

CITY OF MOAB ORDINANCE 2026-01

AN ORDINANCE OF THE CITY COUNCIL OF MOAB ANNEXING THE BISCO PROPERTIES, LLC PROPERTY AT 486 RIV TO THE CITY OF MOAB AND ASSIGNING THE C-2 COMMERCIAL-RESIDENTIAL ZONE AND R-3 MULTI-HOUSEHOLD RESIDENTIAL ZONE TO THE PARCEL

The following findings describe the intent and purpose of this ordinance:

- a. Bisco Properties, LLC, owns approximately 1.464 acres in Grand County as described in Exhibit 1 (the “Property”); and
- b. On January 27, 2026, the Moab City Council (the “Council”) held a regularly scheduled meeting during which time it reviewed and approved a pre-annexation agreement regarding the Property, Section 6 of which sets forth minimum project development standards for the Project that are contingent upon Bisco Properties, LLC filing an annexation petition and the Council approving the petition in accordance with the annexation procedures set forth in Utah Code, Title 10, Chapter 2, part 8 (the “Act”); and
- c. On October 27, 2025, Bisco Properties, LLC, filed a petition (the “Petition”) with the Council seeking to annex the Property into the City; and
- d. The Property is unincorporated and has been proposed for development with allowed uses in the requested zoning designation, at the time of application; and
- e. On November 12, 2025, the Council accepted the Petition for further consideration pursuant to U.C.A. 10-2-807; and
- f. In accordance with U.C.A. 10-2-808, the Moab City Recorder certified the Petition and published notice of the same on December 8, 2025, thereby notifying the public to file protests by January 7, 2026; and
- g. The Moab Planning Commission reviewed the Petition in a public meeting held on January XX, 2026, to review the annexation and the requested zoning for C2 (Commercial-Residential) and R3(Multi-Household Residential) Zones and found that the zone is acceptable for the types of uses proposed for the area; and
- h. No protests that complied with the requirements of U.C.A. 10-2-810 were filed after publication of notice of the Petition; and
- i. On January 27, 2026, the Council held a duly noticed public hearing on the Petition pursuant to U.C.A. 10-2-810(7); and
- j. After receiving and considering public comment on the Petition, the Council has determined that the Property meets the requirements of Moab City's annexation policy plan; and
- k. The Council has determined that the Property meets the annexation requirements of

Utah State Code, including but not limited to the annexation procedures set forth in the Act; and

l. The Council finds that the Petition meets the criteria for annexation of the Property into the City under the Act, including U.C.A. 10-2-804 and U.C.A. 10-2-811(10) because:

1. The Property is a contiguous area and is contiguous with City boundaries; and
2. The Property is located within the City's expansion area as specified in its annexation policy plan under Section 1.32.030 of the Moab Municipal Code; and
3. The Property is not incorporated within the boundaries of another municipality; and
4. The annexation will create an unincorporated island but complies with the requirements of U.C.A. 10-2-804 because it will reduce the size of an existing unincorporated peninsula and because: (i) Grand County and the City have agreed to the annexation; and (ii) the annexation is for the purpose of providing municipal services to the area; and
5. The Property will not be annexed for the sole purpose of acquiring municipal revenue or for retarding the capacity of any other municipality to annex into the same or related area; and
6. The Property does not include rural real property or private real property located in a mining protection area as those terms are defined in U.C.A. 10-2-801; and
7. The Property is not within 5,000 feet of the center line of any runway of an airport operated or to be constructed and operated by another municipality; and
8. The Property is not located within a "project area" as that term is defined in U.C.A. 63H-1-102(17).

m. The Council has held the appropriate public hearings, gave the appropriate public notice, and received public input pursuant to U.C.A. 10-2-810(7).

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

1. The Petition is approved and the property known as the Bisco Properties LLC Annexation, as described in "Exhibit 1" and illustrated on the attached plat, "Exhibit 2", and located at 486 River Sands Road, is hereby annexed into the City of Moab and the zoning designation, upon recommendation from the Planning Commission for said annexation, will be the C-4 General Commercial Zone.

2. This ordinance will take effect immediately upon its posting pursuant to U.C.A. 10-3-711 and 63G-30-102(1).

[execution on following page]

PASSED AND APPROVED this 27th day of January 2026, by a majority of the City of Moab City Council.

SIGNED:

Joette Langianese, Mayor

Date

ATTEST:

Sommar Johnson, Recorder

(Complete as Applicable)

Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A. 10-3-711 and 63G-30-102 on

Effective date of ordinance: _____

SUMMARY OF MOAB CITY ORDINANCE NO. 2026-01

On January 27, 2026, the Moab City Council enacted Ordinance No. 2026-01, annexing the Bisco Properties, LLC property at 486 River Sands Road to the City of Moab and assigning the zone of C-4 General Commercial to the parcel.

By: Joette Langianese, Mayor

ATTEST

Sommar Johnson, Recorder

Voting:

Council Member Knuteson-Boyd voting ___
Council Member Myers voting ___
Council Member Taylor voting ___
Council Member Topper voting ___
Council Member Wojciechowski voting ___

A complete copy of Ordinance No.2025-16 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

“Exhibit 1”

Description of a parcel of land located in the Southeast Quarter of Section 35, Township 25 South, Range 21 East, Salt Lake Base, Grand County, Utah, more particularly described as follows: Beginning at a point on the existing boundary of Moab City, said point being South 89°54'00" West 1461.00 feet and North 00°06'00" West 374.0 feet from the Southeast corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and proceeding with said boundary thence North 00°06'00" West 205.00 feet; thence North 08°32'00" East 272.22 feet; thence North 89°54'00" East 107.25 feet to a point on the existing boundary of Moab City; thence with said boundary South 00°24'00" West 474.14 feet; thence South 89°54'00" West 144.00 feet to the point of beginning, having an area of 63,763 square feet, 1.464 acres.

