

MOAB AREA LAND USE

COMMENTS RECEIVED FOLLOWING PUBLIC OPEN HOUSES (SCOPING MEETINGS) - PERSONAL INFORMATION HAS BEEN REDACTED

47 comments received from March 27 through April 28, 2019.

COMMENTS RECEIVED VIA EMAIL

Please accept and consider these comments regarding the matter of growth and planning, especially as related to the temporary moratoriums on new hotel construction. The issue is not simply one of overcrowding, but involves overstretched resources and irrational growth reaching well beyond measurable and observable carrying capacities of these resources and infrastructures, with associated, synergistic regional impacts, as noted herein:

1. Limited and decreasing water resources cannot sustain additional (even present) growth;
2. Traffic patterns are already at bottleneck conditions on 191 and through Moab, and 128 is becoming routinely, downright dangerous; the imperative need for a long-overdue Main Street bypass is implicated, with lesser-impact opportunities for such already foreclosed by the historic failure to act;
3. Regional congestion in parks, visitation and camping sites, the Colorado River, and the backcountry is rampant, adverse and even abhorrent and repulsive, as visitation levels continue to increase unabated;
4. Local and regional air pollution is increasing to unhealthy levels, despite Clean Air Act requirements respecting National Parks;
5. Noise pollution, especially in Moab, is extreme and unhealthy;
6. Local cost of living, associated with growth, continues to increase, and affordable employee housing cannot keep up with the need;
7. Overall quality of life for both residents and visitors is rapidly decreasing and becoming more stressful on many levels.

Moab City and Grand County have both the authority and obligation to regulate growth as a legal matter of public health, safety and welfare, and as a practical matter of limited carrying capacities. I urge the councils to act affirmatively to take all legal and creative actions to limit, "stabilize," and even decrease growth rates and visitation levels, including actions to cap further development of hotels and rentals in the city and region. And closely related to this, stop funding the Moab Travel Council (or convert its message into an educational one), but increase (vastly) the TRT and find a way to direct those funds to mitigation of visitor and tourism impacts.

Indeed, there is no other choice for Moab to maintain any positive values and quality of life at all than to seize this moment and creatively turn around the accelerating slide towards social, economic and environmental catastrophe.

Thank you for acting on the urgency of this matter.

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I will be out of town, therefore, unable to meet with you during the open houses you are holding this week. I just wanted to pass on my 2 cent's worth.

I have lived in Moab for the better part of 45 years. I grew up here, graduated from GCHS, and returned after finishing college. The Moab (and Grand County) are no longer the places I grew up with, that's for sure! And, that's not necessarily a bad thing! Those years in the 70s & 80s were hard, people were leaving; businesses dried up, Moab residents didn't have money to care for their properties and houses - it wasn't great. Then industrial tourism happened in the 90s, and happened with a bang! People were quite happy that people were buying their homes and lots, and renting rooms more than just on Jeep Safari weekend. However, very, very little planning went into this sudden economic change that Moab and surrounding areas were experiencing. And that's what has led to the issues we face today ... many people "got rich" and no one wants to see the end of that gravy train.

And that is not what needs to happen, either. But Greed is not a planning tool, and it has reigned supreme in the last several decades. We cannot move forward by continuing down the path we are on. **We must slow growth enough that people still want to recreate here, as well as want to live here.** We have a multitude of issues, from lack of water to no affordable housing & everything in-between. None of these pressing and real issues can be dealt with if some side boards aren't created, and the sooner the better. I do not know the answer, only that what we were doing until this moratorium happened wasn't working.

Unbridled hotel growth (by "hotel growth", I mean overnight accommodations of whatever sort) pushes out other economic interests Moab and the county might be able to develop. Those new huge hotels are being built where other business opportunities might have had a chance. We can't have economic diversity if there's no place left to diversify! Also, I'm quite concerned about water usage in this valley -- think of all the toilets flushed, and showers taken and pools filled -- the aquifers can only store so much for us to use.

I'd like to see a major leveling off of growth, not flat-lined or decreasing, but something more sustainable. Moab needs to hold onto what makes Moab, well, Moab!

Thank you for the opportunity to express myself.

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This is a letter of request that the area zoned R3 in Moab be considered to be an area that would allow short term rentals.

In 1989 I purchased a home in Moab and converted it into a bread and breakfast. In 1991 I purchased a home on 300 South. I purchased the home because the area, was both business and residential and I wanted the option of being able to do short term rentals. For 12 years, one of our renters operated her business from our house. About 11 years ago we added on a small separate dwelling as an addition to the house, thinking we could now live in one unit and have short term rentals on the other side. We have not been able to move forward on this plan due to the current restrictions on this area, which now

do not allow any overnight accommodations. Our plan had been to use that money to help with our children's college funds/expenses.

We are asking that this area be re-evaluated and considered amenable to allow short term rentals. This neighborhood is a mixed use area. Next to us is Up the Creek campground. They have had nightly rentals in their camping area for many, many years. Across the street from us is part of the commercial operation for what used to be Moab's trash and garbage business. One block down 200 East is another short term rental. The Moab Charter School is at the east end of our block. We are located in a great spot to allow overnight rentals and right next to a business that has been doing this for a long time. This area appears to fit the definition of mixed use.

Other options or ideas to consider would be to allow areas to do short term rentals for a certain amount of nights per year. For example, one could be allowed to rent 3-4 times a year for no more than a week at a time, and one stay for 2 weeks per year. A community (Telluride) about 2.5 hours from Moab has these types of restrictions set up for their town. There are, of course taxes to be paid to the city and the county, and a notarized affidavit is completed by the property owner every year, certifying that they are complying with the rules.

We are hoping that the town of Moab will re-consider allowing short term rentals in the R3 zone. There can certainly be a compromise between the needs of a large hotel industry and the financial well-being of individual long-term property owners. We understand that the hotel industry lobbies heavily to restrict short term rentals. But hopefully there will be steps towards not continuing to be as restrictive as the rules currently are so everyone, including the town of Moab, can benefit.

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I am unable to attend either of the Open Houses in order to speak on the important topics to be discussed. Hopefully there will be a large group that will be there sharing their desires for a means to slow and diversify growth in Moab and Grand County.

Growth at this breakaway pace will more than likely forever (not just the next year or five) change the lives in this region:

- 1) the quiet of nature (which a lot of local residents desire) is now and will be massively interrupted by the unchecked increase of motorized vehicles
- 2) city, county and backcountry roads and trails will be even more impacted than they are today
- 3) infrastructure (energy, water, sewer, garbage, etc) will be negatively impacted and require major improvements
- 4) lack of year-round residential housing (for year-round residents) does and will continue to deter a healthy and diversified population
- 5) lack of non-service industry employment contributes to #4
- 6) lack of benefitted, living wage positions contributes to #4
- 7) local schools, medical facilities, non-tourism related businesses and services will suffer from rising costs to live in Moab
- 8) air quality, water quality and quantity are issues to be seriously dealt with against the number of potential consumers in the valley

9) damage to the quality of life in areas that we cannot yet imagine (foresight) is on the horizon.

10) LACK OF BALANCE IS OUR DILEMMA

We as a community are heading in the wrong direction. As a tourist destination we are heading in the wrong direction. If unbridled growth is allowed to continue as it has in the last 5 years neither Moab nor Grand County will be a good place to live or recreate. We are allowing local and out of town/state corporations and developers tell us what we need, if not what WE MUST do. As hard as it will be to say “no”, “no, not now” and “no, not ever”, we as a community must begin to make choices that benefit more of the bottom line for all and not just the financial bottom line. I trust that all of you will weigh carefully the pros and cons of runaway growth in this tourist heavy economy under which we are saddled. No one wants the balloon to bust. Please decide on ways whereby the balloon can stay comfortably in the air and be appealing to all.

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I’ve lived and worked in Moab for 20 years. I came here for a job with the NPS and I’m now retired. I love living here and I don’t mind sharing the beautiful redrock desert with tourists. However, the increase in numbers of tourists has skyrocketed in the past few years at an alarming rate. As long as the number of hotels and overnight rentals continue to increase, even more people will come.

Nothing about our community can accommodate unlimited growth of tourism. Water, sewer and land resources are being strained and impacted. Residential housing is either unaffordable or unavailable. Trailhead parking areas are not large enough for all the vehicles, so they line the highway. Many of them lack restrooms, and human waste and toilet paper litter the ground. Arches National Park is unable to deal with the thousands of cars trying to get in, find a place to park, and the hiking trails are so busy one might just as well be walking on a sidewalk in downtown New York City. The quality of outdoor experiences in and health of our beautiful landscape is diminished by the all the people, vehicles, noise, garbage, scars from off-trail use and increase in weeds brought in from faraway places. Traffic jams are unavoidable. The roar from OHV’s on residential streets makes it impossible to relax in one’s own backyard. From this local’s point of view, the situation is already beyond ridiculous. We don’t need more people coming to Moab.

The counter reasoning is that Moab locals rely on tourism for their livelihood. For many businesses, this is true. But we already have too many tourists. Many businesses are overwhelmed. Restaurants are backed up for hours at dinnertime.

Unchecked growth has been compared to cancer for a good reason. The host – Moab residents, our quality of life and the health of public lands surrounding us are being sacrificed for greedy out-of-town interests. This must stop.

Please put a stop to hotel and overnight accommodation construction.

Additionally, the “pre-approved” method of zoning must be reversed, with each proposal looked at by the local government individually. We cannot have hotels in the midst of residential areas.

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I'm writing concerning the moratorium on overnight rentals.

Moab is a small town. We've got, what, seven or eight thousand people here. We have the infrastructure for seven or eight thousand people.

We also have five to ten MILLION tourists here annually. We don't have the infrastructure for this flood of people. It doesn't take a rocket scientist to see something is wrong when there's an hour long wait to get in or out of town daily.

Or when there's a two-hour waiting list at every restaurant in town. Or when City Market is consistently out of basic necessities on a daily basis. Or when we're asked to fund a bigger sewage treatment plant because the poop generated here has to be hauled to Grand Junction. Or when an army of ATV's races back and forth on residential streets on some important mission.

What the hell is going on here? Are people really so greedy as to be willing to sacrifice a fine quality of life for money? The town is full.

Open your eyes. This is not a desirable situation. I would be in favor of finding a way to REDUCE the number of people coming here. The greed for money in this town is disgusting.

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I attended the open house yesterday at city hall. I did not speak up in the room, so I wanted to follow up with an email.

I would like to see Moab's overnight accommodation moratorium extended for 2 years. Personally, I would like to see it permanent, but I know that will not work for a lot of people.

In 2 years, the community can take active steps to creating a plan, and implementing steps to creating more assured housing for Moab residents.

I and many of my fellow citizens are tired of seeing our beautiful community turn in to Disney World. Please stop issuing building permits for people who don't live here. It seems that there will never be enough overnight accommodation for the hordes of tourists, but if people can't afford to live here, then who will work in the businesses who cater to the tourists?

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As I said before I support the moratorium on hotels, nightly rentals. We need to stop this runaway train; our way of life is being ruined we're at over capacity. It's insane what is happening to our community

our home. It's reckless it's insane. Please stand strong on this please don't allow anymore and stand strong against SITLA they will ruin us if we let them. The county needs to reign in the TRT revenues & take control of what you by right can.

Already town is insane and I am sad depressed heartbroken by what I'm experiencing. Enough is Enough.

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Thank-you for the opportunity to comment as you proceed in advising the city and county officials Moab on land use issues that affect the citizens of this community.

I have attached the comment document that I submitted in person at the 3/27/19 Open House. I have also included, in a separate attachment, the public comment emailed to the Moab City Council and staff previously, regarding the PAD overlay on Moab's R2 zones, for your historical perspective. This was also a letter to the editor published in both local weekly newspapers.

Thank-you for your careful consideration of Moab's R2 neighborhood residents' concern with the high-density housing issue as you advise the Moab City Council on their future course of action.

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My comment addresses the Landmark Design Project point #2: Multi-family housing, infill housing development, and redevelopment.

The Moab City Council publicly decided on March 12, 2019 to remove R2 zones from the Planned Affordable Development (PAD) proposal, which is high-density low-income housing developments within Moab city limits, while testing the viability of the concept in an area of town already zoned for higher density. This was the correct decision for them to make as it abides by the #1 Housing Goal outlined in the City of Moab General Plan: "Implement a housing strategy that meets the needs of current residents, anticipates growth in housing demand, promotes a cohesive small-town environment and supports a high quality of life. Policy 1, Action Step a. Recognize the value and character of existing residential neighborhoods and encourage compatible development/redevelopment projects with existing neighborhoods and the underlying zoning."

My concern is that the Landmark Design Project description language stating "infill housing development" and specifically Landmark Design's current project titled "Moab Small Area Plans" are simply the use of different words to disguise the same concept of PAD in R2 neighborhoods. I am especially concerned that Landmark is moving ahead with the development of concepts and alternatives for their Small Area Plan on the end of East Center Street with meetings including East Center Street land owners, but excluding input from the adjoining property owners on Rosetree Lane, Hillside Drive, and 400 East, all of whom will be potentially affected by high-density development of this property. In fact, every concept/alternative published by Landmark after the exclusive meeting showed

ingress/egress to this development from Rosetree Lane. The alleged first choice of Center Street landowners at this meeting was one of the concepts that did not use Center Street for access to this development. The impacts on the Rosetree Lane and Hillside residents would be far greater than the impact on the Center Street residents, due to both increased traffic and the location of the development abutting Rosetree Lane residential properties.

This should be a strong consideration by Landmark Design as part their involvement in determining Moab residents' future quality of life. R2 (zoned) residents and landowners have chosen these neighborhoods over the years and generations because they provide and preserve, via zoning laws, the characteristics of relatively low-density havens for living in a busy resort town. These characteristics include friendly neighborhoods on quiet, safe streets within walking and biking distance of the city center and workplaces, an eclectic mix of small and medium sized single family homes with room for sunny gardens, yards where kids may play, lots of green and open space, room to store our campers, river boats, ORVs and other toys off-street. This is what we chose when we bought in to these neighborhoods, and this is what we trusted the City of Moab to preserve long-term with zoning laws. Subsidized high-density low-income housing developments may be necessary for local businesses that don't pay their employees a living wage, but R2 neighborhoods are not the place for these. Those of us who have made the long-term commitment to own homes in Moab's R2 neighborhoods and have chosen a lifestyle that makes R2 neighborhoods affordable for us should be recognized and supported by Landmark Design and the Moab City government in all current and future land use considerations.

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After attending the Town Hall Meeting held by the Moab City Council on 12/11/18 concerning the proposed Planned Affordable Development (PAD) Ordinance 2018-19, I would like to warn my friends and neighbors about the unacceptable impact the PAD ordinance could have on all neighborhoods in Moab.

The PAD attempts to provide a solution to the affordable housing shortage in Moab by allowing drastically increased density throughout R2 zoned residential neighborhoods, disregarding previous zoning restrictions and current residents' quality of life. I use the word drastically because the PAD would allow up to 40 units per acre to be built as affordable housing. This density means 40-160 people, 40-120 vehicles, and could easily quadruple the number of people living on a single street in the neighborhoods. The height of a building with 40 units is by itself hard to visualize when it is crammed on an acre lot considering the required parking spaces, ingress/egress roads and walkways would take up at least 1/3 of the available space. Current building height and setback restrictions would not apply.

Here is a very real example. There is a 3.5 acre lot between East Center Street and Rosetree Lane that is being considered for PAD. This could be developed into 140 units, housing 200 to 400 occupants, plus their guests, with 200 to 400 vehicles. The access to this lot would be near the east ends of these two narrow streets, adding 400 to 1000 trips daily in traffic to streets that now see 20 to 100 vehicle trips in a day. The building itself would be tall enough to eliminate views and block access to sunlight for gardens and solar panels during the day for current residents. The lights from the apartments and

parking lots would dominate the night in these areas, eliminating darkness. Backyard and even indoor privacy in existing residences would be compromised or eliminated.

This large lot is an extreme example of the impact of a PAD on my neighborhood. But if PADs are approved for all R2 residential neighborhoods, as the ordinance intends, many current Moab residents could be facing a similar situation. Even if it is 10 units on a ¼ acre lot or 20 units on a ½ acre lot, the impacts are predictable and proportionate. Look around your neighborhood. How many lots could be absorbed into this project? How many tall apartment buildings and how much traffic would be added to your street?

Some would call those of us who already live in these neighborhoods elitist when we protest this so-called solution to the affordable housing shortage. First of all, I wouldn't wish life in that type of housing on anyone. How can 40 units per acre be a solution to the "crowded, undesirable living conditions" that lower income folks are supposedly living in currently? The people that assume lower wage earners are desperate enough to consider this more desirable are the true elitists. Secondly, when I purchased my home in an R2 zone, decades ago, jobs were scarce and pay was extremely low. We came here with no money and had to work hard to make it, even with lower house prices at the time. We committed for the love of the place, community and quality of life. We have seen many of our friends, co-workers and neighbors make the same commitment even as both wages and home prices rise. We got no government assistance and expected none. We have earned the right to defend this quality of life.

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Input for the Moab City-Grand County land development discussion:

Water is the number one issue in the Moab Valley with regard to development. It is not an infinite resource. If we do not pay attention in years to come, we could be facing disaster. The results of the water studies must be taken into consideration as future development ramps up. Drainage is also an issue both in the city and the county.

San Juan County must be included in these discussions, given that the county line is hard and fast. Light pollution is a very real issue that will adversely impact everyone who lives in the valley, including future San Juan County residents. I would like to see San Juan County encouraged to consider a Night Sky in conjunction with Grand County ordinance ASAP before it's too late.

I am encouraged that Moab City and Grand County are working together on land planning and future development. I would like to see the annexation of Grand County south of town to the county line into Moab City, or at the very least the creation of "greater Moab area city-county" as one entity. Soon enough we will be living in ONE metropolitan area. We are wasting time and money pursuing services for the citizens of this valley by taking a two-track approach to so many issues. Law Enforcement, Recreation, Water and Sewer, Transportation, Housing, etc. It is inefficient and expensive. I know this is far-reaching, but it can't hurt to voice this idea. How do we start this discussion?

I believe that light pollution is taking a toll on our world-renowned night skies. How many visitors have come to our community and upon looking up into the sky at night marveled at the stars we take for granted? Many people around the world have never seen the stars at night! This is a drawing card for many visitors, and future home and business-owners to our area. In the past 30+ years, I have witnessed the lights throughout the valley increase exponentially. It would be appropriate to place some restrictions on that lighting. Light your home. Light your yard. Shield lights from the sky and from neighbors and roadways. This does not seem like an unreasonable request to put in an ordinance with stiff consequences for non-compliance. Again, San Juan County should be invited to participate in these actions.

Air quality is also in jeopardy as development surges ahead unchecked, and visitation to the area continues to increase exponentially. Dust and vehicular emissions have increased with development. Again, San Juan County is a critical player in this issue.

Transportation will always be a stumbling block to affordable housing in the Moab Valley. As long as there is no public transportation out to Spanish Valley, we need to push high density housing within the city limits. I know change is difficult in ANY neighborhood, but this is the reality where we are now, and it must be imposed upon citizens if necessary. We have a responsibility to provide reasonable housing for Moab's working class. San Juan County's role??

Please keep the Spanish Valley Drive speed limit painfully low. This is one way we can preserve any semblance of neighborhoods and the rural character of the valley as more and more homes and businesses are built.

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I attended the open house on 3/26/19 here in Moab. I had the opportunity to speak briefly at the meeting but figured my comments may be more concise via email.

I grew up in Moab, my family is here, I have lived here for decades and yet I find myself in the process of determining if this is a place I can remain for years into the future. I see this kind of planning as having direct bearing the direction Moab is headed and whether or not I continue to invest my life in this town.

When considering policy and developing a cohesive land use plan for Moab moving forward, there are several areas I want to express as important to me.

1) Allocation of earned tourism dollars should include giving back to services and people that keep this town running, such as:

- Affordable and available homes for Moab residents, with diversity in neighborhoods and opportunities for people to put down roots here.
- An outreach education program about environmental stewardship and protection of our resources aimed at visitors. This could include trail maintenance and monitoring during peak times of year in popular places.

- Adequate funding of essential services such as the hospital and EMS, our school system, law enforcement and infrastructure.
- Tourism dollars giving back to vulnerable populations within our community such as those served by our non-profit organizations

2) Enforceable codes and standards for new development, both commercial and private, in the city and county, as well as working with San Juan county. This includes:

- Water use restrictions - Hotels cannot be permitted to build waterpark style swimming pools in our dry climate. New development needs to be forced to take our limited water supply into account.
- Light Restrictions - it's important to protect our dark skies and regulate use of excessively bright and invasive lighting systems. I would love to see Moab become an official dark sky community in the future.
- Open spaces - while accounting for increased density in our city and county, it's important to include mandatory open and green spaces within developing areas
- Set backs and height restrictions to preserve viewsheds
- Requirements for large-scale development to give back to the community in the ways mentioned above

3) Planning development in a way that allows Moab to remain accessible to a diversity of visitors and avoiding unintentionally elitist policy.

- We should avoid fees or restrictions that discourage or prohibit certain populations from staying here, moving here or visiting. Ideally Moab can be come *increasingly* accessible to a diversified population of citizens and less focused only on those with the most money to spend.
- Public Transportation - transportation throughout the valley as well as to national parks would alleviate traffic and open up outdoor experiences for those who may not have the opportunity otherwise.

Thank you for the opportunity to have input in this process. I'll be watching for next steps and will remain involved as they are presented.

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Hope it's ok. I'm going to just shoot you ideas as they come to me.

In agreement with the green community initiative

- encouraging social interactions
- improving community health and decreasing healthcare costs
- decreasing traffic
- decreasing need for increased parking spaces

- keeping Moab non-motorized commuter accessible (keeping me here as that is a HUGE reason we live here - being able to get around without a car)
- How about an ordinance (or whatever the correct policy) that requires all new development to provide easement of a path to connect with the major non-motorized paths. A big problem with trying to connect paths is the access. If all new development had to at least provide easement, when funds become available the land and access would be available.

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I attended a bit of a public meeting but all I heard was there must be a way to stop tourism, development, and this is not the place I want to live, no positive ideas on how to address what will not change and legally cannot change. The biggest issue in my opinion is nightly rentals in residential zones. This should have not have happened --- this must be limited to the ones approved. There should be rentals or hotels in commercial zones, highway 191 corridor etc., or new commercial zones. In my opinion, when the market is saturated, investors will quit spending millions on new hotels, they do their homework and don't make these investments without a reason.

It is apparent that most open spaces left that are currently in ag will go away, money will drive sales of this land, farming \$100,000 + an acre land does not pan out if it is a real business, not a tax write off.

In filling and smaller lots are inevitable and make the water, sewer etc. more cost effective for all residents, although it will very soon not be a rural environment but a big subdivision in Spanish valley.

Affordable housing is a big issue, but at some point we must realize not everyone who wants to live here will be able to afford it.

As with most resort towns near us people without means to live in \$400,000 and up home or pay high rents live in a nearby communities (Green River/ Monticello) with lower housing costs and public transportation is used to make commuting affordable.

Water is always an issue, but in the words of the State water engineer Mark Stilson, the valley will run out of land before water due the access to the Colorado River, which could provide drinking water or irrigation. Is this expensive, yes, not a drop in the bucket compared to what St George is proposing to pump Colorado River water.

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I originally came to Moab 19 years ago because of the quietness of the town and the beauty of the surrounding area. That has changed and not in a good way. With the advertising of Moab as a vacation destination and the building of hotels, motels and townhouses, the town is now overcrowded with

tourists. I am not against tourism as it can bring money to the economy, but the developers are not putting the money back into the community and only see \$ signs for their pockets.

With the masses of tourists and very little oversight of the backcountry, the land and the environment is being destroyed by Jeeps, ATV, Razors, etc. The trails are now being overused and the tourists with their lack of knowledge of the land are destroying them by not staying on established trails and multi-trailing which has destroyed the fragile vegetation.

As to building more hotels and multi-dwellings, we should say enough is enough. The cities infrastructure has not kept pace with the development and instead of using the money brought in by tourism, the city is putting the burden of costs on the existing taxpayers. We need to stop spending dollars on the tourism campaign and use the money to improve the city infrastructure and policing the backcountry.

I hope that the National Parks go to a reservation system as that may help reduce the overcrowding. The city should also help with reducing the overcrowding by limiting the amount of rooms available. As it is now, many of the hotels cannot staff their establishments, since service personnel cannot afford to live here. Homeowners are paying much more for basic services as well.

The moratorium should be left in force.

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Hello folks, I am responding to the 180 day moratorium regarding the building of overnight rentals. I am in FULL support of this measure and believe it should be much longer. What we need is affordable housing for the people who live and work in this community. I fear that if we do not address this issue as a number one priority we will end up with no work force, or one that is forced to commute large distances to get to work. That scenario has played out in other communities and the result creates a problem on an even larger scale.

I encourage you to stand strong against the proliferation of nightly rentals, and yes...even second homes at this point.

Thank you for your time and efforts.

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Thank you for the opportunity to express my concerns about Moab area land use planning.

Moab's ratio of tourist accommodations to homes for our actual residents and workers has grown seriously out of balance. Businesses and essential services (schools, police, teachers, nurses, etc.) have trouble hiring workers because housing is not available or affordable on the low wages offered by most service jobs. National hotel chains have jumped into the tourism boom and are building huge chain hotels that are irreparably altering the character of the Moab area and destroying the sense of community that we once enjoyed. Traffic jams, lack of parking and increased noise and air pollution plague downtown. Once quiet neighborhoods are threatened by the encroachment of overnight rentals. The amount of water available for this kind of continued growth is questionable.

Before the moratorium on new overnight accommodations expires, I hope a land use plan and zoning ordinances are put in place that will put more controls on new developments of this kind. This will not bring all growth to a halt, as there are several already permitted hotels being constructed. This can be done by removing the "use by right" from our current zoning, which gives a land owner pre-approval to build a hotel or other overnight accommodation. Instead, new overnight accommodations should require a vote by the city or county council.

We need to diversify our economy by encouraging business that are not tourism dependent (non-polluting ones – not more mining and drilling!) The proliferation of hotels and the escalating price of commercial real estate is making it hard for non-tourism businesses to find and afford space.

The explosive growth of tourism is exacerbating the negative impacts on our surrounding public lands. There are long lines and crowding at our parks, and we are losing clean air, quiet, dark night skies, and wildlife habitat. Less aggressive advertising of the area and some limits on the numbers and types of special events permitted would help ease this pressure.

Please help us create a plan to rein in Grand County's uncontrolled tourism growth, diversify our economy, and keep the Moab area a desirable place to live.

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The legal "use by right " needs to be eliminated. In general, all future overnight rentals should be eliminated. If this is arranged in such a way that there can be exceptions if approved by the City/County Council, that seems prudent.

Potential problems with the above, followed by possible solutions:

- 1) There are visitors coming who cannot find somewhere to stay. Quit permitting events during our busy season. Or only allow events smaller than a certain limit. Allow some existing events only if entry numbers are down-scaled. Encourage the Arches National Park reservation system, in case

that actually does lower visitation numbers in Moab. Let the visitors learn that they need to reserve in advance or not come; give some motel/camping revenue to Green River/La Sal/Monticello/Thompson Spring. Completely quit advertising Moab (we can always start advertising again if needed), and turn all marketing efforts to educating visitors in low-impact visitation. I realize this is difficult, but try to find a way to make this legal - Drop TRT taxes and call them something else?

- 2) Locals who have owned commercially zoned property in the Moab Valley for 100 years (or 2 years) and want to sell it for a hotel; they've been paying property taxes for 100 years (or 2 years) and give that as a reason that they should have this right. The property remains commercial property even without the possibility of building another hotel, and they can still sell it for other commercial interests. They do not have an automatic right to make the most amount of money possible, at the expense of the community whether they have lived here a long time or are an outside investor. If they've been paying property taxes for a long time, they have probably been using/benefiting from the property during that time, and likely have been using the benefits (schools, etc.) that property taxes incur.
- 3) Locals who own a home that they desire to convert to a bed and breakfast or overnight rental, for financial reasons. Homeowners do not have a right to do harm to their neighborhoods. One compromise legislated by some communities (for example, Austin, Texas) is to allow any homeowner to rent out their home short-term for up to two weeks per year. This can be quite lucrative if done during a big event, yet has relatively small impact on the neighborhood.

Miscellaneous visions of our community in future years:

- There are noise requirements for all vehicles on our roads, so unless the technology has changed, there are no UTVs (razors) or noisy motorcycles on our streets.
- There is at least one event-free weekend each month, including in the busy spring season.
- The night-sky ordinance has successfully kept our night skies dark.
- New construction always incorporates at least some aspects of passive solar construction, lowering energy consumption immensely. All contractors take this for granted, and have learned how much sense this makes. (There are no more new dwellings like the new twinhome on West Highland Drive with one tiny south window for two dwellings and lots of west windows to heat up both units.)
- Before disturbing soils and vegetation over more than a minimal area, a restoration plan is required, to avoid increasing dust in the valley. These can be simple, or more complicated, depending on size.

Thank you for the opportunity to comment. I sincerely thank city and county council members and planning commissions for initiating the moratorium and this planning effort, and for all of their research and efforts to make this community a better place to live.

--

The completion of the USGS Spanish Valley Water Study in 2018 requires the revision of the Spanish Valley Water and Sewer Master Plan completed in 2017. The USGS Water Study significantly reduces the underground water available for future Spanish Valley development. San Juan County will probably not receive any further allocations of Spanish Valley ground water and will need millions of addition funds to develop an alternate water source from either the Colorado River or Kane Creek before water is available for commercial development.

Water Right 09-2349 allows San Juan County to pump 500-acre feet of water from their current well. Utah's State Engineer stated in his approval of Water Right 09-2349 that future allocations were based on the assumption that 11,000-acre feet of water flowed under- ground from the Glen Canyon Aquifer through Spanish Valley into the Colorado River. The recently completed USGS Study found that there is almost no flow of underground water into the Colorado river.

In addition, the USGS study concluded that only approximately 6000-acre feet of water was available in the underground aquifer for future development by San Juan County, Grand County and Moab City. Since the Aquifer is over allocated by 200%, and Moab - Grand County have Water rights much older than San Juan County, the probability of San Juan county receiving additional water from the underground Glen Canyon Aquifer is very small. Utah is currently adjudication all water rights in Spanish Valley and final ownership of the 6000 ac-ft of water will not be determined for up to 5 years.

Water Right 09-2349 has sufficient water from the Colorado River or Kane Creek to complete all Phases of development in Spanish Valley. However, developing culinary water from either the Colorado River or Kane Creek will require millions of dollars above the current funds of 5.1 Million.

The 500 ac-ft currently allocated to San Juan County will supply culinary water to the current residents and approximately 600 additional ERUs. The number of undeveloped residential lots current approved by the County is unknown, but probably exceeds 600.

The current residents in San Juan County are paying for the sewer and water infrastructure and the residents are entitled to the 500 ac-ft of available water.

A moratorium on commercial development in the Valley including Highway 191 is necessary until additional funds are available for development of the Colorado River or Kane Creek water. A moratorium is also necessary until the Utah Division of Water Rights determines who is entitled to the

available underground water in the Glen Canyon Aquifer

--

I am writing to urge both Councils to make the hotel moratorium permanent. By every measure, we have exceeded our capacity to accommodate more tourists;

- constant UTV and other traffic noise
- stop and go traffic in and out of Moab
- lines at Arches regularly extending to Hwy 191 with an hour to hour and a half wait
- inability to turn left or cross the street without a stop light
- crowded grocery store aisles (made worse by displays impeding passing other shoppers)
- long waits at restaurants (and poorly paid chefs so food quality is often sub standard)
- inability to escape motorized noise in the back country (land, air, and water)
- massive destruction of fragile soil crust and consequent dust storms
- stores that cater to tourists which necessitates travel to GJ or SLC for many items
- lack of pleasant outdoor restaurants due to high volume of traffic passing by
- absence of bike lanes, public parking, and park shuttles to reduce the tourist impact
- low wages partially caused by some hotel owners who bring in foreign workers
- inability to attract workers due to the housing shortage made worse by each hotel built
- infrastructure overload (water, sewer, trash, as well as police, EMS, medical)
- "neighborhood" streets lined with trailers and overrun with vehicles of all sorts
- tourists numbers double or triple local residents on many weekends
- poor air quality
- increased light pollution at night and its negative affect on parks, people, and wildlife.
- etc etc etc

Our Council members are well aware of all of these issues, and they need to be supported in their efforts to mitigate some of the damage to our community and to the psyche of its citizens. An open pipeline of more hotel tourists and overnight rentals will only hasten further destruction to our health, values, and lifestyles and make the job of the Councils that much harder.

Thank you.

--

A few people in business do not speak for the whole community. Not everybody looks at Moab and sees dollar signs. We people that live in the neighborhoods cannot go into town without having to put up with noise, long lines, etc.

I'm sure you've seen the complaints, no need to go into the impact of MILLIONS of tourists on the town. What could be even worse is what is happening to the desert. You cannot go much of anywhere without finding trash or new tracks from motorized vehicles owned by people who have no respect for the land and don't stay on designated routes. I've thought for some time that the "Powers That Be" could care less about what the people in the neighborhoods want or need, but if a well thought out plan or study,

like this could be, was presented to the right people, perhaps something can be done to slow the degrading of the quality of life in this area. To this point, any of our elected officials have been unable to do so.

--

I have attended the brainstorming meetings and would like to add some things to consider in the planning and growth with the city of Moab.

First of all, let me explain my skin in this game. I am not a local but in fact live just 90 miles away in Colorado. I bought C2 property in Moab in order to build a nightly rental. I did this because I want to be able to use my property some weekends and rent it out when not there. My property is surrounded by nightly rental to the north and trailer houses to the south. It is not a good location for anything other than a nightly rental. Nobody would want to build a house in this location and it is zoned for nightly rental currently. One planning person said to build a coffee shop. That would never work 8 blocks off the main road. I have been saving and working on the engineering for this for the past two years. I went to apply for a permit two weeks ago and was informed there was a moratorium to decide if I would ever be able to even do this. I would beg the zoning does not change on this location.

Second, everyone attacks nightly rentals as the reason their properties have increased so much and the reason that there is inadequate housing. In my opinion, this is not the case. The increase in housing cost is related to many other things. One, it is expensive to build in Moab. Second, it has also turned into a resort town like Park City or Aspen. 40 years ago, nobody wanted to live in the desert but with the new sport of mountain biking, side by sides and improved jeeps, it has become an extremely desirable place to live. Aspen and Park City were expensive even without nightly rentals "driving up the cost." People need to understand this before they attack nightly rentals as the cause.

Third, I wanted to point out some of the good things with nightly condo rentals verses hotels. The condos are typically owned by an individual instead of a corporation. This means they are managed by a local management company that charges 30-40%. That money stays in Moab instead of being sent out of town to a corporate office. Their cleaning services are also typically paid more. Many are owned by locals too so all the money stays in town. I always try to rent a condo or house when vacationing with my family, a hotel is not for everyone. I would be interested in a study to see if condo and house rentals use less water per visitor because they are not washing the linens and towels every day but just with every visitor and they typically have a minimum stay of 3 or more nights.

I have many other ideas and points that I would love to sit and discuss in a reasonable setting with you. I tried to just put a few in here but feel free to call me or set up a meeting. Thanks for taking the time to read this.

--

I'm following up on comments made during the Moab open house on 3/26/2019 5pm MDT. I wanted to clarify my main concerns with the rapid expansion of outdoor recreational tourism and overnight lodging accommodations. I've broken this up into a couple themes below:

- 1) **LONG TERM VIABILITY** of resources to support even the current level of development given the water supply of our basin. I'm concerned about the lag time in the publication of both the USGS and Moab City contracted (lead PI was former CO school of Mines faculty) water studies. What is delaying them?? My impression from one of the public presentations to the city was that our water rights appropriation were maxed out, but that we had a small buffer on those rights that weren't being fully utilized by owners. It also seemed that Moab was pretty-much reliant on the La Sal watershed rights with no CO river allocation. It is mind boggling that all the development in the Moab Valley is proceeding (particularly San Juan Co.) without these water issues out in the open for policy planning. My main water concerns come from the overall decreases in CO River watershed discharge over time (<http://doi.gov/water/owdi.cr.drought/en/index.html#waterSupplyVariableContent>) and predictions of near future mega-drought (Ault et al., 2016; Cook et al., 2015), and we're already in the midst of a relatively long term drought here.
- 2) **DUST:** Human land disturbance and drought are causing more dust emissions that both cause human health ailments and loss of water supply due to the 'dust on snow' phenomenon on the Colorado Plateau (Deems et al., 2013; Duniway et al., 2019; Nauman et al., 2018; Neff et al., 2008; Painter et al., 2010; Painter et al., 2018; Skiles and Painter, 2016). The studies cited are a small subset of the peer reviewed literature that has indicated that all human activities that disturb the soil surface in this region, particularly in damaging biological soil crust and vegetation, contribute to the increase of dust particulate pollution that we both breath and watch steal our water here in Moab. Moab is like a more extreme microcosm of the intermountain American west. We are dependent on the La Sal mountains for a water supply, and I have seen frequent dust on snow layers in the La Sals, even this last weekend (3/30) I saw a small one after what has been a pretty wet spring so far. This leads to the question of how many people we can really have running around our country side here. Canyon country is awesome, but the desert is delicate. Unfortunately, we have the great plains 'dust bowl' (another semi-arid climate) to look back on as a cautionary ghost in our country for what happens when we both get drought and too much human land disturbance (Cook et al., 2009; Schlaepfer et al., 2017).
- 3) My last concern is about **HOUSING** and a **DIVERSE ECONOMY**. Right now, Moab doesn't have jobs that really pay people enough to have access to decent housing. I really feel that someone who works full time in a productive job should have a good shot at acquiring a modest single family home. I don't feel like that Moab is being planned for that to be a modal reality for people who work here. Right now, the skyrocketing value of real estate and lack of affordable housing options is due, at least in large part, to the expansion of overnight rentals. The explosion of new overnight accommodations has to be balanced with the infrastructure to accommodate a happy and healthy workforce (aka community yo!). This is not the case right now, we really need to slow down this exponential growth to create balance, address low wages, and diversify our economy to lower our vulnerability to

recession. I really think that the overnight accommodation permitting process should be changed from the “use by right” standard to a case by case permitting basis that is weighted based on long term plan that incorporates my concerns in 1 & 2, along with a broad and holistic planning process. Indeed, more comprehensive planning is exactly why this moratorium was initiated to begin with. Moab is at a critical cross road in deciding its future right now. From my perspective professionally, I help bring millions of dollars into this town as a competitive research scientist, but have problems hiring talented young professionals because they cannot find housing. The money I bring in to Moab stays in this town paying year-round, engaged, innovative young professionals - shouldn't there be opportunity for that in Moab?

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My husband and I are Moab residents, living in the Park area. After having visited Moab for decades and choosing to retire there four years ago, we are now actively seeking to relocate because of the juggernaut of changes Moab now is experiencing (with more to come). The quality of life for residents is eroding and we see forces in play that are making the City of Moab a sacrifice zone for uncontrolled development. Specifically, growth seems to be exceeding infrastructure (new sewer plant already strained), physical resources (water to last 20 years is not to us good news) and human resources (affordable housing). You know all this.

The moratorium on future hotels and reconsidering other land use policies are essential to give the City the breathing room to reconsider a vision for the future. Can Moab really accommodate millions of tourists per year? Should it? The only people benefiting seem to be a few local business owners and several absentee corporations with little concern or local conditions. There may be more jobs, but pay remains low and housing prices high, so who really benefits? Growth is never an unalloyed good, as we know from the cancer metaphor. It needs to be considered carefully by those in a position to guide the future of Moab and its surroundings.

--

I attended the March 26 open house but did not speak because I was "on the clock." As a citizen, I have the following comments regarding new hotels in Moab:

My hunch is that it would be difficult for Moab to ban chain hotels due to the unfriendly legislative climate upstate but it could be worth a try.

I am not in favor of allowing any large hotels in Grand County or Moab.

It could be permissible and could assuage the private property rights crowd to allow small-scale hotels or inns/b&b's if they also have one or more of the following elements:

- street-level retail or restaurants
- adjoining workforce housing
- I believe strongly that any new sewer or water hookups in the San Juan Spanish Valley Special Service District area needs to adhere to Grand County code regarding:
- Dark Sky ordinances
- minimum lot size of 1 acre with restrictions on ADU's
- no large hotels, box stores or other commercial enterprises that are deemed against the grain of current or imminent Grand County zoning rules.

Water is the key factor for any new development. Simply put, we don't have enough.

Downtown traffic is a particular sore spot with MOST locals. Eliminating left turns in the downtown part of Main Street will have a serious negative impact on quality of life. Left turn arrows have long and loudly been requested by the people who are affected on a daily basis.

--

I attended the open house on March 27 and found it stimulating. Following are some suggestions for future consideration.

- 1) Other Utah cities which have attempted to deal with excessive growth and may have "smart growth" strategies: Kayenta, Ivins, Park City
- 2) On all overnight accommodations, require provision for on-site parking of recreational vehicles, trailers and other "toy" hauling vehicles. Require low flush toilets and low flow showers and retrofitting if needed.
- 3) Listen to:
<https://www.npr.org/2019/03/31/708051277/on-public-lands-visitors-surge-while-federal-management-funds-decline>
- 4) Regional transportation planning to include bicycle- and pedestrian-friendly roadways; curb cuts and dedicated lanes; special attention to Spanish Valley Road; carrying capacity studies; public transportation; concern for travel between USU Moab campus and downtown, also between multi-family housing and employment.
- 5) Lobbyist for city and county with state legislature -- TRT, local control over access by 4x4s and razors to neighborhood streets/noise regulations.
- 6) Safe parking places for temporary workers living in vans/cars or camping and unable to find or afford housing. Stop harassment by law enforcement.

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Thank you for the opportunity to provide input into the monumental task of addressing Moab's land use. Listening to residents at last Wednesday's open house was difficult. So much frustration, especially over aspects of change in our community over which we have little control. I've spent the last week looking over Mr. Levine's Zoning Toolbox, which has been very helpful in understanding what can and can't be done. As someone stated in the meeting, zoning is key.

In light of ideas mentioned in the toolbox, I would like to see a new zone for commercial that prohibits overnight lodging or a retooling of existing commercial zones that could replace areas that are currently zoned for overnight accommodations.

In both the above zones, and those still allowing overnight, I would like to see a review of existing height restrictions. One of the amazing things about our town is the canyon rims that surround us. Even three story buildings infringe on this vista. I would also hope that the city and county might consider limiting the number of units that can be built in the overnight zone, per development.

In terms of an overlay, I'm wondering if it would be possible to create an overlay of "old town" which would restrict height and types of development. A bit the opposite of the high density overlay, but aimed at maintaining a sense of history and place.

I am concerned about the loss of green space. If transfer of development rights is considered, I would rather see an increase in the number of units, rather than in the height.

Relating to green space, I'm concerned that the city and county are not taking action to acquire areas to expand the park system. We need more pocket parks, areas to sit and relax, listen to birds, see friends, picnic, and "play." These areas are important to the sense of neighborhood and community that many of the people who spoke at the open house felt we are losing.

Moab has been through a lot of booms and busts, but I think our tourism boom has impacted the town with the same ferocity as the uranium boom in the 1950's, when, in the course of a few years, Moab changed from a small ranching/agricultural town of around 1500 people, to a bustling town of over 8000. Trailers and tents overran orchards. Water and sewer systems were stressed beyond capacity. The schools were overrun. Lack of zoning led to a mishmash of uses. Because of this, zoning came after the fact. Trailer park here, okay, R-4. This guy has a brick layer business and this guy is a welder. They're both near the new sewer plant, so let's go with Industrial. And on it went. Rezoning since has occurred in a seeming haphazard way responding to landowner requests more than what might make sense as a long range plan.

So, in the course of looking at zoning, I hope that you will take a look at areas beyond how they might be currently zoned, and look for what makes sense in terms of road access and community need. I've been

living at the west end of 400 North since 1978. We are part county and part city. We have a billionaire's mansion, the sewer plant, one of two Industrial areas of the city, R-2, R-3, R-4, Grand Oasis's zone exclusive to them, and the new 45 unit Entrada overnight development. All of this accessed by a road that suddenly narrows and then dead ends. Crazy.

Somewhat related to the above. Parking. Current requirements for parking spaces per unit are insufficient. For example, Deer Run, a self-help housing development of six units, considers that each unit has 4 parking spaces, exceeding city requirements. Two spaces in the garage, and two spaces in the driveway. In reality, most folks use the garage for storage (bikes, boats, and atv's.) Most units have two cars. There is no on-street parking. At Entrada, just up the road, the streets and driveways in the development can't support the number of trucks with trailers and large cargo units, so these are parked along the road and in the vacant lot across the street. So, in looking at zoning, particularly in high density situations, I hope that there will be a serious look at providing appropriate parking, and, in terms of overnight rentals, prohibiting vehicles of certain lengths where the development can't support them.

Finally, biking. Like many folks in town, I primarily use my bike to get about, but it is increasingly difficult and dangerous. (In terms of traffic congestion, bikes may be the most timely way to move about!) So, I would like to see a more bike friendly community with more protected bike lanes. (Yes, I just asked for more parking...which probably seems to conflict with more designated space for bikes...)

Thank you again for listening. I'm looking forward to your plan.

--

As a member of this community, I want to express my concern about water use in Grand County as our small town continues to grow. Below are a few points for helping to ensure our community has access to clean water in the future:

- I am grateful for the moratorium on all new overnight accommodations. We must use this time to get an accurate and up-to-date water availability analysis of the valley in order to make sure we have sufficient supplies and do not create demand hardening.
- Before development continues, we need to create a specific number of remaining Equivalent Residential Connections (ERC's) in order to determine what amount of growth is best for our community based on the actual amount of water we have. This should include having a buffer capacity for climate change, which we know is here and already affecting the southwest's water supply. *The Order of the UT State Engineer approving the transfer of water rights into our watershed by the San Juan Spanish Valley Special Service District cites a study indicating the Colorado Plateau could experience up to a 30% reduction in runoff due to climate variability.*
- "Adopt a green infrastructure ordinance for stormwater management to protect water quality, increase localized groundwater recharge and offset landscape irrigation through matching plantings with green infrastructure treatments." A direct quote from the Moab City General Plan – Goal 4 Water Quality, Policy 1, Action step h. I would love to see something similar adopted by Grand County.

- While we are in this moratorium, I would love to see us set high standards for integrated water efficient landscape design and performance for all new development (including residential), while also promoting conservation by existing users.

Thank you for taking the time to read this and service. As we are talking about housing and development, we must not forget water. Without proper effort to conserve and protect our water resources, we put our entire community at risk.

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I was recently reminded about allowable uses in certain commercial districts. In the C3 (and others) dwellings on the ground floor are expressly prohibited despite the fact that there used to be over 200 homes in the central business district of Moab. This restriction has meant that many homes that may have been renovated and stayed as homes (all in the moderate to affordable range and all within walking distance to ALL services). I live in one of these homes - a home that was built in 1908. I used to live next door in a home that started out as Moab's jail, has also been a garage, and a kitchen for our current house...and has been a residence since the 1970s. It was built in 1896. Many of these old homes, buildings that often have character and mean people LIVE in the downtown don't just visit it, have either been converted to nightly rentals or have been torn down as properties have been merged together for larger developments of nightly rentals

In 2008 when I set out to renovate our home, I was a part of designing a code that allows homes to be declared historic by the city - and thus allowed to be residences on the ground floor in the C3 (or other zones that do not allow ground floor dwellings). This allowed me to procure a building permit so we could renovate our home. For us this worked; the 25% maximum size increase and the requirement to keep the appearance of the home as it was before renovation worked for us. Those restrictions don't work for everyone with a home in this zone.

I recently heard about a rental in the C3. As I understand it the owner is interested in building additional units on their property but does not know that current code does not allow this expansion of this use.

I realize the rationale behind the code restriction on ground floor residences in commercial districts is linked to Moab's tax revenue source being sales tax. However I would suggest that the market will drive most C-3 and other commercially zoned properties to some kind of commercial use and allowing ground floor dwellings in the C-3 and other commercial areas would provide better balance of uses and possibly mean some property owners may opt to renovate and repair old structures rather than simply tearing them down.

Since I renovated my home in 2008, I believe at least 1/2 of the non-conforming residences in the C-3 have either been torn down or converted to nightly rentals, further adding to the loss of homes for real people in Moab. Please recommend that residential dwellings in commercial zones on the ground floor be added to the lists of allowable uses in commercial zones in the City.

Thanks for your consideration.

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Residents count too. I have long had the feeling that the focus in Moab is all about the tourist business. Local businesses are at a disadvantage because of the expense of competing with big out of town companies. The tourist bureau needs to cut back on advertising Moab until the tourist pressure is slowed enough to maintain quality of life for locals and a positive visitor experience.

I am concerned about affordable housing for locals, impacts of overnight rentals on our neighborhoods, traffic and noise. Also about damage the back country and overcrowding in our Parks. The entrance to Arches is a disaster. There is no way to turn around to escape being trapped in the line. All of these problems could be helped by reducing advertising to tourists.

Last week, in order to avoid Arches, I went at Colorado National Monument. It is every bit as spectacular as Arches. The campground was mostly empty and there were two cars in front of me at the Fruita entrance station. CNM has two entrances and a drive through road. This could be done at Arches at both Salt Valley Road and Willow Spring Road.

--

Have a code that limits size - as in number of units to any new short term rentals. This might

- end up with smaller sized developments
- recruit smaller and possibly more local business rather than the large chains
- and I'm assuming a more local business could have a bigger "emotional" investment into the community and not just look at it as a money bag.

Is there any law against this?

--

Let me begin by telling of a recent trip home with a very sick friend... As we approached town, traffic was light until about Courthouse Wash, where it was backed up all the way into town! Thank goodness my friend had no serious medical setback along the way, because it would've been impossible to get help in time, considering the parking lot on the highway. It wasn't even a holiday weekend, just large numbers of tourists trying to get into town with toy-haulers, campers, off-road vehicle trailers, and trucks. It's not more pavement that's needed, just fewer people trying to live the commercial that was aired by the Utah travel council (or some other entity). You may have seen the commercials I refer to, with all manner of recreational toys piled onto a van. It looked like that on the highway that afternoon- almost every vehicle with as much equipment as possible in tow.

I would love the moratorium on overnight lodging to be permanent! We are being crushed by the number and type of tourists using the area. We need to quit advertising Moab as a great get-away. The

opportunity to enjoy natural beauty is being crushed under the wheels of thrill seekers high on the pursuit of adrenaline. Ours is a fragile desert ecosystem, not an amusement park.

I'm in favor of a reservation system at Arches. It is the mission of the National Parks to preserve and protect. (It is not for them to provide profitable outcomes for a bunch of hotels.) I'm in favor of almost any measure to reduce the crazy number of tourists we have to put up with, and PAY FOR, whether those costs are ever acknowledged or not. Water, sewer, police, fire, search and rescue, medical and sanitation costs are going up for residents watching their quality of life diminish. Property taxes pay for these necessities, while transient room taxes are earmarked for efforts to invite ever more numbers of tourists year-round. This is crazy! It seems the state of Utah has more influence on these issues than the local population.

Before you quit reading, let me add to that last statement by mentioning ATV traffic- which is legal on city and county roads, and even highways, throughout the state. This was passed through the legislature in order for farmers to drive to a gas station, and not have to trailer them. Here, the result has been huge ATV rallies driving through residential neighborhoods, creating a nuisance with unmuffled engine noise. This is the type of tourists we must endure, and to which I referred earlier. This marks the change in mentality from before the commercial- from a visitor wishing to find solitude and unspoiled nature. I don't want to see this place spoiled. We are over capacity. Some of this is caused by large events. Quit advertising, at least.

--

Current Community Challenges:

- 1) Lack of affordable house
- 2) Lack of affordable commercial spaces for small businesses, entrepreneurs, artist, and community organizations, making it harder to diversify our economy
- 3) Degradation of land and trails in the area
- 4) Townscape becoming dominated by giant hotels and nightly rentals and decreasing quality of life in Moab
- 5) Over-development of precious water supplies

Solutions:

- 1) Alter zoning to exclude nightly rentals from residential neighborhoods (I believe this has this already been done, thank you).
- 2) Remove "use-by-right" zoning for hotels and overnight accommodations in commercial zones. For every new overnight rental, a developer would have to apply for a special zone change or overnight accommodation zone overlay through the city or county. We would have more control over speed and style of development. We could even stop permitting them for a while to let us catch up.
- 3) Invest considerable TRT money into local advertising, hiring local artists, thinkers, and sign-makers to design an ad campaign that promotes protecting the soils, staying on the trails, keeping dogs from destroying sensitive areas, and educates people about this beautiful and fragile ecosystem and our impacts on it. This would serve many purposes: create local jobs,

engage locals in a positive, solution-oriented project, bolster our image as a community of one that is eclectic, artistic, and in reverence for the natural world, spend TRT money in a way that actually benefits our community and is lawful. (I will also tell the Travel Council my thoughts on this).

Thank you for taking on the difficult task of addressing these issues. I would just emphasize that you have strong community support to make some real changes. To me, it seems like the points outlined above about altering use-by-right zoning in commercial zones would accomplish more and allow more control than the other zoning or ordinance tools outlined in the "tool box."

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When I think about this community, I don't imagine it in 5 years or 10 years. I imagine it in 40 years and 50 years. That's the unique vision that that someone in my age range can share on an issue like affordable housing. Affordable housing is one of the greatest concerns for my generation--younger people facing wage stagnation in a booming economy. It is also vital in order to have a diverse, thriving, and vibrant population of local residents. Beyond that, it secures and establishes a base and a home for community-involved and driven citizens that will keep Moab thriving, not just five or even ten years down the line, but for decades to come.

When it comes down to it, residents in the R-2 zone have the place they want to live for the rest of their lives. They have the comfort and the stability to keep things "as is" without having to reckon with the uncertain future that most people my age are reckoning with. They bought their homes when it was affordable, or they've had the same home in their family for generations. All of that is changing, not just in Moab, but around the United States. Young people are facing a runaway housing market. Where our parents and grandparents could buy a home and get higher education with a reasonable income, we are stacked with piles of crippling student debt. We need an \$80,000 down payment just to get a foot in the door of a double wide trailer, and in the meantime, the income we earn for the labor we do hasn't budged. It is very clear that in a destination town like Moab, we can't rely on the free market to keep homes affordable. Affordable housing is not a welfare program for people below the poverty line. Affordable housing impacts the blue-collar working class trying to raise a family. It affects any resident in this town that is currently working three jobs and paying \$1,200 a month to rent a two bed, one bath.

Moab is a destination town, but we have the unique opportunity to make it a destination not just for recreational tourists, but also for a wide range of professionals. We can attract teachers, nurses, daycare workers, artists, scientists, volunteers, students, guides, and rangers. However, first and foremost, they must have a place they can live. If Moab continues on the path it is on, its current primary residences will be bought by people with the means and become 2nd and 3rd homes. As the economy continues to drive up the price of homes and properties, more locals will sell, and more out-of-towners will buy because no one that actually lives here can afford to. The very concept of "neighborhood" that we're all fighting to preserve will disappear. Only businesses that can afford to house their employees will have a steady workforce. And likely these employees will live "bunkhouse" style because their employers have no incentive or option to provide otherwise. These issues already exist in Moab, and doing nothing about it will also do nothing to solve it.

But, as a local born and raised in this little town, the thing that I foresee which saddens me most is the loss of community. As housing gets more and more difficult to obtain for the normal working class, the number of transient workers will also increase. They can't afford to live here or invest here, so they won't. They'll work here seasonally, and leave, as many already do. These people may care for Moab, but the backbone of our community is the citizens that have decided to make Moab their home. Moab is not their 2nd or 3rd choice for a couple of months a year, but their 1st choice year-round. These are the individuals that build community, and it is community that makes Moab resilient and a wonderful place to live. It's the community that fights for public lands, that works in non-profits, that educates our children, that starts new businesses, that enriches our lives. It is community that is intimately and fundamentally tied to a unique and remarkable place that must be protected now more than ever. Right now, a large portion of that community lives in R-2 zones, but at the rate things are going, that will not always be the case.

So, I urge you, if you are retired or comfortably own your home, to think about Moab in the decades to come. What will happen when your children sell your house and some Colorado Aspen neurosurgeon buys it to use a couple months a year? Will it matter then if there was a higher density overlay a few years back that built apartments—apartments that now house families and professionals? Change is inevitable. We have the opportunity to direct that change. People who love this town, who care about its future, and who are already intrinsically tied to the community, need the chance to be able to live here. Higher density is one of the ways they can be afforded that chance. They deserve the opportunity to make Moab their home just as you have done and my family did years ago. Moab has always appealed to the self-starters, the risk-takers, the prospectors, and the pioneers. But times have changed, and the people working hardest have no homestead to show for it. We have the chance to support and welcome the citizens who will make Moab their home, help stabilize a seasonal economy, and augment and foster community. But if we measure the wealth of that community by the average wealth of its citizens, we are merely selling our home to the highest bidder.

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I have lived in Moab off and on since 1996 and for the last 15 years consistently. My husband was born and raised here. Our parents live here. We have raised our kids here. We love this town! Moab is not Anywhere, USA, it is a unique town in an especially unique and amazing area. With proper planning, Moab can retain those unique qualities. I am extremely grateful for the 6-month moratorium that the city and county councils both recently passed, but am concerned that 6 months isn't long enough. We are still talking about more hotels, more accommodations, etc., but this rampant greed-oriented growth (our current trajectory) is not sustainable and does not have to be inevitable.

I believe we have reached our limit here in Moab for hotels and nightly rentals and the signs are all around us. Arches NP now needs a reservation system to manage the severe crowding there. They regularly have 45-minute waits to get in the park and the parking lots are overfilled any day of the week for 6 months of the year or more. BLM lands are overrun and trashed, and their inadequate resources and staffing can't keep up with the use they are seeing. They can't build enough campgrounds to keep

up with the need. They don't have the staff to handle the trash clean-up and/or repair of damages being done by dispersed campers, OHVs users, dirt bikers, mountain bikers, etc. Traffic in Moab can be a nightmare. City Market regularly runs out of food and can't schedule deliveries frequently enough or hire enough people to keep the shelves stocked. There are more jobs in this town than people to do them. There are extreme housing shortages (lack of affordable housing), yet an abundance of homes dedicated to nightly rentals. Home prices are doubling every few years. Our EMS is overwhelmed. Our new sewer plant is already struggling to process the waste from our public land vault toilets. Residents are complaining loudly and consistently. The only ones I hear not complaining are those making most of the money off of this growth.

Not only are residents complaining, but so are the visitors. I have friends who say their friends and family members no longer want to visit them in Moab because the town is too overrun. I hear from people who no longer visit Arches NP because it feels like Disneyland to them. People are already deterred from visiting here and that number will only grow. Do we really want to go from a place that people want to return to time and time again because of their great experience to a check the box, been there done that (don't want to go back) destination? What type of visitors do we want to attract?

My suggestions to the council (s):

- End all pre-approved zoning and develop a clearly defined process for all future review of new hotel and nightly rental applications, that involves looking at:
 - o What impact will this have on the sewer plant?
 - o Where will the staff live?
 - o How many people can this town support on any given night? How many restaurants do we have to feed all of these people? How many people can shop at local grocery stores without depleting the shelves?
 - o What impact will this have on the roads and overall traffic congestion?
 - o How many showers can be taken on a daily basis?
- Build a comprehensive fact base (surveys of tourists and residents) to understand the different types of tourists, activities they participate in, tourism trends, and motivations for visiting. Surveys of local residents would also be helpful for understanding what residents need and want from tourism.
- Reign in nightly rentals and enforce zoning restrictions on nightly rentals.
- Utilize deed restrictions for self-help and affordable housing developments.
- Implement smart traffic management (left turn signals on main street, add more traffic lights where needed such as 2nd North and at the Shell Station south of town in Spanish Valley, and build a bike path on Spanish Valley Drive).
- Maintain neighborhood values by designating areas where high density affordable housing units are appropriate and areas where they are not. Don't alienate your local residents as you plan for affordable housing.

I so appreciate the job you all do and I know your plates are full with the many challenges that Moab and Grand County are facing. Thank you for the moratorium and for engaging with the community to figure out how to best chart the course for this town over the next few decades!

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1- I want to thank you all for the hard work and the strong, principled, informed stance the city has taken on outdoor lighting. In my 36 years here the amount of fugitive light has massively increased and diminished the value of home in this community as well as impairing visitor experiences to this extraordinarily clean, dark, quiet refuge on a busy planet. Well done!

2- thank you also for the hotel moratorium and godspeed to you finding any and all means to stop the creation of more commercial overnight accommodations. We are rapidly losing our small town home to out of town corporate profiteers, and that's not right or good for our children, our old folks, traditionals, or urban refugees. We need to slow/stop the ransacking of Moab and its conversion to a service community for the hotel owners! Forcing the subsidization/creation of restaurants and strong leave no trace environmental education for clients and employees should be mandatory for hotel and motorized recreation businesses! Seriously, we need you to be bold and do everything possible and even some things that seem impossible to defend our overrun town and stop dead the expansion of commercial overnight accommodations. Carrying capacity is real, and this desert is already way past that point, largely due to the average amount of impact per visitor, many of them on destructive motor vehicles designed to go off the trail. This may mean lawsuits with the State of Utah, but its worth it, and we may be able to form an alliance of cities and counties that serves us better than the predatory dinosaurs in the 7 county coalition: The new San Juan County, Park, and Salt Lake seem more aligned with Grand to me...

3- We should have said no to RAZRS when Mike Noel first forced his un-American, anti-rural rule on us, forcing us to put up with scoff-law, polluting, super loud, unsafe vehicles on our town's streets under the pretense of aiding farmers getting to their fields. We should attack this law and fight it with the help of every outdoor organization that wants to defend our towns, children and public lands from the abomination of over the top, out of control public lands ravaging, this death-by-motorized-vehicles we are currently suffering thru like a bad wave of Ebola. Please, if its not already too late, now is the time: Mike Noel is gone, and his replacement Phil Lyman does not represent us and is morally compromised due to his criminal conviction for damaging public lands with an ATV and encouraging others to do the same. Side-by-sides are a plague and eventually will be banned from public lands, as they are in National Parks. We should advocate for the same on our fragile, globally significant and compellingly spectacular public lands. Moab should be visionary in this and LEAD THE WAY. We can have near total unity as a community on this, even amongst those currently renting these machines. Please discourage them in every way by

- limiting and enforcing tandem, trailer and semi parking for boatloads of ORV's
- encouraging the Sheriff and city police to assist and coordinate w BLM LEO's
- ticketing unlicensed, illegally parked, underage and illegally modified drivers, as well as speeders and stop sign runners (i see a TON of this every day living at the corner of 4th east 1st north...)
- getting Moab into the 21st century with noise ordinance enforcement

- get the message out that Moab is not the place to party, rip up the land and treat the town like a carnival. We could do fine without tourism (I for one make zero money from tourism) and certainly don't need to encourage it with TRTs. Instead, we should be funding trail ambassadors, environmental awareness education materials for businesses, and paying to repair, maintain or close damaged trails. This is not rocket science or news: Nixon created an executive order to defend our public lands from motorized abuse that directs agencies to stop damage to the commons or close problem areas. please invoke that executive order and close severely damaged and degrading areas, PARTICULARLY CLOSE TO TOWN, such as Fins and Things on Sandflats. I have watched this trail go from nonexistent to a severely damaging disaster just since i moved to Moab. PLEASE, USE TRTS TO MITIGATE THE GROWING DISASTER OF MOTORIZED TOURISM IN MOAB BROUGHT ABOUT BY ADVERTISING.

Thanks for all your hard work and commitment. I appreciate every one of you!

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I own a nightly rental unit in Moab Entrada.

I believe the rights with existing nightly rentals should be protected as owner paid a premium for those rights and they are a critical element of the value.

I do think that Moab residents concerns about the town are often legitimate. One thing I have seen that has degraded the experience in town and in the surrounding back country is the noise from side by side and atvs that a street licensed. Moab PD should enforce a noise ordinance as many of the vehicles have modified exhausts and exceed EPA standards and likely state or municipal noise standards. Citing vehicles and letting visitors know of the noise enforcement would improve the experience for non-motorized visitors and residents.

I also believe that Moab City should look at all zoning areas that are yet to be built and if they believe there is too much hotel and nightly rental raw land, they could look to convert some of those areas to commercial or high density residential to protect landowners and bend the curve if the sense is that there is too much nightly rental in the overall mix.

Also, residents should be told about the economic benefit of nightly rentals and the contributions to nightly rental taxes and consumer spending in local shops and restaurants. I'll send a spreadsheet separately.

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I am writing to support continued nightly rentals in the Cottonwoods development on Williams Way, in the C-2 Zone. I am a seven-year owner of a Cottonwoods Unit and reside there several months each year. My family and I have been regular visitors to Moab for over 40 years and decided to make Moab

our second home, and ultimately our retirement home. However, I rely on nightly rentals to be able to afford the mortgage and expenses for this unit. Without the ability to rent I would regrettably be forced to sell the unit. Moreover, without the nightly rental option, re-sale value would be greatly diminished causing me considerable financial hardship.

I support efforts to better regulate the booming growth of Moab. However, I suggest looking at regulation on development going forward rather than reverse regulations in place, causing undue hardship to existing owners. Cottonwoods has been eligible for nightly rentals since it was built and I believe is an attractive rental due to its proximity to downtown. I have to believe it has been a reliable contributor to the economy.

Thank you for your consideration.

--

I am unable to attend the meeting tomorrow night. It is my understanding that you still have a willingness to collect comments.

I have lived full-time in Moab since 2011, tourist since 1999. I own a home. I work in the Real Estate industry and have a UT license (though I do not work as a sales agent); I am required by law to disclose that.

The comments are entirely my own, they are not representative of any organization or profession.

DENSITY - increased density DOES NOT equate to affordability unless we are careful to require it to do so. We can change our zoning laws to allow for 4 homes in a space where we now only allow 1, but if someone builds 4, \$450,000 homes then we've accomplished nothing.

BUILD SMART - we have so very little private land - identify areas within the County and City that are suited to increased density (i.e., proximity to services, etc.) and focus on ways to "incentivize" affordable development on these sites. Example, the large acreage of flat, residentially-zoned private land along Powerhouse/Millcreek, owned by developers. How can we motivate those businessmen to develop affordable housing solutions here in a way that will be pleasing to the community?

LODGING MUST INCLUDE "OTHER" - hotels, motels, and nightly rental complexes should be required to also construct a square footage of area for retail, restaurant, or other. They are swallowing up all of the available land and making it such that nothing else can be built.

LODGING MUST INCLUDE HOUSING - hotels, motels, and nightly rental complexes should be required to construct, or pay into a fund (Land Trust), a set square footage of housing space per guest room/bedroom.

PARKING - we are grossly inadequate parking. Absurd that we allow flatbed trailers to clog residential neighborhoods. Vacation rentals, hotels/motels, RV parks - all must provide off-street parking for their guests including trailers. No trailer or RV parking on City streets.

OFF-ROAD - off road motorized vehicles which are not allowed to drive on I-70 should not be racing around on our streets. Trailer to the trail. Enough. They are noisy and dangerous.

LIMIT ZONES FOR LODGING - I can name 6-8 business ideas that are legitimate needs in Moab, to serve both locals and tourists alike. I cannot find ground to do any one of these things, it is too expensive because lodging development has driven the prices to absurd levels. Cut back the zones in which lodging development is allowed, to help ensure that some shred of our private lands will remain available for non-lodging development.

MAINTAIN OPEN LAND - developing every inch of ground is not the answer.

CONTINUE TO RESTRICT SHORT-TERM RENTALS - this needs to be done with utmost care, as a quick look at other States will show that if there's enough push-back, communities can lose their right to regulate this use. If any house could be a short-term rental, the vast majority of them WILL BE used for this. We'll lose our neighborhoods. We'll lose our rental housing for workers.

Thank you for your time.

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I am the owner of one of the Entrada townhomes and am writing in regard to the request for public comment regarding future land use and overnight accommodations in the Moab area. I live out of state so am unable to attend the planning meetings in person.

I decided in 2017 to purchase one of the Entrada townhomes because my family, friends and I love the Moab area so much. We had been visiting multiple times a year. The opportunity came up for me to own a beautiful home in an amazing place, and for my costs to be offset by rental income when not used by myself. I had researched the zoning rules at the time, and confirmed that the unit, in zone C2, would be eligible for short-term rentals.

I am obviously concerned about protecting the value of my investment as well as my ability to continue to offset the property/mortgage costs with rental income. I would estimate that, if short-term rentals were disallowed in the Entrada complex, the value of the property would almost immediately decrease by 30%. Such a change would be financially devastating to me and many others.

I have read through the community's concerns about rapid growth, the imbalance between long-term housing and short-term accommodations in the area, and affordable housing. My hope is that this can

be addressed by limiting construction of new short-term units or restricting future applications for overnight lodging, thus grandfathering in existing homes that were purchased with the expectation/understanding that short-term rentals would be allowed. This allowance should be made explicit in any legislation, and should be specific to a unit/property rather than a specific owner (such that if I made the decision to sell my home, a future owner would be able to continue short-term rentals on the unit).

I would also support using a portion of the taxes collected from overnight lodging to support affordable housing, rather than devoting these funds entirely to promotion of tourism.

I also believe any land-use planning should be done by the city of Moab and Grand County should be in coordination with San Juan County. Continuing to allow construction just south of town, in San Juan County, but restricting it in Moab, will continue to increase the problems associated with growth of visitation (traffic/noise/parking, etc.).

Thank you for your time and consideration.

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Having visited your area numerous times in the past few years and having an outsider's perspective I thought I would offer you my observations:

First off Moab itself is a lovely small town with a unique vibe and friendly atmosphere that is worth trying to maintain, the surround area and amenities are outstanding for a wide variety of recreational types and my observation is that users generally respect each other and the natural environment and efforts should be redoubled to ensure this remains. I have noticed more unauthorized tracks and a significant number of nighttime users out in the sand flats area this year, you could use more enforcement mechanisms in this regard.

I have observed in resort towns there are a number of trends that you should try to curtail before they get too big a foothold, large corporate ownership; this trend tends to sanitize and remove locals from the culture except as food servers and "help" it also drives up prices and will ruin the character of your community. Rising prices -un-affordable accommodations, I see this beginning to happen already and has made big problems in a number of ski resort towns and perhaps you could get some ideas from those locals to avoid some of their mistakes, you may want to involve your planning and engineering staff.

I wish you the best of luck in balancing the needs of so many locals and visitors for the benefit of your community.

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As the general manager of a property management company in Moab, I wanted to take the opportunity to express my thoughts on the land use policies currently being developed for Moab City and Grand County. We provide both long term housing and nightly rentals, in a near 50/50 mix, so we can provide a

unique perspective into the growth of overnight rentals and the need for affordable housing. Finally, we have a full-service brokerage and can see how the decisions made on land use, specifically moratoriums and zoning changes, affect housing prices.

We have ~35 employees and fully understand the need for affordable housing for our staff. We are able to house our staff through a combination of apartments and houses with several roommates. As Moab continues to grow, we need to look at the models and examples set forth by cities that have already grown and figured out many of these issues. Simply put, Moab does not have enough apartments. So many of our workers that need affordable housing are stuck renting more expensive houses that have amenities that they don't need or want, or can't pay for. A great many of these workers are seasonal, and a house just doesn't make sense for them to rent. We rent the apartments we manage usually before the previous tenant even vacates. And we always have a waiting list for our apartments. When people move to a larger or more developed city, they usually look for an apartment. When was the last time you heard of someone moving to Aspen or Park City seasonally, and hoping to rent a home? Our apartments on average rent for half the price of a home, and are affordable to most anyone.

Another item to address is the push to develop affordable housing in downtown Moab. Downtown has the highest pricing and least land availability. To continue with the earlier theme, you wouldn't expect to rent an apartment in downtown Vail, or live on the strip in Las Vegas. Residents in these areas live in nearby Eagle Vail, or in the suburbs around Vegas. Property south of town, in the Spanish Valley area, is much more affordable and a much better place to develop affordable housing. I would suggest making it easier, and more advantageous for developers to put in apartments south of town. This could be done through incentives and partnerships. In fact, we would be interested in a project such as this.

One important item to note is that the recent attempts to curb overnight rentals and make housing more affordable, the sewer moratorium and the overnight rental moratorium, have had the exact opposite effect. As soon as those policies went into effect, we saw prices for existing homes go up immediately in value. As new supply was cut off, and demand continued to soar, the prices and values for anything existing shot up. Unless we are hit with a recession, or tourism to the area is greatly reduced, limiting new building will only drive up the cost of what is already built.

I would highly suggest a strategy of granting additional land rights to address the situation and staying away from stripping away property rights in the process. Stripping away property rights takes value away from land owners that had a reasonable expectation of use when they purchased the property, and opens up the city/county to expensive litigation. When the city made the move to remove overnight rentals from the C2 zone, which has since been rescinded, a very large group of land owners banded together with the intention of filing a large lawsuit against the City. Thankfully this never came to fruition. We would all lose if these efforts all ended up being wasted on legal fees. When property owner's purchased land in Commercial, General Business, or Highway Commercial Zones, they often paid 2-4 times the value of the property because of the zoning. Stripping this away would be akin to telling a Moab resident that the home they paid \$350,000 for is now worth only \$200,000 because zoning has changed and families are no longer allowed to live in that neighborhood. Many people, as evidenced in the meeting about the C2 zoning change, invested their life savings or planned their retirement around properties or land in these areas. Don't take away rights and value; add it. Look at

other zones and allow for the addition for apartments and affordable housing in appropriate areas. Look at the issue as a business would; a good investment. You wouldn't build apartments by the beach in San Diego. Don't build apartments/affordable housing in downtown Moab. Take advantage of the lower pricing and increasing growth in Spanish Valley.

Instead of looking to penalize types of growth that some may not like, ex. nightly rentals, I would look to incentivize types of growth that most can agree on. Taking a positive approach vs. a negative approach, like granting rights instead of stripping them, will win over more citizens, and make less enemies. If Grand county were to give incentives in the forms of tax credits, land grants, monetary contributions, etc. for the building of new apartments, that would greatly accelerate the development of affordable housing. I would suggest that funds for these incentives could be taken from TRT income. While those funds are currently locked to advertising, it appears that some changes may be coming to that. And, while controversial, I would be support a reasonable amount of TRT be allocated to these programs/incentives. For citizens that see overnight rentals as a negative, that would be a direct benefit that they would see from the tourists coming to town. Again, we would be interested in participating in one of these programs should they become available.

I think it's also important to bring up the idea of a bypass for trucks coming through Moab. Much of the traffic, noise, etc. that people complain about is not due to tourists or overnight rentals. Moab's Main Street is a thoroughfare for trucking. Moab does not need, nor want, the business from the trucks coming through. And citizens and tourists don't want that either. We've all experienced having dinner at a Moab Main Street patio and having to pause your conversation every time a semi-truck breaks or accelerates. There isn't a single thing we could do to reduce traffic that would be more impactful than routing trucks outside of Main Street.

Finally, Moab is growing and we need to embrace and shape that. We have 'problems' that many other towns would love to have. MPM manages property in other states and participates quite a bit in the rental industry as a whole; and our problems are not unique. No matter where you go there is always a perceived housing crisis or shortage. We need to look at the positives that all the tourism and extra money they bring in provide to us, instead of looking at the downsides. We live in a beautiful area, and other many people want to share that with us. Not many places have that, and we are lucky to live here. We can find a balance between providing affordable housing in appropriate areas, not stripping away rights from our citizens, and allowing the town to grow and prosper organically.

--

I've lived in the area for just about 30 years. I got to the open house a little late and didn't get up to comment, so I will now.

What I see is a lot of out of town investors planning to make money by encouraging more people to come to this place by building resorts, motels, RV parks, etc. They don't have to live with the consequences. We do.

When I notice the hoards of visitors in town and think that the numbers will only increase, I keep flashing on images I've seen of Japanese subways. Men are hired, wearing white gloves,

to push as many people as possible into subway cars before the doors can close. A subway ride like that might be interesting, once, but we're looking at Moab being a subway car most of the year. That's not my idea of a quality experience for the visitors or us.

We need to stop hyping this place bringing in more people than can be accommodated already.

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I'm an artist living in the former ghost town of Cisco, Utah. I have been here for the past four years, slowly rehabilitating the town using found and salvaged materials. This past year, my two sisters and I have established a nonprofit artist in residency program. The goal is to host one artist in the fall, and one artist in the spring, every year. In addition to rebuilding the town, I have also been building an art studio for the resident to work out of. In everything I build, I take care to honor the natural environment as well as the town's history. This means compostable toilets, utilizing rainwater, and repurposing materials that have littered the ghost town for years. It's important to me that I leave a small footprint and generate as little waste as possible.

My aim is to create something positive, unique, and beautiful that can be enjoyed by the surrounding communities and foster a shared pride in Utah's historical heritage. Since my primary task has been working on the town, I short-term rent out a few small structures on my property to help generate income. I don't make a lot of money on these, as there aren't any amenities for guests and the spaces are tiny. But people are drawn here for the history and an off the beaten path experience. I've made a lot of friends out of visitors over the past few years, who've been interested and supportive of my project. It's kept me going in more ways than one. I'm writing to you as you're considering making changes to the nightly rental policy in Spanish Valley. I understand concerns relating to nightly rentals in commercial areas, but I'm hoping you'll consider how it will affect outlying areas like Cisco if the nightly rental policy is tightened.

Please understand that renting out these small structures on my property is the only thing that has allowed me to stay out here, and continue to work and live in the ghost town. I would love to be a part of these continuing discussions going forward, as my livelihood and dreams of hosting artists in my town will be greatly affected by the decisions the County Council makes regarding nightly rentals.

--

I can't attend the next public open house on the Moab Land Use Plan, but I wanted to provide some additional comments that I don't see represented in what you have received so far.

I have been a small business owner in Moab since 2007; and have worked with small business owners for those 12 years.

Small business has been pushed out of downtown for a while now because we can't compete with crazy land prices that are driven by overnight rentals. By small business, I both all of the following: 1) professional services like my own business that mostly cater to locals; 2) retail and restaurant businesses that provide services to both locals and tourists; and 3) small

overnight lodging establishments that house tourists. All of these small businesses are locally owned, and they are also important to diversifying the economy in Moab.

For these reasons, I'd like to see this planning effort prioritize and protect small business growth in Moab. In my opinion, this means we continue to keep small overnight lodging establishments in the Code as transitional buffer zones from general commercial to residential - although I think the size of those small overnight lodging establishments could be reduced from the current 10 units to 4-6 units.

I'm also interested in seeing a business enterprise overlay zone downtown that would prohibit all further overnight rentals so that small business may grow. The idea that I've been floating with business owners and the City (prior administrations) is that the overlay zone would be placed over the entirety of 100 S, Center Street, 100 N, and 400 E that would prohibit further overnight accommodations of any type. 100 W may be appropriate to include as well. This would be controversial sure, and I'm one of those property owners that would be affected, but it would be a giant leap forward for small business and local growth in Moab.

--

I am out of town for work next week and unfortunately will not be able to attend the public workshop or meetings.

I would like to recommend 3 water related ordinances that I hope the City and County will find useful and worth pursuing.

1. **Water Efficient Landscape Ordinance.** There is a model ordinance available as a starting point and San Juan County is considering adopting a version of the model for the southern Spanish valley. This model is a great start, and needs a few tweaks to ensure Performance in regards to water efficiency. I like that SJ has limited turf to 10% of landscaped area or 1,000 square feet and recommend this be included in Moab/Grand County ordinances. I am working on some additional language, based on similar ordinances in Colorado and California, that will help with making sure landscapes perform to the standard and achieve the desired outcome.
2. **Low Impact Development (LID) Ordinance.** LID, also known as green infrastructure (GI), uses a distributed approach to stormwater management and seeks to match sources of runoff with landscaped areas that can benefit from the water (offsetting some of the need for supplemental irrigation). The Moab General Plan contains a goal to pass such an ordinance and the City has installed a GI project at the MARC and is planning to include GI in the 100 South street improvement projects. There are many jurisdictions around the southwest and country that have this type of ordinance in place.
3. **Graywater Ready Building Ordinance.** All new construction should be plumbed for the option of re-using graywater for irrigation. The Southeast Utah Health Dept. has been successfully advocating for state-wide changes to the graywater code that will allow for simpler, gravity-based systems to be installed. Moab City has this as a water strategy in the Sustainability Plan. There is a model ordinance from California that could be adapted to our needs.

I am available to help work on specific language for all/any of these, and am also happy to give a presentation of examples from other communities if that would be helpful. Please provide any guidance on how we may want to proceed with these.

I know water is just one of the many current issues to be discussed, and I hope that we can make some progress on this front.

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