



**ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY
OF LIFE**

**MOAB CITY COUNCIL
OCTOBER 27, 2026
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

4. Consent Agenda

4.1. Anti-Bullying Unity Day Proclamation

Documents:

[anti-bully unity proclamation.pdf](#)

4.2. Approval of Minutes

October 13, 2026 - Regular Meeting

Documents:

[min-cc-2026-10-13 draft.pdf](#)

4.3. Approval of Bills Against the City of Moab in the Amount of \$141,965.06

Documents:

[10-14-26 council consent.pdf](#)

[10-21-26 council consent.pdf](#)

5. General Business

5.1. Public Hearing for Resolution 18-2026: A Resolution Adopting the 2026 Water Conservation Plan Update

Documents:

water conservation agenda materials.pdf
city of moab draft 2026 water conservation plan.pdf
26-10_water conservation plan resolution.docx.pdf

5.2. Public Hearing for Resolution 19-2026: A Resolution Amending the Fiscal Year 2026-2027 Final Budget

5.3. Consideration of Resolution 19-2026: A Resolution Amending the Fiscal Year 2026-2027 Final Budget

Documents:

fy 26.27 budget amendment staff report.pdf
ef amendment markup 10.27.26.pdf
city of moab resolution no 19-2026.pdf

5.4. Consideration of Ordinance 2026-20: 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

Documents:

agenda summary_master fee schedule amendment.pdf
exhibit 1_ordinance 2026-20 amendment to the master fee schedule.pdf
exhibit 2_explanation of fee amendments and additions.pdf

5.5. Consideration of the Purchase of a Permanent Municipal Drainage Easement for the Whites Canyon Detention Basin

Documents:

10.22.26 staff report easement purchase.pdf
panorama holdings_grant of permanent drainage easement (10-20-2026).pdf
loi panorama holdings llc.pdf

6. City Manager Updates

7. Mayor and Council Reports

8. Executive (Closed) Session

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

9. 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



PROCLAMATION

Anti-Bullying Unity Day



WHEREAS, every individual deserves to feel safe, respected, valued, and accepted in their schools, workplaces, homes, and community; and

WHEREAS, bullying, whether physical, verbal, social, or conducted through digital platforms, can have lasting effects on individuals, families, and the well-being of our community; and

WHEREAS, bullying prevention begins with understanding, empathy, and a commitment to treating others with dignity, regardless of their differences, backgrounds, abilities, or circumstances; and

WHEREAS, Unity Day serves as a reminder that we all have a role to play in preventing bullying, standing up for those who are targeted, supporting those who may feel isolated, and fostering a culture where kindness and inclusion are the norm; and

WHEREAS, the strength of Moab lies in our connections to one another and our commitment to building a community where every person feels welcome, supported, and empowered to be themselves; and

WHEREAS, by working together—parents, educators, students, community organizations, businesses, and local leaders—we can promote respect, encourage positive relationships, and create a safer and more compassionate community for all.

NOW, THEREFORE, I, the Mayor of Moab, Utah, do hereby proclaim October 21, 2026, as

ANTI-BULLYING UNITY DAY

in the City of Moab, Utah, and encourage all residents to join in promoting kindness, acceptance, and respect; to speak up against bullying; to support those who experience it; and to recognize that even small acts of compassion can make a meaningful difference in someone's life.

Let us stand together in unity and reaffirm our commitment to a community where everyone belongs, differences are respected, and kindness is a shared responsibility.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Moab, Utah, to be affixed this 21st day of October, 2026.

Attest:

Joette Langianese
Mayor of Moab

Sommar Johnson
City Recorder



MOAB CITY COUNCIL MINUTES--DRAFT
REGULAR MEETING
October 13, 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=sOLfJAhHToA. Mayor Joette Langianese called the meeting to order at 6:01 p.m. Councilmembers Tawny Knutson-Boyd, Colin Topper, Jason Taylor, Kaitlin Myers and Miles Loftin attended. Also in attendance were City Manager Michael Black, Recorder Sommar Johnson, Associate Planner Johanna Blanco, Parks, Recreation and Trails Director Patrick Trim, Police Chief Lex Bell, Public Works Director Levi Jones, Assistant Police Chief James Blanton, Jr., Community Development Director Cory Shurtleff, Assistant Engineer Didar Charles, Human Resources Director Danielle Guerrero, Attorney Lisa Watts Baskin and six members of the public. City Manager Black led the Pledge of Allegiance.

Public Comments:

Brendan Cameron stated he was a cycling advocate and chairs the TrailMix committee. He thanked the City for its work on street safety. He said he was impressed by the City's progress including striping, assisting with the bike bus, conducting traffic safety studies and focusing on residents. Madison Snow spoke and asked the City to enforce existing codes. He spoke about a development next door to his home that he said violated the slope code. He said he spoke with the planning and community development staff, and averred the decision for enforcement is with the Council. He cited code chapters and said construction of the 172,000 square foot (sf) hotel project was ongoing yet there is no building permit posted and the violation has not been enforced. He requested that all work be stopped until the developer is fully compliant and that all code chapters have been met before work commences. Melanie Snow stated code compliance enforcement has not happened in her neighborhood. She spoke about a home construction project that has been unfinished for several years, despite the premises being occupied in the garage and a trailer. She said an off-road vehicle business operated on the premises. She stated staff gave her excuses for non-enforcement. She said she approached staff to discuss the hotel project next door to her home, and no one would discuss it with her. She urged Council to follow code and enforce it. She said no site plans or building permit were posted. She said the quality of life for her and her neighbors is declining. She asked Council to enforce their own codes.

Consent Agenda:

Councilmember Knutson-Boyd moved to approve the consent agenda, as follows: ratification of a letter of support for Grand County Senior Homelessness Prevention Grant, the annual promulgation of the emergency operations plan, **Resolution 17-2026**: a resolution of the governing body of the City of Moab declaring certain property owned by the City of Moab as surplus, approval of minutes for the September 8, 2026, Special Meeting and the September 8 and 22, 2026, Regular Meetings, and approval of bills against the City of Moab in the amount of \$651,231.38. Councilmember Loftin seconded the motion. Councilmember Taylor asked why Castle Valley was not listed as a signatory of the promulgation document and City Manager Black said he would find out. The motion passed 5-0 with Councilmembers Taylor, Knutson-Boyd, Topper, Myers and Loftin voting aye.

Safe Streets and Roads for All (SS4A) Safety Action Plan—Presentation

Eric Sweat represented the City's consulting firm Kimley-Horn to share the safety action plan. He spoke about why a plan was needed, including to create a safe and efficient transportation plan to improve mobility and connectivity. He presented statistics for the last four years of traffic fatalities and serious injuries from crashes. He said his group studied speed, crossings, pedestrians, bicycles, driving distractions, pathways and more. He said the goal was to reduce fatalities and serious injuries, and he outlined grant funding, identification of needs and risks. Sweat described the approach to promote safer behaviors, vehicles and streets, as well as adjusting speed limits for optimum safety and reinforce Moab's post-crash medical care. Sweat reviewed the project timeline and accomplishments, including workshop

results, survey data, and bicycle safety efforts. He shared conceptual recommendations for roadway improvements, intersections, signage, flashing beacons at crosswalks and more, as well as proposed next steps. He said federal funding for SS4A was likely to be renewed for five years. Councilmember Topper thanked the presenter and noted the plan dovetails with the City's efforts. Councilmember Myers asked about the process. City Manager Black stated he sought feedback from Council and stated the County would also act and funding was split between the City and County. Mayor Langianese asked about implementation and Black mentioned the ongoing redesign of 400 East. Councilmember Taylor requested a workshop and Loftin brought up congestion at intersections.

General Business:

Pack Creek Pedestrian Bridge Bid Award—Approved

Presentation and Discussion: Assistant Engineer Charles acknowledged the proposed bid award was over budget. She outlined the history of the effort to replace the footbridge near the Episcopal Church after it was damaged by flooding. She said it was a high demand connector between the Mountainview and Kane Creek neighborhoods, senior assisted living, schools and markets. She mentioned delays in the project were attributed to staff turnover, and she explained grant funding, extensions, reimbursements and repurposing the flood-damaged Matheson Wetlands foot bridge. She urged Council to move forward with the project. She explained there was unprecedented interest in the project with seven bids received. She said there was an error in the cost estimate which resulted in the bids coming in significantly higher than budgeted. She said the City's civil engineering firm, which prepared the cost estimate, apologized and Charles explained new safeguards in place for staff review to potentially prevent future cost estimating errors. She presented choices for Council to move forward, including not completing the project, budgeting the needed extra \$150,000 to complete the project in the next year, or approve the project with some cost saving change orders. She said work could be completed in 90 days, including work on the channels, concrete work, and asphalt paving before winter. Councilmember Topper stated doing nothing was not acceptable. He spoke about the importance of the pathway to connect the neighborhood with schools and the market and mentioned a concurrent project regarding crossing safety on Main Street. He said the number of bids received was encouraging and he said he did not realize the scope of the earthwork and channel realignment. He stated he supported the project wholeheartedly. Councilmember Loftin stated that, although the bid came in high, his own numbers estimating the project, including high diesel prices, seemed reasonable. He reiterated it is an important access corridor and praised the re-use of the footbridge and stated his support. Councilmember Myers asked about the contractor and Charles explained it was a Colorado firm that would seek Utah licensure as soon as the bid was accepted. Myers appreciated the concern for the budget and discussed reallocation of funds from the Cross Creek project. City Manager Black spoke about Cross Creek and stated it was a longer-term project with sufficient funds to continue design on that aspect. He spoke about future budget considerations. Councilmember Loftin added he was satisfied with the interest from bidders. Councilmember Knutson-Boyd stated she was glad to see the project moving forward. She said it was needed and prices would only go up.

Motion and Vote: Councilmember Myers moved to award the contract for the Pack Creek pedestrian bridge replacement project to Fones Construction, LLC in the amount of \$527,943 as presented by staff and authorize the Mayor to sign the agreement. Councilmember Loftin seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knutson-Boyd, Topper, Myers and Loftin voting aye.

Code Amendment Regarding Vendors—Approved

Presentation and Discussion: Associate Planner Blanco presented for consideration proposed **Ordinance 2026-18:** an ordinance to amend the text of certain chapters in Titles 5 And 17 of the Moab Municipal Code (MMC) to include additional land uses and standards controlling private properties hosting vendors and amending the business license provisions in the MMC regarding vendors, peddlers, solicitors, and miscellaneous merchants. Mayor Langianese noted there were growing numbers of food trucks and there was interest in the ordinance revision. Blanco outlined the public engagement process involving the Planning Commission, property owners and vendors. She explained the removal of services from the vendor list as well as changes to how property owners were differentiated from food vendors,

and presented matrices describing amortization, rules governing commercial, industrial and sensitive area zones, and more. Mobile enclosed businesses were defined and Blanco differentiated between private property vendors and temporary vendors and discussed triggers for buffers and fencing and parameters governing tables and chairs, parking, and health and safety requirements. Councilmember Taylor asked about residential areas and discussion ensued regarding background checks, which were explained to be required for door to door sales and ice cream trucks. Councilmember Myers asked about public engagement and noted the proposal came as a surprise. Blanco disclosed there was a mix of vendors who did not know the existing rules for conducting business on streets. She said a public education campaign was needed and that it was common for additional elements to appear beyond approved vendor facilities. Councilmember Taylor asked if there were complaints from brick-and-mortar businesses and Blanco stated the workshop was for mobile vendors and private property owners. Councilmember Loftin said he was glad to see the code regarding food trucks cleaned up. He appreciated the efforts of the staff and Planning Commission. City Manager Black described the licensure of vendors and vehicles.

Motion and Discussion: Councilmember Loftin moved to approve **Ordinance 2026-18:** an ordinance to amend the text of certain chapters in Titles 5 And 17 of the Moab Municipal Code (MMC) to include additional land uses and standards controlling private properties hosting vendors and amending the business license provisions in the MMC regarding vendors, peddlers, solicitors, and miscellaneous merchants. Councilmember Knutson-Boyd seconded the motion. Councilmember Loftin stated the code was being revised to respond to need. Councilmember Taylor stated he wanted the brick-and-mortar business owners to be part of the discussion. Councilmember Myers stated she was happy to see the code updates. She said she trusted the Planning Commission and staff and brought up code enforcement issues and burdens. She mentioned brick-and-mortar expansion on sidewalks and how that involves the Safe Streets initiative. She re-emphasized the importance of brick-and-mortar businesses. She said she supports the ordinance.

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

Sidewalk, Curb and Gutter Exemptions—Approved

Presentation: Associate Planner Blanco briefly explained proposed **Ordinance 2026-19:** an ordinance amending the text of the Moab Municipal Code Section 12.08.060 to update the process by which the City grants exemptions to its requirements governing the construction of sidewalks, curbs, and gutters to highway commercial properties.

Motion and Vote: Councilmember Taylor moved to approve **Ordinance 2026-19:** an ordinance amending the text of the Moab Municipal Code Section 12.08.060 to update the process by which the City grants exemptions to its requirements governing the construction of sidewalks, curbs, and gutters to highway commercial properties. Councilmember Loftin seconded the motion. The motion passed unanimously.

City Manager Update: City Manager Black reported he attended planning sessions for the Moab Area Project for Seniors (MAPS) housing, a meeting with County officials regarding dispatch services and the Planning Commission meeting regarding annexation Mayor Langianese noted there was a good article in the *Moab Sun News* about the annexation topic. Black stated staff were monitoring storm drains during the ongoing rainstorm. He praised the public works staff.

Mayor and Council Reports:

Councilmember Taylor mentioned the inaugural flight by SkyWest at the airport and noted he watched the Planning Commission meeting on YouTube. He said he attended a meeting regarding sales tax revenues and tourism numbers. He mentioned statistics for hotel occupancy and average prices for rooms.

Councilmember Knutson-Boyd reported she attended a lecture hosted by Seekhaven as part of a series of Seekhaven events. She spoke about a museum board meeting and stated new board members were sought. She said she attended a healthcare special service district meeting and two MAPS sessions.

Councilmember Topper stated he attended the League of Women Voters' candidate forum, a TrailMix workday at Robin Groff bike skills park, and he said he watched the Planning Commission meeting on YouTube. He mentioned the Seekhaven lecture series. He said he met with the director of Steward Moab, attended a TrailMix meeting, and he met with a representative of Moab Childcare.

Councilmember Myers reported she met with childcare representatives and suggested it was a fit for the Community Contributions program. She said she attended a charity football game, the League candidate forum, the MAPS kickoff, and she said she also met with the Mayor, Councilmember Taylor and County representatives about the Arches shuttle. She stated she was meeting with representatives of the golf course, and City Manager Black said he had also met with the golf course representatives. Myers reported she attended a housing task force meeting, a Seekhaven ribbon cutting for an expanded shelter, and noted Seekhaven received funding for winter homeless interventions.

Councilmember Loftin stated he was thankful to staff for their work to date on the annexation map update. He also mentioned the Henry Shaw hotel and how large developments affect neighbors. He spoke of the need to maintain dignity in workforce housing. He concluded by stating he watched the League candidate forum.

Mayor Langianese reported she met with the City lobbyists about the shuttle program. She said there were some delays with the land transfer of the tailings pile to the County. She said she had an upcoming meeting with the shuttle group, and she was engaged with the healthcare special service district and the MAPS process.

Executive (Closed) Session:

Councilmember Taylor moved to enter an executive closed session to discuss reasonably imminent and/or pending litigation; the purchase, exchange, or lease of real property; and/or the character, professional competence, or physical or mental health of an individual or individuals. Councilmember Topper seconded the motion. The motion passed unanimously. Mayor Langianese convened the executive session at 8:12 p.m. Councilmember Knutson-Boyd moved to end the executive session. Councilmember Loftin seconded the motion. The motion passed unanimously. Mayor Langianese ended the closed session at 9:20 p.m.

Adjournment:

Councilmember Knutson-Boyd moved to adjourn the meeting. Councilmember Loftin seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 9:20 p.m.

APPROVED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, City Recorder

MOAB CITY CORPORATION
Disbursement Listing
MACU Checking - 10/08/2026 to 10/14/2026

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
AD-VERTISER	280959	10/14/2026	\$598.50			Purchasing
AFFEKTIVE SOFTWARE LLC	280960	10/14/2026	\$236.06			Purchasing
AMAZON CAPITAL SERVICES	280961	10/14/2026	\$1,834.40			Purchasing
Bastian, Wyatt	280962	10/14/2026	\$84.00			Purchasing
CANYONLANDS AUTO & MINING SUP	280963	10/14/2026	\$1,214.67			Purchasing
Chappell, Timothy	280964	10/14/2026	\$84.00			Purchasing
DUFFORD,WALDECK, MILBURN & KR	280965	10/14/2026	\$409.00			Purchasing
GARRETT PARKS AND PLAY	280966	10/14/2026	\$21,478.25			Purchasing
GRAINGER	280967	10/14/2026	\$79.23			Purchasing
KIMBALL MIDWEST	280968	10/14/2026	\$165.39			Purchasing
MOAB MAILING CENTER	280969	10/14/2026	\$98.61			Purchasing
OFFICE EQUIPMENT CO.	280970	10/14/2026	\$145.00			Purchasing
PACKARD WHOLESALE	280971	10/14/2026	\$1,537.66			Purchasing
Perna, Steven	280972	10/14/2026	\$84.00			Purchasing
PERSONNEL SAFETY ENTERPRISES	280973	10/14/2026	\$434.80			Purchasing
RICK'S GLASS	280974	10/14/2026	\$3,855.00			Purchasing
Roblyer, David Jordan	280975	10/14/2026	\$288.00			Purchasing
SMITH HARTVIGSEN PLLC	280976	10/14/2026	\$22,695.50			Purchasing
SOLID WASTE SPECIAL SERVICE DIS	280977	10/14/2026	\$46.00			Purchasing
STANDARD PLUMBING SUPPLY CO.	280978	10/14/2026	\$97.62			Purchasing
TROJAN TECHNOLOGIES CORP	280979	10/14/2026	\$435.83			Purchasing
TURNER LUMBER OF MOAB	280980	10/14/2026	\$187.91			Purchasing
UTAH LOCAL GOVERNMENTS TRUST	20261014	10/14/2026	\$12,203.51			Purchasing
WALKER HARDWARE	280981	10/14/2026	\$1,269.73			Purchasing
WHEELER MACHINERY CO	280982	10/14/2026	\$59.36			Purchasing
			\$69,622.03		\$0.00	

MOAB CITY CORPORATION
Disbursement Listing
MACU Checking - 10/15/2026 to 10/21/2026

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
AMAZON CAPITAL SERVICES	280983	10/21/2026	\$6,979.89			Purchasing
CANYONLANDS AUTO & MINING SUP	280984	10/21/2026	\$496.33			Purchasing
DESERT WEST OFFICE SUPPLY	280985	10/21/2026	\$51.48			Purchasing
GRAINGER	280986	10/21/2026	\$239.94			Purchasing
IRON MOUNTAIN CRANE AND HOIST I	280987	10/21/2026	\$1,300.00			Purchasing
LAWSON PRODUCTS INC.	280988	10/21/2026	\$793.21			Purchasing
MILLER, MURICE D.	280989	10/21/2026	\$350.00			Purchasing
MOAB SUN NEWS	280990	10/21/2026	\$270.00			Purchasing
OLSON, ARIELLE K	280991	10/21/2026	\$350.00			Purchasing
PACKARD WHOLESALE	280992	10/21/2026	\$1,793.63			Purchasing
PEAK SOFTWARE SYSTEMS INC	280993	10/21/2026	\$3,026.40			Purchasing
PROFESSIONAL DOCUMENT SOLUTI	280994	10/21/2026	\$79.17			Purchasing
QUIKRETE CONSTRUCTIONS MATERI	280995	10/21/2026	\$2,538.15			Purchasing
ROCKY MOUNTAIN POWER	280996	10/21/2026	\$95.30			Purchasing
SCOOTER'S TOOLS LLC	280997	10/21/2026	\$513.95			Purchasing
STANDARD PLUMBING SUPPLY CO.	280998	10/21/2026	\$44.00			Purchasing
TURNER LUMBER OF MOAB	280999	10/21/2026	\$23.96			Purchasing
UTAH STATE DIVISION OF FINANCE	281004	10/21/2026	\$43,118.86			Purchasing
VERIZON WIRELESS	281000	10/21/2026	\$2,698.35			Purchasing
WALKER DRUG	281001	10/21/2026	\$4.58			Purchasing
WALKER HARDWARE	281002	10/21/2026	\$1,377.83			Purchasing
WEST COAST CODE CONSULTANTS (	281003	10/21/2026	\$6,198.00			Purchasing
			\$72,343.03			\$0.00



MOAB CITY COUNCIL AGENDA

October 27, 2026

TITLE: Water Conservation Plan Public Hearing

DISPOSITION: Public hearing

PRESENTER/S: Val Veilleux, Grants & Sustainability Coordinator

Alexi Lamm, Strategic Initiatives & Sustainability Director

ATTACHMENT/S: Draft Water Conservation Plan

RECOMMENDED MOTION/S: N/A

OTHER OPTIONS: N/A

SUMMARY:

Every five years the City of Moab must submit a Water Conservation Plan to the State of Utah to qualify for water development funding. The City last updated the plan in December 2021. Final submission of the 2026 plan is due on December 31, 2026.

In this public hearing, staff will update the public on the requirements of the plan, progress on water conservation goals, previous public outreach feedback, current water conservation measures, and potential future water conservation measures to be included in the plan.

The Water Conservation Plan Draft outlines Moab's system profile, water supply, water measurement methodologies, system water loss, water use, and water conservation measures.

The State of Utah requires a target 20% reduction in usage from 2015-2030. To attain this goal, we will need to reduce our water usage to 267 gallons per capita per day (GPCD). In 2025 we used 269 GPCD compared to our usage of 333 GPCD in 2015.

To continue reducing water consumption, we plan to continue community outreach via in person conversations, social media, and workshops. We also plan to continue enforcement of several previously passed ordinances including: daytime watering restrictions, waterwise landscape code, and indoor water conservation code. In the future, we will consider billing rate structure updates, conduct internal water audits and a Water Master Plan, provide more user information with updated internal software and on billing statements.

City staff has solicited feedback at two Arts and Ag Markets, the Moab Area Watership Partnership, at previous City Council meetings, and from the State of Utah. We encourage further feedback from the community for the final adoption of this plan. This will be the final opportunity for public input on the plan. Feedback will be considered and potentially implemented into final plan adoption at a later City Council meeting. This is a working draft



MOAB CITY COUNCIL AGENDA

October 27, 2026

document. The designed final plan presented to Council will include implemented community and stakeholder feedback.

Appendix B of the Draft Plan outlines current feedback from the community. Appendix C of the Draft Plan contains feedback from the State.

RELEVANT LAWS, STUDIES & PLANS:

Utah Code § 73-10-32, MMC § 17.10.070, MMC § 17.09.660, 2017 Moab General Plan, 2021 Moab Water Conservation Plan, 2025 Water Shortage Plan, 2023 Moab Sustainability Plan

RESPONSIBLE DEPARTMENT:

Administration/Sustainability with support from Utilities, Public Works, Treasurer, and Community Development

FINANCIAL IMPACT:

Creation of the plan does not obligate funds, but it will influence future staff recommendations. Funding for conservation measures would be considered independently of the plan adoption.

City of Moab Draft 2026 Water Conservation Plan

INTRODUCTION

The City of Moab's 2026 Water Conservation Plan has been prepared in accordance with the Utah Water Conservation Plan Act and subsequent amendments, which require all water conservancy districts and retail water providers to adopt and submit an updated Water Conservation Plan to the Utah Board of Water Resources every five years. This plan provides an updated assessment of the City's water supply, demand, usage trends, population growth projections, and conservation strategies to guide sustainable water management through 2030 and beyond.

As part of the Upper Colorado River region, which includes Carbon, Emery, Grand, and San Juan Counties, Moab contributes to regional water conservation efforts aimed at reducing per capita water use by 20 percent by 2030. The regional target is a reduction from 333 gallons per capita per day (GPCD) to 267 GPCD. With current water use estimated at 269 GPCD, the City is already approaching this benchmark and is positioned to surpass it.

To support long-term water sustainability, the City has established a local conservation challenge goal of reducing water use to 245 GPCD by 2030. This reflects a 20% decrease from our GPCD in 2016. Achieving these goals will require significant improvements in water-use efficiency, particularly in outdoor irrigation, while accommodating anticipated population growth and maintaining the community's quality of life.

This plan outlines a comprehensive approach to water conservation that combines policy development, public education, infrastructure investment, and strategic water resource planning. Key initiatives include conservation-oriented rate structures, seasonal watering regulations, system improvements to reduce water loss, development of additional water supply sources, and completion of a comprehensive Water Master Plan. Together, these efforts will help ensure a reliable and sustainable water future for the City of Moab.

The analyses and recommendations contained in this plan are informed by data and research from state, federal, regional, and local partners, including the Utah Division of Water Rights, the United States Geological Survey, the Utah Geological Survey, Grand Water and Sewer Service Agency, Moab Irrigation Company, and the U.S. Census Bureau.

SECTION 1: SYSTEM PROFILE

1.1 History, Government and Population

Incorporated in 1902, the City of Moab is the largest municipality in Grand County and serves as the region's economic, cultural, and governmental center. The City operates under a Council-Manager form of government, consisting of five elected City Council members, an

independently elected Mayor, and an appointed City Manager responsible for day-to-day administration.

Moab is located in a semi-arid environment characterized by hot summers, cold winters, and an average annual precipitation of approximately 9.5 inches. Historically, the local economy has been supported by agriculture, ranching, uranium mining, and film production. Today, tourism is the primary economic driver, with the area serving as a gateway to Arches National Park, Canyonlands National Park, Bears Ears National Monument, the Colorado and Green Rivers, and other public lands. The region is internationally recognized for its opportunities for mountain biking, hiking, off-highway vehicle recreation, and other outdoor activities, attracting more than three million¹ visitors annually.

The natural environment plays a significant role in the community's character and quality of life. Mill Creek and Pack Creek flow from the La Sal Mountains through the Moab Valley, contributing to local ecosystems and providing important habitat for wildlife before ultimately reaching the Colorado River. These waterways and associated wetlands offer ecological, recreational, and aesthetic benefits for residents and visitors alike.

The substantial growth in tourism and visitation over the past decade has driven significant development of lodging, commercial services, and other visitor-oriented infrastructure. This large transient population presents unique challenges for water resource planning and conservation. Traditional gallons-per-capita-per-day (GPCD) metrics are based on permanent population estimates and do not fully account for the water demands associated with visitors. As a result, per-capita water use statistics may reflect both resident and visitor consumption, complicating direct comparisons with other communities and underscoring the importance of considering tourism-related demand in long-term water planning efforts.

According to the Census American Community Survey (ACS) data, Moab's population 2025 population was 5,163. The greater Spanish Valley area of Grand County, including northern San Juan County, sits at around 10,000 people, including the City of Moab. This is a more useful population number for long-term water resource management planning, as it's closer to the total users of the water supply. However, all of these customers do not rely on Moab's system, Grand Water and Sewer Service Agency serves those customers outside of Moab.

The development of properties within city limits and annexed areas will greatly influence future water demand. According to the Community Development Department, there are currently 240 undeveloped properties within City limits, representing 725 buildable acres (there are 1116 vacant acres, but the remaining 391 acres are unbuildable due to natural hazards).

Approximately 30% of these are zoned for commercial uses. The lowest end of the build-out scenario is one single-family dwelling on each residentially zoned property and non-residential uses on the others, which adds only about 223 people (using an average of three people / household) to the projected population. The build-out number gets much higher assuming each property uses their total density allowance, and higher still if any are rezoned to zones allowing more density than currently permitted. With a medium scenario, where every vacant residential property is subdivided and developed to the maximum density allowed by current zone

(excluding multi-family options), then there are 3,000 new units built, and approximately 9,000 more people.

In 2022, the City hired a consultant to assess an Active Employment Housing ordinance. This study found potential legal build out of a possible 42,000 units with the current zoning if commercial zones allow for multi household residential. While this is outside of the reality, it is the potential and worth considering for future land use and water conservation planning.

While current land use allows room to grow, population has been increasing an average of 1% per year, hovering just above 5,000, and is unlikely to see drastic changes during the term of this plan.

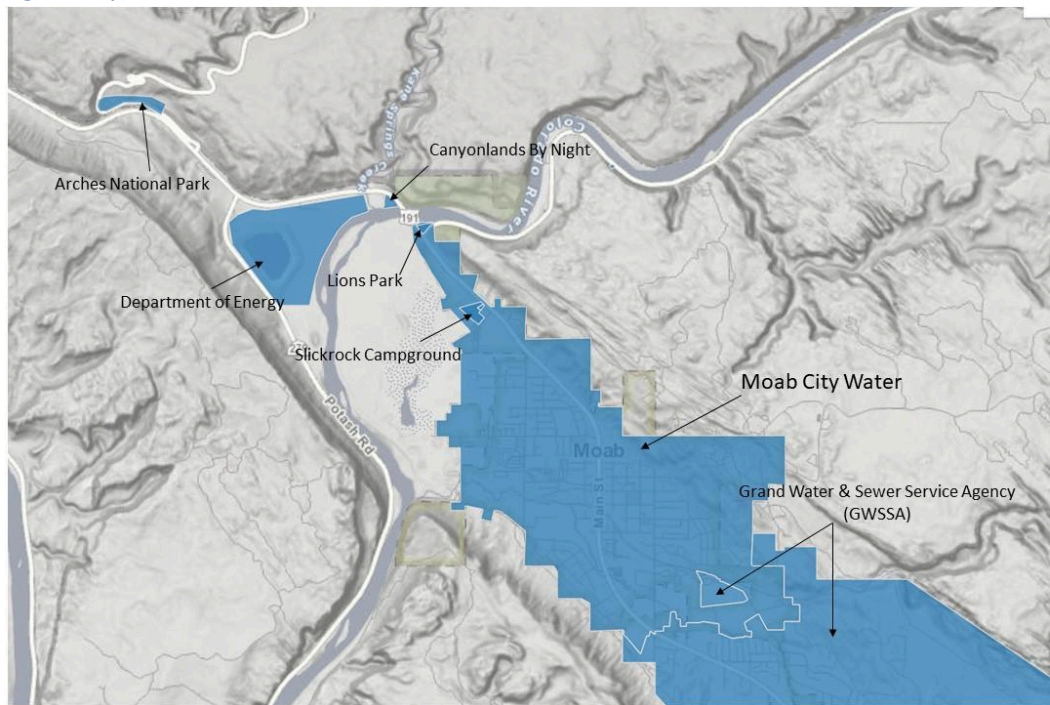
It is impossible to address the population of Moab without representing tourism. Though the City only has around 5,000 permanent residents, the area (including Spanish Valley) sees more than three million visitors per year, many of whom stay in the many overnight accommodations available in both City limits and Grand County or grab a meal in town.

1.2 Water governance structure

The City of Moab is the primary provider of culinary water to all City residents and businesses (Fig 1). The Moab Irrigation Company provides some irrigation water to its members in town, and the Grand Water and Sewer Service Agency serves residents outside of City limits. There are a few exceptions such as the new Utah State University campus which is within the City but served by GWSSA. City of Moab water is supplied, delivered, and billed by City staff within the Public Utilities, Engineering, and Treasurer's departments.

¹<https://www.blm.gov/sites/blm.gov/files/docs/2021-03/BLM%20Utah%20Estimated%20Visitation%20by%20Field%20Office.pdf>

Fig. 1 Map of Current Service Area



1.3 Water Distribution System

The City of Moab culinary water system is fed by seven sources: three wells and four springs. An additional well was developed in 2022. Table 2 displays the average supply by source year over year. Source water is stored in three tanks with a total capacity of 3.275 MG. Moab is in the process of beginning construction on an additional 1.5 MG water tank on Spanish Valley Drive to increase storage capacity. Approximately 52 miles of pipes, ranging in size from 4 to 21 inches in diameter, distribute water from the storage tanks throughout the City's service area.

The City's water delivery network comprises three pressure zones. The three zones are referred to as the Lower, Middle, and Upper Zones, with the names corresponding to the relative elevations served by each pressure zone. In general, the topography in Moab slopes toward the Colorado River. Therefore, the Lower Zone is on the northwest side of the City, closest to the Colorado River, with the progressively higher Middle and Upper Zones located to the southeast. These zones are separated with pressure reducing valves (PRVs). Due to PRV interconnections between pressure zones, excess storage located in higher zones can be applied to zones that are low.

Table 1 displays the number and type of connections in 2025. Moab has mostly residential connections. Residential connections include multi and single family housing units. Commercial connections include businesses like restaurants and hotels. Institutional connections are churches and government buildings.

Table 1. Number and Type of Connections in 2025

Type of Connection	Number in 2025
Residential	1754
Commercial	449
Institutional	67
TOTAL	2270

Table 2. SUPPLY CATEGORIZED BY TYPE of SOURCE

	5-yr average	2021 (2,008 AF)	2022 (1,913 AF)	2023 (1,687 AF)	2024 (1,765 AF)	2025 (1,914 AF)
Springs	1134.01	1177.76	996.86	976.22	1118.36	1400.83
Wells	723.234	830	916	710.42	646.96	512.79

The City's water system operates as an Enterprise Fund in which fees are charged to users of the system to pay for the costs. The Water Fund revenue sources consist of water base and usage fees from residential and commercial customers, bulk water sales, water impact fees, and proceeds from debt service secured by water rates. In April of 2021 the water revenue was used

to secure a bond to enable the City to complete a backlog of necessary water related projects in the next five years. Well # 12 and water line improvements along Mill Creek Drive were developed and a new 1.5 million gallon storage tank on Spanish Valley Drive is awaiting further funding. The Water Department keeps up on leak and loss maintenance regularly.

SECTION 2: SUPPLY

2.1 Sources – Aquifers, Surface Water, and Water Rights

2.1.1 History

The Spanish Valley has been intermittently occupied for thousands of years by indigenous people. They used the springs and surface water coming from the La Sals to support both hunter/gatherer and early agricultural communities. Settlers arrived to the area around the late 19th century, and began the settlement known as Moab today. It appeared that there was plenty of water to support their sedentary community, largely agricultural and mining, at first. That changed in the mid-1950s with the uranium boom and a sudden influx of people. Moab and Spanish Valley grew to about 3000 people at that point, and then it changed again with the creation of Arches and Canyonlands National Parks, and the outdoor recreation economy. The County has since grown to 10,000 permanent residents.

Besides the City of Moab, several water providing entities share one valley, one mountain range and two very complex aquifers, and are facing a finite water supply. Private rights holders, City of Moab, Grand County, Moab Irrigation Company (a non-profit irrigation company with senior rights to much of the valley's surface water), and the northern end of San Juan County all draw from for both agricultural irrigation supply and domestic culinary water.

2.1.2 Aquifer and surface water

Due to the complexity of the aquifers fed by snowmelt from the La Sal Mountains there is not complete agreement on exactly how the system functions, and there is still a wide range in the estimates of how much water is in the aquifer and what the recharge rate is.

In the 1970s the total water budget including the Glen Canyon Group aquifer (GCGA) and the valley fill aquifer was about 20,000 acre-feet per year, as estimated by the USGS. In 2018 the USGS completed a more extensive set of field measurements and reduced its budget estimate to 11,000-13,000 acre-feet¹. In 2020, a Journal of Hydrology article by one of the previous USGS authors using extensive geo-chemistry tracing and age-dating techniques estimated the annual GCGA recharge (deep portion) at less than 4000 acre-feet². This is the current culinary water source for the City. According to this more recent study, this number is approximately what is being withdrawn from the GCGA to serve current demand. If correct, it has significant ramifications for both land use planning and conservation practices.

The complexity of our sub-surface aquifer not only makes quantifying available water difficult, but it also means our water supply is relatively invisible to residents and visitors alike. The aquifers present a challenging conservation atmosphere when the water may only be

understood to be gone when the wells run dry. Conversations led by City of Moab and others in the community can facilitate greater understanding of our water system and how conservation contributes to long-term security.

Table 2 above displays Moab's water supply categorized by type of source since 2021.

2.2 Secondary Water (Irrigation Sources)

2.2.1 Moab Irrigation Company

Moab Irrigation Company (MIC) is a non-profit organization founded circa 1890. They provide surface water secondary irrigation services to about 100 mostly urban landscaper flood irrigation users in Moab. They are an independent entity which we collaborate with on conservation practices.

They hold senior water rights to almost all the water in the Mill Creek drainage, including North Fork, which is usually around 6,000 acre-feet per year. This is why the City only delivers aquifer water as culinary water. MIC's delivery takes advantage of the steady downhill grade to the west to hydrostatically pressurize the pipelines; no pumps are used. The majority of these users flood irrigate their properties.

Since 1980, all flow (except a BLM required 3 cfs minimum in-stream flow) in Mill Creek is diverted by Grand Water and Sewer Service Agency (GWSSA) into Ken's Lake where it is used for irrigation in the upper valley. This is important to our conservation planning as a hydrologist employed to study the City's culinary water supply asserts that this reduced (since 1980) stream flow has detrimentally reduced the city's production from its springs and wells at the golf course as well as Skakel Springs farther north along a NW trending Kayenta fault line. However, Ken's Lake also helps recharge the aquifer in return. The aquifer remains understudied and will hopefully be researched more in the upcoming Water Master Plan.

2.2.2 The Colorado River

Another potential secondary irrigation system is surface water out of the Colorado River. The City of Moab has the opportunity to conserve culinary water and add non-potable supply for outdoor irrigation needs by converting some of the groundwater rights to surface water from the Colorado River in partnership with GWSSA. Developing this system would cost many millions of dollars and take years of planning and infrastructure installment and is not within the scope of City capital improvement projects at the moment. However, to further conserve culinary water supplies, this development could be warranted in the future.

GWSSA has expressed recent interest in developing their Colorado River water rights to increase supply into Ken's Lake. These discussions, concepts, and ideas are ongoing.

¹<https://pubs.usgs.gov/publication/sir20195062>

²<https://www.sciencedirect.com/science/article/abs/pii/S0022169420309720?via%3Dihubaquifer>

It would be beneficial for the city to develop a more robust secondary water system from the Colorado River for our customers as they currently utilize limited culinary water from the aquifer for yard irrigation purposes.

However pumping water up from the Colorado River and refitting piping for irrigation purposes to our customers would come at an extraordinary cost which City funds alone could not support.

2.3 Water Rights

The City of Moab holds 8,795AF in water rights currently, the vast majority of which are groundwater rights.

SECTION 3: WATER MEASUREMENT

3.1 Water Measurement Methods and Practices

The City recently upgraded to the Neptune 360 ecosystem for water system management with smart water meters to help track consumption, monitor system performance, and detect leaks. To connect with this system, Moab uses Neptune R900i T-10-gal water meters. A live dashboard connects wirelessly via radio frequency and cellular networks. Employees can perform field operations using a smartphone or tablet. All water source production meters are read daily for data collection and all customer-based meters are read at the beginning of each month for billing.

Malfunctioning meters are tested and replaced immediately as they are discovered. If a meter is suspected of reading inaccurately it is removed and tested prior to replacement or repair. Table 3 displays pipe deviance range. Enough meters are kept on hand to keep up with replacements and cold winters.

Table 3. Meter size deviance range

Meter Size	Deviance Range
5/8"	90%
1"	2-4%
2"	2-4%
3"	1-2%
4"	1%
6"	1%<

In a cold winter, freezing can be a significant problem. The 2014-15 season had more than three weeks with temperatures in the single digits and below. Roughly 175 meters and 24 frozen

service lines needed repair or replacement. Recent years have been warmer with fewer freezes and repairs

Connection and impact fees are assessed for each new connection based on the size of connection and its usage classification. New developments and meter sizes are engineered according to ERC's (Equivalent Residential Connection).

All water measurements are reported to the State DWR as required.

In addition to meter reading, the Neptune system allows the Water Department to identify high consumption users, visualize area trends, and perform other system diagnostics on a handheld interface. This will aid education and identification efforts toward water conservation. Metering improvements will be explored in depth in the forthcoming Water Master Plan Update.

SECTION 4: SYSTEM WATER LOSS

4.1 Water Loss

There was an average of 335 acre feet lost per year over the past 5 years, or about 18%, lost between production and metered connections from 2021-2025, which is typical for recent years. The City engineering and public works team attributes this loss to four possible causes:

1. Dispersed Leaks: Individual leaks may be too small to be noticed but taken together could have a significant effect. Water lines are in various types of soils, some of which may be able to absorb a slow leak for a long time without evidence showing.
2. Water Line Breaks: These are repaired quickly, but large amounts of water can be lost during the leaking period.
3. Unmetered Connections: Older connections may be unmetered.
4. Fire Hydrant Exercise: Public Works exercises fire hydrants on a schedule, and the water expelled is not metered.
5. Overtopped Supply in Winter: Due to lack of available storage, Moab loses water from overtopping of our supply sources in the winter. Automated valves at the springs that could turn water out to the creek would resolve this issue.

4.2 Leak Detection and Repair

Moab has five full time Water Department personnel directly supervised by the Utilities Director. They work around the clock to provide safe drinking water for the City of Moab. They monitor and perform regular maintenance on the water production and treatment process daily and make necessary repairs immediately. They employ a Supervisory Control and Data Acquisition (SCADA) system that monitors and controls various parts of the water system remotely from a desktop computer or a phone app with full control of all the pumps in the system. This means they can see intrusion alarms and all the tank levels in real time.

The Water Department takes leaks seriously and responds immediately to all identified issues, making a conscious effort to lose the least amount of water possible during repairs. Staff pay particular attention to inspecting the water system for leaks and have personnel on-call 24/7 through local dispatch through the Sheriff's office. The City Water Department responded to and completed repairs on nine water mains, 39 service lines, and 48 meter repairs in 2025.

The Treasurer's Office and Water Departments work closely together on water conservation. The Water Department reads all water meters, most of which are digitally broadcast, and reports those readings to the Treasurer's Office monthly. The Treasurer's Office identifies high usages through their billing software which creates a re-read list. This is flagged when a meter reports 20,000 gallons more than the previous billing cycle. The Water Department will then verify the unusually high readings on the ground and report the conditions back to the Treasurer's Office. If there is evidence of a water leak the homeowner is notified immediately. When the leak is properly fixed, the homeowner qualifies for a rebate on the amount of their water bill caused by the leak as an incentive to fix leaks.

In addition, the Water Department and Treasurer's Office works to educate customers on ways to conserve water. From irrigation watering schedules to overflowing swamp coolers and leaking faucets, they help customers identify high usage areas and develop solutions.

To maintain water quality, the Water Department cleans and inspects water storage facilities every five years. They flush low-flow and dead-end lines on a regular basis and upon restoring water after an outage, they flush water mains until free of sand. There is sediment that flows naturally from the springs and settles in main lines due to aging infrastructure. New infrastructure additions strictly follow American Water Works Association (AWWA) water standards. From installation and pressure testing to treatment and sampling, all applicable standards are consistently followed to maintain water quality. This was last conducted in 2022. It will be conducted again in 2027.

SECTION 5: WATER USE

5.1 Water Use

Total water used from 2005 – 2025 has decreased (Fig 2). From 2016-2021, the proportion of water going to commercial uses began to decrease in comparison to residential use. From 2021-2025 commercial has expanded in the ensuing five-year period but remains a smaller portion of overall use.

Fig. 2 Water Use by Sector and Year

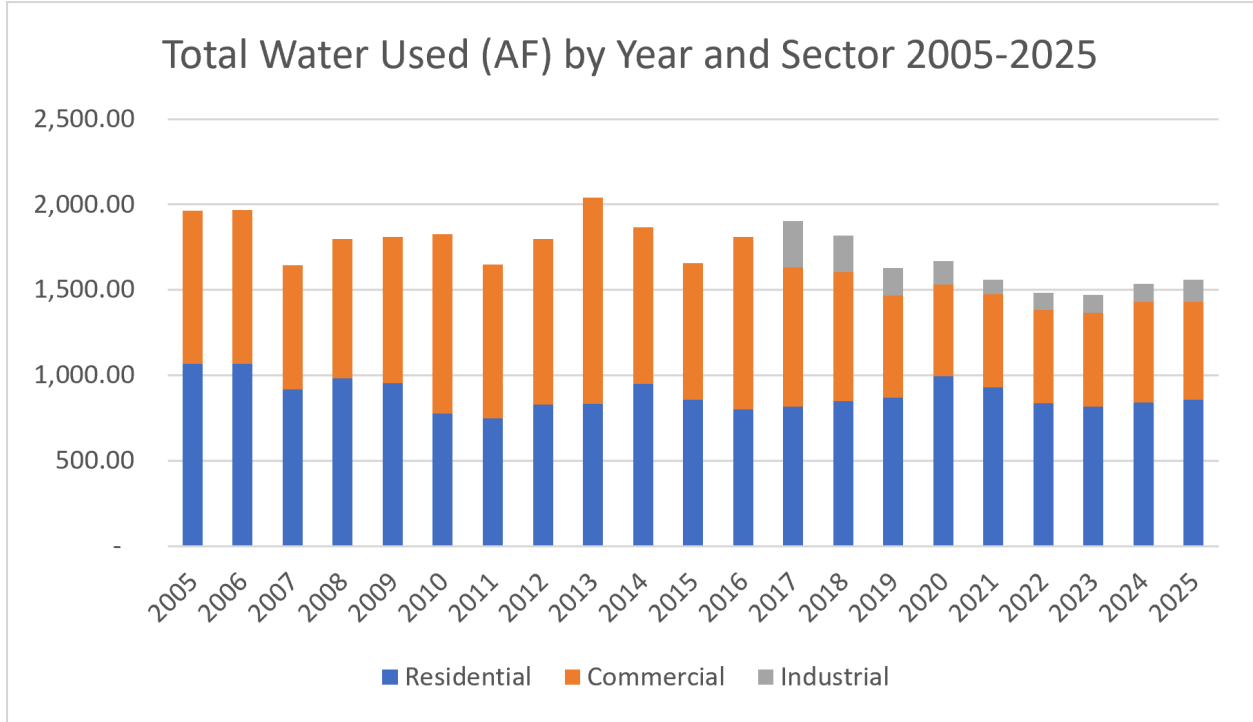


Table 4. Culinary Water Use

Year	Residential	Commercial	Institutional	Total (AF)
2025	858.88	571.07	128.74	1558.69
2024	839.65	592.47	104.51	1536.63
2023	819.37	547.75	104.54	1471.66
2022	836.83	544.11	100.59	1481.53
2021	929.73	546.27	83.12	1559.12

The City of Moab uses a marginal amount of non-potable water. Only three connections are considered non-potable water for irrigation. Well #7 is used exclusively by the Golf Course for spring irrigation to make up for shortfalls when their usual water source (GWSSA) does not have enough supply. They use varying levels per year depending on available surface water. Well #7 was not utilized in 2022, 2023, or 2024. It pumped 21.14 acre feet in 2021 and 15.13 in 2025. The City Center well is exclusively used for irrigation of City facilities near City Hall, and McConkie spring is a diversion near Old City Park used for irrigation there. It is unmetered and reported as the allocation amount for state reporting.

5.1.1 Water Use – Residents

Total water use has been trending downwards in the past 20 years, even as the population has increased. This is due to shifting uses from commercial and mining towards residential, conversion of agricultural land to residential use, replacement of the old wastewater treatment facility, and water conservation measures taken by the City. In 2005, the total water used was 1,965 acre-feet, and in 2025, the total was 1,559 acre-feet.

Fig. 3 Population vs Water Use

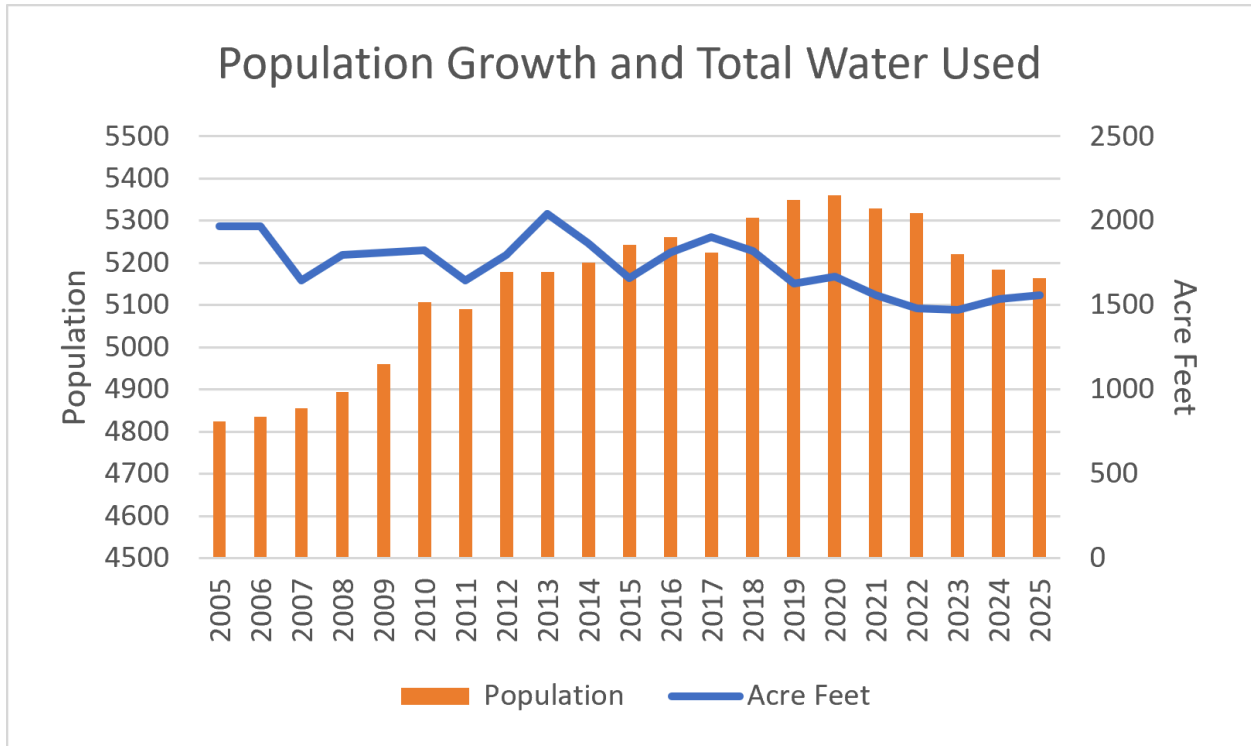


Fig. 4 Gallons per Capita per Day by Type

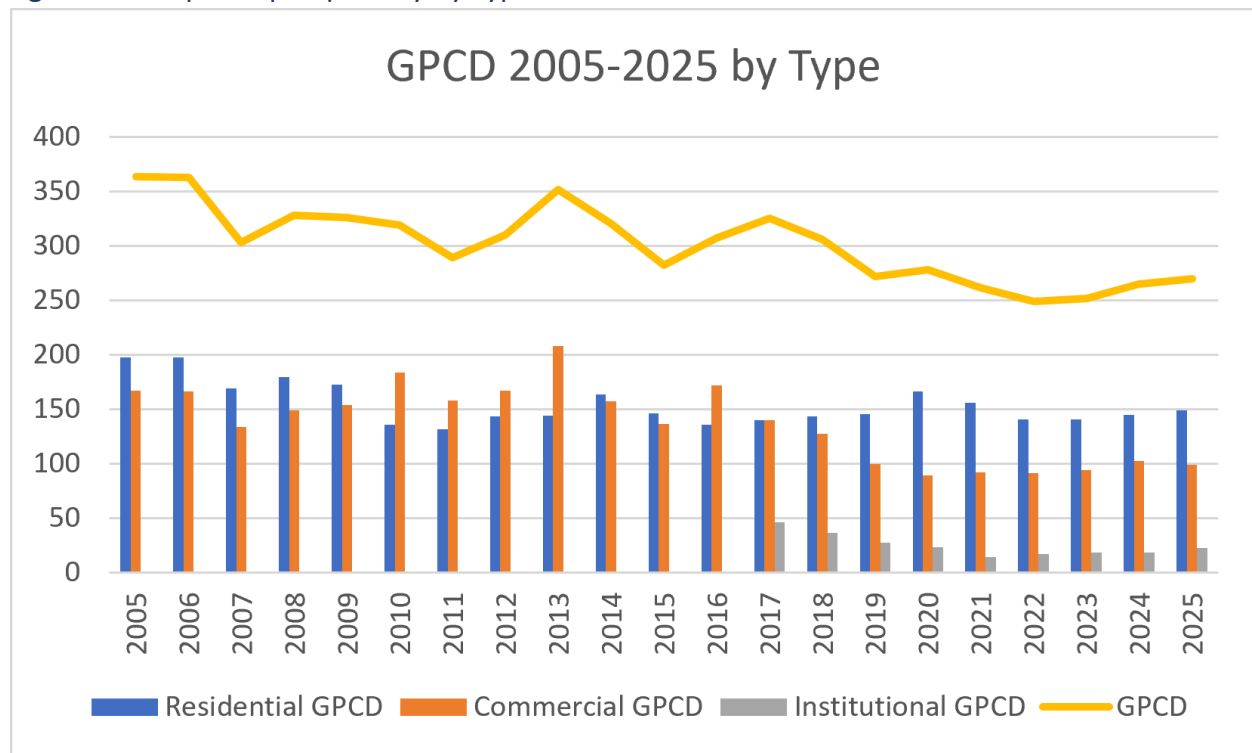


Table 5. Gallons per Capita per Day 2005 - 2025

Year	Population	GPCD Residential	GPCD Commercial	GPCD Institutional	GPCD Total
2005	4825	197.20	166.46	-	363.66
2006	4835	197.05	166.04	-	363.09
2007	4855	169.12	133.68	-	302.80
2008	4894	179.51	148.43	-	327.95
2009	4960	172.01	153.87	-	325.88
2010	5107	135.57	183.54	-	319.11
2011	5091	131.20	157.78	-	288.98
2012	5179	142.98	166.78	-	309.8
2013	5178	144.05	207.91	-	351.96
2014	5200	163.16	156.99	-	320.15

2015	5243	145.92	136.39	-	282.31
2016	5262	135.65	171.70	-	307.35
2017	5224	139.37	139.84	46.17	325.38
2018	5307	143.15	126.93	35.99	306.07
2019	5350	144.95	99.65	27.36	271.96
2020	5361	165.86	88.90	22.89	277.65
2021	5329	155.75	91.51	13.93	261.19
2022	5319	140.45	91.32	16.88	248.66
2023	5221	140.10	93.66	17.88	251.64
2024	5185	144.57	102.01	17.99	264.57
2025	5163	148.51	98.74	22.26	269.52

5.1.2 Water Use – Visitors

No discussion of water use in Moab would be complete without addressing the impact of our many visitors. In 2025, overnight accommodations account for approximately 19% of water usage. Of course, this does not include the proportional use of visitors at businesses which serve mostly tourists such as restaurants and car washes. This proportional use would be difficult to calculate without data on commercial customers at each establishment, separated by visitors and residents throughout the year. City staff have conducted a local business water conservation outreach campaign to hotels and other businesses. This outreach could be conducted with targeted data available from the Neptune 360 dashboard to reach our highest water users as an adjacent strategy to our currently standing 20,000 gallon overuse from previous billing cycle triggers.

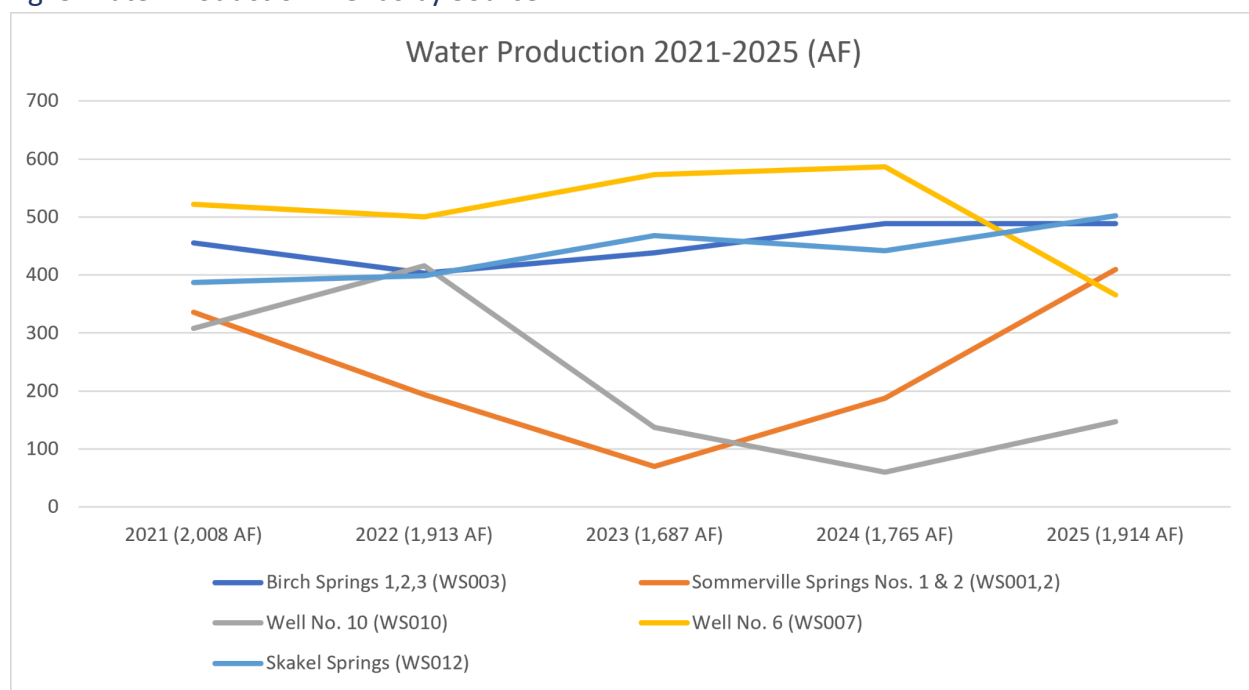
5.2 Water Production and Projections

Table 6. Water Produced by Source / Year

Water Source Data (AF)						
	5-yr average	2021 (2,008 AF)	2022 (1,913 AF)	2023 (1,687 AF)	2024 (1,765 AF)	2025 (1,914 AF)
Birch Springs 1,2,3 (WS003)	455.03	455.35	403.74	438.34	488.99	488.76
Sommerville Springs Nos. 1 & 2 (WS001,2)	239.44	335.58	194.07	70.24	187.49	409.82

Well No. 10 (WS010)	213.58	308.15	416.05	136.99	59.85	146.86
Well No. 6 (WS007)	509.65	521.85	499.95	573.43	587.11	365.93
Skakel Springs (WS012)	439.53	386.83	399.05	467.64	441.88	502.25
McConkie Spring (Irrigation, estimated)	Inactive					
Well #7 Golf Course (Irrigation)	Inactive					
Total Per Year	1857.23	2007.76	1912.86	1686.64	1765.33	1913.62

Fig. 5 Water Production Trends by Source



Under existing conditions, the City has an estimated surplus capacity of 569 gpm during peak day conditions with all sources in operation. However, for the City to have source redundancy such that no single drinking water source is indispensable, about 950 gpm of additional source capacity is needed. One potential option for the City to make up a portion of that deficit would be to use Well 7, or another City owned well that is not currently in service within the drinking water system. For one of these wells to be a viable drinking water source, Moab will need to ensure that the well meets all state requirements. In addition, as water from Well 7 is currently sold to the Moab Golf Club, the City should verify that any agreements with the Golf Club would allow the City to divert the water into the drinking water system under an emergency scenario. With a capacity of 350 gpm, Well 7 is not sufficient to provide full redundancy in the event of a loss of operation at Well 6.

Under 2060 conditions, a source deficiency of 1,380 gpm of instantaneous peak day demand is projected if no new sources are developed, though total demand remains below current estimated capacity. To address this projected peak day deficiency, it is recommended that the City develop an additional 1,380 gpm of source capacity. This is in addition to the capacity needed for existing system redundancy in case of individual well or spring failure.

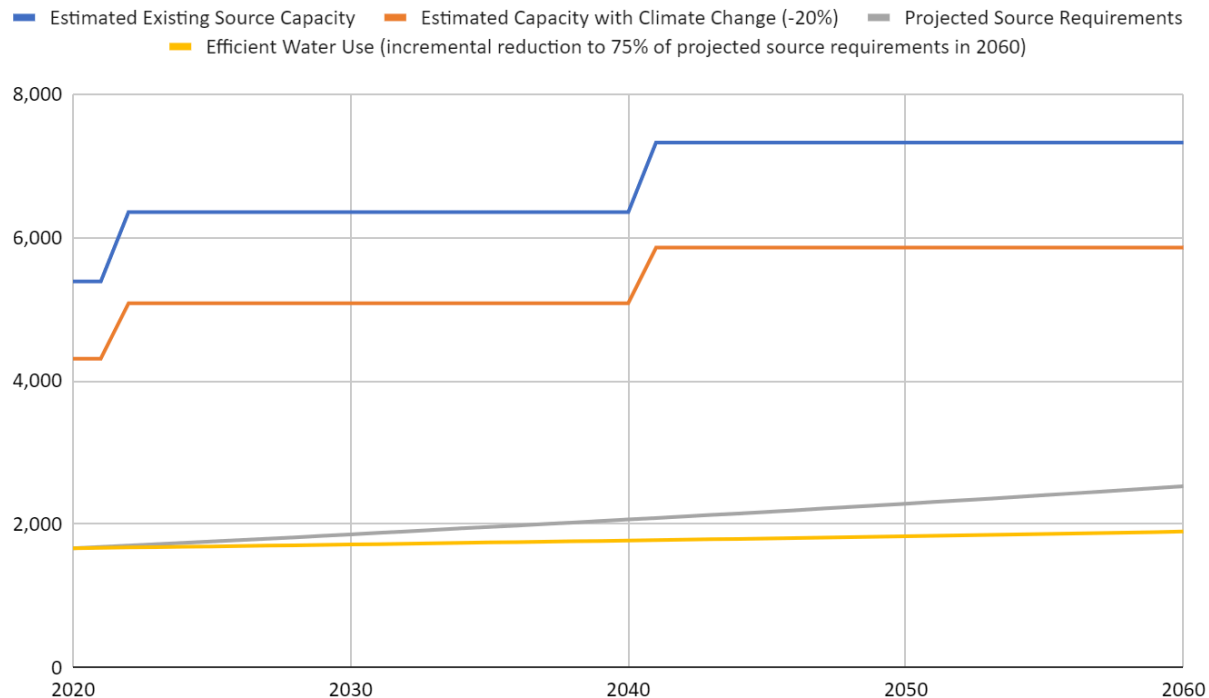
Table 7 – Source Capacity & Future Projections

Future Projections (AF)	
Existing Source Capacity*	5,387
Anticipated Source Capacity**	7,323
Estimated Water Use 2060	2,532
Efficient Use (2060 Water Use reduced 25%)	1,899

*Source capacity reported here is based on pump capacity and draw-down tests, *not* on estimates of actual aquifer capacity, which disagree. Therefore, reported source capacity numbers are not in any way representative of a safe-yield number.

Climate Change is anticipated to reduce water supply by approximately 20%, making this number only **5,858AF

Fig. 6 Future Projections (AF)



It is not expected that the City will need to add all this capacity in the immediate future. Instead, the City should periodically evaluate their source capacity and system demand and add capacity as needed. The City's 2017 Water Master Plan assumed that this future deficiency will be met through the construction of two new wells. The first of those two, Well # 12 was constructed in 2022. It is currently producing at 550gpm. The other well should be constructed in the future once it is needed to support growth and residual 1,380gpm.

An interagency connection between the Moab and GWSSA drinking water systems has been conceptualized to assist with emergencies in either system but is dependent on the completion of the new Spanish Valley Drive Water Tank infrastructure. Having either system as a potential back up in case of emergency provides essential redundancy for water users in the area. Construction will begin in FY 2027. Depending on the capacity of the connection, it could potentially serve all or part of needed redundancy. An interagency connection has the potential to aid both parties in supplying quality water to their respective customers.

Modelling suggests the impacts of climate change will likely result in a 20% reduction of overall water supply in the Colorado River Basin by 2050², though at an undetermined rate of change. Although this change is focused on Colorado River surface water, the overall trend is taken here

¹2025 City of Moab Water Shortage Response Plan

²<https://agupubs.onlinelibrary.wiley.com/doi/full/10.1002/2016WR019638>

as regionally inclusive of our aquifer. If this is applied to our anticipated pump capacity in 2060 (including the two new wells), that will mean 5,858AF is available. Both of our scenarios would show projected demand within this projected supply. However, the essential caveat is that our source capacity estimates are based on *pump capacity and drawdown tests* and in no way represent a consensus on *actual aquifer capacity*. Therefore, more data is needed and a conservative approach to water allocation is essential until a better picture of underground supply can be achieved.

The City of Moab assessed historic supply and demand in its 2025 Water Shortage Response Plan. Table 8 illustrates the percentage of supply relative to demand by month.

Table 8. Historic Supply & Demand¹

Month	Jan	Feb	Mar	Apr	May	Jun
Supply (gal.)	111,734,400	102,124,200	114,608,400	114,551,000	123,319,400	118,644,000
Historic demand	26,488,667	25,819,500	30,972,167	49,304,500	68,561,333	79,887,500
Historic supply relative to demand	422%	396%	370%	232%	180%	149%
Month	July	Aug	Sep	Oct	Nov	Dec
Supply (gal.)	120,209,400	119,440,400	115,656,000	117,050,400	110,013,000	111,569,400
Historic demand	88,027,483	80,949,989	72,416,278	52,740,500	28,698,933	26,794,900
Historic supply relative to demand	137%	148%	160%	222%	383%	416%

5.3 Billing

In 2020, the City adopted a stronger tiered water rate structure to encourage conservation, particularly for commercial properties to encourage conservation and awareness of water use. Residential water rates increase from \$1.44 to \$2.39 per gallon from the bottom tier to the top tier of pricing in 2026. Likewise, commercial pricing increases from \$1.91 to \$5.42 per gallon. See Appendix A for the full current rate structure.

SECTION 6: WATER CONSERVATION

6.1 Introduction

The City of Moab will pursue a nuanced approach to conservation. The multi-pronged approach comprises policies, infrastructure improvements, investment in technologies and incentive programs, outreach and education, coordinated resource management, and on-going research and data refinement.

The ultimate goal is to better define and achieve conservation as a term and set of practices which become embedded in the community ethos and carry forward to a sustainable future.

6.2a Water Use Reduction Goal

The recommendation for the Upper Colorado Region, which includes Moab, is to reduce the per-capita water consumption by 20% from average regional 2015 usage (333 GPCD) by 2030. The 20% reduction for the region resulted in a recommended goal of 267 GPCD. Moab is currently at 269 GPCD and will need to decrease a further 2 GPCD to meet state water reduction goals.

6.2b Water Use Reduction Challenge Goal

Additional conservation is possible and desirable. As a challenge goal, the City of Moab aims to decrease 2016 local usage by 20% by 2030. In 2016, the City had a GPCD of 307.35, so the challenge goal is 245.88 GPCD.

Table 9. Percent Change in GPCD from 2000

Year	Population	Total AF	gallons per capita day	% change from 2000
2000	4779	1926.63	359.9	0.0%
2015	5243	1657.96	282.3	21.6%
2020	5361	1667.31	277.7	22.9%
2025	5163	1,558.69	269.5	25.1%
2030	N/A	N/A	267	25.6%
2030	N/A	N/A	245.9	31.7%

6.3 Water Conservation Metric

The State has determined the metric for conservation goals at GPCD, or gallons per capita per day. However, normalizing water use per person is a misleading metric because the people who are using them often do not live where the water is being used. Visitors often outnumber residents in Moab. The City of Moab is interested in considering other metrics to determine conservation goals. One which has potential is an Equivalent Residential Unit (ERU). It is already used for a variety of requirements associated with water supply and could be a metric which allows a comparison between different sized users and water conservation strategies. Standardizing a single household use through an ERU could grant us perspective for how much a hotel, or other multifamily units are using. It could also quickly demonstrate if a house is saving water or using more than the standard household use.

6.4 Current Conservation Measures

Leak protection program / rebates

The leak protection program provides a rebate for the amount assumed to be lost due to a leak after the customer has fixed it. This is intended to provide an incentive for fixing leaks.

Outreach, Education

City staff has conducted an outreach campaign over social media and in person conversations with the public. Flyers have been distributed to hotels, restaurants and other businesses in conjunction with in depth conversations on how commercial users can conserve water.

Planning Efforts

The City has undergone several planning efforts addressing water conservation. The Sustainability Action Plan, 2025 Water Utility Resource Management Plan, and 2025 Water Shortage Response Plan and a near future Water Master Plan will significantly contribute to conservation efforts.

6.5 Current Conservation Ordinances and Standards

A. New Landscape Code

In September of 2023, based on recommendations from the 2021 Water Conservation Plan, the City of Moab implemented a water efficient landscaping code update. This was an accomplishment we set as a goal in the 2021 plan. The ordinance is a set of standards to support the design, installation, and maintenance of landscapes suited for the Moab climate by cooling the urban environment, supporting water-wise landscapes, managing stormwater, contributing to fire protection, preventing erosion, and creating habitat for native plants.

New developments, landscape transformations of 2000 sf or more or comprising at least 50% of the landscape, additions, and exterior remodels must adhere to applicable standards outlined in the ordinance or submit a more detailed water budget option. These requirements increase at higher levels of development.

Adopting this ordinance allows Moab residents to qualify for state level Landscape Incentive Program. This program offers up to \$3 per square foot of lawn an applicant replaces with water-efficient landscaping.

Further details can be found in [Moab Municipal Code § 17.10](#).

B. New WaterSense Fixture Code

On September 12, 2023, Moab City Council passed an ordinance requiring all new and remodeled lodging units and new residential dwelling units to use WaterSense fixtures. Full text can be found in [Moab Municipal Code § 17.09.660](#).

C. Water Shortage Response Plan and Code

Moab adopted a plan establishing actions for water conservation during short term shortages due to a system disruption, distribution failure, or natural events, such as drought. It outlines five response stages which are triggered based on projected water supply levels relative to demand. At each stage, the plan specifies measures to reduce water use and maintain essential services within the City.

The ordinance allows the City Manager, acting on technical evaluations from the Public Utilities Director, to declare progressive water shortage stages based on real-time reservoir data, well production, and regional hydrologic indicators. Moab aims to preemptively adopt mandatory measures from the Warning Stage this summer as a means to address the drought. Further details of the code can be found in [Moab Municipal Code § 13.30](#).

Table 10. Water Shortage Response Plan Triggers

Response Stage	Trigger <i>Water supply relative to demand</i>	Target Reduction	Response Actions	Example scenario
1 Normal	> 120%	0%	Unrestricted	Full function
2 Advisory	120%	5%	Voluntary	Loss of all springs in summer
3 Warning	105%	15%	Voluntary & Mandatory	Loss of a well and all springs in shoulder season
4 Critical	90%	25%	Voluntary & Mandatory	Loss of the most productive well in shoulder season
5 Emergency	75%	>25%	Mandatory	Loss of the most productive well in Summer

Table 11. Water Shortage Response Plan Trigger Level Restrictions

Key													
	Aesthetic uses	Vehicle or pavement	Private lawn watering	Common area lawn watering	Lodging laundry	Misters, toys, and sprinklers	All non-food plants	Swimming pools	Dust management	Food-bearing plants	Hydrant flushing	Indoor excess	
1 Normal													
2 Advisory	○	○	○	○	○	○	○	○	○			○	
3 Warning	●	●	●	●	●	●	○	○	○	○		○	
4 Critical	●	●	●	●	●	●	●	●	●	○	○	○	
5 Emergency	●	●	●	●	●	●	●	●	●	●	●	○	

6.6 New Conservation Measures for the Next Five Years

6.6.1 Planning Efforts

A. Water Master Plan

The City of Moab is conducting an in depth Water Master Plan in the 2027 fiscal year that will evaluate rates, make conservation recommendations, identify potential upgrades and other essential needs identified by the Public Works department.

6.6.2 Ordinances and Policies

A. Mandatory Watering Restriction Ordinance

City Council is also considering an ordinance to codify water conservation elements, such as limiting irrigation to cooler times of day to manage evaporation. These changes to code may reduce our overall water usage and contribute to our water conservation goals.

6.6.3 Potential System Upgrades

A. Wastewater Treatment Plant Upgrades

The Wastewater Reclamation Facility became operational in 2019, saving the City 200,000 gallons of water per month, on average. The city has successfully applied and awarded a grant to upgrade the treatment system so that water flowing through the plant could be discharged into the Matheson Wetlands and re-used once again before joining the Colorado.

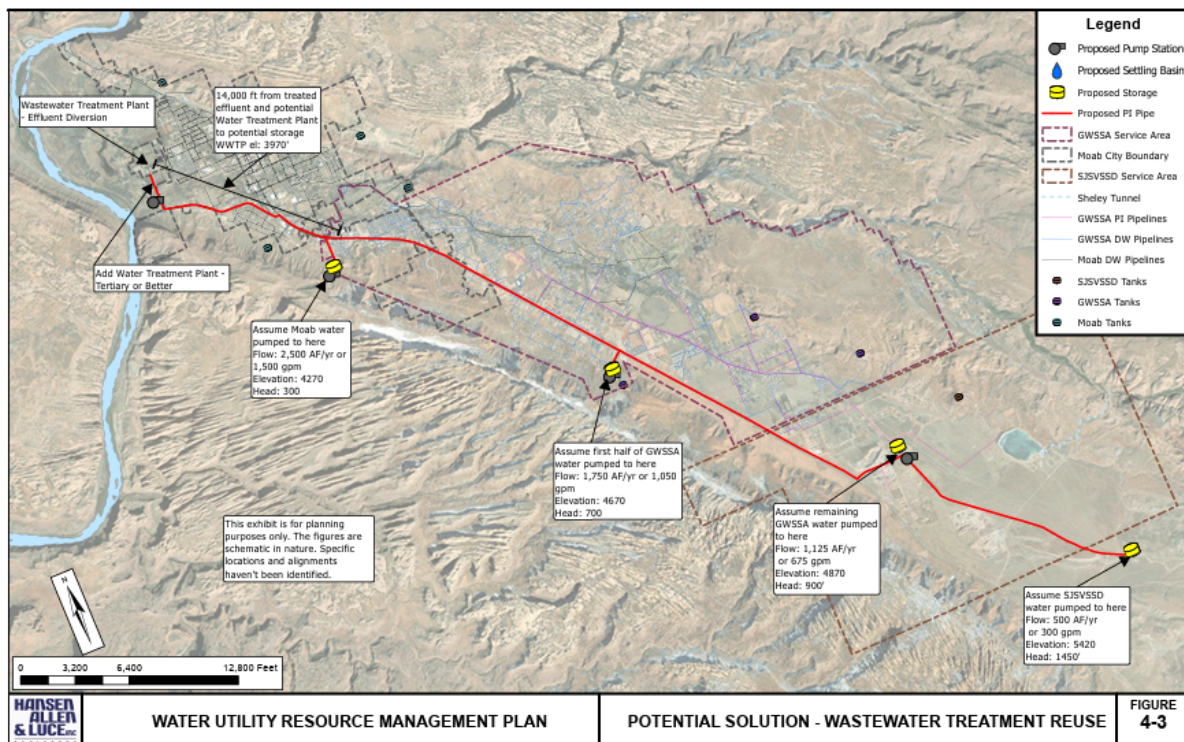
Recent planning has recommended that the city consider wastewater reclamation infrastructure to recycle used water. The 2025 Water Utility Resource Management Plan (WURMP) examined further possibilities for wastewater treatment. A series of pump stations with operational storage and transmission pipelines could convey water from the Moab Wastewater Treatment Plant south through the valley and parallel transmission lines could be used for water treated to different quality levels.

Many challenges face wastewater reuse including public perception, large costs, and emerging contaminants. Below is a map of an engineering consultant firm's reuse pipeline and cost estimates. Figure 7 & 8 illustrate the cost and map overlay of the project as found in the WURMP.

Fig. 7 Engineers Opinion of Cost Wastewater Treatment Reuse Upgrade

Item	Unit	Unit Price	Quantity	Cost
4 Reuse of Treated Water from Moab Wastewater Treatment Plant				
Effluent Diversion and Low Head Pump Station	LS	\$4,000,000	1	\$4,000,000
Tertiary Treatment Plant	LS	\$15,000,000	1	\$15,000,000
Transmission Pipeline - 16-inch	LF	\$320	17,000	\$5,440,000
Transmission Pipeline - 12-inch	LF	\$280	39,000	\$10,920,000
Transmission Pipeline - 8-inch	LF	\$220	15,000	\$3,300,000
Pump Stations - 300-1,500 gpm	EA	\$2,750,000	4	\$11,000,000
Operational Storage - Open Pond	AF	\$375,000	14	\$5,250,000
Subtotal				\$54,910,000
Engineering & Administration (20%)				\$10,982,000
Contingency (10%)				\$5,491,000
Total (current dollars)				\$71,383,000
Expected life of project:				50 years
Annualized cost (current dollars):				\$2,300,000
Annual O&M - energy (current dollars):				\$500,000
Annual O&M - other (current dollars):				\$1,100,000
Annualized cost with energy and other (current dollars):				\$3,900,000

Fig. 8 Map of Wastewater Treatment Reuse Upgrade



B. Colorado River Diversion

GWSSA and other entities have discussed potentially pumping Colorado River water for secondary water usage. While this would be beneficial to the City and overall aquifer health, it remains unlikely due to cost constraints.

C. Creation of a Municipal Secondary Water System

The idea surfaces periodically of using Moab Irrigation Company water, its pipelines, or at the least its right-of-way through town to grow a secondary municipal water system. This is possible, but likely means converting MIC from a non-pressurized to a pressurized, metered system, which is not currently in City or MIC budgets.

This could also help with the aesthetics and ecology of Mill Creek as it comes through town. If we improve efficiency we could leave some modest flow in the creek all the way through town.

Both of these would require upgrades to both MIC and user systems with technologies such as pumps, timers, tanks, automated diversion dams and automated valves.

6.6.4 Outreach Inroads

A. Targeted Outreach for High Water Users

With our new Neptune 360 Dashboard technology we will be able to live track high water usage at each connection. Targeted outreach will be implemented for the highest water users to bring down usage for residential and commercial customers.

B. Mandatory Water Restriction Outreach

With new mandatory watering restrictions soon to be implemented by ordinance, a significant outreach effort will be undertaken to inform the public of violation and fee structure. This will provide further opportunity for education to the public of why and how to conserve water further than the restrictions.

6.7 Action and Implementation Timeline

Year	Action
2026	● Adopt Mandatory Water Restrictions Ordinance ● Adopt Water Conservation Plan Update
2027	● Begin Water Master Plan ● Identify high water users with Neptune 360 Dashboard and conduct adaptive outreach campaign
2028	● Finish Water Master Plan ● Implement findings from Water Master Plan
2029	● Further implement findings from Water Master Plan

2030	● Begin work on 2030 Water Conservation Plan
Annually Recurring	● Implement Water Shortage Response Plan as needed ● Collaborate with state partners to encourage residents to participate in water conservation incentives and Localscapes programs

*progress on GPCD goal will be calculated annually after data is reported to the Division of Water Rights and published on the City of Moab's website

Appendix A Billing Structure

Type of Connection	2026	2027	2028	2029	2030
Residential, within the City - minimum charge (includes the first 3,000 gallons)	\$16.59	\$17.42	\$18.29	\$19.21	\$20.17
<i>Per thousand for 3,001 to 10,000 gallons</i>	\$1.44	\$1.51	\$1.58	\$1.66	\$1.75
<i>Per thousand for 10,001 to 60,000 gallons</i>	\$1.91	\$2.01	\$2.11	\$2.22	\$2.33
<i>Per thousand for 60,001 or more gallons</i>	\$2.39	\$2.51	\$2.64	\$2.77	\$2.91
Residential, outside the City - minimum charge (includes the first 3,000 gallons)	\$24.06	\$25.26	\$26.52	\$27.85	\$29.24
<i>Per thousand for 3,001 to 10,000 gallons</i>	\$1.91	\$2.01	\$2.11	\$2.22	\$2.33
<i>Per thousand for 10,001 to 60,000 gallons</i>	\$2.87	\$3.02	\$3.17	\$3.32	\$3.49
<i>Per thousand for 60,001 or more gallons</i>	\$3.35	\$3.52	\$3.69	\$3.88	\$4.07
Commercial, within the City - minimum charge (includes the first 2,000 gallons)	\$47.86	\$50.25	\$52.77	\$55.40	\$58.17
<i>Per thousand for 2,001 to 5,000 gallons</i>	\$1.91	\$2.01	\$2.11	\$2.22	\$2.33
<i>Per thousand for 5,001 to 10,000 gallons</i>	\$2.87	\$3.02	\$3.17	\$3.32	\$3.49
<i>Per thousand for 10,001 to 50,000 gallons</i>	\$4.34	\$4.56	\$4.78	\$5.02	\$5.27
<i>Per thousand for 50,001 or more gallons</i>	\$5.42	\$5.70	\$5.98	\$6.28	\$6.59
Commercial, outside the City – minimum charge (includes the first 2,000 gallons)	\$56.48	\$59.30	\$62.26	\$65.38	\$68.65

Per thousand for 2,001 to 5,000 gallons	\$3.83	\$4.02	\$4.22	\$4.43	\$4.65
Per thousand for 5,001 to 10,000 gallons	\$4.31	\$4.52	\$4.75	\$4.99	\$5.24
Per thousand for 10,001 to 50,000 gallons	\$5.42	\$5.70	\$5.98	\$6.28	\$6.59
Per thousand for 50,001 or more gallons	\$5.97	\$6.26	\$6.58	\$6.91	\$7.25
Shop water retail fee (City Public Works Yard) – Includes the first 2,000 gallons	\$41.48	\$43.55	\$45.73	\$48.02	\$50.42
Per 1,000 gallons for 2,001 or more gallons	\$16.27	\$17.09	\$17.94	\$18.84	\$19.78
Shop water government fee (City Public Works Yard) – Includes the first 2,000 gallons	\$33.18	\$34.84	\$36.58	\$38.41	\$40.33
Per thousand for 2,001 or more gallons	\$11.97	\$12.56	\$13.19	\$13.85	\$14.54
Construction fire hydrant fee – Includes the first 2,000 gallons	\$41.48	\$43.55	\$45.73	\$48.02	\$50.42
Per thousand for 2,001 or more gallons	\$16.27	\$17.09	\$17.94	\$18.84	\$19.78
Construction fire hydrant rental fee per day	\$19.14	\$20.10	\$21.11	\$22.16	\$23.27
City parks & cemeteries per 1,000 gallons	\$1.03	\$1.09	\$1.14	\$1.20	\$1.26
Moab Golf Course Well #7	Current commercial rate				
Other Culinary Water Fees					
Water turn-on fee, after failure to pay City water/sewer charges	\$40.00 during normal working hours				
	\$80.00 after normal working hours				
Water meter re-read charges					
The City crew will re-read the customer's meter.	\$49.00				
The City crew will test a customer's meter.	\$49.00				
The City crew will change a tested customer's meter, at the customer's request.	Actual labor costs with a 1-hour minimum				
The costs incurred for these requests will be paid	During regular working hours, actual labor costs with				

within 30 days. If that bill is not paid, the water will be turned off until the debt is satisfied, and a reconnect charge (½-hour minimum) during regular hours, or reconnect charge (2-hour minimum) after hours, will be applicable.	a ½-hour minimum
	After hours, actual labor costs with a 2-hour minimum
If the problem proves to be the City's responsibility, there will be no charge to the customer.	

Appendix B Arts & Ag Market Community Feedback

"Lawn watering restriction = important"
"Difference in billing structure for commercial and residential"
"Less development"
"Less water at hotels!"
"Ask churches to set a better example"
"Renters? How do you incentivize:"
"Figure out Swanny Park watering"
"Only public places should have lawns"
"2 min push button shower with messaging at hotels"
"Drip irrigation"
"Incentivize grey water permitting - lower fees or tax break for including grey water"
"Ask churches to set a better example"
"Ask churches to do BETTER"
"Financial incentive to rip up lawns!"
"User info so we can see & celebrate our progress!"
"Prayer & water blessings"
"Public data on aquifer status"
"Publish to the newspapers a list of highest water users (Portland, OR) did this)"

"Start sooner in season! Less reactive!"

"City-wide pizza party for hitting benchmarks!"

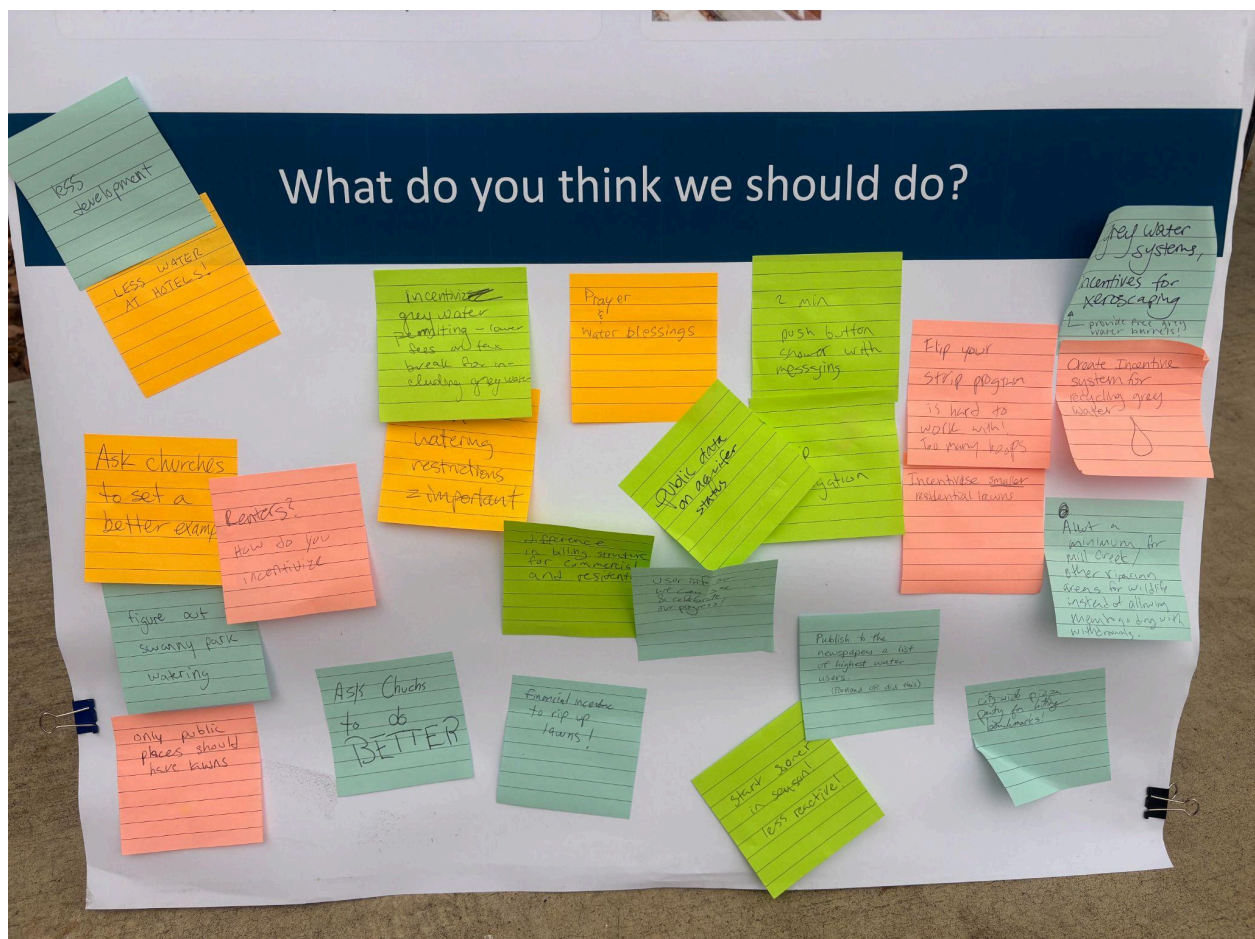
"Allot a minimum for Mill Creek/other riparian areas for wildlife instead of allowing them to go dry with withdrawals."

"Incentivize smaller residential lawns"

"Flip your strip program is hard to work with! Too many hoops"

"Create incentive system for recycling grey water"

"Grey water systems, incentives for xeroscaping, provide free grey water barrels!"



Appendix C State of Utah Feedback

10/21/26, 9:03 AM

City of Moab Mail - City of Moab Draft 2026 Water Conservation Plan



Alex "Val" Veilleux <aveilleux@moabcity.gov>

City of Moab Draft 2026 Water Conservation Plan

Josh Zimmerman <joshzimmerman@utah.gov>
To: Alex Val Veilleux <aveilleux@moabcity.gov>

Mon, Jul 27, 2026 at 1:37 PM

Thank you for a well done water conservation plan. Moab is leading by example and has many challenges in delivering water 365 days a year to a variable population. The goals are listed below and they meet the requirements of the Water Conservation Plan Act.

6.2a Water Use Reduction Goal

The recommendation for the Upper Colorado Region, which includes Moab, is to reduce the per-capita water consumption by 20% from average regional 2015 usage (333 GPCD) by 2030. The 20% reduction for the region resulted in a recommended goal of 267 GPCD. Moab is currently at 269 GPCD and will need to decrease a further 2 GPCD to meet state water reduction goals.

6.2b Water Use Reduction Challenge Goal

Additional conservation is possible and desirable. As a challenge goal, the City of Moab aims to decrease 2016 local usage by 20% by 2030. In 2016, the City had a GPCD of 307.35, so the challenge goal is 245.88 GPCD

Peak Day Demand:

Under 2060 conditions, a source deficiency of 1,380 gpm of instantaneous peak day demand is projected if no new sources are developed, though total demand remains below current estimated capacity. To address this projected peak day deficiency, it is recommended that the City develop an additional 1,380 gpm of source capacity. This is in addition to the capacity needed for existing system redundancy in case of individual well or spring failure.

Suggestion:

This could be a goal to do a deep dive on peak day demand and educate staff, planning commission and city council on the issue. What is the likelihood that a source could have issues?

Look at water use data to see if there may be opportunities to reduce peak day demand.

Are there efforts that could moderate or flatten the curve? Which users are contributing, and during what weeks of the year (e.g., Jeep Week, Fourth of July to Pioneer Day)? If there are efforts that could extend supplies without new infrastructure; it might be worth doing some experiments to see what the impact is.

Planning for peak day demand is expensive and challenging, but this could be an opportunity for long-horizon water planning. With a high transient population it may be good to look at the demand side, as well as the supply side.

The next steps are:

- Send out a public notice notification/media notice for the meeting
- Hold a public meeting to adopt the updated Water Conservation Plan

10/21/26, 9:03 AM

City of Moab Mail - City of Moab Draft 2026 Water Conservation Plan

After the Plan is passed, please send me the following via email:

- A copy of the public notice notification/media notice**
- A copy of the approved meeting minutes**
- The finalized Plan with the adoption signatures page**
- **The website the Plan is posted**

Please let me know if you have any questions.

Thank you for a well done Water Conservation Plan and all the efforts to use water efficiently in your service area.

Josh

[Quoted text hidden]

CITY OF MOAB RESOLUTION NO. 18-2026
A RESOLUTION TO ADOPT THE WATER CONSERVATION PLAN UPDATE, AS PREPARED
BY CITY OF MOAB STAFF

The following findings describe the reasons for this resolution and explain its purpose.

- a. The City of Moab adopts plans to guide decision-making and policy; and
- b. Utah Code § 73-10-32 requires public water systems with more than 500 connections to update a water conservation plan every five years; and
- c. City of Moab Administration, Utility Services, Engineering, Community Development, and Public Works staff collaborated to develop an update to the 2021 Moab Water Conservation Plan; and
- d. The draft Water Conservation Plan Update was presented at a City Council workshop at the April 14, 2026 and June 23rd, 2026 meetings; and
- e. Utah Division of Water Resources reviewed the draft and provided feedback in July 2026; and
- f. The Moab City Council held a public hearing on October 27, 2026 to receive public feedback; and
- g. Comments from the public, staff, and the Moab Area Watershed Partnership have been integrated into the Plan; and
- h. Moab's Water Conservation Plan Update is due to the State December 31, 2026; and
- i. The Water Conservation Plan Update meets the conservation requirements of the State but does not prevent greater conservation efforts.

NOW, THEREFORE BE IT RESOLVED that the Moab City Council hereby approves Moab City Resolution #18-2026, adopting the Water Conservation Plan Update, as prepared by City of Moab staff as follows:

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council this 10th day of November 2026.

SIGNED: _____

Joette Langianese, Mayor

ATTEST: _____

Sommar Johnson, Recorder



TITLE: Consideration of Resolution 19-2026 an Amendment of Fiscal Year 2026-2027 Final Budget

DISPOSITION: Discussion and possible action

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

ATTACHMENT/S: FY 2026-2027 Amended Final Budget Document with Annotations
Resolution 19-2026

STAFF RECOMMENDATION: Staff recommends that the City Council adopt the proposed amendment to the Final Budget for FY 2026-2027.

PROPOSED MOTION: I move to approve Resolution 19-2026, A Resolution Amending the Fiscal Year 2026-2027 Budget for the Water, Sewer, Stormwater and Transit Funds.

SUMMARY:

As part of its annual review process, the State of Utah conducted a complimentary compliance review of the City's FY 2026/2027 Final Budget. The review details four minor revisions needed to improve consistency in the financial schedules for the Enterprise Funds.

The changes requested relate to: Transfers Between Funds. Although the transfers were budgeted adequately in the Capital section of the Enterprise Funds, the State requests that we show the transfers from each Enterprise fund in the Operational budget of each of those funds.

This very minor amendment changes the line item for those transfers from the Enterprise Capital Budget where they were accounted for in the original presentation of the budget, to the Enterprise Operations Budget which is part of the same Fund.

This budget amendment does not increase the budget from what was presented to Council in the original budget. This amendment moves those expenses from Capital to Operations without increasing expenditures.

These items were not addressed in the previous budget amendment due to a misunderstanding between our financial software provider (Pelorus) and the City. That issue has been resolved.

51 – Water Fund

1. Water Fund Capital Expenditures of \$100,000 for 4th East Waterline Design and \$75,000 for 100 West Waterline Design.
 - a. The total of \$175,000 was planned to be transferred to CIP in the approved budget and will still be transferred to CIP in the amended budget. The source of



MOAB CITY COUNCIL AGENDA

October 27, 2026

the funds and the ability of the Water Fund to pay for this expense have not changed.

52 – Sewer Fund

1. Sewer Fund Capital Expenditures of \$100,000 for 4th East Waterline Design and \$75,000 for 100 West Waterline Design.
 - a. The total of \$175,000 was planned to be transferred to CIP in the approved budget and will still be transferred to CIP in the amended budget. The source of the funds and the ability of the Sewer Fund to pay for this expense have not changed.

53 – Stormwater Fund

1. Stormwater Fund Capital Expenditures of \$100,000 for 4th East Waterline Design and \$75,000 for 100 West Waterline Design as well as \$75,000 for 100 North Stormwater Improvements.
 - a. The total of \$250,000 was planned to be transferred to CIP in the approved budget and will still be transferred to CIP in the amended budget. The source of the funds and the ability of the Sewer Fund to pay for this expense have not changed.

55 - Parking and Transit Fund

1. A minor arithmetic error was identified in the Transit Fund's Overhead Expense. The approved budget showed a transfer of \$52,942 from the Transit Fund, while the General Fund reflected a receipt of \$54,075, a difference of \$1,133. The amended budget corrects this discrepancy by increasing the Transit Fund's expense by \$1,133 to match the amount received by the General Fund. **This adjustment only affects the Transit Fund's expenses.**

THE ATTACHMENT INLCUDED WITH THIS PACKET HIGHLIGHTS ALL OF THE MATERIAL CHANGES TO THE BUDGET DOCUMENT

RELEVANT LAWS, STUDIES & PLANS:

Consideration of Budget Amendments is authorized under **Utah Code § 10-6-128.**



MOAB CITY COUNCIL AGENDA

October 27, 2026

RESPONSIBLE DEPARTMENT:

City Administration

FINANCIAL IMPACT:

Budget Impacts are detailed in the summary of the staff report

MOAB CITY CORPORATION
4 Year Budget State Auditor Report
51 Water Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 YTD Actual	2027 Approved Amended Budget	2027 Capital Budget Amendment
Income or Expense				
Income From Operations:				
Operating income				
363-330 WATER PENALTIES	12,923.75	13,261.66	18,000.00	18,000.00
369-300 Water SUNDRY REVENUES	30,817.16	166,858.43	30,000.00	30,000.00
369-302 Water SHOP WATER	1,651.97	(7,316.13)	10,000.00	10,000.00
371-300 WATER SALES	1,937,200.42	1,954,361.55	1,950,000.00	1,950,000.00
372-360 WATER CONNECTION	24,014.10	7,983.80	45,000.00	45,000.00
Total Operating income	2,006,607.40	2,135,149.31	2,053,000.00	2,053,000.00
Operating expense				
Operating				
500-509 Water GENERAL FUND OVERHEAD (INTERNAL SERVICE)	430,000.00	444,707.15	465,045.00	465,045.00
500-510 Water SALARIES	430,401.84	444,919.23	460,784.00	460,784.00
500-513 Water BENEFITS	287,621.66	271,707.91	338,679.00	338,679.00
500-514 Water FUTURE LIABILITY	0.00	18,355.94	18,870.00	18,870.00
500-515 Water OVERTIME	27,423.09	21,337.98	45,000.00	45,000.00
500-521 Water SUBSCRIPTIONS	3,335.00	1,426.13	2,500.00	2,500.00
500-522 Water PUBLIC NOTICE	0.00	0.00	3,000.00	3,000.00
500-523 Water TRAVEL	711.88	3,519.52	4,500.00	4,500.00
500-524 Water OFFICE SUPPLIES	314.83	52.80	3,000.00	3,000.00
500-525 Water EQUIPMENT SUPPLIES/MAINT	35,735.03	11,444.28	40,000.00	40,000.00
500-526 Water BUILDING SUPPLIES/MAINT	0.00	74.37	1,000.00	1,000.00
500-527 Water UTILITIES	91,771.84	74,970.28	105,000.00	105,000.00
500-528 Water TELEPHONE	4,585.90	3,326.07	5,500.00	5,500.00
500-530 Water FUEL	18,465.22	16,312.46	22,000.00	22,000.00
500-531 Water PROFESSIONAL & TECHNICAL	94,270.50	92,728.14	66,500.00	66,500.00
500-533 Water EDUCATION	1,720.09	4,582.73	4,000.00	4,000.00
500-535 Water OTHER	7,021.09	6,329.82	3,700.00	3,700.00
500-546 Water SPECIAL DEPARTMENTAL	84,344.55	105,430.23	115,000.00	115,000.00
500-551 Water INSURANCE	1,560.00	1,560.00	1,560.00	1,560.00
500-691 Water RENT OF PROPERTY & EQUIP	0.00	0.00	5,500.00	5,500.00
Total Operating	1,519,282.52	1,522,785.04	1,711,138.00	1,711,138.00
Depreciation expense				
500-669 Water DEPRECIATION	344,873.86	431,147.14	433,560.00	433,560.00
Total Depreciation expense	344,873.86	431,147.14	433,560.00	433,560.00
Total Operating expense	1,864,156.38	1,953,932.18	2,144,698.00	2,144,698.00
Total Income From Operations:	142,451.02	181,217.13	(91,698.00)	(91,698.00)
Non-Operating Items:				
Non-operating income				
361-300 INTEREST INCOME	497,862.36	349,621.40	300,000.00	300,000.00
361-310 WATER IMPACT FEE INTEREST INCO	200.10	177.09	500.00	500.00
361-311 WATER IMPACT FEES	45,771.02	190,744.56	150,000.00	150,000.00
373-325 Water SPECIAL SERV CITY DEPT	0.00	420.00	0.00	0.00

MOAB CITY CORPORATION
4 Year Budget State Auditor Report
51 Water Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 YTD Actual	2027 Approved Amended Budget	2027 Capital Budget Amendment
395-350 WATER FUND - CONTRIBUTION FROM FUND BALANCE	0.00	0.00	0.00	175,000.00
Total Non-operating income	543,833.48	540,963.05	450,500.00	625,500.00
Non-operating expense				
500-582 Water Transfer to Capital Projects Fund	0.00	1,837.23	0.00	175,000.00
500-681 Water TRANSFER TO DEBT SERVICE FUND	36,940.00	36,940.00	36,940.00	36,940.00
500-682 Water INTEREST ON BONDS/DEBT S	154,229.85	145,425.20	136,413.00	136,413.00
500-683 Water BOND ISSUANCE COSTS	1,000.00	1,000.00	0.00	0.00
610-583 water TRANSFER TO VEHICLE FUND	0.00	0.00	50,000.00	50,000.00
Total Non-operating expense	192,169.85	185,202.43	223,353.00	398,353.00
Total Non-Operating Items:	351,663.63	355,760.62	227,147.00	227,147.00
Total Income or Expense	494,114.65	536,977.75	135,449.00	135,449.00

MOAB CITY CORPORATION
4 Year Budget State Auditor Report
52 Sewer Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 YTD Actual	2027 Approved Amended Budget	2027 Capital Budget Amendment
Income or Expense				
Income From Operations:				
Operating income				
362-390 Sewer SEPTAGE PROCESSING FEES	94,230.54	116,004.68	100,000.00	100,000.00
372-300 SEWER EXISTING FACILITY FEE	21,761.56	32,095.13	45,000.00	45,000.00
372-310 SEWER STUDIES FEE	1,968.59	3,107.72	5,000.00	5,000.00
372-320 SEWER SERVICES CHARGES	2,299,850.23	2,547,861.92	2,450,000.00	2,450,000.00
372-325 Sewer SPECIAL SERVICES BY CITY	4,710.00	49,240.00	5,000.00	5,000.00
372-350 Sewer SPANISH VALLEY SEWER	608,069.61	528,985.55	750,000.00	750,000.00
372-360 Sewer SJSPSSD SEWER	54,993.98	60,783.81	50,000.00	50,000.00
372-370 SEWER CONNECTION	1,394.00	3,334.00	6,306.00	6,306.00
Total Operating income	3,086,978.51	3,341,412.81	3,411,306.00	3,411,306.00
Operating expense				
Sewer WRF				
600-509 Sewer GENERAL FUND OVERHEAD (INTERNAL SERVICE)	430,000.00	442,900.00	465,045.00	465,045.00
600-510 Sewer WRF SALARIES	359,638.41	377,698.21	393,316.00	393,316.00
600-512 Sewer FUTURE LIABILITY	0.00	9,294.35	16,866.00	16,866.00
600-513 Sewer WRF BENEFITS	280,299.63	214,074.46	228,231.00	228,231.00
600-515 Sewer WRF OVERTIME	6,410.70	3,928.09	12,000.00	12,000.00
600-521 Sewer WRF SUBSCRIPTIONS	738.71	24.00	750.00	750.00
600-523 Sewer WRF TRAVEL	1,457.26	3,353.58	3,500.00	3,500.00
600-524 Sewer WRF OFFICE EXPENSE	711.41	1,574.52	7,700.00	7,700.00
600-525 Sewer WRF EQUIPMENT SUPPLIES/MAINT	124,227.00	65,133.17	115,000.00	115,000.00
600-526 Sewer WRF BUILDING SUPPLIES/MAINT	2,577.57	27,600.01	8,000.00	8,000.00
600-527 Sewer WRF UTILITIES	179,171.90	239,836.78	385,500.00	385,500.00
600-528 Sewer WRF TELEPHONE	5,707.11	6,521.27	6,200.00	6,200.00
600-529 Sewer WRF RENT	0.00	175.50	2,000.00	2,000.00
600-530 Sewer WRF FUEL	3,560.49	1,229.97	3,000.00	3,000.00
600-531 Sewer WRF PROFESSIONAL & TECHNICAL	264,183.90	233,562.77	54,500.00	54,500.00
600-533 Sewer WRF EDUCATION	1,069.98	2,915.98	5,900.00	5,900.00
600-535 Sewer WRF OTHER	16,150.55	17,381.02	3,500.00	3,500.00
600-546 Sewer WRF SPECIAL DEPARTMENTAL	94,080.36	105,666.12	130,000.00	130,000.00
Total Sewer WRF	1,769,984.98	1,752,869.80	1,841,008.00	1,841,008.00
Sewer Collection				
610-510 Sewer Collecitons SALARIES	173,355.62	183,885.68	186,178.00	186,178.00
610-512 Sewer Collecitons FUTURE LIABILITY	0.00	969.00	7,788.00	7,788.00
610-513 Sewer Collections BENEFITS	77,768.94	81,603.00	94,463.00	94,463.00
610-515 Sewer Collections OVERTIME	1,705.46	1,384.53	12,000.00	12,000.00
610-521 Sewer Collections SUBSCRIPTIONS	868.73	0.00	500.00	500.00
610-523 Sewer Collections TRAVEL	1,765.31	136.00	2,000.00	2,000.00
610-524 Sewer Collections OFFICE SUPPLIES	215.83	1,072.89	1,500.00	1,500.00
610-525 Sewer Collections EQUIP SUPPLIES/MAINT	23,911.72	16,513.31	25,000.00	25,000.00
610-526 Sewer BLDG/GRDS SUPPLIES/MAINT	63.81	0.00	400.00	400.00
610-527 Sewer Collections UTILITIES	3,893.33	2,693.03	4,000.00	4,000.00

MOAB CITY CORPORATION
4 Year Budget State Auditor Report
52 Sewer Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 YTD Actual	2027 Approved Amended Budget	2027 Capital Budget Amendment
610-528 Sewer Collections TELEPHONE	1,909.78	1,483.04	2,000.00	2,000.00
610-529 Sewer Collections RENTALS	0.00	0.00	5,100.00	5,100.00
610-530 Sewer Collections FUEL	5,501.56	6,459.57	9,000.00	9,000.00
610-531 Sewer Collections PROFESSIONAL & TECH	5,081.32	54,389.63	65,500.00	65,500.00
610-533 Sewer Collections EDUCATION	735.00	495.00	1,950.00	1,950.00
610-535 Sewer Collections OTHER	438.77	1,413.16	2,000.00	2,000.00
610-546 Sewer Collections SPEC DEPT SUP	16,421.96	11,288.51	23,500.00	23,500.00
Total Sewer Collection	313,637.14	363,786.35	442,879.00	442,879.00
Depreciation expense				
600-669 Sewer DEPRECIATION	738,359.12	798,776.88	799,860.00	799,860.00
Total Depreciation expense	738,359.12	798,776.88	799,860.00	799,860.00
Total Operating expense	2,821,981.24	2,915,433.03	3,083,747.00	3,083,747.00
Total Income From Operations:	264,997.27	425,979.78	327,559.00	327,559.00
Non-Operating Items:				
Non-operating income				
361-300 Sewer INTEREST INCOME	18,980.36	16,795.14	20,000.00	20,000.00
361-305 SJSPSSD SEWER IMPACT FEES	15,404.04	16,045.88	70,000.00	70,000.00
361-308 GWSSA SEWER IMPACT FEES - OFFS	0.00	9,492.63	0.00	0.00
361-309 GWSSA SEWER IMPACT FEES	138,806.48	263,471.70	250,000.00	250,000.00
361-310 SEWER IMPACT FEE INTEREST	41,531.51	17,005.08	25,000.00	25,000.00
361-311 SEWER IMPACT FEES	60,359.94	80,502.80	75,000.00	75,000.00
361-313 SEWER IMPACT FEE FINANCE INTER	2,125.74	1,518.19	2,000.00	2,000.00
361-315 SVWSID CAPITAL ANNUAL CONTRIBU	102,207.00	102,207.00	102,207.00	102,207.00
Total Non-operating income	379,415.07	507,038.42	544,207.00	544,207.00
Non-operating expense				
600-682 Sewer INTEREST ON SEWER BONDS	386,592.72	347,665.40	327,559.00	327,559.00
610-581 Sewer TRANSFER OUT TO DEBT SERVICE FUND	12,392.00	13,000.00	13,000.00	13,000.00
610-582 Sewer Transfer to Capital Projects Fund	0.00	0.00	0.00	175,000.00
610-583 Sewer TRANSFER TO VEHICLE FUND	0.00	0.00	50,000.00	50,000.00
Total Non-operating expense	398,984.72	360,665.40	390,559.00	566,559.00
Total Non-Operating Items:	(19,569.65)	146,373.02	153,648.00	(21,352.00)
Total Income or Expense	245,427.62	572,352.80	481,207.00	306,207.00

MOAB CITY CORPORATION
4 Year Budget State Auditor Report
53 Stormwater Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 YTD Actual	2027 Approved Amended Budget	2027 Capital Budget Amendment
Income or Expense				
Income From Operations:				
Operating income				
364-350 STORM WATER DRAINAGE FEE	688,637.22	702,945.63	725,133.00	725,133.00
Total Operating income	688,637.22	702,945.63	725,133.00	725,133.00
Operating expense				
Operating				
400-509 Storm wtr GENERAL FUND OVERHEAD (INTERNAL SERVICE)	90,000.00	92,700.00	97,335.00	97,335.00
400-530 Storm wtr FUEL	0.00	0.00	5,000.00	5,000.00
400-531 Storm wtr PROFESSIONAL & TECH.	10,628.54	21,078.31	50,000.00	50,000.00
400-546 Storm wtr SPECIAL DEPARTMENTAL	0.00	0.00	300,000.00	300,000.00
Total Operating	100,628.54	113,778.31	452,335.00	452,335.00
Depreciation expense				
400-669 Storm wtr DEPRECIATION	368,304.46	182,255.43	460,416.00	460,416.00
Total Depreciation expense	368,304.46	182,255.43	460,416.00	460,416.00
Total Operating expense	468,933.00	296,033.74	912,751.00	912,751.00
Total Income From Operations:	219,704.22	406,911.89	(187,618.00)	(187,618.00)
Non-Operating Items:				
Non-operating income				
361-300 INTEREST INCOME	73,808.50	65,310.83	75,000.00	75,000.00
361-311 STORMWATER IMPACT FEES	20,953.55	52,375.00	75,000.00	75,000.00
361-312 STORMWATER FUND - CONTRIBUTION FROM FUND BALANCE	0.00	0.00	141,618.00	391,618.00
Total Non-operating income	94,762.05	117,685.83	291,618.00	541,618.00
Non-operating expense				
400-581 Storm wtr TRANSFER TO DEBT SERVICE FUND	53,157.00	53,157.00	54,000.00	54,000.00
400-582 Storm wtr Transfer to Capital Projects Fund	0.00	0.00	0.00	250,000.00
400-583 Storm wtr TRANSFER TO VEHICLE FUND	0.00	0.00	50,000.00	50,000.00
Total Non-operating expense	53,157.00	53,157.00	104,000.00	354,000.00
Total Non-Operating Items:	41,605.05	64,528.83	187,618.00	187,618.00
Total Income or Expense	261,309.27	471,440.72	0.00	0.00

MOAB CITY CORPORATION
4 Year Budget State Auditor Report
55 Parking and Transit Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 YTD Actual	2027 Approved Amended Budget	2027 Capital Budget Amendment
Change In Net Position				
Revenue:				
Intergovernmental revenue				
362-310 UDOT Hotspot Contribution	614,226.38	0.00	353,942.00	353,942.00
362-320 Grand County Contribution	100,000.00	50,000.00	50,000.00	50,000.00
362-330 Federal Transit Authority Cont	0.00	0.00	84,000.00	84,000.00
Total Intergovernmental revenue	714,226.38	50,000.00	487,942.00	487,942.00
Transfers in				
332-310 TRANSFER FROM GENERAL FUND	270,000.00	20,000.00	0.00	0.00
332-325 TRANSFER FROM CIP	0.00	0.00	175,000.00	175,000.00
395-310 Transit Fund - CONTRIBUTION FROM FUND BALANCE	0.00	0.00	55,000.00	55,000.00
Total Transfers in	270,000.00	20,000.00	230,000.00	230,000.00
Total Revenue:	984,226.38	70,000.00	717,942.00	717,942.00
Expenditures:				
Miscellaneous				
400-509 Transit GENERAL FUND OVERHEAD (INTERNAL SERVICE)	0.00	0.00	52,942.00	54,075.00
400-531 Transit Professional & Tech	0.00	0.00	3,867.00	3,867.00
400-532 Transit Operator Contract	658,888.24	329,647.62	660,000.00	660,000.00
Total Miscellaneous	658,888.24	329,647.62	716,809.00	717,942.00
Total Expenditures:	658,888.24	329,647.62	716,809.00	717,942.00
Total Change In Net Position	325,338.14	(259,647.62)	1,133.00	0.00

CITY OF MOAB RESOLUTION NO. 19-2026

A RESOLUTION AMENDING THE FISCAL YEAR 2026-2027 BUDGET

WHEREAS, the City Council of the City of Moab adopted the fiscal year 2026-2027 budget by Resolution 03-2026; and

WHEREAS, the City may amend the adopted budget as needed and as requested by the State of Utah prior to the last day of the fiscal year as outlined by UCA 10-6-127; and

WHEREAS, at a meeting duly noticed and held on October 27, 2026, a public hearing was held for the purpose of receiving public input for the budget amendment; and

WHEREAS, the City of Moab has proposed to amend the 2026-2027 fiscal year budget for the various funds as listed in Exhibit A;

NOW, THEREFORE BE IT RESOLVED THAT THE 2026-2027 FISCAL YEAR BUDGET SHALL BE AMENDED AS DETAILED IN "*EXHIBIT A – October 2026 BUDGET AMENDMENT*"

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

By: _____
Joette Langianese, Mayor

Date

Attest:

By: _____
Sommar Johnson, Recorder

Date



MOAB CITY COUNCIL AGENDA

October 27, 2026

TITLE: Consideration and Possible Approval of City Ordinance 2026-20, 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

DISPOSITION: Discussion and possible action

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

Exhibit 1_Draft Ordinance 2026-20

Exhibit 2_Explanation of Fee Adjustments and Additions

STAFF RECOMMENDATION: Approve of the City of Moab Ordinance 2026-20.

OTHER OPTIONS: Continue Or Table Action To A Later Meeting With Specific Direction To City Staff And Applicant As Additional Information Needed To Make A Decision; Or Denial Of Ordinance 2026-20.

SUMMARY:

The City is forwarding this code amendment as a routine update to the Planning and Engineering Fees.

RELEVANT LAWS, STUDIES & PLANS:

MMC 3.50

RESPONSIBLE DEPARTMENT:

Planning and Engineering

FINANCIAL IMPACT:

Additional funds may be collected by the Planning and Engineering Department.

ORDINANCE 2026-20

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 following entries describe the intent and purpose of the City of Moab (“City”) of this ordinance:

- a. The City desires to update, delete or create new fees for the following items (see Exhibit 1 for current and proposed Master Fee Schedule fees):
 - Update/revise – 3.50.170 – Planning and Engineering Services fees – Administrative costs (research) – Delete (research)
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Boundary Adjustment - \$50.00
 - Update/revise – 3.50.170 – Planning and Engineering Services fees - Amended Plat (Boundary Adjustment)- Delete (boundary adjustment).
 - Update/Add – 3.50.170 – Planning and Engineering Services fees - Development Agreement - \$1,000.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Development Agreement Amendments - \$500.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees - Development Code amendments - \$350.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Floodplain Development Permit as determined by Engineering Policy Level 1 - \$50
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Floodplain Development Permit as determined by Engineering Policy Level 2- \$200.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees - Grading and Excavation Permit
 - Update/Add – 3.50.170 – Planning and Engineering Services fees - Grading and Excavation Permit as determined by Engineering Policy Level 2- \$200.00
 - Update/Add – 3.50.170 – Planning and Engineering Services fees – Master planned developments and planned unit development – Replace \$350.00 plus \$50.00/dwelling unit or \$50.00/3,000sf of floor area for commercial buildings for Plat - \$350.00 + \$50.00 per lot and Plan - \$350.00 + \$50.00/1,000 sf of reviewable area

- Update/revise – 3.50.170 – Planning and Engineering Services fees – Preapplication conference – Delete row
- Update/Add – 3.50.170 – Planning and Engineering Services fees – Special Exception – Add Application to title
- Update/Add – 3.50.170 – Planning and Engineering Services fees – Site Plan – Replace Building Floor Area with reviewable area
- Update/Add – 3.50.170 – Planning and Engineering Services fees – Site Plan Resubmittal - Replace Building Floor Area with reviewable area

b. The Moab City Planning Commission held a duly noticed public hearing during a regularly scheduled meeting on October 8th, 2026, to hear evidence and public comment, and to review the Master Fee schedule.

NOW, THEREFORE, the Council hereby ordains that the following amendments to the Moab Municipal Code 3.50, Master Fee Schedule, are adopted as noted in Attachment A

PASSED AND APPROVED by majority of the City of Moab City Council. This ordinance shall take effect immediately upon passage.

SIGNED: _____

Joette Langianese, Mayor

Date

ATTEST:

Sommar Johnson, Recorder

SUMMARY OF MOAB CITY ORDINANCE NO. 2026-20

On October 27, 2026, the Moab City Council enacted Ordinance 2026-20, 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.

By: Joette Langianese, Mayor

ATTEST

Sommar Johnson, Recorder

Voting: Council Member Knuteson-Boyd voting _____

Council Member Loftin voting _____

Council Member Myers voting _____

Council Member Taylor voting _____

Council Member Topper voting _____

A complete copy of Ordinance No. 2026-20 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

Exhibit 1

Proposed Master Fee Schedule Amendments

3.50.170 Planning and engineering service fees.

Administrative costs (research)	\$50.00/hr
Amended plats ~~(boundary adjustment)~~	\$250.00 plus \$25.00/amended lot or unit
Annexation	\$1,500.00 (flat rate)
Appeal authority submittal	\$450.00
<u>Boundary Adjustment</u>	<u>\$50.00</u>
Cemetery application fee	\$100.00
Cemetery bond	150% of total cost of improvements
Condominiums and condominium conversions	\$350.00 plus \$50.00/unit
Development code amendment application – Text amendment	<u>\$350.00</u>
Development code amendment application – Zone change – small residential (less than a ½ acre)	\$350.00
Development code amendment application – Zone change – large residential or commercial	\$500.00
Construction bond	In every construction contract where there is a modification of bonding requirements, or where no bonding is required (e.g., contracts under \$50,000.00 in value), the construction contract shall contain one or more alternative security mechanisms to secure performance by the contractor and/or payment to subcontractors, laborers, and material suppliers.

	Alternative security mechanisms may include: (1) an irrevocable letter of credit payable to the City; (2) a first position deed of trust on real property; (3) a cash deposit to be held by the City; or (4) other collateral, contract, or security instruments as approved by the City Attorney.
<u>Development Agreement</u>	<u>\$1,000.00</u>
<u>Development Agreement Amendment</u>	<u>\$500.00</u>
Floodplain development permits ~~and elevation certificates~~	~~\$200.00~~
<u>Level 1 as determined by Engineering Policy</u>	<u>\$50.00</u>
<u>Level 2 as determined by Engineering Policy</u>	<u>\$200.00</u>
~~Floodplain reviews—for floodway and floodplain interpretations, delineations and reviews that exceed 1 hour.~~	~~\$50.00/hr~~
Grading/excavation permit ~~Required for > 50 cubic yards or cuts or fills exceeding 10' depth or height~~	~~\$0.50/each cubic yard~~
<u>Level 1 as determined by Engineering Policy</u>	<u>\$50.00</u>
<u>Level 2 as determined by Engineering Policy</u>	<u>\$200.00</u>
General plan amendment	\$350.00
GIS fee schedule	
GIS custom data request	\$75.00/each GIS layer
Maps	\$50.00/each

Hillside development permits	\$300.00 + \$50.00/hr of staff review time that exceeds 10 hours
Hillside development – improvements and restoration bond	Amount reasonably calculated to cover anticipated costs for improvements, as determined by City Planning Director
Improvements agreement	
Financial assurance	110% of the approved construction costs
Warranty deposit	10% of the approved construction costs
Landscaping – bond for new developments in summer and winter months	Amount reasonably calculated to cover anticipated costs for improvements, as determined by City Planning Coordinator
Large-scale projects – fee structure for developers to underwrite City staff expenses	Amount reasonably calculated to cover anticipated costs for improvements, as determined by City Planning Coordinator
Large-scale projects – over 30,000 ft ² – landscaping deposit For completion of landscaping, in the event corrections cannot be made or installation cannot be completed prior to issuance of a certificate of occupancy.	1½ the cost of the landscaping project
Maps	D or E size (> 2'): \$25.00 Digital files: \$20.00
Master planned developments (<u>MPD</u>) and planned unit development (<u>PUD</u>)– application (A separate fee is to be collected for preliminary and final plats <u>and plans</u>)	~~\$350.00 plus \$50.00/dwelling unit or \$50.00/3,000 ft² of floor area for commercial buildings~~
<u>Plat</u>	<u>\$350.00 + \$50.00 per lot</u>

<u>Plan</u>	<u>\$350.00 + \$50.00/1,000 sf of reviewable area</u>
Master planned developments and planned unit development – bond	As required on a case by case basis by the City Planning Director
Mobile, manufactured or modular home parks – application	\$200.00 plus \$25.00/unit or lot
Mobile home parks – bond	Amount equal to the estimated cost, plus 50% of constructing all landscaping, roads, lighting, pedestrian ways, hard-surfacing, water and sewer lines, storage enclosures and common facilities as shown on the final plan.
Occupancy – cash-only bond if given permission by City Planner or designee to occupy prior to completion of building	150% of the cost of completing all required work, plus all administrative costs as determined by the governing body.
Parking, fee-in-lieu. Due prior to issuance of a building permit.	\$8,500.00/parking space
Plan check fee	65% of the building permit fee for plans that are sent out to a professional plan checker; or \$30.00/hour for plans that are checked by staff, with a \$30.00 minimum.
Planned affordable development (PAD)	\$50.00/1,000 ft ² of building floor area
Planning applications – miscellaneous	\$100.00
~~Pre-application conference~~	~~\$100.00~~
Professional services	Actual costs plus 10%
Reapplication fee	\$300.00 plus appropriate subdivision plat fees
Recording fee	Actual costs

Recreational vehicle court	\$200.00 plus \$25.00/RV space
Right-of-way construction permit	\$50.00
Sidewalks, curbs, gutters, and street paving, fee-in-lieu. The City Engineer shall calculate by consulting licensed contractors.	110% of the estimated cost of constructing ~~200 lineal feet of~~ the required improvements.
Sign permit	\$50.00 plus \$0.50 for each ft ² above 30 ft ²
Site plan application fee (\$100.00 min)**	\$50.00/1,000 ft ² of ~~reviewable building floor~~ area
Site plan application resubmittal fee (\$100.00 min)***	\$25.00/1,000 ft ² of ~~building floor~~ reviewable area
Site plan review appeal	If the record is voluminous, appellant must pay the reasonable costs of assembly and copying of the record.
Special exception ~~application~~	\$100.00
Street numbers, if City has to install	\$20.00
Subdivisions (A separate fee is to be collected for preliminary and final plats.)	\$350.00 plus \$50.00/lot
Subdivisions – Townhome plat (A separate fee is to be collected for preliminary and final plats.)	\$350.00 plus \$50.00/lot
Subdivisions – bond	1½ times the cost of improvements not previously installed.
Trees – removing or damaging City-owned trees without permission	The basal area formula and the cost to buy, plant and water replacement trees shall be the basis for the urban forester to determine the replacement cost of the removed or damaged trees.

Right-of-way tree removal fee-in-lieu with permit	150% of estimated cost of a new tree. (Following the calculation from a City Certified Urban Forester); (Removed tree's basal area × 0.5/2)
Water & sewer master plan mains extensions – deposit	Amount equal to the estimated cost of construction
Wireless telecommunications facility – application fee (for each separate monopole, lattice tower, or antenna)	\$350.00
Zoning confirmation letter	\$100.00

*Square foot construction costs are established using the International Code Council's Building Valuation Data which is updated at 6-month intervals (February and August). Refunds for building permits issued will be limited to 80% of the permit costs, not later than 90 days after the date of fee payment.

**Site plan application fee is limited to two rounds of development review team (DRT) review.

***Site plan application resubmittal fee is charged per each resubmittal review.

Planning Master Fee Schedule Edits 10/2026

1. Administrative costs (research)- Delete (research). We would like to use this fee category for development agreement administrative costs. CDD will be writing up a policy on how and when to apply this fee.
2. Add “Boundary Adjustment”- \$50.00. We have created a new form for the State’s new categorization of boundary adjustments and have been reviewing this application for free.
3. Amended Plat (Boundary Adjustment)- Delete (boundary adjustment). See new Boundary Adjustment fee.
4. Development Agreement. Add \$1,000 fee. This is consistent with similar communities' fee schedules. Negotiation and public process takes ample staff and City Attorney time.
5. Development Agreement Amendments. Add \$500 fee. This is consistent with similar communities' fee schedules.
6. Development Code amendments: Add \$350.00 as it is blank, and zone changes are \$350.00, which follows the same procedure.
7. Floodplain Development Permit
Level 1: \$50
Level 2: \$200
Indicators of a Level 2 Floodplain Development Permit include new construction, channel improvements, and submittals requiring no-rise or elevation certificates. The Engineering Department makes the final determination of permitting level after acceptance of a complete submittal.
The addition of a second level for this permit is because \$200 is a disproportionate fee for smaller reviews.
8. Grading and Excavation Permit – Add level system to avoid small permits overpaying.
Level 1: \$50
Level 2: \$200
Indicators of a Level 2 Grading and Excavation Permit include submittals requiring geotechnical reports. The Engineering Department makes the final determination of permitting level after acceptance of a complete submittal.
This permit fee is changing from a by CY price to 2 flat fees depending on the review capacity. The current by CY price has created a disproportionate fee for review.

9. Master planned developments and planned unit development – application
(A separate fee is to be collected for preliminary and final plats) – Change to “Master Planned Developments (MPD) and Planned Unit Development (PUD) – application (A separate fee is to be collected for preliminary and final plats and plans)” The Plan and Plat fees will be separated out into Plat - \$350.00 +50 per lot to mirror the subdivision fees and Plans - \$350 + \$50 Per dwelling or \$50.00/2,000 ft² of floor area for commercial buildings to mirror site plan fee. We want to make it clear that not only plats be charged again for Finals. Final plats and plans are required for each phase, but may be done in unconventional orders, so keeping them separate is necessary.
10. Preapplication conference: Delete row, as we have been doing these for free.
11. Special Exception: Add ”Application”, as many special exceptions have additional costs (fee-in-lieu).
12. Site Plan application fee and resubmittal. Replace building floor area with reviewable area. Most of the review for site plan occurs outside the building footprint.



TITLE: Consideration of the Purchase of a Permanent Municipal Drainage Easement for the Whites Canyon Detention Basin

DISPOSITION: Discussion and possible action

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

ATTACHMENT/S: Copy of Proposed Utility Drainage Easement
Copy of Letter of Intent to Purchase a Drainage Easement

STAFF RECOMMENDATION: Staff recommends that the City Council approve the purchase of the permanent drainage easement from Panorama Holdings, LLC, for \$142,100 and authorize the Mayor to execute the easement agreement on behalf of the City of Moab.

PROPOSED MOTION: I move to approve the purchase of a 4.06 Acre Permanent Municipal Utility Drainage Easement from Panorama Holdings, LLC, for \$142,100.00 and authorize the Mayor to execute the easement agreement on behalf of the City of Moab.

SUMMARY:

The Whites Dam Detention Basin was constructed in the 1970s by the State of Utah and the City of Moab as a stormwater management facility. However, there is no record of an easement or property interest ever being conveyed to a governmental entity for its operation and maintenance. The City is proposing to purchase a permanent drainage easement covering approximately 4.06 acres to ensure its ability to maintain, repair and manage this important stormwater facility into the future.

The City of Moab has not been able to access this detention basin for several years and this easement purchase is a massive step toward securing rights to enter the property and maintain this stormwater infrastructure in perpetuity.

The purchase price of \$142,100 (\$35,000 per acre) was negotiated and agreed upon by the City and the property owner, Panorama Holdings, LLC, based on recent property appraisals and comparable sales. The easement will provide the City with permanent rights to access, operate, repair and maintain the facility.



MOAB CITY COUNCIL AGENDA

October 27, 2026

RELEVANT LAWS, STUDIES & PLANS:

Utah Code § 10-8-2 authorizes municipalities to acquire real property interests, including easements, for municipal purposes. The acquisition is consistent with the City's commitment to maintain public stormwater infrastructure.

RESPONSIBLE DEPARTMENT:

City Administration, Community Development, Public Works

FINANCIAL IMPACT:

The purchase price of \$142,100 (\$35,000 per acre) will be paid for by the Stormwater Enterprise Fund where adequate funds were budgeted to purchase easements, and/or real property to ensure the City of Moab has access and rights to operate and maintain this storm drain infrastructure.

When recorded, return to:
City of Moab
Attn: City Manager
217 East Center Street
Moab, Utah 84532

Parcel No. 01-0006-0069

GRANT OF PERMANENT MUNICIPAL UTILITY DRAINAGE EASEMENT

This Grant of Permanent Municipal Utility Drainage Easement is made as of the date executed by the parties among Panorama Holdings LLC, a Utah limited liability company, (“**Grantor**”), and City of Moab, a political subdivision of the State of Utah, (“**Grantee**”). Grantor and Grantee are sometimes referred to individually as a “**Party**” or together as the “**Parties**.”

WHEREAS, Grantor owns certain real property in Grand County, Utah, more particularly described as Grand County Tax Parcel No. 01-0006-0069 (“**Grantor’s Property**”), located in Moab, Utah, a portion of which, consisting of approximately 4.06 acres, is legally described in **Exhibit A** and depicted in **Exhibit B** (the “**Easement Area**”); and

WHEREAS, Grantee operates the White Detention Basin and Dam (the “**Water Facilities**”), which is located on Grantor’s Property, for the benefit of Grantee’s residents and customers; and

WHEREAS, Grantee needs to make certain repairs and conduct ongoing maintenance to the Water Facilities and wishes to obtain a permanent drainage easement over the Easement Area to allow for Grantee’s access to, and repair, regrading, operation, and maintenance of, the Water Facilities; and

WHEREAS, Grantee constructed the Water Facilities several decades ago on Grantor’s Property and has openly and continuously used, operated, and maintained the Water Facilities within the Easement Area since that time, and the Parties desire to confirm and memorialize Grantee’s rights in the Easement Area, subject to the extinguishment and replacement of any prior prescriptive rights that Grantee may have as applied to Grantor’s Property upon recording as provided in Section 2(d); and

WHEREAS, Grantor is willing to grant Grantee this a permanent municipal utility drainage easement in exchange for the consideration acknowledged in Section 1 and Grantee’s commitment to record this Drainage Easement with the Grand County Recorder’s office.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants and conveys to Grantee the following permanent municipal utility drainage easement (“**Drainage Easement**”):

AGREEMENT

1. Consideration. Both Grantor and Grantee acknowledge that this Drainage Easement is supported by good and valuable consideration as negotiated by the Parties. The agreed purchase price is \$35,000 per acre for approximately 4.06 acres, for a total purchase price of

\$142,100, payable by the City to Grantor via wire transfer or other mutually acceptable means of payment.

2. Drainage Easement.

a. Grant of Drainage Easement and Purpose. Grantor hereby grants and conveys to Grantee and its successors and assigns the Drainage Easement, which is an exclusive, perpetual municipal utility easement on, over, and across the Grantor's Property, within the Easement Area. The purpose of the Drainage Easement is to: (i) allow Grantee to collect, convey, detain, store, and discharge storm water within and from the Easement Area; and (ii) to access, inspect, construct, reconstruct, repair, replace, clean, regrade, remove sediment and vegetation from, operate, and to maintain the Water Facilities and related drainage improvements.

b. Easement Area and Access. The Drainage Easement shall be located within and shall encompass all the Easement Area legally described in **Exhibit A** and depicted in **Exhibit B**. Grantee will access the Easement Area through neighboring parcels; namely, parcels 01-0006-0096 and 01-0006-0019.

c. Term. Term of the Permanent Drainage Easement. The Permanent Drainage Easement shall become effective upon execution of this Drainage Easement by both Parties. The Permanent Drainage Easement shall be perpetual unless terminated by a written instrument executed by Grantee and recorded with the Grand County Recorder's office.

d. Extinguishment of Prior Prescriptive Rights: Upon the recording of this Grant of Easement pursuant to Section 8, this Drainage Easement shall extinguish and replace any prior prescriptive rights Grantee may have had over Grantor's Property.

3. Operation, Maintenance, and Inspection.

a. Operation and Maintenance. Grantee will operate and maintain the Water Facilities and clean the detention basin at its sole cost and expense.

b. Grantor's Right to Inspect. Grantor and its authorized agents will have the right at any reasonable time to perform inspections to verify that Grantee is performing in accordance with this Drainage Easement to maintain, operate, and otherwise have access within the Easement Area. Grantor shall notify Grantee in writing as soon as reasonably practicable if Grantor determines that Grantee is not complying with the conditions of this Drainage Easement. Such notice must sufficiently describe the deviations from the conditions of this Drainage Easement. Upon receipt of a notice from the Grantor, Grantee shall, at its sole cost and expense, remedy any deviations within the cure period provided in Section 12.

c. Governmental Immunity. Grantee is a governmental entity in the State of Utah and is bound by the provisions of the Governmental Immunity Act of Utah, Utah

Code Title 63G, Chapter 7, as amended (the “**Act**”). Grantee does not waive any procedural or substantive defense or benefit provided by the Act or comparable legislative enactment, including without limitation, the provisions of Utah Code § 63G-7-604 regarding the limitation of judgments. Any indemnity and insurance obligations incurred by Grantee under this Drainage Easement are expressly limited to the amounts identified in the Act.

4. Costs. Grantee shall be responsible for all costs associated with the construction, operation, and maintenance of the Water Facilities within the Easement Area.

5. Benefit of Easement. The provisions hereof shall inure to and be binding upon the successors and assigns of each Party to this Drainage Easement.

6. Governing Law and Venue. This Drainage Easement shall be interpreted and governed by the laws of the State of Utah. Any actions between the Parties arising out of the relationship contemplated by this Drainage Easement shall be brought in the Seventh Judicial District Court for the State of Utah in Grand County, Utah.

7. Recording. The Parties agree that Grantee shall record this Drainage Easement in the office of the County Recorder of Grand County, Utah, at its sole cost and expense within thirty (30) days after its execution by all Parties.

8. Due Diligence. Grantee acknowledges it is responsible for performing any desired due diligence regarding title, conditions on the ground, and the suitability of the Drainage Easement for its intended purposes. Grantor warrants the validity of title to the Drainage Easement but does not warrant the condition of or the suitability of the Drainage Easement for its intended purposes.

9. Covenant Running with the Land. The Drainage Easement and other provisions of this Drainage Easement shall constitute a covenant running with the land and shall be binding on and shall inure to the benefit of the Parties hereto and their respective successors and assigns, all of whom may enforce any obligation created by this Drainage Easement.

10. No Third-Party Beneficiaries. his Drainage Easement and any agreements made or actions taken pursuant hereto are made solely for the benefit of the Parties and their respective successors and assigns as provided in Sections 6 and 10. Except for those successors and assigns, this Drainage Easement does not confer any right or entitlement to benefits from this Drainage Easement on any person or entity that is not a signatory to this Drainage Easement, regardless of the legal theory on which such a claim is made.

11. Noncompliance. In the event of a default or breach of any of the terms of this Drainage Easement by either Party, the non-defaulting Party shall provide the defaulting Party with written notice of the default and shall provide the defaulting Party with thirty (30) days from the date of the notice to remedy the default or such longer period as is reasonably required to remedy the default, provided the defaulting Party commences the cure within such thirty (30) day period and diligently pursues it to completion. If the defaulting Party fails to remedy the default, the non-defaulting Party may exercise any right or remedy that it may have at law or equity.

Notwithstanding the foregoing, no default by Grantee shall entitle Grantor to terminate, rescind, or revoke the Drainage Easement, and any remedy against Grantee is subject to the Act.

12. Entire Agreement. This Drainage Easement sets forth the entire agreement between the Parties regarding the specific subject matter of this Drainage Easement and supersedes and terminates all prior agreements, representations, and understandings, written or oral, pertaining thereto. Any modification, amendment, or change to this Drainage Easement shall be binding upon the Parties only if agreed upon in writing by the Parties.

13. Severability. The invalidity or unenforceability of any portion of this Drainage Easement may not affect the validity or enforceability of the remainder hereof.

14. Counterparts. This Drainage Easement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Drainage Easement.

15. Legal Review. The Parties represent and agree that they have had a full opportunity to review this Drainage Easement and that they accept the terms hereof. The rule that such an agreement is to be construed against the drafter may not be applied to this Drainage Easement.

16. Incorporation of Recitals and Exhibits. All recitals and exhibits attached to this Drainage Easement are incorporated as if set forth fully herein.

17. Necessary Acts and Cooperation. The Parties will perform those acts and/or sign all documents required by this Drainage Easement and which may be reasonably necessary to effectuate the terms of this Drainage Easement.

18. Required Approvals and Consent. Neither Party will unreasonably withhold, condition, or delay its consent for any approvals required herein.

19. Captions. The captions of any articles, paragraphs, or sections hereof are made for convenience only and will not control or affect the meaning or construction of any provisions hereof.

20. Interpretation. In this Drainage Easement, unless the context requires otherwise:

- a. Use of the singular, plural, or a gender will include the other;
- b. The word “may” is permissive;
- c. The words “may not” are prohibitive;
- d. The words “shall” and “must” are mandatory or required; and
- e. The present tense includes the future tense, unless otherwise specified.

21. Notice. All notices and other communications under this Drainage Easement will be in writing. Notices will be deemed as duly received on the date of service, if served personally on the Party to whom notice is to be given. Notices will also be deemed as duly received five (5) days from the date said notice is mailed to the Party to whom notice is to be given, either by first class mail, registered or certified, postage prepaid or by express delivery with handling prepaid, and properly addressed as stated below. Either Party may change its notice address by written notice to the other Party given in accordance with this Section. Any successor to Grantor's interest in Grantor's Property shall provide its notice address to Grantee within thirty (30) days after acquiring such interest.

Grantor:

Panorama Holdings LLC
Attn: [insert name]
[insert mailing address]

Grantee:

City of Moab
Attn: City Manager
217 East Center Street
Moab, Utah 84532

[Execution on following page – remainder of page left blank intentionally]

DATED this _____ day of _____, 2026.

GRANTOR

Panorama Holdings LLC

By:

Name:

Title:

STATE OF UTAH)
 : ss.
County of Grand)

On this _____ day of _____, 2026, _____, the
_____ of Panorama Holdings LLC, personally appeared before me and duly
acknowledged that he or she, acting in that authorized capacity on behalf of Panorama Holdings
LLC, executed the foregoing Drainage Easement.

NOTARY PUBLIC

DATED this _____ day of _____, 2026.

GRANTEE
CITY OF MOAB

By: Joette Langianese
Its: Mayor

ATTEST:

Sommar Johnson, City Recorder

STATE OF UTAH)
 : ss.
County of Grand)

On this _____ day of _____, 2026, Joette Langianese personally appeared before me and duly acknowledged that she, acting in his authorized capacity as Mayor of the City of Moab, executed the foregoing Drainage Easement.

NOTARY PUBLIC

EXHIBIT A

Legal Description of Drainage Easement Area

A storm water drainage easement, being more particularly described as follows:

Beginning at a point on the west line of the SE1/4NW1/4 of Section 6, said point being North 00°19'18" East 317.33 feet from the Southwest corner of the SE1/4NW1/4 of Section 6, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence North 00°19'18" East 568.44 feet; thence South 87°59'24" East 188.32 feet; thence South 23°49'03" East 102.23 feet; thence South 46°17'14" East 163.18 feet; thence South 00°32'37" West 356.44 feet; thence North 89°51'18" West 347.25 feet to the point of beginning, having an area of 4.06 acres, more or less.

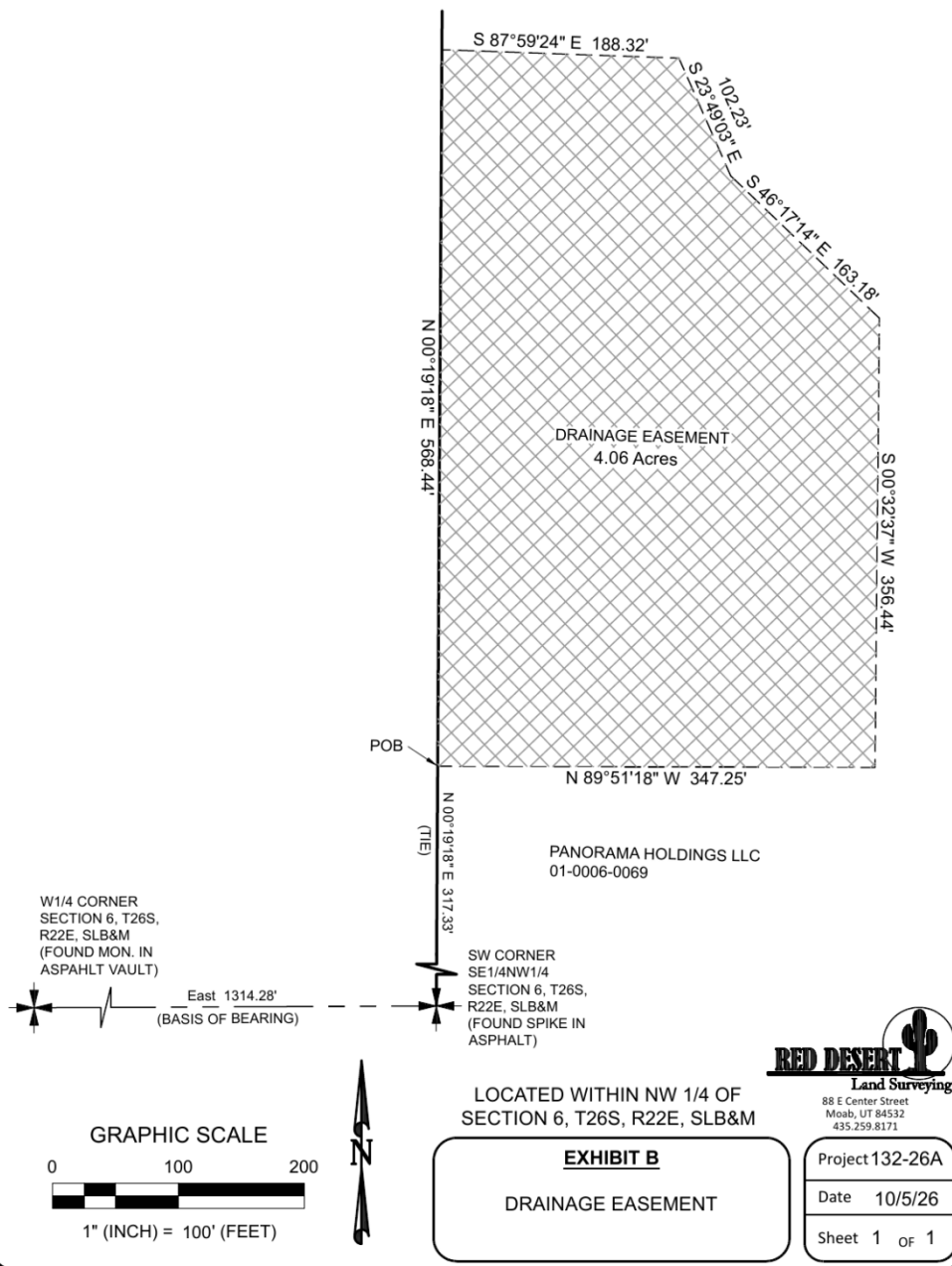
DRAFT

EXHIBIT B

Map of Drainage Easement Area

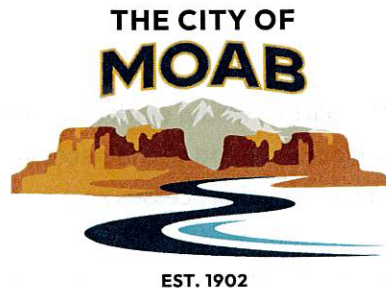
(Red Desert Land Surveying, Project 132-26A, dated 10/5/26)

DRAFT



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
Miles Loftin

**LETTER OF INTENT TO PURCHASE A STORM WATER DETENTION EASEMENT
ON PROPERTY OWNED BY PANORAMA HOLDINGS, LLC**

September 2, 2026

Dave Cozzens
Panorama Holdings, LLC
901 East Oak Street
Moab, UT 84532

Dear Dave:

As we have discussed in person, the City of Moab is interested in acquiring an easement of approximately 4.05 acres on property owned by Panorama Holdings, LLC ("Panorama") encompassing the historic White's Dam Detention Basin (the "Detention Basin"), as generally shown on the attached map.

The Detention Basin was constructed in the 1970s by the State of Utah and the City of Moab as a public stormwater management improvement. Although the basin has historically served this public purpose, the City has been unable to locate documentation showing that access to the Detention Basin or ownership of the property was ever formally conveyed to the City.

To resolve the access issue and ensure the long-term preservation and operation of the basin for stormwater management by the City of Moab, the City Council has authorized me to negotiate to acquire the easement.

The City proposes the following general terms:

- **Easement:** Approximately 4.05 acres encompassing the Detention Basin, with the final legal description to be established by survey. The purpose of the easement would be for the continued use of the property for stormwater detention, drainage, on-going maintenance, flood mitigation and related public purposes by the City of Moab.
- **Easement Purchase Price:** \$35,000 per acre (\$.80 per square foot), resulting in an estimated purchase price of \$141,750 for 4.05 acres, subject to adjustment based on the final surveyed acreage and approval of Panorama and the City of Moab.

- **Due Diligence and Closing:** The parties would work cooperatively to establish a mutually agreeable closing date following completion of the necessary due diligence including City Council final approval, noticing and legal processes required under Utah State Code §10.82.

This Letter of Intent ("LOI") is intended to demonstrate the City of Moab's commitment to moving forward with the acquisition of the easement and to establish the general terms for a purchase agreement. The City intends to proceed in good faith toward a binding purchase agreement upon acceptance of these general terms by Panorama.

The LOI is nonbinding and does not constitute a purchase agreement or create a legal obligation on either party to complete the transaction. Any acquisition remains subject to completion of necessary due diligence, execution of a mutually acceptable purchase agreement and City Council final approval.

Please share this LOI with the representatives of Panorama Holdings, LLC and if the terms are acceptable, I will prepare the purchase agreement.

We appreciate your willingness to discuss this offer to purchase an easement with the City and hope we can reach an agreement that recognizes the basin's longstanding public function while formally resolving access to the property for ongoing maintenance.

Please feel free to reach out to me directly with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. Black", with a stylized flourish at the end.

Michael A. Black, AICP
City Manager