

**MOAB CITY COUNCIL MINUTES**  
**REGULAR MEETING**  
**August 25, 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](http://www.utah.gov/pmn) and video is at [www.youtube.com/watch?v=P\\_6srGQY-wg](https://www.youtube.com/watch?v=P_6srGQY-wg). Mayor Joette Langianese called the meeting to order at 6:00 p.m. Councilmembers Tawny Knutson-Boyd, Colin Topper, Jason Taylor and Miles Loftin attended. Also in attendance were City Manager Michael Black, Recorder Sommar Johnson, Police Chief Lex Bell, Assistant Police Chief James Blanton, Jr., Associate Planner Johanna Blanco, Community Development Director Cory Shurtleff, Attorney Nathan Bracken and seven members of the public. Councilmember Topper led the Pledge of Allegiance.

***Public Comments:***

Bill Agee spoke about vehicular noise and shared a recording of All-Terrain Vehicle (ATV) noise measured at 75 decibels (dB), which is approximately the legal limit. He said the sound he demonstrated was about half the volume of an ATV in front of his home on Mill Creek Drive. He voiced concern about signage for ATVs and felt the proposed changes will encourage ATVs to travel at 20 miles per hour (mph) and not the current requirement of 15 mph, which he said would keep the noise levels down. He stated he had completed measurements of several ATVs.

***Department Updates:***

Police Chief Bell updated Council on **bears** encountered in City limits. He described a lock-down at the upper schools that day. He said the drought conditions are drawing bears down from the mountains resulting in more bear encounters than ever. He cautioned residents to call dispatch or 911 so that police could contain subject bears until the Division of Natural Resources personnel could manage the bears.

Community Development Director Shurtleff briefed Council on the community housing outlook. He said he participated in a town hall panel discussion with other local housing experts. He described the housing pipeline, which documents residential construction in the planning and development system, from pre-application to Certificate of Occupancy. Discussion focused on the nature of housing needs within the community, from workforce housing to senior housing. Saturation of the low-income housing market was discussed, along with median sales prices for single family homes and diversification of amenities, such as childcare centers in multifamily developments. Councilmember Taylor brought up the need for a year-round economy, since seasonal workers are struggling with the commitment of year-round housing costs. He said rents are falling, and he also brought up the dilemma of aging homeowners with big houses and young families with small homes. Councilmember Topper mentioned reviewing incentives such as the active employment household (AEH) requirement. He suggested new incentives be proposed. Councilmember Knutson-Boyd recommended an effort to create integrated developments that served young residents as well as seniors. Councilmember Loftin reported he attended the town hall panel and noted the great number of cash sales for single-family homes, signaling that there is not much movement from renting to home ownership for residents. He stated his interest in fostering programs that would keep the local skilled workforce from relocating to different towns. Mayor Langianese brought up the pending senior housing project and cited the impact of high interest rates on the housing economy. She suggested housing incentives be included in the strategic planning process for Council.

***Consent Agenda:***

Community representatives spoke about the upcoming recovery day events and suicide prevention and awareness month. Councilmember Loftin moved to approve the Consent Agenda, as follows: recovery day proclamation, suicide prevention and awareness month proclamation, ratification of a letter of support for Utah State University's grant application for the ending wasted food award, approval of minutes for the August 11, 2026 Regular Meeting and approval of bills against the City of Moab in the amount of \$445,379.19. Councilmember Topper seconded the motion. The motion passed 4-0 with

Councilmembers Taylor, Knutson-Boyd, Topper and Loftin voting aye.

### ***General Business:***

#### ***Planning and Land Use Code Amendments—Approved***

**Presentation and Discussion:** Associate Planner Blanco presented for consideration proposed **Ordinance 2026-16:** an ordinance amending Section 2.52.030 (Planning Commission), Chapter 16.08 (subdivision procedure), and Section 17.12.050 (damaged building restoration) of the Moab Municipal Code to extend the recording deadlines for approved final plats and the related one-time extension for such plats, to eliminate the public hearing requirement for preliminary plats, to adjust planning commission attendance requirements, and to amend regulations on rebuilding or renovating nonconforming structures and uses after a fire or calamity.

**Motion and Vote:** Councilmember Taylor moved to approve **Ordinance 2026-16:** an ordinance amending Section 2.52.030 (Planning Commission), Chapter 16.08 (subdivision procedure), and Section 17.12.050 (damaged building restoration) of the Moab Municipal Code to extend the recording deadlines for approved final plats and the related one-time extension for such plats, to eliminate the public hearing requirement for preliminary plats, to adjust planning commission attendance requirements for attendance during the calendar year, and to amend regulations on rebuilding or renovating nonconforming structures and uses after a fire or calamity. Councilmember Knutson-Boyd seconded the motion. The motion passed unanimously.

#### ***Information Technology (IT) and Cyber Security Contract—Approved***

**Presentation and Discussion:** Recorder Johnson presented the IT contract for approval. She said the City's existing IT status quo wasn't meeting the City's needs.

**Motion and Vote:** Councilmember Knutson-Boyd moved to approve a contract award to RevTech Services in the amount of \$338,596.88 for information technology security (cyber security) and information technology support services. Councilmember Topper seconded the motion. The motion passed 4-0 with Councilmembers Taylor, Knutson-Boyd, Topper and Loftin voting aye.

### ***City Manager Update:***

City Manager Black reported he met with Councilmember Loftin to discuss ways to better inform local businesses about bidding opportunities for City projects, and he said the City website now has easier access to bid opportunities. Black reported he attended a meeting regarding the recently proposed County public safety complex. He spoke about an upcoming open house for Safe Streets for All, and the updating of the City's downtown plan. He spoke about the ballfield open house. Mayor Langianese brought up an upcoming meeting with the state auditor and discussion with the City Attorney ensued regarding public notification requirements. Black concluded with an announcement that the City's audit was forthcoming.

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

**Councilmember Loftin** said he attended the housing task force town hall and noted the difficulty for homeowners to build ADUs with such high interest rates. He reported on meetings of the Planning Commission and Grand Water and Sewer Service Agency.

**Councilmember Topper** reported he attended the housing task force event. He mentioned he met with the director of the multicultural center to discuss the homeless population and pathway safety. He said more lighting on the parkway was under consideration. He said he attended the Bike Utah summit and brought up development of a City policy regarding rental scooters in City limits. Mayor Langianese reminded Council of prior Council discussions that were not finalized. City Manager Black said he would work with the attorney to explore possible solutions. Topper concluded by announcing the school district's new Safe Routes to School coordinator.

**Councilmember Knutson-Boyd** reported she attended a meeting of the healthcare special services district.

**Councilmember Taylor** reported on the Emergency Medical Services board meeting. He brought up his concerns about the County's proposed public safety complex. He reported on a meeting of the

Chamber of Commerce and mentioned the upcoming candidate debate and noted his concerns about the safety of the pathways and the homeless population.

**Mayor Langianese** reported she would be as involved as possible regarding the development of the County's public safety complex. She said she attended a meeting of the healthcare special services district.

***Adjournment:***

Councilmember Loftin moved to adjourn the meeting. Councilmember Knutson-Boyd seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 7:56 p.m.

APPROVED: \_\_\_\_\_  
Joette Langianese, Mayor

ATTEST: \_\_\_\_\_  
Sommar Johnson, City Recorder