

**MOAB CITY COUNCIL MINUTES**  
**REGULAR MEETING**  
**November 12, 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](http://www.utah.gov/pmn) and video is at [www.youtube.com/watch?v=iHVc2h3YFEk](https://www.youtube.com/watch?v=iHVc2h3YFEk). Mayor Joette Langianese called the meeting to order at 6:00 p.m. Councilmembers Kaitlin Myers, Jason Taylor, Colin Topper, Luke Wojciechowski 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, Sustainability and Grant Coordinator Savannah ThomasArrigo, Strategic Initiatives and Sustainability Director Alexi Lamm, Associate Planner Johanna Blanco, Police Chief Lex Bell, Assistant Police Chief James Blanton, Jr., Attorney Nathan Bracken and three members of the public.

***Public Comments:*** None.

***Department Update:***

Strategic Initiatives and Sustainability Director Lamm provided an overview of the Utah Renewable Communities (URC) program. She said the City has been participating in the development of the program for several years, and added that 19 cities, towns and counties in Utah are participating. She reviewed the timeline for approval by the public utilities commission and implementation. She explained the URC members represent about 25 percent of Rocky Mountain Power customers in Utah, with a goal of consuming 100 percent clean energy by 2030. Lamm went over opt out options and low-income provisions. She said the City had invested \$8,000 so far to serve as an anchor community to move the project forward and anticipated approximately \$5,000 in public noticing fees in the coming months. She explained the utility commission approval could be as soon as January, and City Council would then have a 90-day window to adopt the program.

***Consent Agenda—Approved***

Councilmember Myers moved to approve the consent agenda, as follows: ratification of Railroad Merger Letter and approval of the quarterly financial report, approval of minutes of the October 28, 2025, Regular Meeting, and approval of bills against the City of Moab in the Amount of \$670,398.30. Councilmember Knuteson-Boyd seconded the motion. Councilmember Myers asked for clarification about the railroad merger letter. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

***General Business:***

***Public Hearing for Annexing the Shamrock 25, LLC Property at 1410 S. Highway 191:***

***Presentation and Discussion:*** Mayor Langianese opened the public hearing at 6:14 p.m. for **Ordinance 2025-16**: an ordinance annexing the Shamrock 25, LLC property at 1410 S. Highway 191 to the City of Moab and assigning the zone of C-4 General Commercial to the parcel. Community Development Director Shurtleff explained the subject property had an approved pre-annexation agreement with the City and described the concept of the proposed affordable housing project. There were no public comments, and Mayor Langianese closed the public hearing at 6:21 p.m.

***Annexation of the Shamrock 25, LLC Property at 1410 S. Highway 191—Approved***

***Motion and Vote:*** Councilmember Wojciechowski moved to approve **Ordinance 2025-16**, an ordinance of the Moab City Council annexing the Shamrock 25, LLC property at 1410 S. Highway 191 to the City of Moab and assigning the zone of C-4 General Commercial to the parcel. Councilmember Knuteson-Boyd seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

### ***Petition for Annexation for Property Located at 486 Riversands Road—Approved***

**Presentation and Discussion:** Community Development Director Shurtleff and Associate Planner Blanco presented the petition for annexation. Blanco stated the property is currently zoned Rural-Residential and would be subdivided to include a parcel with an existing commercial laundry to C-2 commercial zoning, and a parcel with a 100 percent Active Employment Household (AEH) 20-unit R-3 multi-household development of tiny homes. She added the proposed annexation would require an exception for a non-contiguous island to join the City. Community Development Director Shurtleff said the proposed site is within the City's service boundaries and the annexation map. He said the County agrees with the prospective annexation. Discussion ensued regarding impacts on the City's services including road maintenance, public works, stormwater and law enforcement. Shurtleff explained that the entire area would eventually be annexed into the City. City Manager Black added the annexation was proposed at the owner's request. Shurtleff stated that written public comments in advance of the meeting claimed the City did not publicize public notice for the petition properly, and he explained the legal process the City had adhered to. Discussion ensued regarding the proposed density, setbacks and zoning, prospective noise, infrastructure capabilities, and the non-contiguous island issue. Councilmember Taylor asked if the parcel could be annexed for residential purposes with a non-conforming laundry facility, and City Manager Black advised against that. Attorney Bracken discussed the approved pre-annexation agreement. Community Development Director Shurtleff explained that the subject property would be developed, and delayed annexation would have non-conforming uses, so it would be advantageous to the City to annex the property before development begins. Councilmember Taylor expressed concern about potential burdens on taxpayers due to expensive road work. City Manager Black noted that the site plan must be approved by the City, and the pre-annexation agreement provides an idea of the developer's intent. Shurtleff said the developer would be required to upgrade its infrastructure to accommodate the development. City Manager Black explained that the County water utility would continue to provide water, and the City would provide road maintenance, storm drain, and law enforcement. Taylor proposed annexing the entire area into the City and cited the R-3 project amid R-2 neighboring parcels. Shurtleff said the R-3 zoning has already been accepted in the pre-annexation agreement. Black said adjacent properties have R-2, R-3 and R-4 zoning. Councilmember Wojciechowski asked about the City's obligations after the petition is processed.

**Motions and Vote:** Councilmember Topper moved to deny the petition for annexation for property located at 486 Riversands Road, Moab, UT 84532, into the City of Moab. The motion died for lack of a second. Councilmember Myers moved to accept the petition for annexation for property located at 486 Riversands Road, Moab, UT 84532, into the City of Moab, following the state and municipal annexation code process. Councilmember Wojciechowski seconded the motion. The motion passed 3-2 with Councilmembers Knuteson-Boyd, Myers and Wojciechowski voting aye and Councilmembers Topper and Taylor voting nay.

### ***Mill Creek Stabilization Change Order—Approved***

**Presentation and Discussion:** Engineer Jolissaint and Assistant Engineer Charles presented the elements of the change order for the Stabilization for Mill Creek at 500 West Project. Jolissaint said the change would remove some items from the scope of work, and pointed out that concrete was discovered under the bridge, necessitating additional engineering and work. Councilmember Myers asked about pedestrian bridges in the corridor. City Manager Black noted it was a successful project funded by the Natural Resources Conservation Service (NRCS).

**Motion and Vote:** Councilmember Taylor moved to approve a change order in the amount of \$71,005.80 for the Stabilization for Mill Creek at 500 West Project. Councilmember Myers seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

### ***Affordable Housing Partnership Policy and Impact Fee Assistance Program—Tabled***

**Presentation and Discussion:** Councilmember Myers recused herself from discussion and voting on the topic because of a conflict of interest, stating her employer may benefit from the outcome. City Manager Black presented an overview of the draft policy, noting he had consulted with the City attorney

and stakeholder developers. Discussion focused on waiving or reducing fees versus low or no-interest loans. Black said the goal is to seek a balance between the need for affordable housing and the need to recoup infrastructure costs. Recourse for defaults such as liens, payback periods from 5 to 19 years, deed restriction timelines and the nature of the affordable housing fund were discussed. Councilmember Taylor said he did not like the idea of loans but rather the idea of partnering with developers to create more affordable housing. Councilmember Topper said he likes the idea of loans for situations in which the Council does not grant a waiver. Councilmember Knuteson-Boyd said she appreciates the effort to leverage the City's assets. Mayor Langianese said the policy needs more work to incorporate Council feedback and had concerns about projects that may be stalled while restricting City affordable housing funds already committed.

**Motion and Vote:** Councilmember Topper moved to table **Ordinance 2025-17**: an ordinance establishing the affordable housing partnership policy and impact fee assistance program to support affordable housing development in Moab. Councilmember Wojciechowski seconded the motion. The motion passed 4-0 with Councilmembers Taylor, Knuteson-Boyd, Topper and Wojciechowski voting aye.

**City Manager Updates:** City Manager Black reported Michael reported on notices going to households regarding lead and copper pipes federal rule implementation. He said the public works department will do about 150 inspections per year and have 1500 connections to inspect. He announced holiday lights are going up, insured roof repairs are being made to City Hall, and a structural evaluation of the recreation center was underway. He said the Walnut Lane cleanup is underway and a contractor is being sought to mitigate the asbestos. He said streetlamps will be replaced in January, and he concluded with congratulations to everyone who was elected and re-elected.

#### **Mayor and Council Reports:**

**Councilmember Topper** reported he attended a TrailMix meeting and toured the Walnut Lane site. He mentioned concerns about crosswalk safety at the Bark Park, and at Williams Way and 100 West.

**Councilmember Myers** reported on the Utah League of Cities and Towns housing subgroup and the prospect of the legislature overriding local zoning codes. She said she traveled to Washington DC for the national rural housing conference, and met with the City's lobbyists.

**Councilmember Taylor** said he attended the Trunk or Treat, an Emergency Medical Services budget meeting, a Chamber of Commerce banquet, and meetings of the travel council and airport board.

**Mayor Langianese** reported she greeted visiting preschoolers at City Hall on Halloween, met with lobbyists, and expressed relief that the federal government would reopen. She said she attended events with the office of tourism, for Veterans' Day, and for an award for the Synergy company. She noted upcoming meetings with the Canyonlands Healthcare Special Service District and the National League of Cities. She said the Council strategic planning session was set for January 8 and 9.

**Executive Session:** Councilmember Taylor moved to convene an executive (closed) session to discuss reasonably imminent and/or pending litigation. Councilmember Wojciechowski seconded the motion. The motion passed unanimously. Mayor Langianese convened the closed session at 8:58 p.m. Councilmember Knuteson-Boyd moved to end the closed session. Councilmember Myers seconded the motion. The motion passed unanimously. Mayor Langianese ended the closed session at 9:17 p.m.

#### **Adjournment:**

Councilmember Topper moved to adjourn the meeting. Councilmember Taylor seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 9:17 p.m.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Joette Langianese, Mayor Sommar Johnson, City Recorder