeholders are likely to be supportive, but some may resist the additional charge on utility bills for enrolled participants.	2
Timeline	Emission reductions could occur relatively quickly as participants enroll in the program, with measurable impacts appearing as soon as participation levels increase.	3
Feasibility	The program already exists, and implementation relies primarily on outreach, education, and coordination rather than new infrastructure or technology.	3
Co-Benefits	Air quality, improved health, energy security, visibility	3
Weighted Average		2.75

¹⁰⁵ "An Ordinance of City of Moab Enacting Chapter 9.44 of the Moab Municipal Code, Community Clean Energy Program" (City of Moab Ordinance No. 2026-09, Moab, UT, April 28, 2026).

Waste

W-01 Reusable To-Go Cup Cafe Network

Launch a reusable cup program for coffee shops that opt-in. Every member of the program will have the same to-go reusable cups that are scanned at checkout and then scanned again when returned. Customers can return the mugs to either any coffee shop in the network or a drop-off area in town. Breckenridge and Crested Butte, Colorado have similar programs.¹⁰⁶

Emissions Reduction Potential	Waste is a relatively small sector and coffee cups are unlikely to be a significant source of emissions within the sector. Cups alone likely have a very limited ability to affect emissions.	0
Funding & Cost	Costs include reusable cups, as well as educational materials and signage.	3
Stakeholder Support	Good for coffee shops looking to position themselves as supporters of sustainability. The program may ultimately save shops money over time with the saved cost of cups.	3
Timeline	Some time would be needed for the program to be launched; likely there would be a pilot. After that, coffee shops would need to be made aware of the program, and it would take time to gain meaningful participation numbers.	2
Feasibility	Reusable cups are not hard to acquire, and it would only require outreach and education. Not much staff time or technology would be needed.	3
Co-Benefits	Visibility, improved health.	3
Weighted Average		0.00

¹⁰⁶ “Be Good at To-Go,” City of Breckenridge, accessed June 25, 2026, <https://www.sustainablebreck.com/goodattogo>; “Toolkit: Crested Butte Waste-Free Events” (Crested Butte, CO, May 2022).

W-02 Save-As-You-Throw Trash Program

Customers would be charged based on the size of their trash bin. A new pricing contract would need to be negotiated with the local waste utility. People could then opt-in to use the new pricing system.

Emissions Reduction Potential	Pay-as-you-throw programs have been shown to reduce landfill waste and increase recycling rates. ¹⁰⁷ Save-as-you-throw programs are usually more popular since they provide savings rather than additional payments.	2
Funding & Cost	Administrative costs would primarily involve coordination with CSWA, public outreach, and program implementation. Cost to the City would be low unless CSWA asked them to pay for the new bins.	3
Stakeholder Support	Residents who generate less waste may strongly support the opportunity to lower their utility bills. Clear communication about customer choice and cost savings opportunities could help build support. However, CSWA did not seem interested.	2
Timeline	Program development and contract negotiations could take up to 2 years. Waste reduction impacts would likely begin shortly after implementation and increase with participation.	3
Feasibility	SAYT programs are widely used across the United States and are often implemented through existing waste collection systems.	2
Co-Benefits	Improved health.	1
Weighted Average		2.20

¹⁰⁷ "Pay-As-You-Throw Success Stories" (US EPA Archive Document, April 1997).

W-03 Waste Education Program

Partner with the local school district and local nonprofits like Moab Community Childcare to host public waste education programs on an annual basis.¹⁰⁸ Campaigns could focus on recycling, compost, and other waste reduction habits.

Emissions Reduction Potential	Unlikely to provide much measurable reduction in waste emissions. However, encouraging good waste habits provides other benefits to the community, like reduction in litter and illegal dumping.	1
Funding & Cost	Costs would include staff time or time to find volunteers from the community.	3
Stakeholder Support	As long as cost is low, it is unlikely that any major stakeholders would oppose this measure.	3
Timeline	Reductions in waste would likely be seen immediately after implementation and increase gradually over time.	3
Feasibility	Staff time could add up over time, but no technology would be needed for implementation. Moab has hosted similar events in the past, but not regularly. ¹⁰⁹	2
Co-Benefits	Visibility.	2
Weighted Average		2.25

¹⁰⁸ "Moab Community Childcare," Moab Community Childcare, accessed June 25, 2026, <https://www.moabchildcare.org/>.

¹⁰⁹ Kelly Smith, "Talking Trash: Local Advocates Bring Recycling Education to Moab Students," Moab Sun News, May 2, 2024, <https://moabsunnews.com/2024/05/02/talking-trash-local-advocates-bring-recycling-education-to-moab-students/>.

W-04 Deconstruction Policy

Implement a deconstruction policy that mandates deconstruction practices as part of the permitting process for new projects. Structured like policies in Salt Lake City and Boulder, Colorado, it would become part of the existing permitting process.¹¹⁰ The City could partner with an existing organization like Green Halo Systems to track waste diversion.¹¹¹

Emissions Reduction Potential	Waste is a relatively small sector, and there is still enough space in Moab to allow new development to occur in areas that haven't been developed yet. Additionally, while deconstruction has a small direct impact on Moab's waste emissions, Scope 3 reductions from reduced need for manufacturing are more dramatic.	1
Funding & Cost	As these policies typically collect enough money to be self-sufficient, there would be no added costs to the City. In Boulder, if deconstruction policies are not followed, funds are generated.	3
Stakeholder Support	While most residents are likely to support this measure, construction companies may be resistant to the change in practices.	2
Timeline	Once implemented, emissions from construction waste would dip immediately. However, it may take years to get key stakeholders on board.	3
Feasibility	Changes to the permitting process take staff involvement, but could be discussed at regular intervals. Green Halo Systems has already built the necessary tracking software.	3
Co-Benefits	Visibility, job creation.	3
Weighted Average		2.15

¹¹⁰ Construction and Deconstruction Zero Waste Requirements," City of Boulder, accessed June 25, 2026, <https://boulder.colorado.gov/services/sustainable-deconstruction-requirements>; "Construction & Demolition Waste," Salt Lake City, accessed June 25, 2026, <https://www.slc.gov/sustainability/waste-management/construction-demolition-waste/>.

¹¹¹ "Green Halo Systems," Green Halo Systems, accessed June 25, 2026, <https://www.greenhalosystems.com/>.

Funding Mechanisms

Funding is a key step in ensuring policies and actions can be carried out. As a small municipality with a tight budget, it is especially important for City of Moab staff to actively pursue external funding mechanisms in order to accomplish its sustainability goals.¹¹² The following are potential long-term funding mechanisms that the City could use to fund the policies proposed above.

Funding Mechanisms Evaluation Criteria

	Value Logic				
Criteria	0	1	2	3	Weight
Connected Policies	No Policies from the Feasibility Study document can utilize this funding source.	1-3 Policies from the Feasibility Study document can utilize this funding source.	3-5 Policies from the Feasibility Study document can use this funding source if adopted.	At least 5 policies from the Feasibility Study document can use this funding source.	33%
Stakeholder Support	All key stakeholders are almost certain to oppose the funding source.	The majority of key stakeholders and the community are unlikely to support this funding source.	Some key stakeholders and community members are likely to support the funding source, but some are likely to oppose.	The majority of key stakeholders and the community are likely to support the funding source.	33%
Tradeoffs and Risks	This funding source has all of the following negative trade-offs/risks: lost government funding for other projects, increased taxes for residents, loss of tourism revenue, or bad visibility.	This funding source has more than one of the following negative trade-offs/risks: lost government funding for other projects, increased taxes for residents, loss of tourism revenue, or bad visibility.	This funding source has one of the following negative trade-offs/risks: lost government funding for other projects, increased taxes for residents, loss of tourism revenue, or bad visibility.	This funding source has no negative trade-offs/risks.	33%

¹¹² City of Moab, "Annual Budget Information," accessed June 25, 2026, <https://www.moabcity.gov/272/Budgets>.

F-01 Transportation Tax Fund

Establish a funding source dedicated to supporting sustainable transportation projects and programs that reduce vehicle miles traveled, improve mobility options, and enhance visitor and resident access throughout the community. Potential funding mechanisms may include parking revenues, transportation impact fees, tourism-related taxes or assessments, grants, public-private partnerships, or other locally appropriate revenue sources. Funds could support transit and shuttle services, active transportation infrastructure, trail and mobility connections, electric vehicle charging, transportation demand management programs, and other projects.

Connected Policies	T-03 Electric-First Municipal Vehicle Replacement Policy T-06 Expand Multi-Use Path Network T-07 Free Microtransportation in Downtown Moab T-08 Accelerate Community EV Charging Deployment T-09 Expand the Bus System T-11 Multimodal Access and Mobility Hub Initiative T-12 Grand County Shuttle System T-13 Construct a Transportation Hub T-14 Electrify Tourism and Commercial Vehicle Fleets	3
Stakeholder Support	Stakeholder support is likely mixed, with most residents and businesses supportive of improved mobility and infrastructure. Some may resist new or increased fees.	2
Trade-offs/Risks	Increased taxes for residents, loss of tourism revenue.	1
Average		2.00

F-02 Funding for Municipal Vehicle Electrification

Pursue FTA, EPA, and Utah Clean Fleet Program grants for electric buses, municipal electrification, or more EV chargers.¹¹³ Eligible projects could include electric buses/shuttles, municipal fleet electrification, public EV charging infrastructure, fleet charging equipment, and related planning and implementation activities.

Connected Policies	T-03 Electric-First Municipal Vehicle Replacement Policy T-04 Electrify School Bus Fleet T-05 Partner with EV companies in Future Vehicle Sponsorships T-06 Expand Multi-Use Path Network T-07 Free Microtransportation in Downtown Moab T-08 Accelerate Community EV Charging Deployment T-09 Expand the Bus System T-10 Off-Road Vehicle Electrification Initiative T-11 Multimodal Access and Mobility Hub Initiative T-12 Grand County Shuttle System	3
Stakeholder Support	Pursuing external funding is generally well supported because it brings additional resources into the community and reduces the burden on local taxpayers.	3
Trade-offs/Risks	None.	3
Average		3.00

¹¹³ "Utah Clean Fleet Program," Utah Department of Environmental Quality, accessed June 25, 2026, <https://deq.utah.gov/daq/incentives-aq/clean-fleet>.

F-03 Allocate Municipal Taxes to Sustainability Initiatives

Appropriate funds from Moab's municipal energy tax to future sustainability initiatives.¹¹⁴ Projects could be funded in every sector including buildings, energy, waste, and AFOLU. Tax revenue could be used for both infrastructure and other municipal programs.

Connected Policies	B-03 Sustainability Certification Program B-04 Full Municipal Building Electrification B-07 Building Energy Performance Standard for Commercial Buildings B-08 Commercial Property Assessed Clean Energy (C-PACE) Promotion Initiative E-03 Solar Program for Municipal Facilities E-04 Utah Renewable Communities Participation and Outreach Initiative	3
Stakeholder Support	This should be well received within the government due to Moab's sustainability goals. However, some stakeholders may oppose depending on where funds are pulled from.	2
Trade-offs/Risks	Lost government funding for other projects.	2
Average		2.33

¹¹⁴ "Municipal Energy Tax," Utah State Tax Commission, accessed June 25, 2026, <https://tax.utah.gov/business/sales-tax/sales-related-taxes/municipal-energy/>.

F-04 Non-Profit to Fund Future Sustainability Projects

Establish a nonprofit to provide funding to future sustainability projects, including residential energy efficiency upgrades and municipal solar.¹¹⁵ Initial funding could come from grants, private donors, business partnerships, utility programs, and more. Funding could be provided to residents and businesses to fund projects like rooftop solar and energy efficiency upgrades, as well as for municipal projects like solar for government buildings or EV charging infrastructure.

Connected Policies	T-03 Electric-First Municipal Vehicle Replacement Policy T-04 Electrify School Bus Fleet T-06 Expand Multi-Use Path Network T-08 Accelerate Community EV Charging Deployment T-09 Expand the Bus System T-11 Multimodal Access and Mobility Hub Initiative T-12 Grand County Shuttle System T-13 Construct a Transportation Hub A-01 Expand Urban Tree Canopy A-02 Moab Regenerative Agriculture Initiative A-03 Climate-Resilient Landscaping Program A-04 Colorado River and Mill Creek Riparian Restoration Program A-05 Biological Soil Crust Protection and Restoration Initiative A-06 Municipal Open Space Preservation B-03 Sustainability Certification Program B-04 Full Municipal Building Electrification E-03 Solar Program for Municipal Facilities W-02 Save-As-You-Throw Trash Program	3
Stakeholder Support	If funds are dispersed in a way that benefits individuals and the public, this could be very popular.	3
Trade-offs/Risks	None.	3
Average		3.00

¹¹⁵ “Green Banks,” EPA, accessed June 25, 2026, <https://www.epa.gov/statelocalenergy/green-banks>; “What’s a Green Bank,” Green Bank Movement, accessed June 25, 2026, <https://www.greenbankmovement.org/>.

F-05 Green Moab Certification Program for Businesses

Establish a Green Moab certification for local businesses that would be earned by enrolling in Utah Renewable Communities, operating on-site renewable energy, or donating an established amount to Utah Clean Energy or other similar initiatives. Keep Tahoe Blue is a similar program that hosts beach cleanups and other events, collects donations, and provides funding to things like microtransit in the Lake Tahoe area.¹¹⁶

Connected Policies	T-07 Free Microtransportation in Downtown Moab T-14 Electrify Tourism and Commercial Vehicle Fleets B-03 Sustainability Certification Program A-01 Expand Urban Tree Canopy A-02 Moab Regenerative Agriculture Initiative A-04 Colorado River and Mill Creek Riparian Restoration Program A-05 Biological Soil Crust Protection and Restoration Initiative A-06 Municipal Open Space Preservation	3
Stakeholder Support	Pursuing external funding is generally well supported because it brings additional resources into the community and reduces the burden on local taxpayers. That is especially true for visible projects that occur in the area.	3
Trade-offs/Risks	None.	3
Average		3.00

¹¹⁶ "Tahoe Blue Business Program," Keep Tahoe Blue, accessed June 25, 2026, <https://www.keeptahoeblue.org/bluebusiness/>.



TITLE: Public Hearing and Consideration and Possible Recommendation of Approval of a Development Agreement for the Henry Shaw Hotel Located at 836 and 840 South Main Street, Moab UT, 84532, Parcels 01-0012-0011 and 01-0012-0017 between GP 836 LLC and the City of Moab, Utah.

DISPOSITION: Public hearing and discussion and possible action

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

-Exhibit 1: Public Hearing Notice

-Exhibit 2: Development Agreement Clean Draft

STAFF RECOMMENDATION: Forward a positive recommendation of approval of the Development Agreement for 836 and 840 South Main Street, Parcels 01-0012-0011 and 01-0012-0017 between GP 836 LLC and the City of Moab, Utah, with or without modifications to the Moab City Council.

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 forward a negative motion recommendation to City Council, giving specific findings for decision.

RECOMMENDED MOTION: I Motion to forward a positive recommendation of the approval of the Development Agreement for 836 and 840 South Main Street, Parcel's 01-0012-0011 and 01-0012-0017 between GP 836 LLC and the City of Moab, Utah given that final language agreed upon by both parties will be presented to City Council for approval.

SUMMARY:

Property Owner: TTF LLC and ZZ's in Moab LLC

Applicant: Jeffery Fin

Location: 840 and 836 S Main, Moab, UT 84532

Parcel: 01-0012-0011 and 01-0012-0017

Zoning: C-4

Use: 28 units of workforce housing



MOAB CITY PLANNING COMMISSION AGENDA

October 8, 2026

The 836 and 840 South Main project got conditional land use approval from Planning Commission on August 13th, 2026 consisting of the following:

- a) Resubmittal of retaining wall detail sheet
- b) Workforce Housing Fee-in-lieu due before issuance of building permit in the amount of \$2,629,446.03 or LURA for construction of affordable units.
- c) Boundary Line Adjustment combining parcels 01-0012-0011 and 01-0012-0017

In order to construct the 28 workforce housing units to the applicant's preference, to fulfill the 2nd condition of land use approval, the applicant required a development agreement to give concession to the following code sections;

17.69.040. Construction Requirement

A. Except as is otherwise provided in this section, a developer/subdivider may construct new affordable housing units within the project area of the overnight accommodation, or on other suitable property within the City.

E. The area of affordable housing units built pursuant to the construction requirement shall be an average of not less than one thousand square feet per unit. Developers shall provide a mix of one bedroom and larger units based on the expected needs of the project, as further specified in the development improvements agreement and/or the LURA.

The applicant proposes that the units be allowed within Grand County limits and have a lower average finished floor area than 1,000 SF.

Utah State Code, 10-20-508:

(2) (a) A development agreement may not:

- iii) allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section [10-20-502](#), including a review and recommendation from the planning commission and a public hearing.

Planning Commission for a Development Agreement on October 8, 2026.



MOAB CITY PLANNING COMMISSION AGENDA

October 8, 2026

RELEVANT LAWS, STUDIES & PLANS:

MMC 17.69, Assured Workforce Housing

RESPONSIBLE DEPARTMENT:

Community Development, Administrative

FINANCIAL IMPACT:

WAHO Payment will not be made if the assured workforce units are built.

CITY OF MOAB PUBLIC HEARING

RESOLUTION 15-2026, PROPOSED DEVELOPMENT AGREEMENT FOR 836 and 840 S MAIN STREET, MOAB, UT. 84532

The City of Moab Planning Commission will hold a Public Hearing on October 8, 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 Resolution 15-2026, Draft Proposed Development Agreement for the project at 836 and 840 S Main Street, Parcel 01-0012-0011 and 01-0012-0017, between 836 GP LLC and the City of Moab.

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 September 28, 2026.

Posted on the Moab City's website - www.moabcity.org on September 28, 2026.

Published on State of Utah's Public Meeting Notice Website - www.utah.gov/pmn on September 28, 2026.

/s/ Johanna Blanco

Associate Planner

WHEN RECORDED, RETURN TO:
217 East Center Street
Moab, Utah 84532

COVER AND PROJECT INFORMATION SHEET
FOR MOAB CITY MASTER DEVELOPMENT AGREEMENT

made as of the _____ day of _____ in the year _____.

Between the “Developer”:

836 GP, LLC
Attn: Jeff Finn

and the “City”:

City of Moab, a political subdivision and municipal corporation of Utah
Attn: City Recorder
217 East Center Street
Moab, Utah 84532

for the following **Project**:

Name: Hotel Moab
Project Location: 836, 840 South Main St. and 3090 Desert Road South, Moab, Utah
Type: Hotel

Effective Date: _____

Developer Contact:

City Contacts: Community Development Department: Cory Shurtleff, AICP,
cshurtleff@moabcity.gov

Recorder: Sommar Johnson, sommar@moabcity.gov

City Attorney: Nathan Bracken, nbracken@shutah.law

Approval Ordinance: _____

CITY OF MOAB
MASTER DEVELOPMENT AGREEMENT
FOR
[HOTEL MOAB]

THIS MASTER DEVELOPMENT AGREEMENT (“**Agreement**”) is made and entered as of the Effective Date by and between the City of Moab, a Utah municipality (the “**City**”) and 836 Moab, LLC, a Delaware limited liability company, and 840 Moab, LLC, a Delaware limited liability company (collectively, “**Developer**”), as each is defined in the Cover and Project Information Sheet (“**Cover Sheet**”) for this Agreement, each a “**Party**” and collectively “**Parties**” herein.

RECITALS

WHEREAS, the Developer is developing a 240-room hotel (the “**Project**”) on property within the City, more particularly described on **Exhibit A (“Property”)**;

WHEREAS, the Project implicates the assured-workforce-housing requirements of Moab Municipal Code Chapter 17.69 (“**AWHO**”); and

WHEREAS, the Developer proposes to satisfy the Project’s AWHO construction requirement by constructing 28 units of affordable housing (“**Affordable Housing**”) on property located approximately at 3090 Desert Road South in unincorporated Grand County, Utah (“**Grand County Property**”) and the City agrees development of Grand County Property on the terms and conditions set forth herein will satisfy the AWHO; and

WHEREAS, the Developer is owner or authorized agent of the owner of the Property; and

WHEREAS, the City seeks to promote the health, safety, and welfare of the inhabitants of the City through the establishment and administration of zoning, development, and subdivision regulations concerning the use and development of land in the City;

WHEREAS, the City is desirous of development of the Property for the purpose of developing the Project in the manner outlined to the City;

WHEREAS, the City’s planning commission held public hearing to consider this Agreement on _____ **[date]** and provided a recommendation to the City Council, consistent with Utah Code § 10-20-502;

WHEREAS, the City Council held a duly noticed public hearing for the approval of this Development Agreement on _____ **[date]**; and

WHEREAS, it is in the best interests of both the Developer and the City that this Agreement be adopted and effective as a “development agreement” within the meaning, and subject to the provisions, of Utah Code §§10-20-102(18) and 10-20-508¹ and to consent to all the terms of this Agreement as valid conditions of development of the Project; and

WHEREAS, the City, by the Approval Ordinance and pursuant to Utah Code § 10-20-508(2)(a)(iii), agrees that the following provisions of the Moab Municipal Code (“MMC”) will be deemed satisfied with respect to the Project upon compliance with the terms and conditions of this Agreement: (i) MMC 17.69.050.A will be deemed satisfied by construction of the Affordable Housing on the Grand County Property; and (ii) MMC 17.69.050.E will be deemed satisfied by construction of Affordable Housing with unit sizes averaging approximately 450 square feet, as described in **Exhibit C**.

NOW THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged and accepted by both Parties, the Parties hereto mutually agree and covenant as follows:

1. Effective Date, Development Authorizations, Termination

- 1.1. The “**Effective Date**” of this Agreement is the effective date of the enacting ordinance by the City Council, regardless of any difference or delay in time between that date and the date(s) upon which it is signed by any of the Parties and shall be indicated on the Cover Sheet. The City may not execute this Agreement until approved by the City in accordance with the MMC.
- 1.2. This Agreement has been approved by the City’s legislative body after applicable notice under Utah Code § 10-20-502 and after review and recommendation from the City’s planning commission and a public hearing. Thus, pursuant to Utah Code § 10-20-508(2)(a)(iii), this Agreement authorizes uses and development of land that the provisions of applicable regulations governing the Project would otherwise prohibit in accordance with Section 4.3. For the avoidance of doubt, in the event of a conflict between this Agreement and any applicable land use regulation, including, without limitation, the MMC, the provisions of this Agreement will control subject to Section 7.
- 1.3. This Agreement shall be in full force and effect until the earliest occurrence of: (i) such date as the Project or the Affordable Housing is abandoned, defined as written notice from Developer to the City that it no longer intends to develop the Project or Affordable Housing; (ii) the use or active development of the Project is discontinued for a continuous period of more than two (2) years; or (iii) the Developer defaults on any provision of this Agreement and the default is not resolved as specified in this Agreement. Failure to proceed with development pursuant to this Agreement shall be deemed failure to implement the application with reasonable diligence pursuant to Utah Code § 10-20-902.

¹ Citations to the Utah Code refer to the version of the Utah Code in force as of the Effective Date.

2. Project Description

The Project is as described more fully herein, on the Cover Sheet, and as illustrated in the conceptual site plan for the Project, attached **Exhibit B**, to be modified as necessary in accordance with this Agreement's Development Standards and as defined and specified in this Agreement.

3. Deposit and Certificate of Occupancy

3.1 **Deposit**. Upon City issuing the building permit for the Project, Developer shall deposit Two Million Dollars (\$2,000,000.00) ("**Deposit**") with the City to secure Developer's obligation to construct the Affordable Housing consistent with the terms of this Agreement, unless the Developer has already delivered the Deposit to a third-party Escrow Agent prior to the issuance of a building permit pursuant to a separate agreement ("**Escrow Agreement**") signed by Developer, the City and such Escrow Agent. If the Developer delivers the Deposit to an Escrow Agent pursuant to the Escrow Agreement, then the Escrow Agreement will govern how the Deposit is to be held, used, or distributed to the Developer or the City. If the Deposit is delivered directly to the City, the City may, in its discretion, place the Deposit into an interest bearing account and the City may keep any interest earned on the Deposit to cover the City's costs and administrative time in holding and managing the Deposit. The City shall release the Deposit to Developer as follows: (i) fifty percent (50%) of the Deposit will be released to Developer upon Grand County's approval of a change in zoning designation for the Grand County Property to a new zone requested by Developer; and (ii) the remaining fifty percent (50%) of the Deposit will be released upon commencing construction of the Affordable Housing, as evidenced by Grand County issuing either a grading or building permit.

3.2 **Certificate of Occupancy**. The City may withhold a certificate of occupancy for the Project until Developer: (i) completes the Affordable Housing; (ii) posts with the City a surety bond securing Developer's obligation to complete any portion of the Affordable Housing which is unfinished as of the date the Project would otherwise be entitled to a Certificate of Occupancy, with the amount of such surety bond being determined by a good faith estimate prepared by Developer's engineer and approved by the City Engineer, such approval not to be unreasonably withheld, conditioned or delayed; or (iii) pays the fee in lieu of construction ("**FILC**") which would otherwise be applicable to the Project under MMC 17.69.040. If developer elects to pay the FILC as provided in clause (iii) of the preceding sentence, any remaining portion of Deposit held by the City at the time of the payment of the FILC being applied as a credit toward such FILC. Upon Developer's satisfaction any of the three options listed above, the City will immediately issue a certificate of occupancy for the Project provided all other applicable provisions of the MMC relating to the issuance of certificates of occupancy have been satisfied.

4. Development Standards

4.1. **Development Standards**. Notwithstanding any contrary provision of any applicable land use regulation, including, without limitation, provisions of the MMC, the Parties agree that the Project may be developed consistent with the site development standards, procedures, and rules set forth in this Agreement and shown on **Exhibit C** (collectively,

the “**Development Standards**”). Except as provided in the Development Standards, development of the Project will be subject to the otherwise applicable land use regulations, including, without limitation, the MMC, the Utah Municipal Land Use Development and Management Act, and, as applicable to the Grand County Property, the regulations, codes, and ordinances adopted by Grand County.

- 4.2. AWHO Compliance. Developer shall be deemed to have satisfied the AWHO requirements sufficient to obtain a building permit for the Project, subject to satisfying other applicable land use requirements. Upon performance of its obligations under this Agreement, Developer shall be deemed to have satisfied the AWHO requirements sufficient to obtain a certificate of occupancy. The City shall not impose any FILC, additional unit, or other AWHO obligation on the Project, and shall not withhold the Project’s certificate of occupancy on AWHO grounds absent a failure to construct the Affordable Housing in accordance with this Agreement or an uncured material default of the affordability covenants.
- 4.3. Project Entitlements Unaffected. The Project is a 240-unit hotel (an overnight accommodation) in the C-4 zone that received Level II Site Plan approval by Moab Planning Commission Resolution #12-2026 on August 13, 2026, with its site plan and design reviewed under Chapter 17.67 of the MMC. The Project’s land use approvals, site plan, and building permit are established through that separate entitlement and permitting process and are not granted, modified, conditioned, or superseded by this Agreement. This Agreement modifies the MMC only as to the AWHO provisions expressly identified in Exhibit C, and nothing in this Agreement, including any provision addressing development standards, development review, or vesting, shall be construed to require additional review or approval of the Project’s design or to diminish any land use approval or vested right the Developer holds for the Project as of the Effective Date. No remedy under this Agreement shall be exercised to withhold, revoke, or condition the Project’s separately-approved land use approvals or building permit, except the certificate-of-occupancy remedies expressly set forth in the Deposit and AWHO Compliance provisions.
- 4.4. AWHO Affordability Compliance. Developer shall ensure that the Affordable Housing at the Grand County Property complies with the affordability requirements of Chapter 17.69 of the MMC as set forth in **Exhibit C** and **Exhibit C-1**.
 - 4.4.1. The Developer shall comply with all applicable requirements set forth in the MMC as amended. It is the Developer’s responsibility to review and adhere to these regulations in the planning, permitting, development, and maintenance of the Planned Community.
 - 4.4.2. Notwithstanding anything to the contrary in the MMC, this Agreement, or the Master Plan, prior to obtaining a certificate of occupancy for any structure,

Developer shall obtain a Fire Marshall's Certification which shall ensure that available fire flow meets or exceeds the IFC standards for the structure type. The City may withhold issuance of any certificate of occupancy for a structure where this provision is not satisfied.

- 4.5. Modification. The terms and conditions of this Agreement or of any Development Review approval issued in accordance with this Agreement may be modified in accordance with the MMC.
- 4.6. Fees. Nothing herein shall be construed to relieve Developer of the standard obligations to also pay application fees, impact fees, connection fees, and other City fees and charges, at the time of permit application or pulling permits, in the ordinary course, as part of the development process, as set forth in the existing City fee schedule. These costs will be paid pursuant to the completion assurance procedures and other procedures set forth in City ordinances and policies.

5. Recording.

The responsibilities and commitments of Developer and the City as detailed in this document, when executed shall constitute a covenant and restriction running with the land and shall be binding upon the Developer/Owner of the Property, their assignees and successors in interest and this Agreement or a notice thereof shall be recorded in the Office of the Grand County Recorder by City at Developer's cost.

6. Default.

- 6.1. Developer shall be in default if Developer fails to perform any material obligation under this Agreement and such failure continues beyond the cure period applicable to the specific default alleged, which if not otherwise specified will be no less than thirty (30) days.
- 6.2. Notice. If the Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide a written "**Notice of Default**" to the other Party.
- 6.3. Contents of the Notice of Default. The Notice of Default shall:
- 6.3.1. Specify the claimed event of default;
 - 6.3.2. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default; and

- 6.3.3. If the City or Developer, as the case may be, chooses, in its discretion, it may propose a method and time for curing the default which shall be of no less than thirty (30) days duration, if weather conditions permit (provided that such period will be extended for up to sixty (60) days if such default cannot reasonably be cured within the initial cure period, the defaulting party promptly commences such cure and diligently pursues the same).
- 6.4. Remedies. Upon the occurrence of any default, and after notice as required above, then the Parties may have the following remedies:
- 6.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance, including, without limitation, enforcement of the LURA.
- 6.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default.
- 6.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the default has been cured.
- 6.5. Public Meeting. Before any remedy in Section 6.4 may be imposed by the City the Party allegedly in default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed default.
- 6.6. Default of Assignee. A default of any obligations expressly assumed by an assignee shall be deemed a default of Developer.
- 6.7. Limitation on Recovery for Default – No Damages against the City. Anything in this Agreement notwithstanding Developer may not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance. In no event will either party be entitled to special, punitive, exemplary or consequential damages.

7. Vesting.

Upon the Effective Date of this Agreement the Developer's right to construct the Project, under the terms and conditions of this Agreement shall be vested to the fullest extent allowable under Utah Code § 10-20-902. Except as expressly and mutually agreed in writing by the Parties, all development of the Project, including any later phases, shall be governed by the applicable law in effect on the Effective Date of this Agreement. Nothing in this Agreement will limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement. Notwithstanding the retained power of the City to

enact such legislation under its police power, such legislation will not modify Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah, 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. Without limiting the foregoing, Developer's vested rights include: (a) the standards for development set forth in **Exhibit C**; (b) the affordability requirements in **Exhibit C-1**; and (c) the City's acknowledgment that full performance of Developer's obligations under this Agreement satisfies the Project's AWHO obligation. For the avoidance of doubt, the vesting provided in this Section is in addition to, and does not reset, diminish, or supersede, any vested rights the Developer holds for the Project under its prior land use approvals or building permit application, which continue in accordance with their own terms and effective dates.

- 7.1. Reserved Legislative Powers. The Parties acknowledge that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City those police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify any development standards that are applicable to the Project under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine of the State of Utah. Any such proposed legislative changes shall be of general application to all development activity in the City; and, unless the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.
- 7.2. Exceptions. The vested rights and the restrictions on the applicability of the City's Future Laws to the Project are subject to the following exceptions:
 - 7.2.1. Master Developer Agreement. The City's future laws or other regulations to which the Developer agrees in writing;
 - 7.2.2. State and Federal Compliance. The City's future laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
 - 7.2.3. Codes. Any City's future laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

- 7.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;
 - 7.2.5. Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;
 - 7.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code § 11-36a-101 *et seq.*; and
 - 7.2.7. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code § 1020-902.
8. **Notices.** Any notice or other communication required or permitted hereunder shall be in writing and shall be delivered personally, sent by a nationally recognized overnight courier service, or sent by email. Notice by email shall be effective upon receipt of electronic confirmation of delivery. Notices to the Parties shall be sent to the addresses set forth on the Cover Sheet to this Agreement or such other address as a Party may designate by notice to the other Party.
9. **General Provisions.**
- 9.1. Both Parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both Parties. Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement. The Parties represent and agree that they each had full opportunity to review this Agreement and that they accept the terms hereof. The rule that such agreement is to be construed against its drafter shall not apply to this Agreement.
 - 9.2. The City will issue land use permits only for those uses determined to be within the general land use types allowed in the applicable zone, as modified by this Agreement, and more specifically on more detailed development plans for the Project or phase thereof submitted to and approved by the City.
 - 9.3. The recitals contained in this Agreement, the introductory paragraph preceding the Recitals, and all Exhibits to this Agreement are hereby incorporated into this Agreement as if fully set forth herein.

- 9.4. The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidence of intent.
- 9.5. This Agreement may be amended only in writing signed by the Parties hereto.
- 9.6. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per the Project development plans or expiration or termination of this Agreement as provided herein.
- 9.7. The City is a governmental entity subject to the Utah Governmental Immunity Act, Utah Code §§ 63G-7-101, et seq (the “Act”). The City does not waive any rights, defenses, or limitations available under the Act except as otherwise provided in this Agreement. Nothing contained in this Agreement constitutes a waiver of the City’s sovereign immunity under any applicable state law.
- 9.8. In the event that legal action is required in order to enforce the terms of this Agreement, the prevailing Party shall be entitled to receive from the faulting Party any costs and attorney’s fees incurred in enforcing this Agreement from the defaulting Party. However, in the event that any third-party files any litigation against the City regarding this Agreement, or the affordability covenants, Developer agrees to indemnify, defend, and hold the City harmless from all attorney’s fees and litigation costs incurred by the City in connection with such action. In the event that litigation is filed by a third party, Developer will assume primary defense of such litigation, and the City agrees to cooperate with Developer in the defense thereof. The City shall retain legal counsel of its choosing for that defense.
- 9.9. This Agreement constitutes the entire agreement between the Parties. No changes or modifications may be made in this Agreement except in writing signed by both Parties.
- 9.10. The requirements, obligations and conditions contained within this Agreement shall be binding upon Developer, its successors and assigns, and if different than Developer, the legal title holders and any ground lessors. All rights granted hereunder to Developer shall ensure to the benefit of the Developer’s successors and assigns, and if different than Developer, the legal title holder and any ground lessors.
- 9.11. This Agreement does not create a joint venture relationship, partnership or agency relationship or fiduciary relationship between the City, or Developer. Except as specifically set forth herein, the Parties do not intend this Agreement to create any third-Party beneficiary rights.
- 9.12. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, will continue in full force and effect unless amended or modified by mutual consent of the Parties.

Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable by the final order of a court of competent jurisdiction, either Party to this Agreement may, in its sole and absolute discretion, terminate this Agreement by providing written notice of such termination to the other Party.

- 9.13. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.
- 9.14. Each Party will execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement, the conditions to development, and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.
- 9.15. The Developer covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder the Developer's performance of services under this Agreement. The Developer further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee or agent without the express written consent of the City Manager. The Developer agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of the City in the performance of this Agreement. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any state statute or regulation. The Developer warrants that it has not paid or given and shall not pay or give any third party any money or other consideration for obtaining this Agreement.
- 9.16. The singular will include the plural; the masculine gender will include the feminine; "will" and "shall" are mandatory; "may" is permissive.
- 9.17. The Developer may sell, convey, reassign, or transfer the Property or the Project to another entity at any time.
- 9.18. This Agreement shall be recorded against the Property; provided that (a) the City shall subordinate any monetary lien arising under this Agreement (as distinct from the use and affordability restrictions, which shall not be subordinated) to the security interests of Developer's institutional construction and permanent financing; (b) any foreclosure

or other exercise of remedies by such lender shall be subject to the continued effectiveness of this Agreement (including the use and affordability restrictions), which will survive any foreclosure and remain binding on any successor owner; and (c) the City shall execute commercially reasonable subordination, non-disturbance, and attornment instruments requested by the Developer's lender, provided such instruments preserve the use and affordability restrictions.

- 9.19. This Agreement is entered into in Grand County in the State of Utah and shall be construed under the laws of the State of Utah, irrespective of Utah's choice of law rules, and the Parties hereto intend that Utah law shall apply to the interpretation thereof.
- 9.20. Any action to enforce this Agreement shall be brought only in the Seventh District Court, Grand County in and for the State of Utah.
- 9.21. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.
- 9.22. To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representatives for the City and Developer are hereby appointed as indicated on the Cover Sheet.

The Parties may change their designated representatives by providing written notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

- 9.23. No action taken by any Party may be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement will not operate or be construed as a waiver by such Party of any subsequent breach.
- 9.24. The City may not unreasonably withhold, condition, or delay its determination to enter into any agreement with another public agency concerning the subject matter and provisions of this Agreement if necessary or desirable for the development of the Project and if such agreement is consistent with this Agreement and applicable law. Nothing in this Agreement will require that the City take any legal action concerning other public agencies and their provision of services or facilities other than with regard to compliance by any such other public agency with any agreement between such public agency and the City concerning subject matter and provisions of this Agreement.
- 9.25. Each Party represents and warrants that it has the respective power and authority, and is duly authorized, to enter into this Agreement on the terms and conditions herein stated and to execute, deliver, and perform its obligations under this Agreement. Specifically, on behalf of the City, the signature of the City Manager or Mayor of the

City is affixed to this Agreement lawfully binding the City pursuant to the Approval Ordinance indicated on the Cover Sheet.

- 9.26. This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the Parties, notwithstanding that each of the Parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by email shall be deemed originally signed copies of this Agreement.
- 9.27. Except as expressly modified by this Agreement, any statute or municipal code referred to in this Agreement shall be deemed to include that statute as amended, restated, and/or replaced from time to time, and any successor legislation to the same general intent and effect.
- 9.28. The undersigned certifies that it is not currently engaged in a boycott of the State of Israel and agrees not to engage in a boycott of the State of Israel during the term of this Agreement. The undersigned further acknowledges that its engagement in a boycott of the State of Israel would be in violation of Utah Code § 63G-27-201 and could result in termination of this Agreement.
- 9.29. The Parties understand and agree that this Agreement and all related documents are public documents, as provided in Utah Code § 63G-2-101, et seq.
- 9.30. No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest or assignee of Developer, in the event of any default or breach by the City or for any amount which may become due to Developer, or its successors or assignees, for any obligation arising out of the terms of this Agreement.
- 9.31. The City is committed to providing equal employment opportunity for all persons without regard to race, color, national origin, religion, sex (including conditions of pregnancy), sexual orientation, gender identity, age, disability, veteran status, genetic information or other group protected by federal law or applicable state or local law. The Developer covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through them, that there shall be no illegal discrimination against any person or group of persons on account of race, color, national origin, religion, sex (including conditions of pregnancy), sexual orientation, gender identity, age, disability, veteran status, genetic information or other group protected by federal law or applicable state or local law in the performance of this Agreement. Developer shall take affirmative action to insure that applicants and employees are treated lawfully with regard to their race, color, national origin, religion, sex (including conditions of pregnancy), sexual orientation, gender identity, age, disability, veteran status, genetic information or other group protected by federal law or applicable state or local law.

[signature page follows]

IN WITNESS WHEREOF, the Parties hereto, having been duly authorized, have executed this Agreement this _____ day of _____, 20__.

CITY ACCEPTANCE

City of Moab

By: _____

Its: _____

Attest:

Approval as to Form:

City Recorder

City of Moab Attorney

DEVELOPER ACCEPTANCE

836 GP, LLC,
a Delaware limited liability company

By: _____
Its: _____

STATE OF UTAH)
 :ss.
COUNTY OF _____)

On the ____ day of _____, 20 __, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of 836 Moab, LLC, a Delaware limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

Exhibit A

Description of Property

Beginning at the Southwest corner of Parcel B, Dans Subdivision, said point being North 42°53' East 1783.1 feet from the Southwest corner of Section 22, Township 26 South, Range 22 East, Salt Lake Base and Meridian; thence North 53°23' West 46.22 feet; thence South 89°59'06" West 13.48 feet; thence North 51°07'52" West 146.94 feet; thence North 36°37' East 2.27 feet; thence North 53°23' West 97.13 feet; thence North 36°37' East 200.00 feet; thence South 53°23' East 570.00 feet; thence South 89°59' West 335.20 feet to the point of beginning.

Exhibit B

Depiction of Project

Hotel development on 836 and 840 S Main and 28-unit workforce housing development on 3090 Desert Road, Moab, UT, 84532.

DRAFT

Exhibit C

Development Standards

Notwithstanding any contrary provision of any applicable land use regulation, the following provisions will be standards applicable to the development of the Project. Without limitation, the following provisions will apply as standards for purposes of satisfying the requirement to construct affordable housing under the AWHO:

- (1) **MMC 17.69.050.A — Location.** Notwithstanding the requirement set forth in the MMC that affordable housing units be located within the project area or “on other suitable property within the City,” the City finds the Grand County Property in unincorporated Grand County to be suitable property for this purpose, and construction of the Affordable Housing on the Grand County Property is expressly permitted and will satisfy the Project’s construction requirement under the AWHO.
- (2) **MMC 17.69.050.E — Minimum Unit Size.** Notwithstanding the requirement set forth in the MMC that affordable housing units average not less than one thousand (1,000) square feet, the Affordable Housing applicable to the Project is expressly permitted to include the unit mix identified in Exhibit C-1, including studio units of approximately four hundred (400) square feet.
- (3) **Land Use Authority.** Grand County is the land use authority for the Grand County Property. Development of the Affordable Housing shall be governed by Grand County’s land use, zoning, subdivision, site plan, platting, and building codes, and not by the City’s Development Review, site plan (MMC 17.67/17.65), platting (Title 16/Chapter 16.16), or other land use provisions. The City’s rights with respect to the Affordable Housing are limited to enforcement of the affordability covenants in Exhibit C-1 and the Grand County LURA.

MMC 17.69.100 – LURA. Notwithstanding any contrary provision of MMC 17.69.100, the City accepts a land use restriction agreement recorded over the Grand County Property for a term of at least fifty (50) that contains affordability and occupancy restrictions equivalent to or greater than those on **Exhibit C-1**, which is in favor of the City and gives it the right to enforce the restrictive covenants by specific performance (“**Grand County LURA**”). The Grand County LURA may also benefit and be in favor of Grand County. Developer shall deliver a recorded copy of the Grand County LURA to the City within thirty (30) days after recordation.

Standard	MMC	Applicable Project to	Applicable Code Reference
Location	Within project area or on other suitable property within the City	Grand County Property in unincorporated Grand County permitted as “other suitable property”	MMC 17.69.050.A

Minimum Unit Size	Units average not less than 1,000 sq. ft.	Unit mix per Exhibit C-1 permitted, average of approximately 450 sq. ft.	MMC 17.69.050.E
Land Use Authority	City Development Review, site plan, platting, and building codes	Grand County is land use authority; Grand County codes apply; City rights limited to affordability covenant enforcement	MMC 17.69.050.C
LURA	LURA recorded in City per MMC 17.69.100	Grand County LURA (50-year term) recorded over Grand County Property in favor of City (and Grand County if applicable)	MMC 17.69.100

Exhibit C-1

Affordable Housing Requirements (MMC Chapter 17.69)

1. **Affordable Housing Requirement (MMC Chapter 17.69).** Developer shall restrict, lease, and operate the affordable housing units on the Property (“**Affordable Units**”) in compliance with Chapter 17.69 and this Agreement. The number, income tier, and unit mix are as set forth in Exhibit C-1; all Affordable Units shall be restricted to households eligible under MMC 17.69.090 and affordable at the Very Low-Income tier (not exceeding 59% of Grand County AMI) or as otherwise approved by the City under MMC 17.69.050.D.
2. **Eligibility (MMC 17.69.090.A).** Each Affordable Unit shall be occupied by a household whose combined income does not exceed one hundred percent (100%) of Grand County AMI as published by HUD, in which at least one member is (a) employed full time in Moab or Grand County, (b) disabled, or (c) over sixty (60) and retired, and which uses the unit as its sole residence.
3. **Rent Ceiling (MMC 17.69.090.B).** Monthly rent shall not exceed thirty percent (30%) of the area median income for a Grand County household of four persons, less a reasonable annual utility allowance, divided by twelve, assuming a three-bedroom unit; units with more or fewer bedrooms are adjusted proportionately (two-bedroom = two-thirds; one-bedroom/studio = one-third of the three-bedroom rate). Using the FY2026 area median income of \$102,900 and a \$1,200 annual utility allowance, the allowed monthly rents are: three-bedroom \$2,542.50; two-bedroom \$1,695.00; one-bedroom/studio \$847.50. Rents adjust annually each January by CPI-U, West Region.
4. **Tenant Priority (MMC 17.69.050.H).** First preference shall be given to eligible employees of the Hotel employed on the premises, then the Moab hospitality workforce, then the general Grand County workforce. Tenancies shall be for a term of not less than month-to-month.
5. **No Subleasing or Overnight Use (MMC 17.69.090.A.3).** Subleasing, assignment, and any overnight-accommodation or short-term-rental use of the Affordable Units is prohibited.



MOAB CITY PLANNING COMMISSION AGENDA

October 8, 2026

TITLE: Presentation to Solicit Affected Entity Comments on Draft City Ordinance 2026-21, An Ordinance Adopting An Updated Annexation Policy Plan, Future Annexation Boundary Map, And The Anticipated Land Use Of Future Annexation Area Map, As Appendix C Of The City Of Moab General Plan.

DISPOSITION: Presentation

PRESENTER/S: Johanna Blanco, Assistant Planner

ATTACHMENT/S:

- Exhibit 1: Draft Ordinance 2026-21
- Exhibit 2: Proposed Annexation Boundary Map
- Exhibit 3: Proposed Anticipated Land Use of Future Annexation Area Map
- Exhibit 4: Annexation Policy Plan
- Exhibit 5: Public Meeting Notice

STAFF RECOMMENDATION:

No action on draft Ordinance 2026-21

OTHER OPTIONS:

Continue or table action to a later meeting with specific direction to City Staff, as additional information is needed.

RECOMMENDED MOTION:

N/A

SUMMARY:

Utah law requires a municipality to adopt an annexation policy plan before annexing unincorporated territory. This Annexation Policy Plan is adopted pursuant to Utah Code Section 10-2-803.

The purpose of this Plan is to:

- Identify the areas in which the City of Moab may anticipate future municipal expansion.
- Establish policies and criteria to guide the City's review of future annexation proposals.
- Promote orderly, efficient, fiscally responsible, and environmentally appropriate growth.
- Coordinate future municipal expansion with Grand County, special service districts, utility providers, and other affected entities.



MOAB CITY PLANNING COMMISSION AGENDA

October 8, 2026

- Identify anticipated land uses, municipal-service considerations, infrastructure needs, financing approaches, and potential fiscal effects associated with annexation.
- Protect the character, natural resources, public safety, fiscal stability, and quality of life of the Moab community.

This Plan is a policy document and does not itself annex property, establish zoning, create vested development rights, guarantee the extension of City services, or obligate the City to approve any annexation petition. Each annexation proposal shall be evaluated independently under applicable federal, state, and local law, this Plan, the Moab General Plan, City ordinances, adopted infrastructure plans, and the specific facts of the proposal.

If any provision of this Plan is found to be inconsistent with state law or another applicable law or ordinance, that provision shall be severed to the extent necessary, and all remaining provisions shall remain in full force and effect. If any provision of this Plan is held invalid, the remaining provisions shall remain effective.

RELEVANT LAWS, STUDIES & PLANS:

Utah Code Section 10-2-803, MMC 1.32, City Annexation Policies and Procedures.

RESPONSIBLE DEPARTMENT:

Community Development, Admin.

FINANCIAL IMPACT:

N/A

CITY OF MOAB ORDINANCE 2026-21

AN ORDINANCE ADOPTING AN UPDATED ANNEXATION POLICY PLAN, FUTURE ANNEXATION BOUNDARY MAP, AND THE ANTICIPATED LAND USE OF FUTURE ANNEXATION AREA MAP, AS APPENDIX C OF THE CITY OF MOAB GENERAL PLAN.

WHEREAS, the Moab City Council adopted the General Plan as amended, by resolution on July 11, 2017, to provide an official statement of goals and policies for the future development of Moab City; and

WHEREAS, Utah State Code 10-2-803 requires a municipality to have an annexation policy in place before annexing any property into the City of Moab; and

WHEREAS, in 2003, the City of Moab adopted an Annexation Map and Annexation Policy Plan through Ordinance 2003-02; and

WHEREAS, in 2008, the City of Moab amended the Annexation Map and Annexation Policy Plan through Ordinance 2008-23; and

WHEREAS, the City of Moab desires to adopt an updated Annexation Map and Annexation Policy Plan; and

WHEREAS, the Planning Commission worked with City staff to prepare an updated Annexation Policy Plan (“**Plan**”), Future Annexation Boundary Map (“**Boundary Map**”), and Anticipated Future Annexation Area Map (“**Area Map**”) in accordance with Utah Code § 10-2-803(3); and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 17, 2026, to allow affected entities to examine the Plan, the Boundary Map, and Area Map and to provide comments regarding the same in accordance with Utah Code § 10-2-803(4); and

WHEREAS, after considering the public comments provided during the public hearing, the Planning Commission recommended that the Moab City Council adopt the updated Plan, Area Map, and Boundary Map; and

WHEREAS, the Moab City Council desires to adopt the updated Plan, Boundary Map, and Area Map.

NOW, THEREFORE BE IT RESOLVED that the Moab City Council hereby resolves as follows:

1. Adoption: The updated Plan, attached as Exhibit 1, the updated Boundary Map, attached in Exhibit 2, and the updated Area Map, attached as Exhibit 3, are adopted as Appendix C of the the Moab General Plan.

2. Direction to Staff: The Mayor and staff are authorized and directed to take such steps as

may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to sending of the adopted Plan, Boundary Map, and Area Map to Grand County, as required by Utah Code § 10-2-803; (b) to otherwise finalize the ordinance, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors; and (c) to take such other steps to notify the public of this ordinance that the Mayor or City Manager may deem necessary.

3. Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of this ordinance, or specific application of this ordinance, shall be severed from the remainder, which shall continue in full force and effect.

4. Effective Date. This Ordinance will take effect immediately on October 13, 2026, pursuant to Utah Code § 10-3-712.

PASSED AND ADOPTED this 13th day of October 2026.

MOAB CITY COUNCIL

By: Joette Langianese
Mayor

ATTEST

Sommar Johnson, Recorder

Voting:

Council Member Tawny Knuteson-Boyd voting	_____
Council Member Miles Loftin voting	_____
Council Member Kaitlin Myers voting	_____
Council Member Jason Taylor voting	_____
Council Member Colin Topper voting	_____

Date published on the Utah Public Notice Website per Utah Code § 10-3-711:

Effective date of ordinance: _____

**SUMMARY OF
MOAB CITY
ORDINANCE NO. 2026-21**

On October 13, 2026, the Moab City Council enacted Ordinance No. 2026-21 to adopt an updated Annexation Policy Plan, Future Annexation Boundary Map, and Anticipated Land Use of Future Annexation Area Map.

By: Joette Langianese, Mayor

ATTEST

Sommar Johnson, Recorder

A complete copy of Ordinance No. 2026-21 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

EXHIBIT 1

Annexation Policy Plan

City of Moab Annexation Policy Plan

1. Purpose and Intent

Utah law requires a municipality to adopt an annexation policy plan before annexing unincorporated territory. This Annexation Policy Plan is adopted pursuant to Utah Code Section 10-2-803.

The purpose of this Plan is to:

- Identify the areas in which the City of Moab may anticipate future municipal expansion.
- Establish policies and criteria to guide the City's review of future annexation proposals.
- Promote orderly, efficient, fiscally responsible, and environmentally appropriate growth.
- Coordinate future municipal expansion with Grand County, special service districts, utility providers, and other affected entities.
- Identify anticipated land uses, municipal-service considerations, infrastructure needs, financing approaches, and potential fiscal effects associated with annexation.
- Protect the character, natural resources, public safety, fiscal stability, and quality of life of the Moab community.

This Plan is a policy document and does not itself annex property, establish zoning, create vested development rights, guarantee the extension of City services, or obligate the City to approve any annexation petition. Each annexation proposal shall be evaluated independently under applicable federal, state, and local law, this Plan, the Moab General Plan, City ordinances, adopted infrastructure plans, and the specific facts of the proposal.

If any provision of this Plan is found to be inconsistent with state law or another applicable law or ordinance, that provision shall be severed to the extent necessary, and all remaining provisions shall remain in full force and effect. If any provision of this Plan is held invalid, the remaining provisions shall remain effective.

2. Authority, Relationship to General Plan, and Applicability

2.1 Statutory Authority

This Plan is adopted under Utah Code Annotated Title 10, Chapter 2Part 8,, as amended. Annexation petitions, City-initiated annexations, island or peninsula annexations, notice requirements, public hearings, protest rights, and other procedural matters shall be governed by applicable state law in effect at the time an annexation is considered.

2.2 Relationship to the General Plan

This Plan shall be adopted as Exhibit C to the City of Moab General Plan. The Future Annexation Area Map and Anticipated Land Use of Future Annexation Area Map are intended to support and be interpreted consistently with the General Plan.

Where a conflict exists between this Plan and state law, state law controls. Where a conflict exists between this Plan and another adopted City policy or plan, the City Council shall interpret the plans in a manner that best advances the General Plan and applicable law.

2.3 Applicability

This Plan applies to:

- Private annexation petitions.
- City-initiated annexation proposals.
- Annexation agreements and pre-annexation agreements.
- Municipal service-extension decisions associated with properties in or near the City's expansion area.
- City review of urban development proposed within the area identified by state law surrounding the City's boundary.

The expansion area identifies territory the City may anticipate annexing in the future. Inclusion within the expansion area does not require annexation, create a right to annexation, or establish a commitment by the City to provide municipal services.

3. Definitions

For purposes of this Plan, the following terms have the meanings provided below unless state law provides otherwise:

- **Affected entity:** A county, special district, special service district, school district, municipality whose boundaries are within ½ mile of an area proposed for annexation, utility provider, or other governmental or service entity that may be affected by a proposed annexation.
- **Annexation area:** The territory proposed to be incorporated into the City.
- **City:** The City of Moab, Utah.
- **Expansion area:** The unincorporated territory identified on the Future Annexation Area Map as territory the City anticipates may be annexed in the future.
- **Future Annexation Area Map:** The map adopted as part of this Plan identifying the City's municipal expansion area.
- **Municipal services:** Services provided directly by the City or through an interlocal agreement, contract, special district, utility provider, or other service arrangement.

4. Existing Conditions and Planning Framework

4.1 Existing Service Areas and Infrastructure Constraints

The City recognizes the importance of establishing a clear baseline of current municipal service areas, infrastructure capacity, and operational constraints. A map depicting the current reach of City services, including streets, water, wastewater, storm drainage, police coverage, and other applicable municipal services, should be prepared as resources allow and incorporated as a future exhibit to this Plan.

Until that mapping is complete, annexation proposals shall be evaluated on a site-specific basis using available City, County, special district, utility-provider, engineering, and development information.

4.2 Community Character

Moab's community character is shaped by its unique desert environment, tourism economy, scenic resources, agricultural lands, established neighborhoods, public lands, limited infrastructure capacity, and proximity to sensitive natural and geologic features. Annexation decisions should preserve and enhance this character while allowing for orderly growth where municipal services, infrastructure, environmental conditions, and fiscal capacity can reasonably support development.

4.3 Infrastructure and Environmental Constraints

Potential annexation areas may include steep slopes, unstable soils, flood channels, washes, flood-prone lands, sensitive viewsheds, irrigation facilities, and other environmentally sensitive or hazard-prone areas. These conditions may substantially affect development feasibility, public-service costs, emergency response, drainage, access, maintenance, and environmental mitigation.

5. Annexation Petition Requirements

5.1 General Requirements

Except as otherwise authorized by state law, an annexation petition is required to initiate annexation of property into the City of Moab. Annexation petitions shall comply with all applicable provisions of Utah law, including petition-signature, ownership, valuation, mapping, notice, and procedural requirements.

State law may allow the City to initiate annexation of certain islands or peninsulas contiguous to the City where statutory conditions are met, including under Utah Code Sections 10-2-804.2 and 10-2-804.3, or applicable successor provisions.

5.2 Petition Contents

Where applicable, annexation petitions shall be filed with the City Recorder and shall comply with applicable state law, including Utah Code Section 10-2-806 or any applicable successor statute. The City may require applicants to provide information reasonably necessary to evaluate municipal services, infrastructure, land use, fiscal impacts, affected entities, and compliance with this Plan.

5.3 Boundary Design

When practicable and feasible, annexation boundaries should:

- Follow existing jurisdictional, property, road, utility, or natural boundaries.
- Include whole parcels unless partial-parcel annexation is permitted by law and approved by the affected owner.
- Avoid creating or leaving unincorporated islands or peninsulas.
- Promote efficient and logical extension of municipal services.
- Avoid irregular or fragmented municipal boundaries. Encourage an equitable distribution of community resources, infrastructure obligations, tax burdens, and service responsibilities.

6. Annexation Evaluation Criteria

The City endorses the intent of Title 10, Chapter 2, Part 8 of the Utah Code. A proposed annexation shall be evaluated using the following criteria, in addition to all applicable statutory requirements.

6.1 General Criteria

The City may consider whether the proposed annexation:

1. Is contiguous to the existing boundaries of the City, as required by law.
2. Is located within the City's identified expansion area, unless otherwise authorized by law.

3. Is not located within another incorporated municipality.
4. Does not create or leave an unincorporated island or peninsula, except where expressly permitted by law.
5. Represents a logical and orderly extension of City boundaries.
6. Is consistent with the Moab General Plan, this Plan, adopted land-use plans, and the anticipated land-use designation for the area.
7. Does not seek annexation solely to acquire municipal revenue or to impair another municipality's ability to annex territory.
8. Will protect or enhance community character, public safety, environmental quality, and fiscal sustainability.
9. Can be served efficiently by municipal services, either directly or through an interlocal agreement, special district, utility provider, or other lawful service arrangement.
10. Does not impose disproportionate costs or operational burdens on existing City residents, businesses, taxpayers, or service providers.

6.2 Private-Initiated Annexation Petitions

In addition to the general criteria, the City shall evaluate private annexation petitions based on:

1. Compliance with applicable state law and City requirements.
2. Existing and potential population of the proposed annexation area.
3. Existing residential densities and anticipated development density.
4. Existing and proposed land uses.
5. Assessed valuation of existing properties and anticipated valuation of proposed development.
6. Demand for municipal services and capital facilities.
7. Identification of infrastructure improvements required to serve the area, including improvements to be constructed, dedicated, funded, or reimbursed by the applicant.
8. The efficiency, timing, and cost of service delivery.
9. Recommendations or comments from Grand County, special districts, utility providers, and other affected entities.
10. Consistency with City goals, policies, land-use plans, and anticipated future land use.
11. Identification of special districts, County departments, utility providers, or other entities currently serving the area.
12. Anticipated tax consequences for property owners, the City, Grand County, special districts, and other affected entities.
13. Environmental, geologic, drainage, transportation, access, and public-safety constraints.
14. The applicant's willingness and ability to enter into a pre-annexation agreement, development agreement, reimbursement agreement, or other agreement authorized by law.

6.3 City-Initiated Annexations

The City shall evaluate City-initiated annexations using the following criteria:

1. Compliance with all applicable state-law requirements.
2. Current and potential population of the area and anticipated residential density.
3. Existing and anticipated land uses, including consistency with the Anticipated Land Use of Future Annexation Area Map.
4. Potential demand for municipal services and capital improvements.
5. Consistency with City goals, policies, and the General Plan.
6. Availability of an efficient and orderly transition in the delivery of City services.
7. Anticipated tax consequences for affected property owners, the City, Grand County, special districts, and other affected entities.
8. Whether the annexation resolves or prevents inefficient service delivery, fragmented boundaries, unincorporated islands, or other identified public-service concerns.

7. Municipal Services and Infrastructure

7.1 General Service Policy

The City shall generally consider annexation only where it can reasonably provide urban services directly or through an interlocal cooperative agreement, special district, utility provider, or other lawful arrangement. Services may include water, wastewater, streets, storm drainage, police protection, fire protection, emergency medical response, planning, building inspection, parks and recreation, and other public facilities.

Annexation should create areas where services can be provided efficiently. The City should avoid annexing geographically isolated areas or areas in which the cost or difficulty of providing services is disproportionate to the public benefit.

7.2 Service Transition

If the proposed annexation area currently receives services that will be assumed by the City, the City shall document the actions necessary to ensure an effective transition in service delivery.

If the proposed annexation area receives services that will remain with another provider following annexation, the City shall identify:

- The provider that will continue to provide the service.
- The anticipated duration of that arrangement.
- The circumstances, if any, under which the City may later assume responsibility for the service.
- Any transition requirements, costs, agreements, infrastructure improvements, or property-owner obligations.

Where services cannot be provided immediately, the City shall provide annexing property owners with a reasonable timetable or statement describing the anticipated timing and conditions for service extension. Any service limitations or delayed service commitments shall be documented in the annexation agreement or other applicable City record.

7.3 Parks, Recreation, Libraries, and Community Facilities

The City of Moab Parks and Recreation Department will provide recreation facilities and services to annexed areas, subject to available funding, staffing, facilities, and adopted service standards.

New development may increase demand for parks, trails, recreation facilities, libraries, community facilities, and related services. The City may periodically evaluate recreation facility fees, impact fees, population-growth metrics, developer contributions, land dedication, and other lawful funding mechanisms to address the effects of annexation and development.

7.4 Planning, Engineering, Building, and Code Enforcement

The City provides planning services through the City of Moab Community Development Department. The City of Moab Building Department provides inspections to ensure construction complies with adopted building codes. The City Engineer and Planning Coordinator ensure that new development complies with applicable City standards and specifications.

When considering annexation petitions, the City should evaluate whether additional planning, engineering, building, inspection, and code-enforcement staffing will be necessary. The analysis should consider the proposed land uses, development intensity, anticipated population, timing of development, and complexity of infrastructure and environmental conditions.

After annexation of a property, the Grand County and the City Building Engineering and Planning Departments shall coordinate to ensure the City has all applicable building, site plan, grading, floodplain, and the like records of the properties being annexed.

7.5 Police, Fire, and Emergency Medical Services

The City of Moab Police Department will provide law-enforcement services to annexed areas. New development may require additional officers, support staff, training, vehicles, equipment, supplies, and maintenance.

The Moab Valley Fire Protection District will provide fire-protection services to annexed areas, subject to applicable agreements, district boundaries, facilities, staffing, equipment, water supply, access, and response-time considerations.

The Grand County Hospital Service District and Canyonlands Health Care Special Service District, as applicable, will provide emergency medical services to annexed areas subject to applicable agreements, district boundaries, facilities, staffing, equipment, access, and response-time considerations.

For each annexation petition, the City shall evaluate the need for additional public-safety staffing, facilities, equipment, access improvements, water supply for fire protection, and emergency-response capacity based on anticipated land uses and population densities.

7.6 Transportation Access and Streets

The City of Moab Public Works Department and Community Development Department shall ensure that annexed properties have lawful and adequate access. The City shall coordinate, as appropriate, with Grand County Public Works, the Utah Department of Transportation, utility providers, and affected property owners.

When reviewing an annexation petition, the City shall consider:

- Whether the City will assume ownership or maintenance responsibility for a street, accessway, or right-of-way serving the annexed property.
- The condition, design, width, drainage, safety, and maintenance needs of existing or proposed streets.
- The need for right-of-way dedication, easements, improvements, or reimbursement agreements.
- Whether streets meet City standards or require upgrades before acceptance by the City.
- The process and legal requirements for transfer of County-owned roads or rights-of-way to the City, if applicable.

The City should prepare and maintain a map of streets owned and maintained by the City as a supporting document for this Plan.

7.7 Water, Wastewater, Drainage, and Public Works

The City Public Works Department is responsible for flood control, streets, storm drainage, and snow removal within the City, subject to available infrastructure capacity and adopted service policies. The City Utilities Department is responsible for sewer and water within the City, subject to available infrastructure capacity and adopted service policies.

Annexed and developed areas shall be carefully evaluated to determine the effects of new water service, wastewater service, storm drainage, flood-control facilities, and ongoing maintenance obligations. The analysis shall address:

- Available and planned water supply and system capacity.
 - Wastewater collection, treatment, and capacity considerations.
 - Drainage patterns, flood hazards, washes, stormwater detention, and water-quality protection.
 - Roadway, snow-removal, maintenance, and equipment needs.
 - Staffing increases and projected long-term operating costs.
 - The potential use of private roads, private parks, homeowners' associations, or other private maintenance arrangements where appropriate.
-
- The feasibility of connecting the annexing property to the City's water, wastewater, and drainage infrastructure

The City may mitigate fiscal impacts through development design, developer-installed improvements, private maintenance arrangements, impact fees, reimbursement agreements, or other lawful mechanisms. The City shall balance fiscal, environmental, social, access, maintenance, and equity considerations when determining whether facilities should be publicly or privately owned and maintained.

Annexation shall not allow surface-water runoff or drainage conditions that create multi-jurisdictional problems or adversely affect downstream properties, public facilities, or natural drainage systems.

If property proposed for annexation is served by the Grand County Water and Sewer Agency, the City shall evaluate existing service agreements, facility ownership, service boundaries, capacity, transition requirements, rates, infrastructure condition, and any necessary interlocal agreements before approving annexation.

7.8 Private and Utility Services

Electric Service

The City does not provide municipal electric service. Expansion of electric facilities within newly annexed areas shall be the responsibility of developers in coordination with Rocky Mountain Power or a successor electric-delivery entity. The location and construction of electric lines above or below public streets or within public rights-of-way shall be approved by the City in accordance with applicable ordinances, engineering standards, and utility agreements.

Natural Gas Service

The City does not provide municipal natural-gas service. Expansion of gas facilities within newly annexed areas shall be the responsibility of developers in coordination with Dominion Energy or a successor gas-delivery entity. The location and construction of gas lines below public streets or within public rights-of-way shall be approved by the City in accordance with applicable ordinances and standards.

Telecommunications

Telecommunications facilities and services may be provided by Emery Telcom and other authorized providers. Developers shall coordinate with providers and the City regarding the location of facilities within public rights-of-way and utility corridors.

Solid Waste Collection

The City does not provide municipal solid-waste collection service. Expansion of solid-waste collection services within newly annexed areas shall be coordinated by developers with Solid Waste Special Service District or a successor waste-collection entity.

8. Capital Improvements and Financing

8.1 Capital Improvements

The extension and maintenance of utilities, streets, drainage facilities, parks, public-safety facilities, and other infrastructure should correspond to the City's adopted Capital Improvement Plan, impact fee facilities plans, and other applicable infrastructure plans.

The City shall confirm whether its current Capital Improvement Plan addresses anticipated extension of facilities into the expansion area. If necessary, the City should update its capital-planning documents to identify anticipated annexation-related improvements, costs, priorities, timing, and funding sources.

8.2 Funding of Services

Municipal services are expensive and may be funded through a combination of public and private sources. Funding for the extension and expansion of municipal services may include, without limitation:

1. Developer installation of infrastructure necessary to serve new development.
2. Dedication of land, rights-of-way, easements, water rights, utility facilities, or other improvements, where authorized by law.

3. City-sponsored capital improvement projects funded through the City Capital Improvement Fund.
4. Special improvement districts or other assessment-based financing mechanisms.
5. Interjurisdictional projects undertaken in cooperation with the State, Grand County, special districts, utility providers, or other entities.
6. Grants, loans, bonds, enterprise-fund revenues, user fees, and other lawful funding sources.
7. Annexation, development, reimbursement, utility-extension, or infrastructure agreements.

The City shall not approve an annexation where necessary public improvements cannot be reasonably financed, constructed, maintained, or operated without creating an unacceptable fiscal burden on existing residents or businesses.

9. Non-Remonstrance Agreements

Where municipal services are requested for a property that does not voluntarily annex into the City at the time of the request, the City may require a non-remonstrance agreement or other lawful agreement addressing future annexation, service extension, infrastructure obligations, and related matters.

Any non-remonstrance agreement shall be reviewed by the City Attorney, shall comply with applicable state law, and shall be recorded when required or appropriate. The agreement shall clearly identify the property, the services requested, the obligations of the property owner, the circumstances under which annexation may be pursued, and any limitations on the agreement's enforceability.

10. Environmental and Hazard Constraints

Areas within and near the expansion area contain steep slopes, unstable soils, flood channels, washes, floodplains, sensitive natural features, and other environmentally constrained lands. Annexation proposals in areas identified as **Sensitive Area Development** or **Flood Plain** on the Anticipated Land Use of Future Annexation Area Map shall receive careful evaluation.

The City shall consider the potential for:

- Flooding, erosion, drainage hazards, and stormwater impacts.
- Unstable, expansive, or otherwise problem soils.
- Steep slopes, cliffs, geologic hazards, and limited emergency access.
- Impacts on riparian areas, scenic resources, viewsheds, wildlife habitat, agricultural lands, irrigation facilities, and other sensitive features.
- Disproportionate demand for drainage, flood-control infrastructure, roads, water, wastewater, emergency response, maintenance, and environmental mitigation.

The City may require technical studies, including geotechnical, drainage, floodplain, traffic, utility-capacity, fiscal-impact, environmental, or emergency-response analyses as part of an annexation application or development review.

11. Fiscal Impacts and Tax Consequences

The precise tax consequences of future annexations cannot be accurately determined until specific annexation proposals, land uses, assessed values, service demands, capital needs, and development timelines are known.

For each annexation proposal, the City shall evaluate, to the extent reasonably practicable:

- The anticipated effect on City revenues and expenditures.
- The effect on existing and future residents and property owners.
- The anticipated effect on Grand County, special districts, utility providers, and other affected entities.
- The likely need for new facilities, staffing, equipment, maintenance, and capital improvements.
- Potential property-tax, sales-tax, fee, utility-rate, impact-fee, and assessment consequences.
- The financial feasibility of providing municipal services over the short and long term.

The City may, in its sole discretion provide: (i) understandable public information regarding foreseeable financial effects on annexing property owners and existing City residents when considering individual annexation proposals; and (ii) prepare a comparative City and County tax-rate chart as data and staff resources allow.

12. Effects on Neighboring Jurisdictions and Affected Entities

As the City's boundaries expand, Grand County, special districts, public agencies, utility providers, and other service entities may be affected. The City shall communicate and coordinate with affected entities when appropriate, including but not limited to:

1. Grand County.
2. Grand County School District.
3. Rocky Mountain Power.
4. Emery Telcom.
5. Dominion Energy.
6. Moab Valley Fire Protection District.
7. Grand County Sheriff's Office.
8. Arches Special Service District.
9. Health Department of Southeastern Utah.

10. Grand County Water and Sewer Agency.
11. Solid Waste Special Service District
12. Moab Irrigation Company.
13. Utah Department of Transportation.
14. Canyonlands Health Care Special Service District.
15. Other entities identified during review of a specific annexation proposal.

On September 17, 2026, the Moab Planning Commission held a public meeting to receive public comment on the Annexation Policy Plan and Annexation Map. Pursuant to Utah Code § 10-2-803(2)(b), affected entities provided the following comments at or within 10 days after the hearing, and the City's responses to such comments are as follows:

[insert comments and responses when, and if, we receive any comments]

The City shall provide notice of this Plan and future annexation proposals as required by state law.

13. Development Standards and Annexation Agreements

All annexed properties shall be subject to the City's adopted development standards, zoning regulations, engineering standards, and other applicable City requirements, except to the extent a property has legally vested rights under state law.

If an annexation application includes a specific proposal for urban development, the City may, when authorized by law, require the applicant to enter into an annexation agreement, development agreement, or other authorized agreement addressing, as appropriate:

- Anticipated land use and zoning.
- Phasing and timing of development.
- Required infrastructure and public improvements.
- Dedication of rights-of-way and easements.
- Water, wastewater, drainage, transportation, and utility improvements.
- Fire protection, emergency access, and public-safety requirements.
- Development contributions, reimbursement, impact fees, and financing.
- Environmental mitigation and hazard-reduction measures.
- Transition of services from County, special district, or private providers.
- Conditions necessary to protect public health, safety, welfare, and fiscal sustainability.

14. Growth Management and Density Policies

The City recognizes that growth-management and density policies are necessary to evaluate future zoning, infrastructure needs, public-service demands, and fiscal effects within the expansion area.

Before approving major annexations or significant development proposals, the City should consider:

- Population-growth trends in the Moab Valley and surrounding area.
- Existing and projected housing demand.
- Maximum development potential under likely zoning scenarios.
- Available water supply and wastewater capacity.
- Transportation capacity and access.
- Parks, recreation, schools, emergency services, and public-facility capacity.
- Environmental constraints and natural-resource protection.
- The ability of the City to provide and finance services at appropriate levels.

In preparing and updating this Plan, the City shall consider population-growth projections for Moab and adjoining areas for the next 20 years, the current and projected costs of infrastructure, urban services, and public facilities, and the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.

The City may update this Plan, the General Plan, infrastructure plans, and the Future Land Use Map as more complete population, service-capacity, fiscal, and land-use data become available.

15. Annexation Policy Maps

15.1 Future Annexation Area

The City declares its interest in the areas identified in the Future Annexation Area Map and in other areas lying within one-half mile of the City's boundary, as provided by state law. The Future Annexation Area Map shall depict the geographic areas considered most favorable for future city expansion. The map visually displays the existing boundaries of the City of Moab in a red line and the future boundaries by a black line.

In preparing, adopting, and amending the Future Annexation Area Map, the City shall attempt to avoid gaps between or overlaps with the expansion areas of other municipalities, and shall coordinate with neighboring municipalities and Grand County when boundary-area conflicts or service-area inefficiencies are identified.

The future boundaries include the following description:

If any area containing urban development within one-half mile of the City's boundary is excluded from the expansion area, the City shall include a justification for that exclusion in this Plan or in the record supporting adoption of this Plan.

15.2. Anticipated Land Use of Future Annexation Area

The Anticipated Land Use of Future Annexation Area Map describes anticipated future land uses for unincorporated Grand County properties within Moab's municipal expansion area. The map and the following designations provide policy guidance for evaluating annexation, future zoning, General Plan amendments, pre-annexation agreements, infrastructure planning, and development review.

The map is not zoning. Zoning shall be determined through the City's applicable legislative and administrative processes at the time of annexation or subsequent development review.

Agricultural

Agricultural areas contain active agricultural uses, open fields, pastures, orchards, irrigation facilities, and other land historically or currently used for farming or ranching. These areas should remain primarily rural and should be protected from premature urbanization, fragmentation, and incompatible development.

When agricultural lands, recreational areas, wildlife habitat, or similar open-space resources are included within the expansion area, the City shall identify the planning reasons for inclusion, including service-area logic, boundary coherence, resource protection, land-use compatibility, or other considerations consistent with state law and the General Plan.

Limited residential development may be appropriate where it supports agricultural use and is consistent with available water, wastewater, transportation, drainage, and emergency services.

Commercial

Commercial areas are appropriate for commercial, employment, visitor-serving, and neighborhood-serving uses that benefit from access to major roads and existing or planned municipal services.

Commercial development should be concentrated in locations where it can be served efficiently and where it will not create unnecessary traffic, visual, noise, lighting, drainage, utility, or infrastructure impacts.

Industrial

Industrial areas are appropriate for light to heavy industrial uses, service-commercial uses, fabrication, storage, transportation, and other uses that may not be compatible with residential or commercial areas.

Industrial development should be located where roads, water, wastewater, drainage, fire protection, emergency access, and other infrastructure can support the intensity and operational needs of the use.

Mixed Use

Mixed-use areas are locations where residential, commercial, civic, and related uses may be appropriate within the same district, development, or building.

Mixed-use areas shall be evaluated at the time of annexation. Appropriate zoning shall reflect infrastructure capacity, public-service availability, compatibility with surrounding uses, development intensity, site constraints, and applicant needs.

Residential

Residential areas are primarily intended for housing, including single-family homes, duplexes, townhomes, multifamily housing, and other forms of residential development appropriate to the location.

Residential development should provide a range of housing types while preserving neighborhood livability, open space, views, and the natural character of the Moab Valley. Residential densities should reflect the capacity of existing and planned infrastructure, including water supply, wastewater treatment, roads, schools, parks, fire protection, emergency services, and drainage facilities.

Resort

Resort areas are appropriate for visitor-oriented lodging, outdoor recreation, guest accommodations, conference or event facilities, restaurants, and related commercial services as permitted based on the given zone.

Resort development should support Moab's tourism economy while recognizing limits on water supply, transportation capacity, wastewater facilities, emergency services, workforce housing, and the surrounding natural environment.

Sensitive Area Development

Sensitive Area Development includes areas containing significant natural, scenic, cultural, or geologic resources, including steep slopes, cliffs, washes, flood-prone areas, riparian corridors, important viewsheds, and other lands with high conservation value or development restrictions.

Sensitive areas should be developed only where impacts can be avoided or substantially reduced. Some sensitive areas may be appropriate for low-intensity commercial, residential, civic, or resort uses. Other sensitive areas should remain substantially undeveloped.

Annexation shall not be used to facilitate development that impairs the resource value of the area, creates unacceptable hazards, or requires disproportionate public expenditures for infrastructure or emergency services.

Where an area is designated both Sensitive Area Development and another use category, the underlying use category shall be considered together with applicable sensitive-area standards and constraints.

Federal Land

Federally owned lands are identified on the map as federal lands. These lands are not assigned a City land-use category because development decisions for those lands occur outside the City's land-use authority unless and until ownership, jurisdiction, or applicable law changes.

16. Plan Administration, Updates, and Implementation

16.1 Administration

The Community Development Department shall administer this Plan in coordination with Public Works, the City Engineer, Police Department, Parks and Recreation Department, Building Department, City Recorder, City Attorney, and other City departments and affected entities as appropriate.

16.2 Review and Update

The City should review this Plan at least every five years, or sooner when significant changes occur in:

- State annexation law.
- City boundaries or expansion-area conditions.
- Infrastructure capacity or service-provider arrangements.
- Adopted General Plan policies.
- Capital Improvement Plans or impact fee facilities plans.
- Environmental conditions, hazard mapping, or transportation systems.
- Major development trends or fiscal conditions.

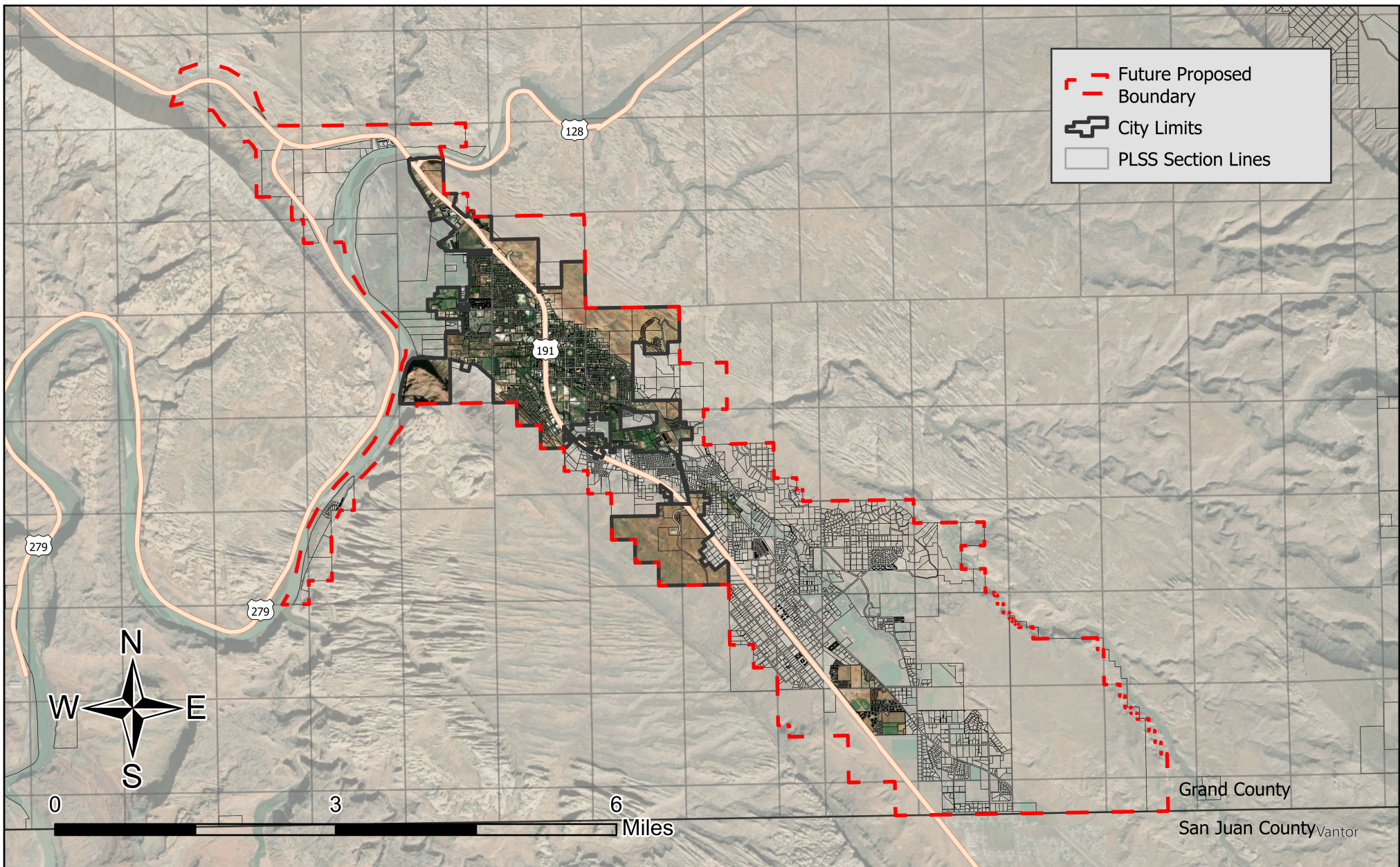
Amendments to this Plan shall be processed and adopted in accordance with applicable state law and City procedures.

16.3 No Obligation to Annex or Serve

Nothing in this Plan requires the City to annex any property, extend a utility, accept a street or other public improvement, provide services before infrastructure is available, or approve a development application. The City retains discretion to evaluate each proposal based on applicable law, public health and safety, fiscal capacity, service feasibility, environmental conditions, and consistency with adopted plans.

EXHIBIT 2

Future Annexation Boundary Map

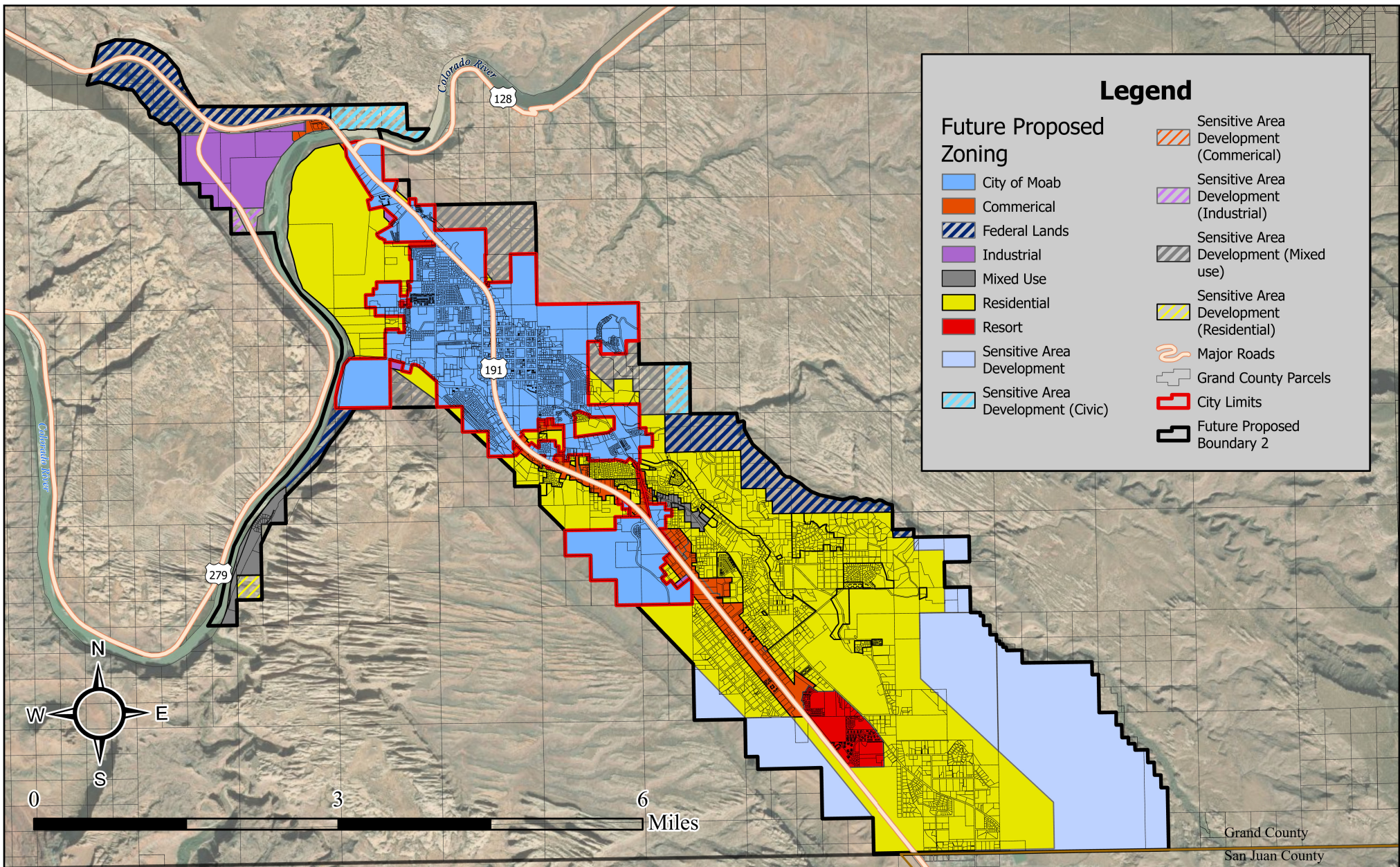


City of Moab Future Annexation



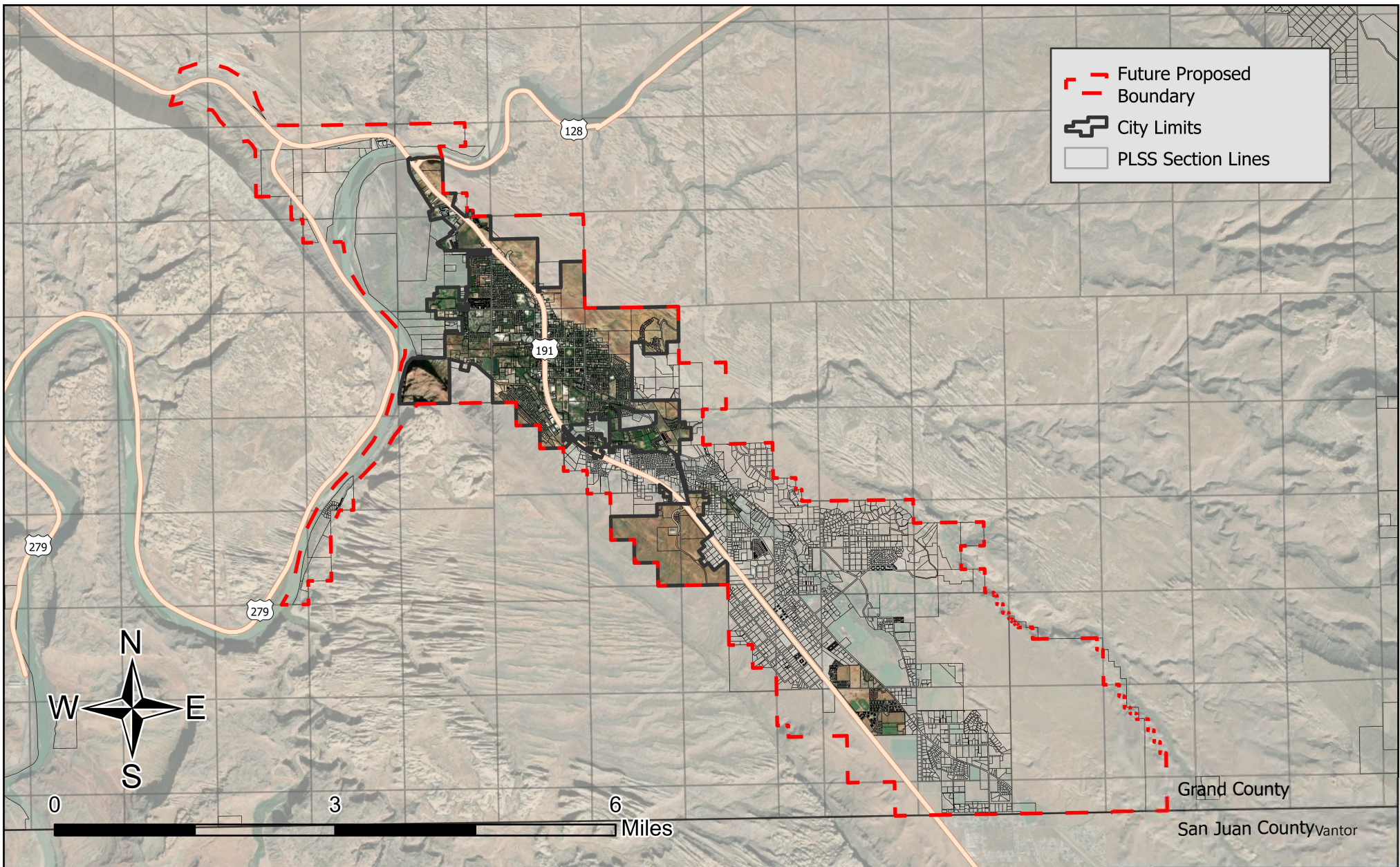
EXHIBIT 3

Anticipated Land Use of Future Annexation Area Map

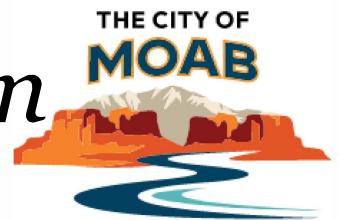


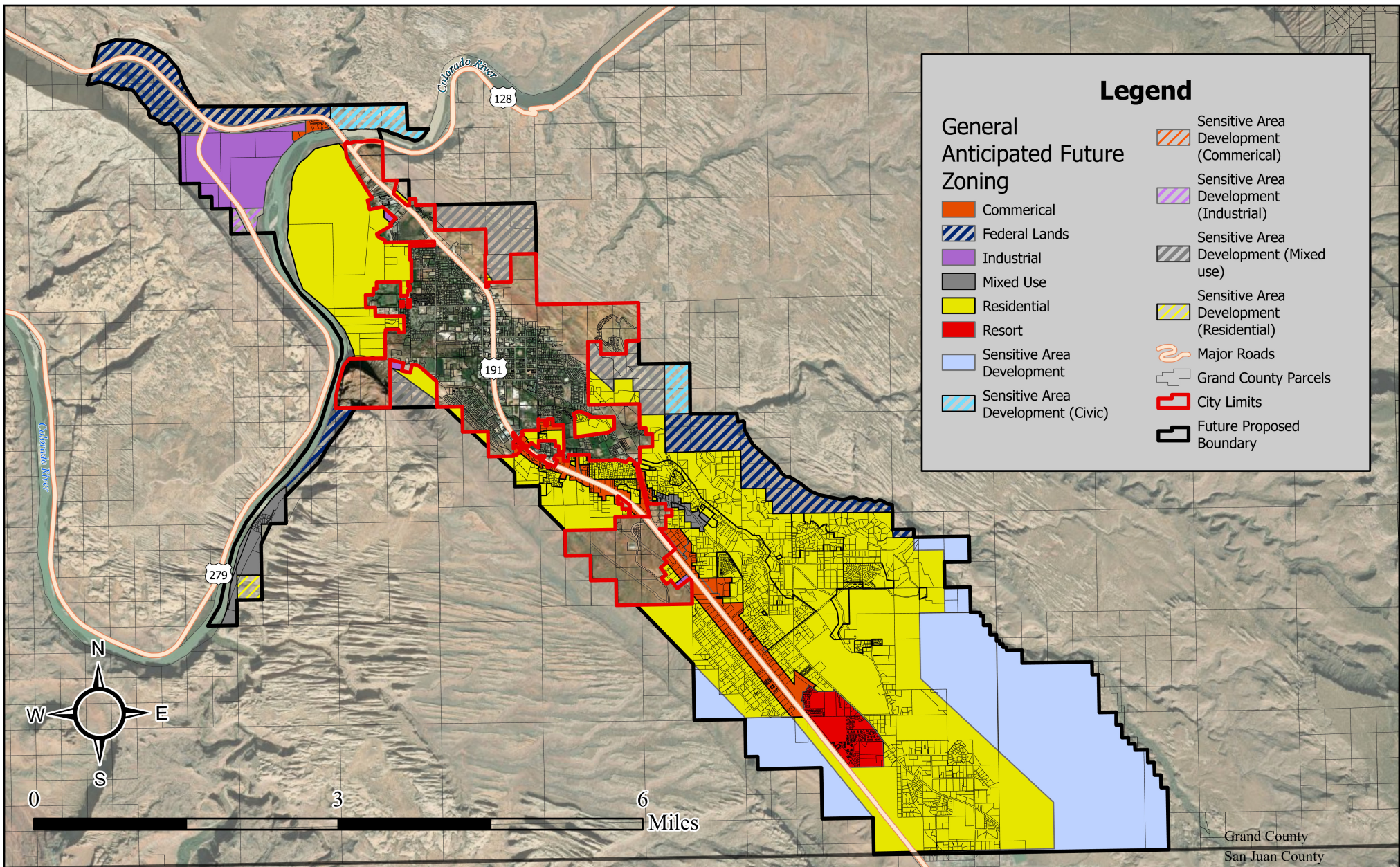
City of Moab *The Anticipated Land Use of Future Annexation Area*





Draft City of Moab Future Annexation





*DRAFT: City of Moab
The Anticipated Land Use of Future Annexation Area*



City of Moab Annexation Policy Plan

1. Purpose and Intent

Utah law requires a municipality to adopt an annexation policy plan before annexing unincorporated territory. This Annexation Policy Plan is adopted pursuant to Utah Code Section 10-2-803.

The purpose of this Plan is to:

- Identify the areas in which the City of Moab may anticipate future municipal expansion.
- Establish policies and criteria to guide the City's review of future annexation proposals.
- Promote orderly, efficient, fiscally responsible, and environmentally appropriate growth.
- Coordinate future municipal expansion with Grand County, special service districts, utility providers, and other affected entities.
- Identify anticipated land uses, municipal-service considerations, infrastructure needs, financing approaches, and potential fiscal effects associated with annexation.
- Protect the character, natural resources, public safety, fiscal stability, and quality of life of the Moab community.

This Plan is a policy document and does not itself annex property, establish zoning, create vested development rights, guarantee the extension of City services, or obligate the City to approve any annexation petition. Each annexation proposal shall be evaluated independently under applicable federal, state, and local law, this Plan, the Moab General Plan, City ordinances, adopted infrastructure plans, and the specific facts of the proposal.

If any provision of this Plan is found to be inconsistent with state law or another applicable law or ordinance, that provision shall be severed to the extent necessary, and all remaining provisions shall remain in full force and effect. If any provision of this Plan is held invalid, the remaining provisions shall remain effective.

2. Authority, Relationship to General Plan, and Applicability

2.1 Statutory Authority

This Plan is adopted under Utah Code Annotated Title 10, Chapter 2, as amended. Annexation petitions, City-initiated annexations, island or peninsula annexations, notice requirements, public hearings, protest rights, and other procedural matters shall be governed by applicable state law in effect at the time an annexation is considered.

2.2 Relationship to the General Plan

This Plan shall be adopted as Exhibit C to the City of Moab General Plan. The Future Annexation Area Map and Anticipated Land Use of Future Annexation Area Map are intended to support and be interpreted consistently with the General Plan.

Where a conflict exists between this Plan and state law, state law controls. Where a conflict exists between this Plan and another adopted City policy or plan, the City Council shall interpret the plans in a manner that best advances the General Plan and applicable law.

2.3 Applicability

This Plan applies to:

- Private annexation petitions.
- City-initiated annexation proposals.
- Annexation agreements and pre-annexation agreements.
- Municipal service-extension decisions associated with properties in or near the City's expansion area.
- City review of urban development proposed within the area identified by state law surrounding the City's boundary.

The expansion area identifies territory the City may anticipate annexing in the future. Inclusion within the expansion area does not require annexation, create a right to annexation, or establish a commitment by the City to provide municipal services.

3. Definitions

For purposes of this Plan, the following terms have the meanings provided below unless state law provides otherwise:

- **Affected entity:** A county, special district, special service district, school district, municipality, whose boundaries are within ½ mile of an area proposed for annexation, utility provider, or other governmental or service entity that may be affected by a proposed annexation.
- **Annexation area:** The territory proposed to be incorporated into the City.
- **City:** The City of Moab, Utah.
- **Expansion area:** The unincorporated territory identified on the Future Annexation Area Map as territory the City anticipates may be annexed in the future.
- **Future Annexation Area Map:** The map adopted as part of this Plan identifying the City's municipal expansion area.
- **Municipal services:** Services provided directly by the City or through an interlocal agreement, contract, special district, utility provider, or other service arrangement.

4. Existing Conditions and Planning Framework

4.1 Existing Service Areas and Infrastructure Constraints

The City recognizes the importance of establishing a clear baseline of current municipal service areas, infrastructure capacity, and operational constraints. A map depicting the current reach of City services, including streets, water, wastewater, storm drainage, police coverage, and other applicable municipal services, should be prepared and kept as a tool for evaluation within the City's records.

Until that mapping is complete, annexation proposals shall be evaluated on a site-specific basis using available City, County, special district, utility-provider, engineering, and development information.

4.2 Community Character

Moab's community character is shaped by its unique desert environment, tourism economy, scenic resources, agricultural lands, established neighborhoods, public lands, limited infrastructure capacity, and proximity to sensitive natural and geologic features. Annexation decisions should preserve and enhance this character while allowing for orderly growth where municipal services, infrastructure, environmental conditions, and fiscal capacity can reasonably support development.

4.3 Infrastructure and Environmental Constraints

Potential annexation areas may include steep slopes, unstable soils, flood channels, washes, flood-prone lands, sensitive viewsheds, irrigation facilities, and other environmentally sensitive or hazard-prone areas. These conditions may substantially affect development feasibility, public-service costs, emergency response, drainage, access, maintenance, and environmental mitigation.

5. Annexation Petition Requirements

5.1 General Requirements

Except as otherwise authorized by state law, an annexation petition is required to initiate annexation of property into the City of Moab. Annexation petitions shall comply with all applicable provisions of Utah law, including petition-signature, ownership, valuation, mapping, notice, and procedural requirements.

State law may allow the City to initiate annexation of certain islands or peninsulas contiguous to the City where statutory conditions are met, including under Utah Code Sections 10-2-804.2 and 10-2-804.3, or applicable successor provisions.

5.3 Boundary Design

When practicable and feasible, annexation boundaries should:

- Follow existing jurisdictional, property, road, utility, or natural boundaries.
- Include whole parcels unless partial-parcel annexation is permitted by law and approved by the affected owner.
- Avoid creating or leaving unincorporated islands or peninsulas.
- Promote efficient and logical extension of municipal services.
- Encourage an equitable distribution of community resources, infrastructure obligations, tax burdens, and service responsibilities.

6. Annexation Evaluation Criteria

The City endorses the intent of Title 10, Chapter 2, Part 8 of the Utah Code. A proposed annexation shall be evaluated using the following criteria, in addition to all applicable statutory requirements.

6.1 General Criteria

The City may consider whether the proposed annexation:

1. Is contiguous to the existing boundaries of the City, as required by law.
2. Is located within the City's identified expansion area, unless otherwise authorized by law.
3. Is not located within another incorporated municipality.
4. Does not create or leave an unincorporated island or peninsula, except where expressly permitted by law.
5. Represents a logical and orderly extension of City boundaries.
6. Is consistent with the Moab General Plan, this Plan, adopted land-use plans, and the anticipated land-use designation for the area.
7. Does not seek annexation solely to acquire municipal revenue or to impair another municipality's ability to annex territory.
8. Will protect or enhance community character, public safety, environmental quality, and fiscal sustainability.
9. Can be served efficiently by municipal services, either directly or through an interlocal agreement, special district, utility provider, or other lawful service arrangement.
10. Does not impose disproportionate costs or operational burdens on existing City residents, businesses, taxpayers, or service providers.

6.2 Private-Initiated Annexation Petitions

In addition to the general criteria, the City shall evaluate private annexation petitions based on:

1. Compliance with applicable state law and City requirements.
2. Existing and potential population of the proposed annexation area.
3. Existing residential densities and anticipated development density.
4. Existing and proposed land uses.
5. Assessed valuation of existing properties and anticipated valuation of proposed development.
6. Demand for municipal services and capital facilities.
7. Identification of infrastructure improvements required to serve the area, including improvements to be constructed, dedicated, funded, or reimbursed by the applicant.
8. The efficiency, timing, and cost of service delivery.
9. Recommendations or comments from Grand County, special districts, utility providers, and other affected entities.
10. Consistency with City goals, policies, land-use plans, and anticipated future land use.
11. Identification of special districts, County departments, utility providers, or other entities currently serving the area.
12. Anticipated tax consequences for property owners, the City, Grand County, special districts, and other affected entities.
13. Environmental, geologic, drainage, transportation, access, and public-safety constraints.
14. The applicant's willingness and ability to enter into a pre-annexation agreement, development agreement, reimbursement agreement, or other agreement authorized by law.

6.3 City-Initiated Annexations

The City shall evaluate City-initiated annexations using the following criteria:

1. Compliance with all applicable state-law requirements.
2. Current and potential population of the area and anticipated residential density.
3. Existing and anticipated land uses, including consistency with the Anticipated Land Use of Future Annexation Area Map.
4. Potential demand for municipal services and capital improvements.
5. Consistency with City goals, policies, and the General Plan.
6. Availability of an efficient and orderly transition in the delivery of City services.
7. Anticipated tax consequences for affected property owners, the City, Grand County, special districts, and other affected entities.
8. Whether the annexation resolves or prevents inefficient service delivery, fragmented boundaries, unincorporated islands, or other identified public-service concerns.

7. Municipal Services and Infrastructure

7.1 General Service Policy

The City shall generally consider annexation only where it can reasonably provide urban services directly or through an interlocal cooperative agreement, special district, utility provider, or other lawful arrangement. Services may include water, wastewater, streets, storm drainage, police protection, fire protection, emergency medical response, planning, building inspection, parks and recreation, and other public facilities.

Annexation should create areas where services can be provided efficiently. The City should avoid annexing geographically isolated areas or areas in which the cost or difficulty of providing services is disproportionate to the public benefit.

7.2 Service Transition

If the proposed annexation area currently receives services that will be assumed by the City, the City shall document the actions necessary to ensure an effective transition in service delivery.

If the proposed annexation area receives services that will remain with another provider following annexation, the City shall identify:

- The provider that will continue to provide the service.
- The anticipated duration of that arrangement.
- The circumstances, if any, under which the City may later assume responsibility for the service.
- Any transition requirements, costs, agreements, infrastructure improvements, or property-owner obligations.

Where services cannot be provided immediately, the City shall provide annexing property owners with a reasonable timetable or statement describing the anticipated timing and conditions for service extension. Any service limitations or delayed service commitments shall be documented in the annexation agreement or other applicable City record.

7.3 Parks, Recreation, Libraries, and Community Facilities

The City of Moab Parks and Recreation Department will provide recreation facilities and services to annexed areas, subject to available funding, staffing, facilities, and adopted service standards.

New development may increase demand for parks, trails, recreation facilities, libraries, community facilities, and related services. The City may periodically evaluate recreation facility fees, impact fees, population-growth metrics, developer contributions, land dedication, and other lawful funding mechanisms to address the effects of annexation and development.

7.4 Planning, Engineering, Building, and Code Enforcement

The City provides planning services through the City of Moab Community Development Department. The City of Moab Building Department provides inspections to ensure construction complies with adopted building codes. The City Engineer and Planning Coordinator ensure that new development complies with applicable City standards and specifications.

When considering annexation petitions, the City should evaluate whether additional planning, engineering, building, inspection, and code-enforcement staffing will be necessary. The analysis should consider the proposed land uses, development intensity, anticipated population, timing of development, and complexity of infrastructure and environmental conditions.

After annexation of a property, the Grand County and the City Building Engineering and Planning Departments shall coordinate to ensure the City has all applicable building, site plan, grading, floodplain, and the like records of the properties being annexed.

7.5 Police, Fire, and Emergency Medical Services

The City of Moab Police Department will provide law-enforcement services to annexed areas. New development may require additional officers, support staff, training, vehicles, equipment, supplies, and maintenance.

The Moab Valley Fire Protection District will provide fire-protection services to annexed areas, subject to applicable agreements, district boundaries, facilities, staffing, equipment, water supply, access, and response-time considerations.

The Grand County Hospital Service District and Canyonlands Health Care Special Service District, as applicable, will provide emergency medical services to annexed areas subject to applicable agreements, district boundaries, facilities, staffing, equipment, access, and response-time considerations.

For each annexation petition, the City shall evaluate the need for additional public-safety staffing, facilities, equipment, access improvements, water supply for fire protection, and emergency-response capacity based on anticipated land uses and population densities.

7.6 Public Works

The City Public Works Department is responsible for flood control, streets, storm drainage, and snow removal within the City, subject to available infrastructure capacity and adopted service policies.

Annexed and developed areas shall be carefully evaluated to determine the effects of new storm drainage, flood-control facilities, and ongoing maintenance obligations. The analysis shall address:

- Drainage patterns, flood hazards, washes, stormwater detention, and water-quality protection.
- Staffing increases and projected long-term operating costs.
- The potential use of private roads, private parks, homeowners' associations, or other private maintenance arrangements where appropriate.

The City may mitigate fiscal impacts through development design, developer-installed improvements, private maintenance arrangements, impact fees, reimbursement agreements, or other lawful mechanisms. The City shall balance fiscal, environmental, social, access, maintenance, and equity considerations when determining whether facilities should be publicly or privately owned and maintained.

Annexation shall not allow surface-water runoff or drainage conditions that create multi-jurisdictional problems or adversely affect downstream properties, public facilities, or natural drainage systems.

7.6.1 Transportation Access and Streets

The City of Moab Public Works Department and Community Development Department shall ensure that annexed properties have lawful and adequate access. The City shall coordinate, as appropriate, with Grand County Public Works, the Utah Department of Transportation, utility providers, and affected property owners.

When reviewing an annexation petition, the City shall consider:

- Whether the City will assume ownership or maintenance responsibility for a street, accessway, or right-of-way serving the annexed property.
- The condition, design, width, drainage, safety, and maintenance needs of existing or proposed streets.
- The feasibility of connecting the annexing property to the City's drainage infrastructure.
- The need for right-of-way dedication, easements, improvements, or reimbursement agreements.
- Whether streets meet City standards or require upgrades before acceptance by the City.
- The process and legal requirements for transfer of County-owned roads or rights-of-way to the City, if applicable.

The City should prepare and maintain a map of streets owned and maintained to be held in City records and referenced for annexation petition decisions.

7.7 City Water and Wastewater

The City Utility Department is responsible for sanitary sewer and culinary water, subject to available infrastructure capacity and adopted service policies.

Annexed and developed areas shall be carefully evaluated to determine the effects of new water service, wastewater service, storm drainage, flood-control facilities, and ongoing maintenance obligations. The analysis shall address:

- Available and planned water supply and system capacity.
- Wastewater collection, treatment, and capacity considerations.
- Staffing increases and projected long-term operating costs.
- The feasibility of connecting the annexing property to the City's water and wastewater infrastructure.

The City may mitigate fiscal impacts through development design, developer-installed improvements, private maintenance arrangements, impact fees, reimbursement agreements, or other lawful mechanisms.

If property proposed for annexation is served by the Grand County Water and Sewer Agency, the City shall evaluate existing service agreements, facility ownership, service boundaries, capacity, transition requirements, rates, infrastructure condition, and any necessary interlocal agreements before approving annexation.

7.8 Private and Utility Services

Electric Service

The City does not provide municipal electric service. Expansion of electric facilities within newly annexed areas shall be the responsibility of developers in coordination with Rocky Mountain Power or a successor electric-delivery entity. The location and construction of electric lines above or below public streets or within public rights-of-way shall be approved by the City in accordance with applicable ordinances, engineering standards, and utility agreements.

Natural Gas Service

The City does not provide municipal natural-gas service. Expansion of gas facilities within newly annexed areas shall be the responsibility of developers in coordination with Dominion Energy or a successor gas-delivery entity. The location and construction of gas lines below public streets or within public rights-of-way shall be approved by the City in accordance with applicable ordinances and standards.

Telecommunications

Telecommunications facilities and services may be provided by Emery Telcom and other authorized providers. Developers shall coordinate with providers and the City regarding the location of facilities within public rights-of-way and utility corridors.

Solid Waste Collection

The City does not provide municipal solid-waste collection service. Expansion of solid-waste collection services within newly annexed areas shall be coordinated by developers with Solid Waste Special Service District or a successor waste-collection entity.

8. Capital Improvements and Financing

8.1 Capital Improvements

The extension and maintenance of utilities, streets, drainage facilities, parks, public-safety facilities, and other infrastructure should correspond to the City's Capital Improvement Plan, impact fee facilities plans, and other applicable infrastructure plans.

The City shall confirm whether its current Capital Improvement Plan addresses anticipated extension of facilities into the expansion area. If necessary, the City should update its capital-planning documents to identify anticipated annexation-related improvements, costs, priorities, timing, and funding sources.

8.2 Funding of Services

Municipal services are expensive and may be funded through a combination of public and private sources. Funding for the extension and expansion of municipal services may include, without limitation:

1. Developer installation of infrastructure necessary to serve new development.
2. Dedication of land, rights-of-way, easements, water rights, utility facilities, or other improvements, where authorized by law.
3. City-sponsored capital improvement projects funded through the City Capital Improvement Fund.
4. Special improvement districts or other assessment-based financing mechanisms.
5. Interjurisdictional projects undertaken in cooperation with the State, Grand County, special districts, utility providers, or other entities.
6. Grants, loans, bonds, enterprise-fund revenues, user fees, and other lawful funding sources.
7. Annexation, development, reimbursement, utility-extension, or infrastructure agreements.

The City shall not approve an annexation where necessary public improvements cannot be reasonably financed, constructed, maintained, or operated without creating an unacceptable fiscal burden on existing residents or businesses.

9. Non-Remonstrance Agreements

Where municipal services are requested to be established or increased for a property that does not voluntarily annex into the City at the time of the request, if the City decides to provide services to the property, it shall require a non-remonstrance agreement or other lawful agreement addressing future annexation, service extension, infrastructure obligations, and related matters.

Any non-remonstrance agreement shall be reviewed by the City Attorney, shall comply with applicable state law, and shall be recorded when required or appropriate. The agreement shall clearly identify the property, the services requested, the obligations of the property owner, the circumstances under which annexation may be pursued, and any limitations on the agreement's enforceability.

10. Environmental and Hazard Constraints

Areas within and near the expansion area contain steep slopes, unstable soils, flood channels, washes, floodplains, sensitive natural features, and other environmentally constrained lands. Annexation proposals in areas identified as Sensitive Area Development, Flood Plain, on the Anticipated Land Use of Future Annexation Area Map, or at the discretion of the City Engineer based on existing environmental hazard materials shall receive careful evaluation.

The City shall consider the potential for:

- Flooding, erosion, drainage hazards, and stormwater impacts.
- Unstable, expansive, or otherwise problem soils.
- Steep slopes, cliffs, geologic hazards, and limited emergency access.
- Impacts on riparian areas, scenic resources, viewsheds, wildlife habitat, agricultural lands, irrigation facilities, and other sensitive features.
- Disproportionate demand for drainage, flood-control infrastructure, roads, water, wastewater, emergency response, maintenance, and environmental mitigation.

The City may require technical studies, including geotechnical, drainage, floodplain, traffic, utility-capacity, fiscal-impact, environmental, or emergency-response analyses as part of an annexation application or development review.

11. Fiscal Impacts and Tax Consequences

The precise tax consequences of future annexations cannot be accurately determined until specific annexation proposals, land uses, assessed values, service demands, capital needs, and development timelines are known.

For each annexation proposal, the City shall evaluate, to the extent reasonably practicable:

- The anticipated effect on City revenues and expenditures.
- The effect on existing and future residents and property owners.
- The anticipated effect on Grand County, special districts, utility providers, and other affected entities.
- The likely need for new facilities, staffing, equipment, maintenance, and capital improvements.
- Potential property-tax, sales-tax, fee, utility-rate, impact-fee, and assessment consequences.
- The financial feasibility of providing municipal services over the short and long term.

The City may, at its sole discretion, provide: (i) understandable public information regarding foreseeable financial effects on annexing property owners and existing City residents when considering individual annexation proposals; and (ii) prepare a comparative City and County tax-rate chart as data and staff resources allow.

12. Effects on Neighboring Jurisdictions and Affected Entities

As the City's boundaries expand, Grand County, special districts, public agencies, utility providers, and other service entities may be affected. The City shall communicate and coordinate with affected entities when appropriate, including but not limited to:

1. Grand County.
2. Grand County School District.
3. Rocky Mountain Power.
4. Emery Telcom
5. Dominion Energy.
6. Moab Valley Fire Protection District.
7. Grand County Sheriff's Office.
8. Arches Special Service District.
9. Health Department of Southeastern Utah.
10. Grand County Water and Sewer Agency.
11. Solid Waste Special Service District
12. Moab Irrigation Company.
13. Utah Department of Transportation.
14. Canyonlands Health Care Special Service District.
15. Other entities identified during review of a specific annexation proposal.

On October 8th, 2026, the Moab Planning Commission held a public meeting to receive public comment on the Annexation Policy Plan and Annexation Map. Pursuant to Utah Code § 10-2-803(2)(b), affected entities provided the following comments at or within 10 days after the hearing, and the City's responses to such comments are as follows:

[insert comments and responses when, and if, we receive any comments]

The City shall provide notice of this Plan and future annexation proposals as required by state law.

13. Development Standards and Pre-Annexation Agreements

All annexed properties shall be subject to the City's adopted development standards, zoning regulations, engineering standards, and other applicable City requirements, except to the extent a property has legally vested rights under state law.

If an annexation application includes a specific proposal for urban development, the City may, when authorized by law, require the applicant to enter into a pre-annexation agreement, development agreement, or other authorized agreement addressing, as appropriate:

- Anticipated land use and zoning.
- Phasing and timing of development.
- Required infrastructure and public improvements.
- Dedication of rights-of-way and easements.
- Water, wastewater, drainage, transportation, and utility improvements.
- Fire protection, emergency access, and public-safety requirements.
- Development contributions, reimbursement, impact fees, and financing.
- Environmental mitigation and hazard-reduction measures.
- Transition of services from County, special district, or private providers.
- Conditions necessary to protect public health, safety, welfare, and fiscal sustainability.

14. Growth Management and Density Policies

The City recognizes that growth-management and density policies are necessary to evaluate future zoning, infrastructure needs, public-service demands, and fiscal effects within the expansion area.

Before approving major annexations or significant development proposals, the City should consider:

- Population-growth trends in the Moab Valley and surrounding area.

- Existing and projected housing demand.
- Maximum development potential under likely zoning scenarios.
- Available water supply and wastewater capacity.
- Transportation capacity and access.
- Parks, recreation, schools, emergency services, and public-facility capacity.
- Environmental constraints and natural-resource protection.
- The ability of the City to provide and finance services at appropriate levels.

In preparing and updating this Plan, the City shall consider population-growth projections for Moab and adjoining areas for the next 20 years, the current and projected costs of infrastructure, urban services, and public facilities, and the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.

The City may update this Plan, the General Plan, infrastructure plans, and the Future Land Use Map as more complete population, service-capacity, fiscal, and land-use data become available.

15. Annexation Policy Maps

15.1 Future Annexation Area

The City declares its interest in the areas identified on the Future Annexation Area Map and in other areas lying within one-half mile of the City's boundary, as provided by state law. The Future Annexation Area Map shall depict the geographic areas considered most favorable for future city expansion. The map visually displays the existing boundaries of the City of Moab in a red line and the future boundaries by a black line.

The future boundaries include the following description:

The legal description is expressed through the Annexation Boundary Map. (TO BE INPUT AFTER OCTOBER 8TH MEETING)

15.2. Anticipated Land Use of Future Annexation Area

The Anticipated Land Use of Future Annexation Area Map describes anticipated future land uses for unincorporated Grand County properties within Moab's municipal expansion area. The map and the following designations provide policy guidance for evaluating annexation, future zoning, General Plan amendments, pre-annexation agreements, infrastructure planning, and development review.

The map is not zoning. Zoning shall be determined through the City's applicable legislative and administrative processes at the time of annexation or subsequent development review.

Agricultural

Agricultural areas contain active agricultural uses, open fields, pastures, orchards, irrigation facilities, and other land historically or currently used for farming or ranching. These areas should remain primarily rural and should be protected from premature urbanization, fragmentation, and incompatible development.

Limited residential development may be appropriate where it supports agricultural use and is consistent with available water, wastewater, transportation, drainage, and emergency services. The areas identified on the Annexation Boundary Map are included due to the need for a mix of urban and rural areas within the Moab Valley and a mechanism to plan service areas as such.

Commercial

Commercial areas are appropriate for commercial, employment, visitor-serving, and neighborhood-serving uses that benefit from access to major roads and existing or planned municipal services.

Commercial development should be concentrated in locations where it can be served efficiently and where it will not create unnecessary traffic, visual, noise, lighting, drainage, utility, or infrastructure impacts.

Industrial

Industrial areas are appropriate for light to heavy industrial uses, service-commercial uses, fabrication, storage, transportation, and other uses that may not be compatible with residential or commercial areas.

Industrial development should be located where roads, water, wastewater, drainage, fire protection, emergency access, and other infrastructure can support the intensity and operational needs of the use.

Mixed Use

Mixed-use areas are locations where residential, commercial, civic, and related uses may be appropriate within the same district, development, or building.

Mixed-use areas shall be evaluated at the time of annexation. Appropriate zoning shall reflect infrastructure capacity, public-service availability, compatibility with surrounding uses, development intensity, site constraints, and applicant needs.

Residential

Residential areas are primarily intended for housing, including single-family homes, duplexes, townhomes, multifamily housing, and other forms of residential development appropriate to the location.

Residential development should provide a range of housing types while preserving neighborhood livability, open space, views, and the natural character of the Moab Valley. Residential densities should reflect the capacity of existing and planned infrastructure, including water supply, wastewater treatment, roads, schools, parks, fire protection, emergency services, and drainage facilities.

Resort

Resort areas are appropriate for visitor-oriented lodging, outdoor recreation, guest accommodations, conference or event facilities, restaurants, and related commercial services as permitted based on the given zone.

Resort development should support Moab's tourism economy while recognizing limits on water supply, transportation capacity, wastewater facilities, emergency services, workforce housing, and the surrounding natural environment.

Sensitive Area Development

Sensitive Area Development includes areas containing significant natural, scenic, cultural, or geologic resources, including steep slopes, cliffs, washes, flood-prone areas, riparian corridors, important viewsheds, and other lands with high conservation value or development restrictions.

Sensitive areas should be developed only where impacts can be avoided or substantially reduced. Some sensitive areas may be appropriate for low-intensity commercial, residential, civic, or resort uses. Other sensitive areas should remain substantially undeveloped.

Annexation shall not be used to facilitate development that impairs the resource value of the area, creates unacceptable hazards, or requires disproportionate public expenditures for infrastructure or emergency services.

Where an area is designated both Sensitive Area Development and another use category, the underlying use category shall be considered together with applicable sensitive-area standards and constraints.

Federal Land

Federally owned lands are identified on the map as federal lands. These lands are not assigned a City land-use category because development decisions for those lands occur outside the City's land-use authority unless and until ownership, jurisdiction, or applicable law changes.

16. Plan Administration, Updates, and Implementation

16.1 Administration

The Community Development Department shall administer this Plan in coordination with Public Works, the City Engineer, Police Department, Parks and Recreation Department, Building Department, City Recorder, City Attorney, and other City departments and affected entities as appropriate.

16.2 Review and Update

The City should review this Plan at least every five years, or sooner when significant changes occur in:

- State annexation law.
- City boundaries or expansion-area conditions.
- Infrastructure capacity or service-provider arrangements.
- Adopted General Plan policies.
- Capital Improvement Plans or impact fee facilities plans.
- Environmental conditions, hazard mapping, or transportation systems.
- Major development trends or fiscal conditions.

Amendments to this Plan shall be processed and adopted in accordance with applicable state law and City procedures.

16.3 No Obligation to Annex or Serve

Nothing in this Plan requires the City to annex any property, extend a utility, accept a street or other public improvement, provide services before infrastructure is available, or approve a development application. The City retains discretion to evaluate each proposal based on applicable law, public health and safety, fiscal capacity, service feasibility, environmental conditions, and consistency with adopted plans.

**CITY OF MOAB PUBLIC MEETING TO SOLICIT COMMENTS FOR THE
DRAFT CITY OF MOAB ORDINANCE 2026-21, AN ORDINANCE
ADOPTING AN UPDATED ANNEXATION POLICY PLAN, FUTURE
ANNEXATION BOUNDARY MAP, AND THE ANTICIPATED LAND
USE OF FUTURE ANNEXATION AREA MAP, AS APPENDIX C OF
THE CITY OF MOAB GENERAL PLAN.**

The City of Moab Planning Commission will hold a Public Meeting on October 8th, 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 meeting is to solicit comment from effected entities on the Proposed City Ordinance 2026-21, An Ordinance Adopting An Updated Annexation Policy Plan, Future Annexation Boundary Map, And The Anticipated Land Use of Future Annexation Area Map, As Appendix C of The City of Moab General Plan.

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 up until October 8th, 2026. The public or any interested parties may present written or oral testimony to the Moab City Planning Department concerning the proposed action at the aforementioned time and place. Affected Entities are invited to present or submit written or oral comments on the proposed annexation policy plan at the meeting and for 10 days following the meeting.

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 September 23rd, 2026.

Posted on the Moab City's website - www.moabcity.org on September 23rd, 2026.

Published on State of Utah's Public Meeting Notice Website - www.utah.gov/pmn on September 23rd, 2026

/s/ Johanna Blanco

Associate Planner



MOAB CITY PLANNING COMMISSION AGENDA

October 8, 2026

Title: Public Hearing and Discussion and Possible Action on Proposed Ordinance 2026-20, An Ordinance Amending Title 3 Of The Moab Municipal Code To Update Chapter 3.50, Master Fee Schedule and Modifying Certain Fees and Rates Charged By The City.

DISPOSITION: Public hearing, discussion, and possible action.

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

- Exhibit 1 : Draft Ordinance
- Exhibit 2 : Public Hearing Notice
- Exhibit 3 : Explanation of Fee Amendments and Additions

STAFF RECOMMENDATION: Forward a positive recommendation of approval of Ordinance 2026-20.

OTHER OPTIONS: Continue or table action to a later meeting with specific direction to City Staff and Applicant as additional information needed to make a decision; or forward a negative recommendation to City Council, giving specific findings for decision.

RECOMMENDED MOTION: I Motion to forward a positive recommendation of City of Moab Ordinance 2026-20, An Ordinance Amending Title 3 Of The Moab Municipal Code To Update Chapter 3.50, Master Fee Schedule and Modifying Certain Fees and Rates Charged By The City.

SUMMARY:

This ordinance is presented to the Planning Commission for consideration and recommendation as part of an annual review and update to the City's Master Fee Schedule (Title 3.50). The proposed changes align fees with service delivery costs, reflect new services offered, and ensure consistency across departments.

The ordinance proposes amending Moab Municipal Code Chapter 3.50 to adjust fees across multiple departments, including planning and engineering services. These amendments reflect inflationary increases, program expansions, and internal corrections.

The proposed changes affect residents, business owners, developers, and visitors by updating the fees they may pay for City services. The increases are modest and primarily reflect inflation or expanded service offerings. New and clarified fees ensure cost recovery and reduce ambiguity.



RELEVANT LAWS, STUDIES & PLANS:

Moab Municipal Code Title 3.50

RESPONSIBLE DEPARTMENT:

All City Department Heads

FINANCIAL IMPACT:

The financial impact is expected to be neutral to positive. The adjusted fees reflect updated cost recovery calculations and inflation adjustments, ensuring services remain financially sustainable without placing undue burden on users.

ORDINANCE 2026-20

AN ORDINANCE AMENDING TITLE 3 OF THE MOAB MUNICIPAL CODE TO UPDATE CHAPTER 3.50, MASTER FEE SCHEDULE AND MODIFYING CERTAIN FEES AND RATES CHARGED BY THE CITY

The following entries describe the intent and purpose of the City of Moab (“City”) of this ordinance:

- a. The City desires to update, delete or create new fees for the following items (see Exhibit 1 for current and proposed Master Fee Schedule fees):
 - Update/revise – 3.50.170 – Planning and Engineering Services fees – Administrative costs (research) – Delete (research)
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Boundary Adjustment - \$50.00
 - Update/revise – 3.50.170 – Planning and Engineering Services fees - Amended Plat (Boundary Adjustment)- Delete (boundary adjustment).
 - Update/Add – 3.50.170 – Planning and Engineering Services fees - Development Agreement - \$1,000.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Development Agreement Amendments - \$500.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees - Development Code amendments - \$350.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Floodplain Development Permit as determined by Engineering Policy Level 1 - \$50
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Floodplain Development Permit as determined by Engineering Policy Level 2- \$200.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees - Grading and Excavation Permit
 - Update/Add – 3.50.170 – Planning and Engineering Services fees - Grading and Excavation Permit as determined by Engineering Policy Level 2- \$200.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Master planned developments and planned unit development – Replace \$350.00 plus \$50.00/dwelling unit or \$50.00/3,000sf of floor area for commercial buildings for Plat - \$350.00 + \$50.00 per lot and Plan - \$350.00 + \$50.00/1,000 sf of reviewable area

- Update/revise – 3.50.170 – Planning and Engineering Services fees – Preapplication conference – Delete row
- Update/Add – 3.50.170 – Planning and Engineering Services fees – Special Exception – Add Application to title
- Update/Add – 3.50.170 – Planning and Engineering Services fees – Site Plan – Replace Building Floor Area with reviewable area
- Update/Add – 3.50.170 – Planning and Engineering Services fees – Site Plan Resubmittal - Replace Building Floor Area with reviewable area

b. The Moab City Planning Commission held a duly noticed public hearing during a regularly scheduled meeting on September 24th, 2026, to hear evidence and public comment, and to review the Master Fee schedule.

NOW, THEREFORE, the Council hereby ordains that the following amendments to the Moab Municipal Code 3.50, Master Fee Schedule, are adopted as noted in Attachment A

PASSED AND APPROVED by majority of the City of Moab City Council. This ordinance shall take effect immediately upon passage.

SIGNED: _____

Joette Langianese, Mayor

Date

ATTEST:

Sommar Johnson, Recorder

SUMMARY OF MOAB CITY ORDINANCE NO. 2026-20

On October 13, 2026, the Moab City Council enacted Ordinance 2026-20, An Ordinance Amending Title 3 of the Moab Municipal Code to Update Chapter 3.50, Master Fee Schedule and Modifying Certain Fees and Rates Charged by the City.

By: Joette Langianese, Mayor

ATTEST

Sommar Johnson, Recorder

Voting: Council Member Knuteson-Boyd voting _____

Council Member Loftin voting _____

Council Member Myers voting _____

Council Member Taylor voting _____

Council Member Topper voting _____

A complete copy of Ordinance No. 2026-20 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

Exhibit 1

Proposed Master Fee Schedule Amendments

3.50.170 Planning and engineering service fees.

Administrative costs (research)	\$50.00/hr
Amended plats	\$250.00 plus \$25.00/amended lot or unit
Annexation	\$1,500.00 (flat rate)
Appeal authority submittal	\$450.00
Boundary Adjustment	\$50.00
Cemetery application fee	\$100.00
Cemetery bond	150% of total cost of improvements
Condominiums and condominium conversions	\$350.00 plus \$50.00/unit
Development code amendment application – Text amendment	\$350.00
Development code amendment application – Zone change – small residential (less than a ½ acre)	\$350.00
Development code amendment application – Zone change – large residential or commercial	\$500.00
Construction bond	In every construction contract where there is a modification of bonding requirements, or where no bonding is required (e.g., contracts under \$50,000.00 in value), the construction contract shall contain one or more alternative security mechanisms to secure performance by the contractor and/or payment to subcontractors, laborers, and material suppliers.

	Alternative security mechanisms may include: (1) an irrevocable letter of credit payable to the City; (2) a first position deed of trust on real property; (3) a cash deposit to be held by the City; or (4) other collateral, contract, or security instruments as approved by the City Attorney.
Development Agreement	\$1,000.00
Development Agreement Amendment	\$500.00
Floodplain development permits	
Level 1 as determined by Engineering Policy	\$50.00
Level 2 as determined by Engineering Policy	\$200.00
Grading/excavation permit	
Level 1 as determined by Engineering Policy	\$50.00
Level 2 as determined by Engineering Policy	\$200.00
General plan amendment	\$350.00
GIS fee schedule	
GIS custom data request	\$75.00/each GIS layer
Maps	\$50.00/each
Hillside development permits	\$300.00 + \$50.00/hr of staff review time that exceeds 10 hours

Hillside development – improvements and restoration bond	Amount reasonably calculated to cover anticipated costs for improvements, as determined by City Planning Director
Improvements agreement	
Financial assurance	110% of the approved construction costs
Warranty deposit	10% of the approved construction costs
Landscaping – bond for new developments in summer and winter months	Amount reasonably calculated to cover anticipated costs for improvements, as determined by City Planning Coordinator
Large-scale projects – fee structure for developers to underwrite City staff expenses	Amount reasonably calculated to cover anticipated costs for improvements, as determined by City Planning Coordinator
Large-scale projects – over 30,000 ft ² – landscaping deposit For completion of landscaping, in the event corrections cannot be made or installation cannot be completed prior to issuance of a certificate of occupancy.	1½ the cost of the landscaping project
Maps	D or E size (> 2'): \$25.00 Digital files: \$20.00
Master planned developments (MPD) and planned unit development (PUD)– application (A separate fee is to be collected for preliminary and final plats and plans)	
Plat	\$350.00 + \$50.00 per lot
Plan	\$350.00 + \$50.00/1,000 sf of reviewable area

Master planned developments and planned unit development – bond	As required on a case by case basis by the City Planning Director
Mobile, manufactured or modular home parks – application	\$200.00 plus \$25.00/unit or lot
Mobile home parks – bond	Amount equal to the estimated cost, plus 50% of constructing all landscaping, roads, lighting, pedestrian ways, hard-surfacing, water and sewer lines, storage enclosures and common facilities as shown on the final plan.
Occupancy – cash-only bond if given permission by City Planner or designee to occupy prior to completion of building	150% of the cost of completing all required work, plus all administrative costs as determined by the governing body.
Parking, fee-in-lieu. Due prior to issuance of a building permit.	\$8,500.00/parking space
Plan check fee	65% of the building permit fee for plans that are sent out to a professional plan checker; or \$30.00/hour for plans that are checked by staff, with a \$30.00 minimum.
Planned affordable development (PAD)	\$50.00/1,000 ft ² of building floor area
Planning applications – miscellaneous	\$100.00
Professional services	Actual costs plus 10%
Reapplication fee	\$300.00 plus appropriate subdivision plat fees
Recording fee	Actual costs
Recreational vehicle court	\$200.00 plus \$25.00/RV space

Right-of-way construction permit	\$50.00
Sidewalks, curbs, gutters, and street paving, fee-in-lieu. The City Engineer shall calculate by consulting licensed contractors.	110% of the estimated cost of constructing the required improvements.
Sign permit	\$50.00 plus \$0.50 for each ft ² above 30 ft ²
Site plan application fee (\$100.00 min)**	\$50.00/1,000 ft ² of reviewable area
Site plan application resubmittal fee (\$100.00 min)***	\$25.00/1,000 ft ² of reviewable area
Site plan review appeal	If the record is voluminous, appellant must pay the reasonable costs of assembly and copying of the record.
Special exception application	\$100.00
Street numbers, if City has to install	\$20.00
Subdivisions (A separate fee is to be collected for preliminary and final plats.)	\$350.00 plus \$50.00/lot
Subdivisions – Townhome plat (A separate fee is to be collected for preliminary and final plats.)	\$350.00 plus \$50.00/lot
Subdivisions – bond	1½ times the cost of improvements not previously installed.
Trees – removing or damaging City-owned trees without permission	The basal area formula and the cost to buy, plant and water replacement trees shall be the basis for the urban forester to determine the replacement cost of the removed or damaged trees.

Right-of-way tree removal fee-in-lieu with permit	150% of estimated cost of a new tree. (Following the calculation from a City Certified Urban Forester); (Removed tree's basal area × 0.5/2)
Water & sewer master plan mains extensions – deposit	Amount equal to the estimated cost of construction
Wireless telecommunications facility – application fee (for each separate monopole, lattice tower, or antenna)	\$350.00
Zoning confirmation letter	\$100.00

*Square foot construction costs are established using the International Code Council's Building Valuation Data which is updated at 6-month intervals (February and August). Refunds for building permits issued will be limited to 80% of the permit costs, not later than 90 days after the date of fee payment.

**Site plan application fee is limited to two rounds of development review team (DRT) review.

***Site plan application resubmittal fee is charged per each resubmittal review.

CITY OF MOAB PUBLIC HEARING

ORDINANCE 2026-20, AN ORDINANCE AMENDING TITLE 3 OF THE MOAB MUNICIPAL CODE TO UPDATE CHAPTER 3.50, MASTER FEE SCHEDULE AND MODIFYING CERTAIN FEES AND RATES CHARGED BY THE CITY

The City of Moab Planning Commission will hold a Public Hearing on October 8, 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 Ordinance 2026-20, An Ordinance Amending Title 3 Of The Moab Municipal Code To Update Chapter 3.50, Master Fee Schedule And Modifying Certain Fees And Rates Charged By The City.

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 September 28, 2026.

Posted on the Moab City's website - www.moabcity.org on September 28, 2026.

Published on State of Utah's Public Meeting Notice Website - www.utah.gov/pmn on September 28, 2026.

/s/ Johanna Blanco

Associate Planner

Planning Master Fee Schedule Edits 10/2026

1. Administrative costs (research)- Delete (research). We would like to use this fee category for development agreement administrative costs. CDD will be writing up a policy on how and when to apply this fee.
2. Add “Boundary Adjustment”- \$50.00. We have created a new form for the State’s new categorization of boundary adjustments and have been reviewing this application for free.
3. Amended Plat (Boundary Adjustment)- Delete (boundary adjustment). See new Boundary Adjustment fee.
4. Development Agreement. Add \$1,000 fee. This is consistent with similar communities' fee schedules. Negotiation and public process takes ample staff and City Attorney time.
5. Development Agreement Amendments. Add \$500 fee. This is consistent with similar communities' fee schedules.
6. Development Code amendments: Add \$350.00 as it is blank, and zone changes are \$350.00, which follows the same procedure.
7. Floodplain Development Permit
Level 1: \$50
Level 2: \$200
Indicators of a Level 2 Floodplain Development Permit include new construction, channel improvements, and submittals requiring no-rise or elevation certificates. The Engineering Department makes the final determination of permitting level after acceptance of a complete submittal.
The addition of a second level for this permit is because \$200 is a disproportionate fee for smaller reviews.
8. Grading and Excavation Permit – Add level system to avoid small permits overpaying.
Level 1: \$50
Level 2: \$200
Indicators of a Level 2 Grading and Excavation Permit include submittals requiring geotechnical reports. The Engineering Department makes the final determination of permitting level after acceptance of a complete submittal.
This permit fee is changing from a by CY price to 2 flat fees depending on the review capacity. The current by CY price has created a disproportionate fee for review.

9. Master planned developments and planned unit development – application
(A separate fee is to be collected for preliminary and final plats) – Change to “Master Planned Developments (MPD) and Planned Unit Development (PUD) – application (A separate fee is to be collected for preliminary and final plats and plans)” The Plan and Plat fees will be separated out into Plat - \$350.00 +50 per lot to mirror the subdivision fees and Plans - \$350 + \$50 Per dwelling or \$50.00/2,000 ft² of floor area for commercial buildings to mirror site plan fee. We want to make it clear that not only plats be charged again for Finals. Final plats and plans are required for each phase, but may be done in unconventional orders, so keeping them separate is necessary.
10. Preapplication conference: Delete row, as we have been doing these for free.
11. Special Exception: Add ”Application”, as many special exceptions have additional costs (fee-in-lieu).
12. Site Plan application fee and resubmittal. Replace building floor area with reviewable area. Most of the review for site plan occurs outside the building footprint.