AGENDA
Tuesday, October 29, 2019

10:00 a.m.

☐ Call to Order
☐ Presentations (none)
☐ Discussion Items:
   A. Workshop with Planning Commission on new overnight accommodations development standards

☐ Action Items – Discussion and Consideration of:
   B. Approving proposed letter to BLM regarding eBike policy on non-motorized trails (Zacharia Levine, Community & Economic Development Director)
   C. Approving final decisions for 2019 Board of Equalization appeals (Chris Baird, Clerk/Auditor)
   D. Approving Midterm Vacancy Notice for the County Council District 1 Seat (Christina Sloan, County Attorney)

☐ Public Hearing (none)
☐ Future Considerations
☐ Closed Session(s) (if necessary)
☐ Adjourn

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend County Council meetings are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at: (435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of Grand County Council may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Council meetings/hearings any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Wednesday prior to a regular Council Meeting and forty-eight (48) hours prior to any Special Council Meeting. Information relative to these meetings/hearings may be obtained at the Grand County Council's Office, 125 East Center Street, Moab, Utah; (435) 259-1346.

A Council agenda packet is available at the local Library, 257 East Center St., Moab, Utah, (435) 259-1111 at least 24 hours in advance of the meeting.
AGENDA SUMMARY

JOINT MEETING: GRAND COUNTY COUNCIL AND PLANNING COMMISSION
October 29, 2019

Title: Workshop and discussion on new overnight accommodations development standards

Fiscal Impact: N/A

Presenter(s): Community and Economic Development Staff

Possible Motion:

Council directs Staff and the Planning Commission to meet the legislative intents of Ordinance 595 and Resolution 3180 by researching the following _______________ and amending the proposed new overnight accommodations standards as follows: _______________.

Staff Recommendation:

Staff requests that the County Council provide clear direction to Staff and the Planning Commission on new overnight accommodations development standards through formal yet non-binding votes/directives.

Based on feedback received to date, staff has prioritized the following categories/types of use-specific standards.

- Energy Efficiency/Emissions
- Water Use/Reuse
- Transportation Infrastructure/Multimodal Opportunities
- Design/Aesthetics
- Mixed-Use

Staff anticipates that many development standards explored in this process can apply to both overnight accommodations and new developments writ large.

The attached document includes the standards reviewed by the Planning Commission to date.

*Staff also encourages CC and PC members to read the highlighted general notes in the attached summary of findings as of September 20, 2019.

Background:

The Grand County Council adopted Ordinance 595 on July 18, 2019, which restricted overnight accommodations to the newly created use-specific overnight accommodations overlay zones.

Immediately after adopting Ordinance 595, the County Council adopted Resolution 3180, which notifies developers of overnight accommodations of the County’s intent to adopt new standards related to mixed use, design, and
operational performance within the following 180 days. As such, any overnight accommodations development applications submitted within the 180-day period following July 18, 2019 will be subject to the new standards.

The 180-day period ends January 14, 2020.

**ATTACHMENT(s):**
1. Draft OA standards developed to date.
2. Landmark Design DRAFT OAO eligibility boundaries
CED Staff Recommendations as of October 22, 2019 New Overnight Accommodations Development Standards

Note: Some standards could/should apply to all new development, not just OAs

CED Staff have reviewed land use codes for energy, water, and transportation related standards from several jurisdictions in the western US (e.g. Carbondale, CO; Sedona, AZ; Aspen, CO; Los Angeles, CA; Park City, UT; and others). The City of Moab’s Planning Department has recommended a number of standards related to form/aesthetics and mixed-use. County Staff has reviewed the recommended standards and included them with some modification.

Based on our findings, we recommend integrating the following administrative, use-specific standards into Section 3.2.2 of Grand County’s Land Use Code. Because hotels and motels do not currently have any use-specific standards beyond the general development standards of Section 6, we propose a new subsection of 3.2.2 for that use category. Some existing standards in the Grand County LUC cover the items in the table below. They should be reviewed for consistency with any proposed standards. With all the proposed standards, it is our goal to strike a balance between improved development outcomes and staff resources/capacity. We also acknowledge the need to refine the standards presented below even further.

**General Notes:**

- The county council supports the idea of developing OAO Districts, which would essentially determine which parcels would be eligible to have a use-specific OAO designation applied to them via legislative action. These would have a similar effect as designating the HDHO Districts. However, because there isn’t a timeline requirement associated with establishing these Districts as there is with the administrative standards that need to be adopted by January 14, 2020, the Council has directed Staff to focus on the administrative standards first and consider the eligibility districts second.

- For discussion purposes, the DRAFT/hypothetical OAO eligibility boundaries initially discussed during the six-month moratorium leading up to Ordinance 595 were roughly the following, from south to north. (Some PC members suggest using Landmark Design’s “Option 4” as a reference.)
  - San Juan-Grand County line north to the Moab City Limit (along US-191 only)
  - Node around the future USU Moab campus
  - Downtown Moab
  - Edge of downtown Moab north to the Colorado River (along US-191 only)
  - Colorado River north to either SR 313, Airport, or I-70 (along US-191 only)

- On October 8, 2019, the planning commission expressed support for the concept of creating two types of OAO eligibility districts—one for “urbanizing” areas and one for “rural” areas. On October 22, 2019, the planning commission suggested the following “urbanizing areas”
  - (Near consensus) Intersection of US 191 and Spanish Trail Rd.
  - (Near consensus) Intersection of US 191 and Mill Creek Dr north to City Limits
  - (Less Consensus) Intersection of US 191 and SR 313

- The county council and planning commission need to view each of the following standards through the lens of new development vs. redevelopment/expansion. In general, most communities allow redevelopment by applying the standards for new development to any expansion and a relaxed set of standards to the existing/redeveloped portion. On October 22, 2019, the planning commission suggested postponing discussion of redevelopment/expansion provisions until after all administrative standards have been agreed upon.

- To increase the long-term effectiveness of some proposed standards, the County may need to require monitoring of performance standards. Some states and jurisdictions require periodic audits at the expense of the developer. Current staffing levels would prohibit monitoring conducted by staff.
<table>
<thead>
<tr>
<th>Development Standard Category</th>
<th>Standard</th>
<th>&quot;OAO Urbanizing District&quot; Standard</th>
<th>&quot;OAO Rural District&quot; Standard</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy</td>
<td>OA Developments shall produce eighty percent (80%) of their energy needs on-site through solar, geothermal, or other renewable energy sources. OA Developments are encouraged to purchase their remaining energy needs through renewable energy credits. Alternatively, OA Developments may meet this standard by submitting a certification through the Green Building Council (LEED Gold or better), Living Building Challenge, Net Zero Building Certification, or other established industry standard.</td>
<td>N/A - Proposed standard(s) would apply to both &quot;districts.&quot;</td>
<td>Standard updated as per 10/2/19 discussion between PC and CC, and 10/4/19 meeting between City and County staff.</td>
<td></td>
</tr>
</tbody>
</table>

| Water                          | OA developments shall install the maximum feasible rainwater catchment system and use the water for beneficial on-site uses, such as reducing the use of culinary water for landscaping irrigation. If necessary, Applicant shall apply for water rights from the State of Utah Division of Water Rights to meet their maximum feasible catchment volume. Applicants will not be required to install systems that would generate more water than is needed to satisfy a development’s outdoor water/landscaping irrigation needs. | N/A - Proposed standard(s) would apply to both "districts." | State Code: 73-3-1.5 Capture and storage of precipitation. Each parcel is allowed to capture/use 100 gallons (in 1 or 2 containers) without State registration or 2,500 gallons (in 1 container) with State registration. However, if a landowner wants to capture more rainwater, they can do so by acquiring water rights from Utah DWR (Added 10/22/19). "Rainwater put to beneficial on-site use" added as per 10/2/19 discussion. | |

| Pools                          | OA Developments shall have a maximum of 10% of their landscaped area covered in turf grass; OA Developments shall utilize water-wise an xeriscape landscaping design standards. | N/A - Proposed standard(s) would apply to both "districts." | "Xeriscape" added as per 10/2/19 discussion. | |

| Pools                          | To the maxum extent possible, OA Developments shall utilize bio-retention and bio-infiltration systems to manage storm water runoff. | N/A - Proposed standard(s) would apply to both "districts." | As per 10/2/19 discussion, CC suggested removing a requirement that pools be covered or indoors. However, one Council member suggested covers overnight to reduce heat loss and evaporation. As per 10/22/10 | |

<p>| Transportation                 | OA Developments shall be required to implement <em>##</em> of transportation infrastructure improvements from &quot;List A,&quot; and <em>##</em> of improvements from &quot;List B.&quot; | N/A - Proposed standard(s) would apply to both &quot;districts.&quot; Updated as per 10/22/19 PC meeting. | As per 10/2/19 discussion, CC suggests Staff and PC continue with this line of reasoning. Without regard to placement in the hypothetical &quot;List A&quot; or &quot;List B,&quot; potential improvements include: -OA Developments with a total project size greater than 100,000 sq. ft. shall provide a free shuttle to guests, with the sq. ft. threshold to be discussed. -OA Developments are encouraged to program shuttle/transit stops into their site plans. -OA Developments shall provide free bicycles/e-bicycles to their guests for use, with the minimum requirement based on OA Development project size and location. -OA Developments shall have the right to pay a fee in-lieu to the County to support active transportation and trails infrastructure. All of the above updated as per 10/22/19 PC meeting, and reflected to left. | OA Developments shall incorporate into their subdivision plat or site plan the following transportation infrastructure: 1. Space to accommodate a transit or shuttle stop 2. Covered, lockable bike storage at a rate of 1 space per 2 lodging units 3. Active transportation and non-motorized trail easements dedicated to the public when identified in the Grand County Non-motorized Trails Master Plan (Possible standard - PC has directed Staff to evaluate): OA developments shall include a narrative and transportation solutions that will reduce projected vehicle trips below the ITE Trip Generation Manual by 20%. |</p>
<table>
<thead>
<tr>
<th><strong>Mixed Use</strong></th>
<th><strong>Civic Space</strong></th>
<th><strong>Open Space</strong></th>
<th><strong>Public Art</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CED Staff, in consideration of discussions with City staff and the County planning commission on 10/8/19 and 10/22/19, recommends including mixed-use requirement for OA Developments ONLY in &quot;OAO Urbanizing Districts,&quot; if established. CED Staff has discussed the possibility of allowing Developers to define what type of mixed-use they want to provide, allowing civic space or rentable event space to serve as the mixed-use component, or other flexible means for achieving the overarching goal of balanced development. One PC member recommended a standard that requires OA Developments to reserve ____% of the ground stories or public road fronting land for non-lodging uses that provide a service to the community and are open to the public.</td>
<td><strong>Mixed use requirements shall not apply to OA Developments in the &quot;OAO Rural Districts&quot;</strong></td>
<td><strong>CED Staff discussed the proposed Mixed Use standards with City Staff on 10/4/19 and the County PC on 10/22/19. There are many challenges associated with legislating mixed-use requirements, which uses are most appropriately co-located with OA Developments, which uses will ultimately benefit or successfully operate adjacent to or within an OA Development, and OA Developers' capacity/expertise in the areas of non-lodging uses. Ultimately, Staff’s current recommendation is now to support the City in mandating mixed-use for OA Developments within the core downtown area and drop the requirement from OA Developments in the unincorporated County. Still, CED Staff acknowledges the need for balanced development. It was noted that new OA approval procedures and development standards should alleviate some of the competition between OA Developments and other commercial uses. Additionally, the City and County still have a responsibility to support and facilitate economic diversification. OA Developments cannot, and should not, be held entirely responsible for that community objective. To do so, at a minimum, the County needs to evaluate which commercial uses are currently allowed (or not) in its commercial zones to determine if some desired uses that are currently prohibited need to be reintegrated into the Use Table.</strong></td>
<td><strong>The amount of acceptable commercial would depend on the location of lodging establishment. Some parameters should be established.</strong></td>
</tr>
<tr>
<td>See comment in Cell B13 (to left and above) beginning with &quot;CED Staff.&quot;</td>
<td>The amount and type of acceptable commercial would depend on the location of lodging establishment. Some parameters should be established.</td>
<td><strong>The Assured Housing Ordinance regulates this. OAO regs should simply reference the AH standards.</strong></td>
<td><strong>CED Staff discussed the proposed Civic Use standards with City Staff on 10/4/19. The concept of civic space is difficult to define. Staff recommends the County focus on open space standards to ensure that OA Developments provide usable/functional open space open to the public. Will need to define various acceptable Civic Uses</strong></td>
</tr>
<tr>
<td><strong>Employee housing (on- or off-site)</strong></td>
<td><strong>20% of gross square footage for first floor commercial</strong></td>
<td><strong>OA Developments 0-1 acre: 5%; All contiguous &quot; 1-2 acre: 10%; At least half contiguous &quot; 2+ acre: 15%; Minimum 7,500 sq. ft. of contiguous</strong></td>
<td><strong>OA Developments that exceed ____ sq. ft. shall contribute funds towards a public art fund/program. Eliminate standard as per 10/22/19 PC meeting.</strong></td>
</tr>
<tr>
<td><strong>Ground stories must be occupied by uses other than overnight accommodations that serve the guests of the development</strong></td>
<td><strong>See comment in Cell B13 (to left and above) beginning with &quot;CED Staff.&quot;</strong></td>
<td><strong>All OA Developments shall include 25% usable/functional open space. Will have to develop list of community-wide civic uses Need to come up with fee</strong></td>
<td><strong>This standard was discussed between City and County staff on 10/4/19. Further discussion is needed at the 10/22/19 County planning commission meeting. Eliminated as per 10/22/19 PC meeting.</strong></td>
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<td><strong>See comment in Cell B13 (to left and above) beginning with &quot;CED Staff.&quot;</strong></td>
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<td><strong>The concept of civic space is difficult to define. Staff recommends the County focus on open space standards to ensure that OA Developments provide usable/functional open space open to the public. Will need to define various acceptable Civic Uses</strong></td>
<td><strong>Will need to define &quot;useable open space&quot; as well as maintenance standards. As per the 10/8/19 discussion with the County planning commission, open space standards shall follow the &quot;OAO Rural vs. Urbanizing District&quot; concept.</strong></td>
</tr>
<tr>
<td><strong>Ground stories must be occupied by uses that provide a service to the community and are open to the public</strong></td>
<td><strong>N/A - Proposed standard(s) would apply to both &quot;districts.&quot;</strong></td>
<td><strong>CED Staff discussed the proposed Civic Use standards with City Staff on 10/4/19. The concept of civic space is difficult to define. Staff recommends the County focus on open space standards to ensure that OA Developments provide usable/functional open space open to the public. Will need to define various acceptable Civic Uses</strong></td>
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<td><strong>The Assured Housing Ordinance regulates this. OAO regs should simply reference the AH standards.</strong></td>
<td><strong>CED Staff discussed the proposed Mixed Use standards with City Staff on 10/4/19 and the County PC on 10/22/19. There are many challenges associated with legislating mixed-use requirements, which uses are most appropriately co-located with OA Developments, which uses will ultimately benefit or successfully operate adjacent to or within an OA Development, and OA Developers' capacity/expertise in the areas of non-lodging uses. Ultimately, Staff’s current recommendation is now to support the City in mandating mixed-use for OA Developments within the core downtown area and drop the requirement from OA Developments in the unincorporated County. Still, CED Staff acknowledges the need for balanced development. It was noted that new OA approval procedures and development standards should alleviate some of the competition between OA Developments and other commercial uses. Additionally, the City and County still have a responsibility to support and facilitate economic diversification. OA Developments cannot, and should not, be held entirely responsible for that community objective. To do so, at a minimum, the County needs to evaluate which commercial uses are currently allowed (or not) in its commercial zones to determine if some desired uses that are currently prohibited need to be reintegrated into the Use Table.</strong></td>
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**Note:**

- **AH (Assured Housing):** The Assured Housing Ordinance regulates this. OAO regs should simply reference the AH standards.
- **OA (Open Access):** OA developments 0-1 acre: 5%; All contiguous " 1-2 acre: 10%; At least half contiguous " 2+ acre: 15%; Minimum 7,500 sq. ft. of contiguous
- **OA Development:** OA Developments shall provide usable, functional open space that is covered by a public access easement at the following levels:
  - OA Developments 0-1 acre: 5%; All contiguous
  - " 1-2 acre: 10%; At least half contiguous
  - " 2+ acre: 15%; Minimum 7,500 sq. ft. of contiguous
  - All OA Developments shall include 25% usable, functional open space.
- **Fee in Lieu:** The amount of acceptable commercial would depend on the location of lodging establishment. Some parameters should be established.
- **Mixed Use Requirements:** The amount and type of acceptable commercial would depend on the location of lodging establishment. Some parameters should be established.
- **Civic Space Requirements:** The type of acceptable community benefit would depend on the location of lodging establishment. Some parameters should be established.
- **Open Space Requirements:** The concept of civic space is difficult to define. Staff recommends the County focus on open space standards to ensure that OA Developments provide usable/functional open space open to the public. Will need to define various acceptable Civic Uses.
<table>
<thead>
<tr>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limit to current height standards in base zone district, or limit further?</td>
</tr>
<tr>
<td>Potential exception for architectural features not to exceed an additional 15% of the building’s front façade.</td>
</tr>
<tr>
<td>Pedestrian scale stepping required for upper floors</td>
</tr>
<tr>
<td>Ridgeline standards - Maintain views up to the lower bench of the Moab Rim from US 191. Updated as per 10/22/19 PC meeting.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Hinterland Open Space/Viewshed standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>No standards developed to date.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Density, Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>No 1 building larger than 15,000 sf or 35 Bedrooms or RV Spaces. Updated as per 10/22/19 PC meeting. Further discussion is needed on density/scale limits for residential units used as overnight accommodations.</td>
</tr>
<tr>
<td>Total project square footage not to exceed xx,000sf (PC could not reach consensus on a maximum total project size on 10/22/19)</td>
</tr>
<tr>
<td>Total number of accommodations not to exceed _____ units or _____ bedrooms See above.</td>
</tr>
</tbody>
</table>

| Redevelopment that includes any increase in the number of OA Lots, Units, Bedrooms, RV/Campground Spaces, etc. The maximum permissible increase shall be ________ percent (%) of the existing number of OA Lots, Units, Bedrooms, RV/Campground Spaces, etc. Any OA additions shall be subject to the standards of this Section, and the existing OA Development shall meet ________. | As per the 10/22/19 PC meeting, delay action on this until all other standards have been determined/agreed upon. |

<table>
<thead>
<tr>
<th>Site Configuration</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Also, See existing building and lot design standards in the RC and RS zone districts of Article 2)</td>
</tr>
<tr>
<td>Primary uses must face the fronting roadway</td>
</tr>
<tr>
<td>All development must fit the property – no mass grading or grading of a flat building envelope (building must step with terrain)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Also, See existing)</td>
</tr>
<tr>
<td>No façade to exceed 60 ft in length</td>
</tr>
<tr>
<td>More than 5 ft shift in vertical and horizontal façade for each 30 linear feet</td>
</tr>
</tbody>
</table>
### Building and Lot Design Standards in the RC and RS Zone Districts of Article 2

Building design shall vary between vertical facade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following:
- The proportion of recesses and projections.
- The location of the entrance and window placement, unless storefronts are utilized.
- Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

| For uses located on the ground floor facing the primary fronting street, 60% Minimum Ground Story Transparency is required, measured floor to floor. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance. |
| Do not include “transparency” requirement in the “DAO Rural District,” if established. |

Updated as per 10/22/19 PC meeting.

Blank wall limitations are required on all facades facing the primary street sides of an OA Development. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor may be windowless, and no horizontal segment of a story’s facade greater than 15 feet in width may be windowless, unless otherwise approved.

| N/A - Proposed standard(s) would apply to both “districts.” |

Updated as per 10/22/19 PC meeting.

A mix of entrance types may be utilized, aligned with the overarching architectural theme or concept. All buildings must have an easily-discernable Principal Entrance located on the primary street side of the principal building or buildings.

| Eliminate standard as per 10/22/19 PC meeting. |

Updated as per 10/22/19 PC meeting.

The treatment of roofs should be thoughtful and consistent. Air conditioning units and similar mechanical requirements should be avoided on rooftop locations, and fully-screened from view when unavoidable. Parking shall be located to the side or rear of buildings. Rooftop parking shall be prohibited.

| N/A - Proposed standard(s) would apply to both “districts.” |

Updated as per 10/22/19 PC meeting.

#### Materials and Colors

(Also, See existing building and lot design standards in the RC and RS zone districts of Article 2)

Primary Facade Materials: 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement. OA Developments shall be constructed of durable, primary materials such as stone, brick and adobe-type materials; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; or glass. Aside from solar panels or other infrastructure related to energy efficiency and water use/reuse, OA Developments shall utilize non-reflective materials.

| N/A - Proposed standard(s) would apply to both “districts.” |

Updated as per 10/22/19 PC meeting.

Permitted primary building materials will include high quality, durable, natural materials such as stone, brick and adobe-type materials; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; or glass. Aside from solar panels or other infrastructure related to energy efficiency and water use/reuse, OA Developments shall utilize non-reflective materials.

Other high quality synthetic materials may be approved as part of a unified theme or design concept.

See above.
### Secondary Facade Materials
Secondary facade materials are limited to details and accents. Examples include gypsum-reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and exterior architectural metal panels and cladding. Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only.

### Acceptable Roof Materials
Acceptable roof materials include 300-pound or better, dimensional asphalt composite shingles, metal tiles or standing seam, slate, and ceramic tile. Other roof materials may be considered for approval.

### Color
OA Developments shall utilize earthtone colors that are complementary to the surrounding landscape and visual backdrops.

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### Do not include "Materials Standards" other than color and non-reflectivity.

### Acceptable Roof Materials
Do not include "Materials Standards" other than color and non-reflectivity.

### N/A - Proposed standard(s) would apply to both "districts.

### Updated as per 10/8/19 planning commission discussion.

### Window, Awnings, Shutters
- **Windows** - all upper story windows of overnight accommodation, mixed use, and associated buildings shall be recessed and double hung.
- Plastic or vinyl awnings are not permitted. Awning types and colors for each building face shall be coordinated.
- If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window.

### Interior Lighting
Interior lighting located in rooms with windows visible from any property line boundary shall have their fixtures directed to the interior of the room as to minimize light pollution.

### Balconies
- Balconies shall be a minimum of six feet deep and five feet wide.
- Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

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### Do not include "Windows" requirements.

### Do not include "Balconies" requirements.

### Updated as per 10/8/19 planning commission discussion.

### Added as per 10/8/19 planning commission discussion.

### Removed as per 10/8/19 planning commission discussion.
### Energy

- **OA Developments** shall produce eighty percent (80%) of their energy needs on-site through solar, geothermal, or other renewable energy sources. **OA Developments** are encouraged to purchase their remaining energy needs through renewable energy credits. Alternatively, **OA Developments** may meet this standard by submitting a certification through the Green Building Council (LEED Gold or better).

### Water

- **OA Developments** shall provide at least a 3% detention system to manage storm water runoff. The detention system shall be designed and sized to reduce projected vehicle trips below the ITE Trip Generation Manual by 20%.

### Transportation

- **OA Developments** shall be required to incorporate into their subdivision plat or site plan the following transportation infrastructure improvements from "List A" and _##_ of improvements from "List B." The hypothetical "List A" or "List B" potential improvements include:
  - Active transportation and non-motorized trail easements dedicated to the public when identified in the Grand County Non-motorized Trails Master Plan
  - Cyclist storage areas, with the minimum requirement based on **OA Development** project size and location.
  - Free bicycles/e-bicycles to their guests for use, with the minimum requirement based on **OA Development** project size and location.
  - Bicycle storage areas, with the minimum requirement based on **OA Development** project size and location.

### Mixed Use

- **OA Developments** shall produce eighty percent (80%) of their energy needs on-site through solar, geothermal, or other renewable energy sources. **OA Developments** are encouraged to purchase their remaining energy needs through renewable energy credits. Alternatively, **OA Developments** may meet this standard by submitting a certification through the Green Building Council (LEED Gold or better).

## Remarks

The current standard as per 10/22/19 PC meeting. As per 10/22/19 discussion, CC suggested removing a requirement that pools be covered or indoors. However, one Council member suggested downplaying this requirement to reduce heat loss and evaporation. As per 10/22/19.

### Development Standard Category

<table>
<thead>
<tr>
<th></th>
<th>&quot;OA Urbanizing District&quot; Standard</th>
<th>&quot;OA Rural District&quot; Standard</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy</td>
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<td>N/A - Proposed standard(s) would apply to both &quot;districts.&quot;</td>
<td>Standard updated as per 10/12/19 discussion between PC and CC, and 10/4/19 meeting between City and County staff.</td>
</tr>
<tr>
<td>Water</td>
<td><strong>OA Developments</strong> shall provide at least a 3% detention system to manage storm water runoff. The detention system shall be designed and sized to reduce projected vehicle trips below the ITE Trip Generation Manual by 20%.</td>
<td>N/A - Proposed standard(s) would apply to both &quot;districts.&quot;</td>
<td>As per 10/22/19 discussion.</td>
</tr>
<tr>
<td>Transportation</td>
<td><strong>OA Developments</strong> shall be required to incorporate into their subdivision plat or site plan the following transportation infrastructure improvements from &quot;List A&quot; and <em>##</em> of improvements from &quot;List B.&quot; The hypothetical &quot;List A&quot; or &quot;List B&quot; potential improvements include:</td>
<td>N/A - Proposed standard(s) would apply to both &quot;districts.&quot;</td>
<td>All of the above updated as per 10/22/19 PC meeting, and reflected to left.</td>
</tr>
<tr>
<td>Mixed Use</td>
<td><strong>OA Developments</strong> shall produce eighty percent (80%) of their energy needs on-site through solar, geothermal, or other renewable energy sources. <strong>OA Developments</strong> are encouraged to purchase their remaining energy needs through renewable energy credits. Alternatively, <strong>OA Developments</strong> may meet this standard by submitting a certification through the Green Building Council (LEED Gold or better).</td>
<td>N/A - Proposed standard(s) would apply to both &quot;districts.&quot;</td>
<td>The amount of acceptable commercial would depend on the location of lodging establishment. Some parameters should be established.</td>
</tr>
</tbody>
</table>
Ground stories must be occupied by uses other than overnight accommodations that serve the guests of the development.

The amount and type of acceptable commercial would depend on the location of lodging establishment. Some parameters should be established.

Employee housing (on- or off-site)

The Assured Housing Ordinance regulates this. OAO regs should simply reference the AH standards.

CED Staff recommends removing these standards. As per 10/8/19 discussion with the County planning commission, the County should not include these standards.

CED Staff discussed the proposed Civic Use standards with City Staff on 10/4/19. The concept of civic space is difficult to define. Staff recommends the County focus on open space standards to ensure that OA Developments provide usable functional open space open to the public.

The type of acceptable community benefit would depend on the location of lodging establishment. Some parameters should be established.

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## Density, Scale

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Proposed Standard(s)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>No 1 building larger than 15,000 sf or 35 Bedrooms or RV Spaces. Updated as per 10/22/19 PC meeting.</td>
<td>N/A - Proposed standard(s) would apply to both “districts.”</td>
<td>Max building size. Further discussion is needed at the 10/22/19 planning commission meeting. Example references suggested by the County PC on 10/8/19 included the Adventure Inn, Brown Motel, Rustic Inn, and Apache Motel. None of the referenced hotels/motels exceed 16,500 sq. ft.</td>
</tr>
<tr>
<td>Max total project size. Further discussion is needed at the 10/22/19 planning commission meeting.</td>
<td>N/A - Proposed standard(s) would apply to both “districts.”</td>
<td>Max total project size. PC could not reach consensus at 10/22/19 meeting.</td>
</tr>
<tr>
<td>Updated as per 10/8/19 planning commission discussion.</td>
<td>N/A - Proposed standard(s) would apply to both “districts.”</td>
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</tr>
<tr>
<td>No rectangular area greater than 30% of a story’s facade, as determined by type of facade. Updated as per 10/22/19 PC meeting.</td>
<td>N/A - Proposed standard(s) would apply to both “districts.”</td>
<td>See above.</td>
</tr>
<tr>
<td>Primary uses must face the fronting roadway. Updated as per 10/22/19 PC meeting.</td>
<td>N/A - Proposed standard(s) would apply to both “districts.”</td>
<td>The maximum permissible increase shall be _______ percent (%) of the existing number of OA Lots, Units, Bedrooms, RV/Campground Spots, etc. Any OA additions shall be subject to the standards of this Section, and no OA Development can exceed the existing OA Development in the primary street side of the Rural District,” if established.</td>
</tr>
<tr>
<td>No development that includes any increase in the number of OA Lots, Units, Bedrooms, RV/Campground Spots, etc.</td>
<td>N/A - Proposed standard(s) would apply to both “districts.”</td>
<td>See above.</td>
</tr>
<tr>
<td>No façade to exceed 60 ft in length. Updated as per 10/8/19 planning commission discussion.</td>
<td>N/A - Proposed standard(s) would apply to both “districts.”</td>
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<td>More than 5 ft shift in vertical or horizontal facade for each 30 linear feet. Updated as per 10/8/19 planning commission discussion.</td>
<td>N/A - Proposed standard(s) would apply to both “districts.”</td>
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<td>Building design shall vary between vertical facade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following: The proportion of recesses and projections. The location of the entrance and window placement, unless storefronts are utilized. Roof type, plane, or material, unless otherwise stated in the Building Type requirement. For uses located on the ground floor facing the primary fronting street, 60% Minimum Ground Story Transparency is required, measured floor to floor. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance. Blank wall limitations are required on facades facing the primary fronting street of an OA Development. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor may be windows, and no horizontal segment of a story’s facade greater than 15 feet in width may be windowless, unless otherwise approved. A mix of entrance types may be utilized, aligned with the overarching architectural scheme or concept. All buildings must be on an evenly divisible Principal Frontage located on the primary street side of the principal building or buildings. The treatment of roofs should be thoughtfully and consistently. Air conditioning units and similar mechanical requirements should be avoided on rooftop locations, and fully-screened from view when unavoidable. Parking shall be located on the side or rear of buildings. Rooftop parking shall be prohibited. Primary facade materials. 40% of each facade shall be constructed of primary facade materials. N/A - Proposed standard(s) would apply to both “districts.”</td>
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### Site Configuration

#### Also, see existing building and lot design standards in the RC and RS zones of Article 2

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<tr>
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<td>All development must fit the property – no mass grading or grading of a flat building facade (building must retain the terrain).</td>
<td>N/A - Proposed standard(s) would apply to both “districts.”</td>
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### Building Design

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### N/A - Proposed standard(s) would apply to both “districts.”

- This requirement may need to be updated based on the final determination of mixed-use requirements.
- See above.
### Materials and Colors

Permitted primary building materials will include high quality, durable, natural materials such as stone, brick and adobe-type materials; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; glass.

Other high-quality synthetic materials may be approved as part of a unified theme or concept example.

Secondary facade materials are limited to details and accents. Examples include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and exterior architectural metal panels and siding; Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only. Acceptable wood elements include RSG or cedar, diagonal, horizontal, and panel designs; metal files or cladding panels, doors, and canopy sites. Other used materials may be considered for approval.

Color. OA Developments shall utilize earthtone colors that are complementary to the surrounding landscape and visual landscapes.

Updated as per 10/8/19 planning commission discussion.

- **Windows, Awnings, Shutters**
  - Windows - all upper story windows of overnight accommodation, mixed use, and associated buildings shall be recessed and double hung.
  - Plastic or vinyl awnings are not permitted. Awnings and colors for each building face shall be coordinated.
  - If installed, shutters, whether functional or not, shall be used for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood.

Updated as per 10/8/19 planning commission discussion.

- **Interior Lighting**
  - Interior lighting located in rooms with windows visible from any property line boundary shall have their fixtures directed to the interior of the room as to minimize light pollution.

Added as per 10/8/19 planning commission discussion.

- **Balconies**
  - Balconies shall be a minimum of six feet deep and five feet wide.
  - Balconies that are not integral to the facade shall be independently secured and uncompromised to other balconies.
  - A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

Removed as per 10/8/19 planning commission discussion.
STATUS QUO

LEGEND
Existing & Approved Overnight Accommodations
- Hotels
- B&Bs and short-term rentals
- RV parks and campgrounds
Current Zones Allowing Overnight Accommodations
- Hotels w/ 10 units or more
- Hotels w/ less than 10 units, B&Bs and short-term rentals

OPTION DESCRIPTION
INTENT: To provide a baseline comparison and illustrate the implications of growth, if things continue as they are.

DETAILS: A form of overnight accommodations are a “use by right” in all Commercial Zones.

GRAND COUNTY:
- Bed & Breakfast - Permitted use in RC, GB, RC, RS, HC Zones
- Hotel/motel - Permitted use in NC, GB, RC, RS, HC Zones
- Recreational Vehicle Parks and Campgrounds - Conditional use in RC, RS, HC Zones
- Residential Units as Overnight Accommodation - Permitted in GB, RC, RS, HC Zones

CITY OF MOAB:
- Bed & Breakfast - Permitted use in C-1, C-2 Zones
- Hotel/motel - Permitted use in C-2 (under 10 units), C-3, C-4, RC, SAR Zones
- Recreational Vehicle Parks and Campgrounds - Permitted use in C-4, RC Zones
- Residential Units as Overnight Accommodation - Permitted in C-1, C-2 Zones

REGULATORY TOOLS:
- Euclidian (Traditional) Zoning with Use Rights as Permitted, Conditional or Prohibited
- Overlay zoning providing high-density housing (County only)
ALLOW GROWTH WITH INCREASED FORM & PERFORMANCE REQUIREMENTS

LEGEND
- Existing & Approved Overnight Accommodations
  - Hotels
  - B&Bs and short-term rentals
  - RV parks and campgrounds
- Overlay Zones
  - North of Downtown
  - Downtown Area
  - South of Downtown
  - Colorado River

OPTION DESCRIPTION

INTENT: Match the scale of overnight accommodations to the different, existing parts of the community.

DETAILS: The scale and size of each project will be tailored to match the character of each overlay district.

DOWNTOWN AREA: Overnight accommodations limited by type (condos, townhomes, and bed & breakfasts) and scale in the downtown area through the use of "Overnight Accommodations Overlay Zones".

NORTH OF DOWNTOWN (to the Colorado River): All new overnight accommodations will be required to match the scale of existing development within designated "Overnight Accommodations Overlay Zones".

SOUTH OF DOWNTOWN: All new overnight accommodations will be required to match the scale of existing development in designated "Overnight Accommodations Overlay Zones".

NORTH OF THE COLORADO RIVER & KANE CREEK BOULEVARD: Campgrounds/RV parks are allowed north of Colorado River to edge of Arches National Park at the intersection of Hwy 313 and US 191 and along Kane Creek Boulevard within designated "Overnight Accommodations Overlay Zones".

REGULATORY TOOLS:
- Euclidean Zoning
- Overlay Zones
- Form-based Codes
- Mandatory Mixed-Use Development
- Performance Standards
LEGEND

Existing & Approved
Overlay Zones
Hotels
B&Bs and short-term rentals
RV parks and campgrounds

OPTION DESCRIPTION

INTENT: Focus more intense overnight accommodations
north of Downtown and community-focused development
south of Downtown. Eliminate further development of
overnight accommodations Downtown.

DETAILS:

DOWNTOWN AREA: No new overnight accommodation
uses to be allowed.

NORTH OF DOWNTOWN (to the Colorado River): New
hotels, motels and campgrounds/RV parks allowed in
designated "Overnight Accommodations Overlay Zones".

SOUTH OF DOWNTOWN: Hotels, motels and campgrounds/
RV parks are not allowed. Condos & townhomes (used as
overnight accommodations) and bed & breakfasts are
allowed in designated "Overnight Accommodations Overlay
Zones", but are evaluated with a criteria system that is
structured for the promotion of development that benefits/
focuses on the local community.

NORTH OF THE COLORADO RIVER, KANE CREEK
BOULEVARD & THE HWY 128 CORRIDOR:
No new overnight accommodation uses to be allowed
north of Colorado River to edge of Arches National Park at
the intersection of Hwy 313 and US 191, along Kane Creek
Boulevard or along the Hwy 128 Corridor.

REGULATORY TOOLS:
- Euclidean Zoning
- Overlay Zones
- Form-based Codes
- Mandatory Mixed-Use Development
- Performance Standards
CONTROLLED GROWTH

LEGEND

- Hotels
- B&Bs and short-term rentals
- RV parks and campgrounds

OPTION DESCRIPTION

INTENT: Severely limit overnight accommodations throughout the area to focus new growth to other commercial, residential and community services.

DETAILS:
- New overnight accommodations are allowed only within a smaller, designated "Overnight Accommodations Overlay Zone".
- Discourage overnight accommodation growth and promote growth in community-centric identified community nodes through the use of exactions, etc.

REGULATORY TOOLS:
- Euclidean Zoning
- Overlay Zones
- Mandatory Mixed-Use Development
- Performance Standards
NO GROWTH

INTENT: Focus all new growth to other commercial, residential and community services.

DETAILS:
- No new overnight accommodation uses to be allowed.
- All new commercial growth will focus on providing other commercial, residential and community services.

REGULATORY TOOLS:
- Euclidean Zoning with Use Rights as Permitted.
- Conditional or Prohibited Use
- Performance Standards
- Form-based Codes
<table>
<thead>
<tr>
<th>Project</th>
<th>Total Square Footage (approximately)</th>
<th># of rooms</th>
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</thead>
<tbody>
<tr>
<td>Moab Rustic</td>
<td>14,569</td>
<td>35</td>
</tr>
<tr>
<td>Apache</td>
<td>15,483</td>
<td>35</td>
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<tr>
<td>Bowen</td>
<td>16,355</td>
<td>41</td>
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<tr>
<td>Moab My Place</td>
<td>29,000</td>
<td>64</td>
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<tr>
<td>Hampton Inn</td>
<td>46,000</td>
<td>79</td>
</tr>
<tr>
<td>Sleep Inn</td>
<td>50,700</td>
<td>87</td>
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<tr>
<td>Wingate</td>
<td>58,000</td>
<td>120</td>
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<tr>
<td>Aarchway Inn</td>
<td>59,032</td>
<td>97</td>
</tr>
<tr>
<td>Hyatt</td>
<td>74,160 (main building)</td>
<td>110</td>
</tr>
<tr>
<td>Homewood Suites</td>
<td>77,500</td>
<td>96</td>
</tr>
<tr>
<td>World Mark</td>
<td>270,000</td>
<td>152</td>
</tr>
<tr>
<td>La Quinta</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>HooDoo Hotel</td>
<td>115</td>
<td></td>
</tr>
</tbody>
</table>
October 29, 2019

To: Lance Porter  
   Bureau of Land Management  
   Canyon Country District Manager

From: Grand County Council  
       Grand County Trail Mix (Non-Motorized Trails Advisory Committee)

Re: BLM District and Field Office E-bike Policy

Mr. Porter,

Please accept this letter from the Grand County Council and Trail Mix Committee. Trail Mix is the County’s advisory body for all matters related to non-motorized trail planning, design, construction, and maintenance. Our objective with this letter is two-fold. First, we hope to further our longstanding record of collaboration with the Moab BLM Field Office by actively participating in its evaluation of electronic bicycle (e-bike) usage BEFORE the Office initiates policy changes. Second, we want to clarify our position and concerns related to e-bike usage on designated non-motorized trails.

Grand County and the Moab BLM Office have collaborated for over 10 years to enhance local non-motorized recreation opportunities. Together, and with the support of numerous non-motorized grants, we have fulfilled goals outlined in the Moab BLM Office’s Resource Management Plan to create over 150 miles of new mountain biking. We have also collaborated in the planning and construction of hiking, rock climbing, and equestrian trail infrastructure. Grand County personnel have worked in partnership with the BLM to continuously maintain and improve this world famous trail network.

Our successful partnership has helped to establish Moab as a renowned recreation destination. As other communities face the challenge of integrating e-bike recreation into their trail networks, they will look to Moab as a model. Our track record shows that, together, we can set a positive precedent for other communities and BLM field offices, and hope that you engage our highly trained and experienced user communities BEFORE enacting policy changes that will affect e-bike usage on the designated non-motorized trails we have built, maintained, and monitored together.

In the meantime, we ask that the Moab BLM Field Office unequivocally state to the public that e-bikes remain unapproved on established non-motorized trails. The recent issuance of DOI SO 3376 and BLM IB 2020-0 has caused considerable confusion amongst the public. Worse, several media sources have incorrectly announced that e-bikes may now travel on any route where other bicycles may travel. Indeed, our local businesses, Moab Information Center, and local government staff have witnessed a significant increase in e-bike related questions and illegal e-bike usage. It is imperative that we utilize every means necessary to truly clarify for the public the Moab BLM Field Office’s policy on e-bikes.

Further, Grand County encourages the Moab BLM Field Office to preserve its current policy, which does not permit e-bike use on established non-motorized trails, for the following reasons:
Currently, approximately 100 miles of motorized singletrack trails remain open to electronic bicycling in Grand County. We endorse improving information about these existing areas and directing people to these routes as opposed to combining two different user groups - mountain bikes and e-bikes - on the established non-motorized trail systems. The Moab BLM Resource Management Plan has proven successful at avoiding the user conflict issues that are prevalent in other communities; it does this primarily by separating user group activities into different focus areas, and we support this continued practice.

We have constructed and maintained almost all of Grand County’s singletrack mountain bike using funding from grants specifically for non-motorized trail development. Changing trail use policies to include the use of equipment that possesses an electric motor will be perceived as a misuse of taxpayer funding sources. Additionally, without thorough legal analysis of prior contracts signed with the BLM, State of Utah, and other grant funding sources, Grand County has concerns about contract breaches should e-bike usage become permissible on established non-motorized trails.

Grand County has assisted in the planning, design, and construction of trails in accordance with NEPA regulations through an environmental review process. The environmental reviews conducted in association with each of these trails contains no record of analysis of e-bike usage. Currently, several questions remain unanswered regarding the impacts and safety of e-bike use on trails designed specifically for human-powered mountain bike use. As such, we request the BLM conduct new environmental reviews of each established non-motorized trail in consideration of e-bike usage prior to considering any policy change.

Grand County greatly appreciates the Cost Share Agreement it has with the BLM, which supports the operations and administrative costs of our full-time and part-time trail staff. Still, the vast majority of such costs are born by Grand County residents. If the Moab BLM Field Office allows e-bikes on non-motorized trails, it is certain to increase the cost of trail maintenance. Our trails have been designed and built specifically for non-motorized use; the higher power, higher weight, and higher speed of electrically assisted bikes will create increased trail damage. If the Moab BLM Field Office changes its policy on e-bikes, Grand County residents will bear the financial and experiential costs of such a change.

Thank you for your consideration of this letter. We look forward to collaborating with your team to ensure that Grand County’s world renowned trail infrastructure continues to offer the best trail experience to residents and visitors to the area.

Respectfully,

____________________
Evan Clapper, Chair
Grand County Council

______________________
Paul Spencer, Chair
Grand County Trail Mix Committee
AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
OCTOBER 29, 2019

| TITLE: | Approval of Board of Equalization Hearing Officer Recommendations |
| FISCAL IMPACT: | ~ $39,368 across all county-wide taxing entities |
| PRESENTER(S): | Chris Baird, Grand County Clerk/Auditor |

RECOMMENDATION:
I move to approve the proposed Board of Equalization Hearing Officer recommendations resulting from taxpayer valuation appeals during the 2019 BOE hearings and authorize the Chair to sign all associated documents.

BACKGROUND:
Randy Kelly was the hearing officer to represent Grand County and he reviewed 86 appeals. The recommended changes from the 2019 Board of Equalization hearing resulted in a total Market Value change of -3,192,886 which is -3,932,436 in Taxable Value. The tax dollar reflected by the change depends upon where the property is located in the County and which entities tax that area. Based on the certified tax rate of .010011 (county-wide districts only) the recommended changes decrease total tax dollars for all entities approximately $39,368.

Attachment(s):
2019 Taxroll Log Report (showing only those appeals that resulted in a change from the assessed value).
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**Grand Total Differences**

-3,192,886 -3,932,436
AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
OCTOBER 29, 2019

Agenda Item: D

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<td>FISCAL IMPACT:</td>
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<td>PRESENTER(S):</td>
<td>Christina Sloan, County Attorney, and Chris Baird, Clerk/Auditor</td>
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**PREPARED BY:**
Christina Sloan, County Attorney

**FOR OFFICE USE ONLY:**
Attorney Review:
Complete

**RECOMMENDATION**
I move to approve the midterm vacancy notice for the County Council District 1 Seat, direct the Clerk/Auditor to publish said notice in the Times Independent, and authorize the Chair to sign all associated documents.

**BACKGROUND**
Pursuant to Utah Statute § 20A-1-508, the County Council must fill the vacancy created by Councilmember Morse’s resignation from a pool of qualified applicants who have submitted declarations of candidacy during an open filing period, as noticed by the Clerk/Auditor (at the direction of the County Council). The Council must make such appointment within five (5) days of the close of the filing period, which may be 30 days or less. Such appointment will be effective until January 6, 2021, at which time the replacement selected by the voters at the November 2020 regular general election will be sworn in to office.

The first step in the appointment process is that the County must give notice of the vacancy and provide a filing period of 30 days or less.

**ATTACHMENT(S)**
1. Midterm Vacancy Notice
Notice is hereby given of a midterm vacancy. Effective at midnight on November 6, 2019, Terry Morse resigned Grand County Council District “1” Seat leaving it vacant. Any persons interested in declaring their candidacy for the vacant office, may file a Declaration of Candidacy in the office of the Grand County Clerk beginning Monday, November 1st, 2019 and ending on November 15th, 2019. The filing location is the Grand County Clerk’s Office, 125 East Center Street, Moab, UT 84532. Please contact the Clerk’s Office at (435) 259-1321 for more information.

WITNESS MY HAND SEAL THIS 31st DAY OF October 2019

Chris Baird,

Grand County Clerk/Auditor

Published in Times Independent October 31, 2019