

MOAB CITY COUNCIL MINUTES--DRAFT
REGULAR MEETING
January 27, 2026

Regular Meeting Attendance and Call to Order:

Moab City Council held its Regular Meeting on the above date in Council Chambers. Archived audio is at www.utah.gov/pmn and video is at www.youtube.com/watch?v=oZhQNUt_ozg. Mayor Joette Langianese called the meeting to order at 6:00 p.m. Councilmembers Kaitlin Myers, Jason Taylor, Colin Topper, Miles Loftin and Tawny Knuteson-Boyd attended. Also in attendance were City Manager Michael Black, Recorder Sommar Johnson, Community Development Director Cory Shurtleff, Engineer Mark Jolissaint, Assistant Engineer Didar Charles, Strategic Initiatives and Sustainability Director Alexi Lamm, Associate Planner Johanna Blanco, Police Chief Lex Bell, Assistant Police Chief James Blanton, Jr., Parks, Recreation and Trails Director Patrick Trim, Public Utilities Director Obe Tejada, Attorney Lisa Watts Baskin and 18 members of the public. Councilmember Loftin led the Pledge of Allegiance.

Amendment to the Agenda: Councilmember Topper moved to remove Item 5.7 from the agenda. Councilmember Myers seconded the motion. The motion passed unanimously.

Public Comments: None.

Consent Agenda—Approved

Councilmember Knuteson-Boyd moved to approve the consent agenda, as follows: appointment of citizens to the Planning Commission, being Carolyn Conant with reappointment for a term expiring 12/31/2030 and Steve McClure, appointment to complete a vacant position for a term expiring 12/31/2028; ratification of a letter of support for the Utah Raptor State Park Dark Sky application; ratification of City Council board and committee assignments; approval of minutes for the December 9, 2025, Special and Regular Meetings, the January 8, 2026, Special Meeting and the January 9, 2026, Special Meeting; and approval of bills against the City of Moab in the Amount of \$3,840,734.77. Councilmember Taylor seconded the motion. Committee assignments were discussed. Councilmember Myers asked about the applicants for Planning Commission and Mr. McClure introduced himself to Council. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Loftin voting aye.

General Business:

Public Hearing: Spanish Valley Culinary Storage Water Tank CIB application

Mayor Langianese opened a public hearing at 6:07 p.m. regarding the 2026 Permanent Community Impact Fund Board (CIB) Spanish Valley Culinary Storage Water Tank application.

Presentation: Community Development Director Shurtleff and Engineer Jolissaint presented information about and a timeline for the City's water tank project and the Major Utility Overlay. Details of the proposed tank location and design, including plans to bury the tank, were discussed. Elevation drawings showing the tank with ten feet above ground and berming to conceal the structure for visual impact considerations were shared with Council. It was explained the public hearing was pertaining to the 2026 Permanent Community Impact Fund Board (CIB) Spanish Valley Culinary Storage Water Tank application.

Discussion: Councilmember Myers asked if the Grand Water and Sewer Services Agency (GWSSA) and Grand County would write letters of support for the CIB grant application. Councilmember Taylor commented on upkeep of the property. Future potential uses for the site in addition to the water tank were discussed, including site security considerations, installation of another tank in the future, open space, and parklands. There were no public comments, and Mayor Langianese closed the public hearing at 6:29 p.m.

Public Hearing: Annexation of the Bisco Property at 486 Riversands Road

Mayor Langianese opened a public hearing regarding annexation of 486 Riversands Road at 6:30 p.m.

Presentation: Community Development Director Shurtleff and Associate Planner Blanco presented proposed **Ordinance 2026-01:** an ordinance of the City Council of Moab annexing the Bisco Properties, LLC property at 486 Riversands Road to the City of Moab and assigning the C-2 Commercial-Residential Zone and R-3 Multi-Household Residential Zone to the parcel. It was noted that the Planning Commission made a positive recommendation for the annexation. Blanco reviewed the timeline of the pre-annexation, the annexation petition, and the proposed annexation. It was explained there were no viable objections, and the pre-annexation agreement included 100 percent active employment households to address compliance with density regulations and an existing non-conforming commercial laundry.

Discussion: Council members expressed concern about the density, which is controversial to neighbors. Shurtleff explained that the R-3 zoning allowed 20 units. He said even if the zoning was R-2, it would allow 16 units. Discussion ensued regarding the possibility of further approval by Council regarding the development agreement and the number of units. Shurtleff explained that the owner preferred to build tiny homes, but the layout could become more dense. Mayor Langianese brought up the number of employee housing units in the community that are proposed versus units actually constructed. Councilmember Taylor brought up the community outcry regarding the proposed density. Shurtleff pointed out nearby densities and said there was more need for employee housing than for high-end single-family homes. Mayor Langianese said the state mandates what qualifies as a legitimate protest to annexation.

Public Comments:

Steve Hazlett stated he has no objection to the housing need or the annexation. He said the proposed project has too much density with 20 units on a ¾-acre site. He said he wants to know if three or four units on the site is acceptable. He noted there are currently 12 residents on the road, and this will add 20 more, where children are often on the road. He brought up quality of life and safer roads. He said the property was serviced by a septic tank now and a sewer line is needed.

Dave Condie said he has seen the Riversands area grow over 40 years and he has concerns about the proposed density. He said there is a covered ditch on the property not shown on the drawings. He said he gave 19 feet of his property for the road and said any new footage for road improvements would need to come from the subject property. He said there is currently no sewer and water pressure is low. He said it would be expensive to bring Riversands up to code. He mentioned a promise that the property would revert to agricultural use. He said he personally does not want to annex into the City.

Sue Shrewsbury stated the property has major drainage problems and there has been flooding on the property.

There were no further public comments, and Mayor Langianese closed the public hearing at 7:01 p.m.

Annexation of the Bisco Properties, LLC property at 486 Riversands Road—Approved

Motion and Discussion: Councilmember Myers moved to approve **Ordinance 2026-01:** an ordinance of the City Council of Moab annexing the Bisco Properties, LLC Property at 486 Riversands Road to the City of Moab and assigning the C-2 Commercial – Residential Zone and R-3 Multi-Household Residential Zone to the parcel. Councilmember Knuteson-Boyd seconded the motion.

Councilmember Myers stated that she supported the pre-annexation agreement and acknowledged there were changes in community sentiment since the pre-annexation agreement was approved. She noted that large apartment projects are in the pipeline with varying degrees of completion. She said she supports small developments such as the proposed project. She said she also supports infrastructure improvements. She added scaling back on the proposed density would make it less likely that affordable units would be constructed, and that density equates to employee housing, which is desirable. She said there would be more traffic yet supports employee housing over high-end housing. She said she appreciates the close-in location that will reduce commute time to downtown jobs. Councilmember Knuteson-Boyd stated she supports the annexation because of the history of housing for service industry workers and guides. She described a situation in her nearby neighborhood with several employees living in a single-family home. She said she supports employee housing for 20 residents and noted the many apartments coming online will not solve the housing problem. Councilmember Taylor stated he was familiar with the subject property and noted issues with culverts and drainage. He said he voted against

the pre-annexation agreement because of the condition of the road. He brought up the R-3 zoning at the end of the street and nearby R-2 properties. He said the road is in horrible condition and that he will not support future annexations. He added that precedent has been set and higher density zoning is occurring. Councilmember Topper stated he would be voting against the motion. He said that in September 2024, there was a desperate need for housing and that was a higher priority than infrastructure and neighborhood conditions. He said that now, there are hundreds of apartment units coming online. He acknowledged that he is not a housing expert but noted there are affordable housing options currently vacant. He added that voting against housing is difficult but was concerned that if the Bisco project failed, the prospect of an allowed 40-foot-tall apartment building is troubling. He said that future pre-annexation agreements should consider apartments and vacancy rates. He concluded by stating that apartments are great, yet the housing crisis is nuanced. Councilmember Loftin stated he understands the concerns citizens have with the proposed density and potential changes to the neighborhood, and added it boils down to encouraging affordable housing in the City, rather than farther out of town. He acknowledged the change in community sentiment with the apartment projects coming online. He said there would now be options and said it is a good project. City Manager Black addressed the citizen complaints about the lack of public notice and reiterated the current motion involved a land use decision about annexation.

Vote: The motion passed 4-1 with Councilmembers Taylor, Knuteson-Boyd, Myers and Loftin voting aye and Councilmember Topper voting nay.

Public Hearing: Amending the Fiscal Year 2025-2026 Budget

Mayor Langianese opened a public hearing at 7:21 p.m. regarding amendments to the fiscal year budget.

Presentation and Discussion: City Manager Black described **Resolution 01-2026:** a resolution amending the fiscal year 2025-2026 budget. He detailed revenues that were greater or less than expected, grant funding, insurance claim proceeds, organizing revenues and expenditures differently than originally budgeted, and a \$43,000 net increase in expenditures. He said the audit had been completed and that it was clean, meaning there were no problems. He said the auditor suggested establishing depreciation measures. Mayor Langianese pointed out that the reported increase in Transient Room Tax (TRT) revenues did not match sales tax revenues for the same period, and said it was speculated that it was due to business payments on past due accounts or some other cause. Councilmember Myers asked about an increase in the employee benefits line item, and it was explained that the cost of insurance went up by about \$700 per full-time employee. Myers also asked about shifts in parks line items, sustainability, Community Contributions and police salaries. She brought up spending on social services and utility assistance. Black stated some of the changes reflected redundant expense line items. There were no public comments, and Mayor Langianese closed the public hearing at 7:39 p.m.

Amending the Fiscal Year 2025-2026 Budget—Approved

Motion and Vote: Councilmember Taylor moved to approve **Resolution 01-2026:** a resolution amending the fiscal year 2025-2026 budget. Councilmember Topper seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Loftin voting aye.

Adoption of the Community Wildfire Preparedness Plan—Approved

Presentation and Discussion: Strategic Initiatives and Sustainability Director Lamm and Kate Finley, Grand County Emergency Management Director, presented the draft 2026 update to the existing 2020 community wildfire preparedness plan. They outlined the purpose of the five-year plan, community partners, and House Bill (HB) 48, which changes the requirements and presents a map of risk areas that will be considered at a future meeting. Councilmember Taylor asked if the plan gives stakeholders authority over private landowners who may be unwilling to participate in the wildfire mitigation efforts. It was explained that HB 48 is enforceable. Mayor Langianese pointed out a proposed new measure, HB 215, which conflicts with the enforcement measures. City Manager Black pointed out that the City is required to participate to benefit from state firefighting services. Councilmember Topper brought up implications for grant funding.

Motion and Vote: Councilmember Topper moved to approve **Resolution 02-2026:** a resolution to

adopt the Community Wildfire Preparedness Plan. Councilmember Loftin seconded the motion. The motion passed unanimously.

Funding for Essential Air Service Planning and Analysis—Removed from Agenda

Center Street Ballpark Redesign Project Contract Award—Tabled

Motion and Vote: Councilmember Loftin moved to table until February a contract award to Perimeter Geography in the amount of \$149,940.00 for the redesign of the Center Street Ballpark Project. Councilmember Taylor seconded the motion. The motion passed unanimously.

SCADA System Project Contract Award—Approved

Presentation and Discussion: Assistant Engineer Charles and Utility Director Tejada introduced consideration of a contract award to SKM Engineering, Inc. in the amount of \$434,025.00 for the design and installation of the Water and Sewer Facility Supervisory Control and Data Acquisition (SCADA) System project. Charles explained the need for updated equipment and the timeframe for the request for proposals (RFP). She outlined the evaluation criteria for the bids. Charles and Tejada answered questions from Council regarding the different approaches bidders proposed for the RFP, additional costs for future software upgrades and the inclusion of engineering fees.

Motion and Vote: Councilmember Myers moved to approve a contract award to SKM Engineering, Inc. in the amount of \$434,025.00 for the design and installation of the Water and Sewer Facility Supervisory Control and Data Acquisition (SCADA) System project. Councilmember Knuteson-Boyd seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Loftin voting aye.

Amasa Holdings development agreement for 57 West Kane Creek Boulevard—Approved

Councilmember Loftin recused himself from the discussion and vote because of a potential conflict of interest.

Presentation and Discussion: Associate Planner Blanco and Community Development Director Shurtleff presented a development agreement for 57 West Kane Creek Boulevard between Amasa Holdings LLC and the City of Moab, Utah. Mayor Langianese noted the proposal received a positive recommendation from the Planning Commission and included some parking and setback allowances in exchange for affordable housing. Blanco described the zoning and scope of the project, including the City's concessions reducing the 15-foot setback by five feet, reducing the parking calculation per unit in Phase 3 to one space regardless of the number of bedrooms in each unit, waiver of the Active Employment Household (AEH) requirement due to more stringent Low-Income Housing Tax Credit (LIHTC) requirements, and a custom process for plan and plat approvals. Blanco explained the benefit the City would receive with 88 units for low-income tenants and up to 12 condominiums in Phase 3. She said a development agreement would be required for each phase. Blanco went over the particulars of each concession and described the conceptual plat. She described the open space areas. Councilmember Topper asked about the condominiums in Phase 3. Councilmember Taylor asked about the parking concession and City Manager Black spoke to the issue of parking and encouraging active transportation. Mayor Langianese mentioned that the legislature might address the parking issue. Shurtleff explained that there is hope that parking for all phases will be coordinated. Mayor Langianese brought up the electric vehicle (EV) infrastructure requirement, which was passed after the development was vested. The developer's representatives, Amanda Dillon and Claudia Loayza, spoke about the background of the proposed project. Dillon stated the existing 36 units would be refurbished and added there would be a clubhouse and new playground constructed. She addressed concerns about parking. Loayza described outreach efforts to the community for the planning of the project, and she noted community partners at Seekhaven and the Moab Valley Multicultural Center.

Motion and Discussion: Councilmember Knuteson-Boyd moved to a approve development agreement for 57 West Kane Creek Boulevard between Amasa Holdings LLC and the City of Moab, Utah. Councilmember Topper seconded the motion. Councilmember Knuteson-Boyd stated her support for the project. Councilmember Topper mentioned his appreciation for the safety improvements to Kane Creek

Boulevard. He brought up pressure on the City to complete the ongoing construction of the pedestrian bridge to link the neighborhood to downtown. Councilmember Taylor stated he supports the project and expressed concern about the parking exception.

Vote: The motion passed 3-0 with Councilmembers Taylor, Knuteson-Boyd and Topper voting aye and Councilmember Myers abstaining and Councilmember Loftin recusing.

City Manager Updates: City Manager Black updated Council on projects including Mill Creek bank stabilization and flood mitigation. Engineer Jolissaint stated there would be extensions beyond the February date. Black described brush mitigation at Anonymous Park, sidewalk reconstruction, tree conservation, nuisance abatement on Mountain View, new waste and recycling bins, streetlamp retrofits, Spring recreation registration, Art Walk, Recreation, the Arts and Parks (RAP) grant application opportunity, and holiday tree recycling.

Mayor and Council Reports:

Mayor Langianese opened with a statement about her concern regarding the tragic events in Minnesota that resulted in the deaths of Renee Good and Alex Pretti. She reflected on members of the community who are afraid and mentioned the promise by Senator Curtis to thoroughly investigate the events to make sure that trust for our government and justice is allowed to take its proper course. She made it clear that, last year, the Moab Police Chief stated that the department's primary mission is to ensure the safety and welfare of all residents regardless of their immigration status, and that trust and cooperation between law enforcement and the community are essential in keeping everybody safe. She said that, in our community, our residents and visitors will be afforded their full constitutionally protected rights against unreasonable search and seizures without properly executed search warrants. Mayor Langianese said she has full confidence in our local law enforcement leaders and their commitment to protect and serve the community fairly, safely, and without bias. She added that Moab City also strongly respects the first amendment rights of our residents to gather and protest peacefully. She said she expects those expressions to continue in a positive, lawful and nonviolent manner and with the support of our law enforcement who are dedicated to ensure the public safety for everybody. She said this is a difficult time for many Americans, and our hearts are with the families and communities harmed by these recent events, and as a community, we encourage calm, constructive dialogue and collective efforts that promote safety, justice, and mutual respect. She concluded by saying that, in Moab, we believe in caring for each other, respecting our differences, and moving forward together with compassion and resolve: we are a vibrant, close-knit community, and we will continue to strengthen our bonds through unity and being united.

Councilmember Taylor reported on meetings including with Congressman Kennedy's staff, the new Council swearing in ceremony, and the airport board. He spoke about the Essential Air Service contract and an advertising campaign about flying into Moab. He stated he attended the Council strategic planning retreat, travel council meetings, a session in advance of the Moab Business summit, and a dinner with Assistant Secretary Kevin Lilly from the Department of the Interior. He mentioned meetings with City Manager Black and with the Emergency Medical Services board.

Councilmember Knuteson-Boyd reported she attended the Council dinner, the Council retreat, and a meeting of the healthcare special service district.

Councilmember Topper stated that he attended a solid waste meeting, a meeting about wayfinding for the active transportation plan, the swearing in of the new and re-elected councilmembers and Mayor, the Council retreat, and a meeting of the RAP committee. He reiterated that the RAP grant process is now accepting applications. He stated he attended meetings regarding essential air service and the tailings pile removal.

Councilmember Loftin reported he attended the swearing in ceremony, the Council retreat, and observed the Planning Commission meeting. He said he attended the reception for Mr. Lilly and said he spoke with some of the protesters at that event. He mentioned he spoke with State Senator Nate Blouin and concluded by stating that he looked forward to his new assignments.

Councilmember Myers said she attended a meeting of the Utah Renewable Energy Communities, and that Councilmember Loftin would take on that committee assignment going forward. She said she

attended the Council retreat and became the chair of the local homeless council and noted there is a local homelessness count occurring. She reported that she attended the business summit and a Seekhaven fundraiser. She said she would be attending the legislative session for housing day and noted the many bills in process. She stated she met with the County Treasurer to discuss an upcoming bill and noted property tax will be discussed, as well as voter rights. She said she would be attending the Colorado Association of Ski Towns meeting with Councilmember Loftin.

Mayor Langianese stated she met with City Manager Black and others to discuss regional transit services, and said she attended meetings of the healthcare special services district and visited preschools for Santa Claus gift giving over the holidays. She mentioned that she attended the Council retreat and met with the City’s lobbyists. She said she attended the tailings pile meeting and noted there would likely be another federal government shutdown at the end of the week. She mentioned the legislative session and stated there were already more than 600 bills that have been introduced. She highlighted discussions about property taxes that the City would be following. She said there is a bill mentioned earlier about restricting vegetation removal and brought up a bill about the Government Records Access Management Act (GRAMA) which provides for government records management and transparency and HB 184, which removes all local control from planning and zoning matters.

Adjournment:

Councilmember Knuteson-Boyd moved to adjourn the meeting. Councilmember Loftin seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 8:56 p.m.

APPROVED: _____ ATTEST: _____
Joette Langianese, Mayor Sommar Johnson, City Recorder