MOAB CITY COUNCIL MINUTES
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: _____ ATTEST: _____
Joette Langianese, Mayor Sommar Johnson, City Recorder