

ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

**MOAB CITY COUNCIL
JULY 8, 2025
REGULAR MEETING - 6:00 P.M.**

City Council Chambers
217 East Center Street
Moab, Utah 84532

1. Regular City Council Meeting - 6:00 p.m.

1.1. Call to Order and Pledge of Allegiance

2. Public Comments (Limited to Three Minutes Per Person)

3. Department Update

3.1. Public Works Update

3.2. Police Department Update

4. Presentations

4.1. Presentation on the Water Utility Resource Management Plan (WURMP)

Documents:

presentation on the water utility resource management plan (wurmp) agenda summary.pdf

5. Consent Agenda

5.1. Approval of Minutes

June 24, 2025, Regular Meeting

Documents:

min-cc-2025-06-24 draft.pdf

6. General Business

6.1. Consideration of Approval of an Appointment to the Moab Planning Commission *Documents:*

agenda summary pc appointments 2025.pdf

6.2. Consideration of Approval of Letter of Support for Medical Cannabis Pharmacy *Documents:*

city council staff report letter of support 7.9.25.docx
medical cannabis letter of support.docx

7. City Manager Updates

8. Mayor and Council Reports

9. Executive (Closed) Session

9.1. Strategy Session to Discuss Reasonably Imminent and/or Pending Litigation

10. Adjournment

Special Accommodations:

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

Check our website for updates at: www.moabcity.org

Moab City Council Agenda Item

Meeting Date: July 8, 2025

Title: Presentation on the Water Utility Resource Management Plan (WURMP)

Disposition: Presentation, no action

Staff Presenter: Mark Jolissaint, City Engineer

Attachment(s):

No attachments.

Background/Summary:

The Water Utility Resource Management Plan (WURMP) is a collaborative initiative between the Grand Water & Sewer Service Agency (GWSSA), the City of Moab, and the San Juan Spanish Valley Special Service District. Developed by Hansen, Allen & Luce—a Utah-licensed water resources consulting engineering firm—this engineering study evaluates infrastructure improvements and planning mechanisms that may serve as supplemental sources of potable and secondary water, such as groundwater development, gray water reuse, treatment of Colorado River water, wastewater reuse, and optimization of agricultural water use. Though other data and estimates are included, such as projected water demand, they are meant only to supplement and inform the discussion around potential development of additional water sources. This study is not meant to be authoritative on the subjects of aquifer capacity, future water demand, or water rights.

MOAB CITY COUNCIL MINUTES--DRAFT
REGULAR MEETING
June 24, 2025

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=RViiNqFcYds. Mayor Joette Langianese called the meeting to order at 6:02 p.m. Patrick Trim led the Pledge of Allegiance. Councilmembers Kaitlin Myers, Colin Topper, Luke Wojciechowski and Tawny Knuteson-Boyd attended. Also in attendance were City Manager Michael Black, Recorder Sommar Johnson, Strategic Initiatives and Sustainability Director Alexi Lamm, Recreation and Trails Director Patrick Trim, Engineering Associate Sydney Maller, Police Chief Lex Bell, Engineer Mark Jolissaint, Assistant Engineer Didar Charles, Assistant Police Chief James Blanton, Jr., Treasurer Marcy Mason, Arts and Special Events Director Kelley McInerney, Attorney Nathan Bracken and seven members of the public.

Public Comments:

Mary McGann spoke as a citizen and stated she is a member of the Grand County Commission. She asked for unanimous support for the City's financial support for the County's proposed pickleball courts. She said support will help forward the project and will demonstrate collaboration between the City and County. She cited past examples of collaboration, including supporting the ongoing removal of the tailings pile and securing state funding for the construction of the aquatic center.

Presentations:

Rim to Rim Restoration: Assistant Engineer Charles introduced representatives Bryce Rogers and Sophia Fisher from Rim to Rim Restoration regarding an update on their work. They discussed a \$5.2 million grant for community wildfire defense, including multi-agency efforts to mitigate fire and flood hazard, future funding opportunities, public awareness efforts, and the funding breakdown for partners including the City. The local creek stewardship working group was discussed, along with flood data analysis. Councilmember Topper asked about the flood data and whether it is publicly available. He also spoke about his neighborhood's efforts to mitigate fire risk. Councilmember Myers asked for more information about the several types of vegetation that create fire fuels. Myers also asked about the mix of work being done on public and private property. Councilmember Wojciechowski asked what obstacles are being faced by the effort. Rogers said working with private property owners created some roadblocks. Mayor Langianese asked about revegetation and flooding concerns. She also requested that tree removal be scheduled for a time of year that does not displace nesting birds.

Crosswalk Standards in Moab: City Manager Black presented information regarding high visibility crosswalks. He mentioned more visible paint patterns and lighting improvements, as well as utilizing thermoplastics. and suggested a municipal standard for immediate implementation. Councilmember Topper expressed appreciation for the project and described it as a cost-effective safety enhancement. Councilmember Myers asked about the greater sidewalk plan and how costs are related. Councilmember Knuteson-Boyd asked about lifespan of thermoplastic striping versus paint. Topper also noted the crosswalks are related to the strategic plan.

Consent Agenda—Approved

Councilmember Topper moved to approve the consent agenda, as follows: approval of minutes of the June 10, 2025, regular meeting and approval of bills against the City of Moab in the amount of \$1,792,339.83. Councilmember Knuteson-Boyd seconded the motion. The motion passed 4-0 with Councilmembers Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

General Business:

Fireworks Restrictions—Discussion

Police Chief Lex Bell outlined annual City fireworks restrictions including enforcement and penalties.

2025-2026 Strategic Plan Adoption—Approved

Presentation and Discussion: Strategic Initiatives and Sustainability Director Lamm presented information about the Walnut Lane affordable housing plan. She said strategic plan objectives for the year were 69 percent completed or on track.

Motion and Discussion: Councilmember Wojciechowski moved to adopt **Resolution 09-2025**, adopting a City of Moab Fiscal Year 2025-2026 Strategic Plan. Councilmember Myers seconded the motion. Wojciechowski praised staff and brought up the need to obtain feedback from underrepresented members of the community. Councilmember Myers concurred with praise for the staff effort.

Vote: The motion passed unanimously.

USARA Recovery Day Special Event Permit—Approved

Presentation and Discussion: Mayor Langianese noted that the applicant requested a waiver of the special event permit fee. Arts and Special Events Director McInerney stated it is the fifth year for the Utah Support Advocates for Recovery Awareness (USARA) Recovery Day event, scheduled for September 4. She said the event has grown, triggering Council approval for a larger event. She said it is a free, family-oriented experience. Councilmember Topper asked if USARA was a City grant recipient, and Mayor Langianese responded that it was not. McInerney stated the level two permit fee is \$820.

Motions and Discussion: Councilmember Topper moved to approve a Special Event Permit for the 2025 USARA Recovery Day Event and waiving the permit fee for Swanny Park. Councilmember Wojciechowski seconded the motion. Wojciechowski praised the work of USARA in the community. Councilmember Knuteson-Boyd stated that she would not vote against the permit but hoped that the motion would reduce the fee and not waive it altogether, citing precedence. Councilmember Myers asked if Knuteson-Boyd would propose an amended motion. Myers said the Moab Arts and Recreation Center (MARC) offered discounts, reflected in the master fee schedule, and asked if the permit process could incorporate similar discounts. Councilmember Myers then provided a substitute motion to approve the special event permit and reduce permit fees by 50 percent, reflecting similar MARC discounts adopted by the master fee schedule. Discussion ensued regarding whether permit fees or park use fees, or both, were being considered for waiver or reduction. Mayor Langianese clarified the request was specifically for a waiver of the permit fee. Councilmember Knuteson-Boyd seconded the substitute motion. Myers stated the current City policy is to waive permit fees only for free speech events and requested future discussion of the policy. Knuteson-Boyd brought up past discussions regarding waivers of fees. Wojciechowski stated he was conflicted, because most events are fee-based and this event is a community education and public awareness event that could reduce costs for emergency services by raising understanding. He said he was still in favor of a full waiver and asked about impacts of waiving fees on City staff. Myers asked for clarification regarding whether the applicant had requested waivers in the past, which McInerney said they had not. Councilmember Topper said he still supported a full waiver. He explained the event was strictly community celebration and education and would not generate revenue for any of the participants.

Votes: The vote for the substitute motion to approve the permit fee with a 50 percent reduction in the permit fee failed, with Councilmembers Knuteson-Boyd and Myers voting aye, and Councilmembers Wojciechowski and Topper voting nay. Mayor Langianese cast the tie-breaking vote by voting nay. Councilmember Topper's original motion, to approve the special event permit with a waiver of the permit fees, passed unanimously.

Master Fee Schedule Public Hearing:

Mayor Langianese opened a public hearing at 7:04 p.m. for **Ordinance 2025-08**: an ordinance amending Title 3 of the Moab Municipal Code to update chapter 3.50, Master Fee Schedule and modifying certain fees and rates charged by the City. The Mayor stated the proposed rate changes were recommended for approval by the Planning Commission. Treasurer Mason presented a summary of changes. She relayed information from Community Development Director Cory Shurtleff, saying that new State requirements impacted the building and planning staff with time demands and additional effort. Mason said other changes reflected parks and administrative errors. There were no questions or comments from Council or from the public, and Mayor Langianese closed the public hearing at 7:06 p.m.

Master Fee Schedule—Approved

Motion, Discussion and Vote: Councilmember Wojciechowski moved to approve **Ordinance 2025-08**: an ordinance amending Title 3 of the Moab Municipal Code to update chapter 3.50, Master Fee Schedule and modifying certain fees and rates charged by the City. Councilmember Knuteson-Boyd seconded the motion. Councilmember Myers reiterated requested that fee waivers for community organizations be considered in the future. The motion passed unanimously.

Amendment of Fiscal Year 2024-2025 Budget—Approved

City Manager Black briefly explained the correct spreadsheet was included in the packet after the motion was tabled at the last meeting. He gave an update on actual year-to-date revenues and expenditures.

Motion and Vote: Councilmember Wojciechowski moved to approve **Resolution 08-2025**: a resolution approving the fiscal year 2024-2025 year-end budget amendment as presented in the Resolution. Councilmember Myers seconded the motion. The motion passed 4-0 with Councilmembers Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

Residential Utility Assistance Pilot Program (RUAP) Updates—Approved

Presentation and Discussion: Treasurer Mason outlined proposed changes to the pilot program which subsidizes utility fees for low-income households, instituted after the municipal property tax went into effect last year. Mayor Langianese requested that Council consider proposed changes to continue the pilot program for another six months, incorporating new eligibility requirements and accommodations for renters. Mayor Langianese stated Councilmember Myers had provided edited verbiage of the proposal, which the Mayor said could be incorporated administratively. Mason explained the nature of denials and the low participation rate. She also said she wanted stronger documentation from applicants, and discovered applicants had limited access to computers and printers. She added she received a lot of feedback from residents. She proposed to change the income threshold from a standard related to the federal poverty level to the Area Median Income (AMI). Councilmember Wojciechowski brought up public education about the program. Mason suggested there would be notifications on the City website and City Manager Black said City partners could notify their clients. Wojciechowski recommended providing the application to Seekhaven, for example, to ease the burden on City staff. He expressed concern that currently residents must be proactive to enroll and suggested a more robust effort to promote the program. Mayor Langianese said older residents may be embarrassed to apply for assistance. Mason emphasized the confidentiality of applications and income information.

Councilmember Myers recommended sending information about the program to property management companies, and asked about workload if the program expanded. She mentioned her edits to clarify the language of the proposed code and her support for the adjustment to 80 percent of AMI.

Motion and Vote: Councilmember Topper moved to adopt **Ordinance 2025-12**: an ordinance adopting the City of Moab Residential Utility Assistance Pilot Program (RUAP), adjusting eligibility to 80 percent of AMI and incorporating Councilmember Myers' edits. Councilmember Wojciechowski seconded the motion. The motion passed 4-0 with Councilmembers Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

Pickle Ball Courts Letter of Intent—Approved

Presentation and Discussion: Mayor Langianese explained the County was experiencing budgetary issues and requested ratification of a commitment for the City to pay \$110,000 for a 50 percent match to the County's burden of a grant match to construct pickleball courts. She said she was unsure whether the County would move forward with the project.

Motion and Discussion: Councilmember Knuteson-Boyd moved to ratify a letter of intent regarding providing financial support for Grand County's pickle ball courts. Councilmember Topper seconded the motion. Councilmember Topper said the collaboration was a great opportunity. Councilmember Wojciechowski concurred and noted the high amount of feedback received regarding pickleball courts.

Vote: The motion passed 4-0 with Councilmembers Knuteson-Boyd, Topper, Myers and Wojciechowski

voting aye. Mayor Langianese explained there would be further action including a Memorandum of Understanding (MOU).

City Manager Updates:

City Manager Black reported on the lack of bids for sidewalk improvements. He said staff approached contractors who failed to bid to address concerns and explained changes that could result in renewed interest in the project. Black also brought up public works issues involving a sink hole on 400 East and added that some sidewalk buckling issues relate to trees and heat. He added stormwater mitigation is ongoing in advance of potential floods, in addition to the busy workload of the public works department. He said he was alerted the Utah Department of Transportation (UDOT) is ready to move ahead with a pilot bulb out project at pedestrian street crossings. He said impacted businesses would be notified.

Mayor and Council Reports:

Councilmember Topper reported he met with stakeholders regarding the nonmotorized travel plan. He also reported on meetings with the Mayor and the solid waste authority. He said a lithium battery caused a fire at the transfer station and a highway patrol officer reported the fire, which the fire department responded to and extinguished. Mayor Langianese stated she learned at a recycling conference that there is only one place in the country that recycles lithium batteries. Topper reported on a meeting regarding accessibility in the community.

Councilmember Knuteson-Boyd reported she attended a meeting of the Canyonlands Health Care Special Service District. She also said she met with the Mayor and Councilmember Myers, and attended a peaceful protest on June 14. She said she also met with the Mayor and representatives of the Governor's office. She expressed condolences to Representative Portman and her family and sent good wishes to Senator Hoffman for healing. She said the incident made her feel vulnerable and added that, as an elected official, she realized people listen to [electeds] and words can express good, or words can inflame and upset communities. She said she did not think it is the job of electeds to frighten or terrorize or get communities more worked up than they need to be. She encouraged everybody, when speaking, to think about how their words may be perceived.

Councilmember Myers acknowledged and appreciated Councilmember Knuteson-Boyd's comments. She said she attended a meeting with the Mayor and Councilmember Knuteson-Boyd, and attended a meeting regarding financial support for emergency medical services (EMS). She said there may be a ballot measure regarding a sales tax to support EMS next year. She reported on a meeting regarding affordable housing that occurred simultaneously with Senator Lee's proposal to sell public land. She brought up a public survey at moabhousing.com about affordable housing, presented by the local housing task force. Councilmember Wojciechowski reported he attended a meeting with the Mayor and Councilmember Taylor. He said he met with the Grand Water and Sewer Service Agency and said fleet trucks were for sale. He said he attended a meeting of the homeless council, the Planning Commission meeting was cancelled due to the lack of a quorum, met with the City's lobbyists, and with staff to discuss financials. Mayor Langianese reported she also attended the health care special service district with Councilmember Knuteson-Boyd, and she met with the lobbyist to discuss the 300 South bridge project and the tailings pile project. She said she met with representatives for a potential medical cannabis pharmacy regarding code compliance and distance from residential dwellings. She reported on a meeting with a representative of the luxury train service formerly known as the Rocky Mountaineer and is now known as the Canyon Spirit. She said they propose to have train service between Moab, Salt Lake City and Denver.

Adjournment:

Councilmember Wojciechowski moved to adjourn the meeting. Councilmember Topper seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 8:03 p.m.

APPROVED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, City Recorder

Moab City Council Agenda Item
Meeting Date 7/8/2025

Title: Approval of Planning Commission Appointments

Presenters: Mayor Joette Langianese

Recommended Motion:

I move to approve the appointment of _____ to the Moab City Planning Commission for a three year term ending December 31, 2027.

Background/Summary:

There is one vacancy on the five member Moab City Planning Commission that has been vacant since the first of the year. The city advertised in local newspapers and on social media for past several months. We received two applications as follows:

- Shalee Bryant
- Scott Groene

After phone interviews and consulting with City Planning Director Cory Shurtleff and Planning Commission Chair Kya Marienfeld. I am recommending the appointment of _____ to serve on the Planning Commission for the remaining three-year term.

TITLE: Letter of Support for Medical Cannabis Pharmacy

DISPOSITION: Discussion and possible action

PRESENTER/S: Michael A. Black, AICP, City Manager

ATTACHMENT/S: Draft Letter of Support

STAFF RECOMMENDATION: Approve the Draft Letter of Support

SUMMARY:

The State of Utah is considering granting an additional Medical Cannabis Pharmacy in Southeast Utah. The BOOJUM Group is attempting to secure that pharmacy license and locate a pharmacy in Moab. This letter is showing support for this group and the idea of a pharmacy in Moab.

The attached letter expresses the City's support for the BOOJUM GROUP's licensing application to the Utah Department of Agriculture and Food, outlines the City's willingness to accommodate the proposed operation within local zoning requirements, and affirms support for a waiver of minimum distance separation standards from residential areas if necessary.

The support of the waiver allows the applicant to request up to a 25% reduction in the distance required to be separated from residentially zoned properties by walking distance. The core separation standard is 600'. The applicants plan to rent a portion of the old Wabi Sabi building at 160 E 100 S.

Recommendation:

I recommend that the City Council approve the attached letter of support for the business and for a waiver of minimum separation from residentially zoned property.

Proposed Motion:

I move to approve the proposed letter of support for a Medical Cannabis Pharmacy in Moab.

RELEVANT LAWS, STUDIES & PLANS:

City of Moab Zoning Ordinance and Utah State Code

RESPONSIBLE DEPARTMENT:

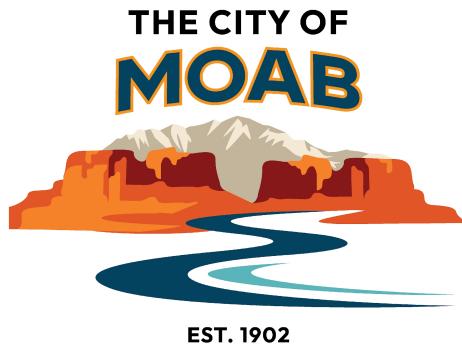
Administration

FINANCIAL IMPACT:

No financial impact to the City of Moab comes from supporting the proposed medical cannabis pharmacy.

City Manager
Michael A. Black, AICP

217 East Center Street
Moab, Utah 84532
Phone: (435) 259-5121



Mayor
Joette Langianese

Councilmembers
Jason Taylor
Tawny Knuteson-Boyd
Kaitlin Myers
Colin Topper
Luke Wojciechowski

July 1, 2025

Utah Department of Agriculture and Food
Multi-Agency State Office Building
195 North 1950 West
Salt Lake City, Utah, 84116

Re: Medical Cannabis Pharmacy Licensing

To Whom It May Concern:

I am writing on behalf of the City of Moab regarding the BOOJUM GROUP. We have met with this group and reviewed their proposed pharmacy plan and medical cannabis operations within the City of Moab.

The company's founding members are originally from Moab, with many family members still living here. They have shown long-standing commitment to our community, and their proposal to open a downtown pharmacy serving residents and visitors is in Moab's best interest. Their industry experience and deep local ties demonstrate their understanding of our needs. The City of Moab supports their proposed operation.

The City of Moab is working to ensure this operation is permitted under our zoning code and supported by the City Council. We believe our current land use code accommodates this business but are willing to consider any necessary changes.

Additionally, **the City of Moab is supportive of granting a waiver, or variance, from the State required minimum distance separation from residentially zoned areas.** We believe this proposed location at 160 E 100 S is well suited for the intended use in Moab and can meet or exceed the minimum standards for separation under a waiver.

Please feel free to reach out to me with any questions or concerns.

Sincerely,

Michael A. Black, AICP
City Manager