



GRAND COUNTY COUNCIL REGULAR MEETING

Grand County Council Chambers
125 East Center Street, Moab, Utah

Wednesday, January 2nd, 2019

The Grand County Council met in Regular Session on the above date in the Grand County Council Chambers of the Courthouse located at 125 East Center Street, Moab, Utah. The meeting was called to order by Council Chair Mary McGann at 4:00 p.m. In attendance were Council Members Greg Halliday, Mary McGann, Terry Morse, Curtis Wells, Evan Clapper, Jaylyn Hawks, Clerk/Auditor Chris Baird, and Council Administrator Ruth Dillon. Council Member Rory Paxman was absent.

Call to Order

Council Chair McGann called the meeting to order at 4:00 p.m.

Pledge of Allegiance

Verd Byrnes led the Pledge of Allegiance.

Nomination and Appointments of Council Chair and Vice Chair for 2019 (2018 Chairwoman McGann)

Motion: Motion by Council Member Curtis Wells to nominate Evan Clapper as Chair, and Terry Morse as vice chair. Motion seconded by Council Member Greg Halliday carries 6-0.

Council Member Evan Clapper assumed the role of chair at this time.

Approval of Minutes (Chris Baird, Clerk/Auditor)

A. December 18, 2018 (County Council Meeting)

Motion: Motion by Council Member Terry Morse to approve the minutes of December 18th, 2018. Motion seconded by Council Member Mary McGann.

Corrections: Robbie Wood presented the Weed Department agenda item not Tim Higgs.

Motion carries 6-0

Ratification of Payment of Bills

Motion: Motion by Council Member Curtis Wells to ratify the payment of the bills totaling \$813,457.31 (\$585,142.44 bills, \$228,314.87 payroll). Motion seconded by Council Member Mary McGann carries 6-0 by roll-call vote.

General Council Reports and Future Considerations

Greg Halliday: Attended the museum board meeting.

Jaylyn Hawks: Attended a meeting of the Moab Area Responsible Recreation and Tourism working group; also mentioned that council members need to use their microphones in order to be heard via the video stream.

Mary McGann: Reported that the Solid Waste Special Service District hired a new manager.

Elected Official Reports (None)

Council Administrator Report

Council Administrator Ruth Dillion Introduced Tara Collins as new the Council Office Assistant.

Department Reports (None)

Agency Reports (None)

Citizens to Be Heard

Lynn Jackson expressed concern regarding the Council's salary increase. Mr. Jackson stated that the salary increase should have been better advertised and noticed. Mr. Jackson also stated that the council reduced their workload and increased their pay and made no attempt to differentiate between the differing amounts of time that council members work. Mr. Jackson expressed that a salary increase should be determined by the change of government study committee, and that the council should rescind the salary increase.

Presentations (None)

General Business- Action Items- Discussion and Consideration of:

- B. Approving proposed reclassification of Deputy County Attorney position from Grade 18 to Grade 20 (Chris Baird, Clerk/Auditor and John West, HR Director)**
Motion: Motion by Council Member Mary McGann to suspend hiring policy. Motion seconded by Council Member Curtis Wells carries 6-0.
Motion: Motion by Council Member Curtis Wells to approve the reclassification of the Deputy County Attorney position from Grade 18 to Grade 20, approve the assignment of the starting pay position for the Deputy County Attorney up to Grade 20, Step 4, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carries 6-0.
- C. Adopting proposed requirements for taxi-lane developments at Canyonlands Field Airport, Postponed from December 18, 2018 (Judd Hill, Airport Director)**
Motion: Motion by Council Member Curtis Wells to adopt the proposed requirements for taxi-lane developments at Canyonlands Field Airport, and authorize the Chair to sign associated documents. Motion seconded by Council Member Greg Halliday carries 6-0.
- D. Adopting proposed resolution approving amendments on a Replat at Voth Subdivision, located at 3801 East Lake Lane (Zacharia Levine, Community and Economic Development Director)**
Motion: Motion by Council Member Terry Morse to adopt the proposed resolution approving amendments on a Replat to split current 2.01 acre lot into two (2) one (1) acre lots at Voth Subdivision, located at 3801 E. Lake Lane, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carries 6-0.
- E. Adopting proposed resolution to approve the partial bond release for Sage Creek (Zacharia Levine, Community and Economic Development Director)**
Motion: Motion by Council Member Greg Halliday to adopt the proposed resolution to approve the partial bond release, and authorize the Chair sign all associated documents. Motion seconded by Council Member Mary McGann carries 6-0.
- F. Adopting proposed resolution establishing the Grand County Audit Committee (Ruth Dillon, Council Administrator)**

Motion: Motion by Council Member Curtis Wells to adopt the proposed resolution establishing the Grand County Audit Committee, and authorize the Chair to sign all associated documents. And, further move to appoint Council Members Jaylyn Hawks, Curtis Wells, and Mary McGann to the Grand County Audit Committee to provide independent advice, assistance, and recommendations to the full Council in the oversight of both the internal and external audit functions of the organization, and as necessary, to secure a financial expert advisor who may not be a member of the Committee and who must attend meetings. Motion seconded by Council Member Greg Halliday carries 6-0.

G. Adopting proposed resolution establishing a policy and hotline on reporting fraud or abuse (Ruth Dillon, Council Administrator)

Motion: Motion by Council Member Jaylyn Hawks to I move to adopt the proposed resolution establishing a policy on reporting fraud or abuse, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carries 6-0.

H. Adopting proposed resolution establishing a code of ethics policy and annual pledge for officers and employees (Ruth Dillon, Council Administrator)

Motion: Motion by Council Member Terry Morse to postpone action until legal review can be completed. Motion seconded by Council Member Curtis Wells carries 6-0.

I. Approving Volunteer Appointments to District and County Boards and Commissions (Council Liaison to the Board or Ruth Dillon, Council Administrator):

1. Airport Board

Discussion was had concerning the process that the Airport Board used to provide their recommendation to the Council. Concerns were expressed about a late application and a lack of quorum.

Motion: Motion by Council Member Mary McGann to appoint Robert Greenberg to the Airport Board. Motion fails for lack of a second.

Motion: Motion by Council Member Curtis Wells to postpone to the next council meeting. Motion seconded by Council Member Terry Morse carries 6-0.

2. Canyonlands Health Care Special Service District

Motion: Motion by Council Member Jaylyn Hawks to approve the appointment of Tim McGinty, with term expiring 12/31/2022, to serve on the Canyonlands Health Care Special Service District Board, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Curtis Wells carries 6-0.

3. Council on Aging

Motion: Motion by Council Member Terry Morse to approve the appointments of Sandy McKimmey and Kathy Shields with terms expiring 12/31/2022, to serve on the Council of Aging Board and authorize the Chair to sign all associated documents. Motion seconded by Council Member Jaylyn Hawks carries 6-0.

4. Historic Preservation Commission

Motion: Motion by Council Member Greg Halliday to approve the appointment of Harry "Doug" Ekker with term expiring 12/31/2022, to serve on the Historical Preservation Commission and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carries 6-0.

5. Housing Authority of Southeastern Utah Board

Motion: Motion by Council Member Jaylyn Hawks to approve the appointments of Cathy Bonde and Jerry McNeely, San Juan Representative, with terms expiring 12/31/2023, to serve on the Housing Authority of Southeastern Utah Board, and

authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carries 6-0.

6. Moab Area Travel Council Advisory Board

Motion: Motion by Council Member Jaylyn Hawks to approve the appointments of Cherie Major, Jacob Suter, and Jason Taylor, with terms ending 12/31/2022, to serve on the Moab Area Travel Council Advisory Board, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carries 6-0.

7. Library Board

Motion: Motion by Council Member Jaylyn Hawks to approve the appointments of Jeremy Lynch, regular Board Member, and Jessica Anderson, High School Representative, to serve on the Library Board, with terms expiring 12/31/2022 and 12/31/2020, respectively, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Terry Morse carries 6-0.

8. Transportation Special Service District

Motion: Motion by Council Member Greg Halliday to approve the appointment of Ashley Wareham to the Transportation Special service District with term expiring December 31, 2022 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann.

Discussion was had regarding Ms. Wareham's relationship to a current board member and that she is a paid secretary for the board.

Substitute Motion: Substitute motion by Council Member Greg Halliday to postpone action until the next council meeting. Motion seconded by Council Member Mary McGann carries 6-0.

J. Approving Volunteer Appointment to the Budget Advisory Board, for the County Elected Official position (Council Chair)

Motion: Motion by Council Member Jaylyn Hawks to approve the appointment of Chris Kauffman, with term expiring 12/31/2020, to serve on the Budget Advisory Board, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Terry Morse carries 6-0.

K. Approving assignments of County Council Representatives/Liaisons to District and County Boards, Commissions and Committees and other agencies (Council Chair)

Changes to assignments by acclamation as below:

Jaylyn Hawks will serve on the Public Health Board, and the South Eastern Utah Association of Local Governments

Terry Morse will serve on the Special Service District Water Board

Mary McGann will represent the county at the Canyon Country Partnership

It was decided that other assignments will be discussed at the next council meeting.

It was also discussed that some assignments may possibly be assigned to staff rather than council members.

Consent Agenda- Action Items

L. Approving proposed addendum to the agreement that established the Southeastern Utah Association of Governments

Motion: Motion by Council Member Curtis Wells to approve the consent agenda and authorize the chair to sign all associated documents. Motion seconded by Council Member Greg Halliday carries 6-0.

Discussion Items

M. Discussion on calendar items and public notices (Bryony Hill, Council Office Coordinator)

Council Office Coordinator Bryony Hill presented the calendar items and public notices.

N. Discussion on next steps for High Density Housing Overlay (Council Member McGann)

LuDean Merritt– Expressed that the community is behind in the provision of affordable housing and is in favor of the overlay. Ms. Merritt expressed that we are late in passing such an ordinance and that there is a lack of housing supply.

Glen Lent – Is a developer from out of town. He has been coming to Moab for 20 years. Mr. Lent stated that he has experience with affordable housing in Park City. Mr. Lent expressed that the process in Park City takes a very long time, and is not effective. Mr. Lent is working on a project in Grand County and is in favor of the overlay.

Verd Byrnes: Mr. Byrnes asked the council to move forward with the overlay.

Art Hines: Mr. Hines asked the council to reconsider the overlay. He inherited $\frac{3}{4}$ acre and would like to subdivide his lot for his son who is having a hard time finding housing.

Terill Johnston – Mr. Johnston stated that he was born and raised in Grand Co. and owns 2 properties in Grand Co. Mr. Johnston fully supports the overlay. He would like to use his land to provide housing. He stated that he disagrees with the notion of “too much too fast”. Mr. Johnston is concerned that there isn’t a lot of room for more affordable housing within City limits. He expressed that there have been too many overnight rentals and not enough affordable housing.

Mary McGann – Council Member McGann discussed the amount of time and work involved in drafting the overlay by staff, planning commission, and public. She was surprised that the council took no action. Council Member McGann would like the council to decide what overlay ordinance they would support, make the amendments, and then vote to approve it. She disagrees that the process has been too fast.

Curtis Wells – Likes that the overlay is an incentive based policy, and the locally employed requirement. Council Member Wells doesn’t think affordable housing is best suited in the highway corridor and doesn’t want to impinge on the nightly rental rights in the highway corridor. He would like to collaborate with the City more closely. He would like to implement the overlay in areas where there are fewer affected neighbors and less friction. Council Member Wells expressed that the legislative body should guide policy as opposed to staff. Council Member Wells would like to amend the map, and separate the issue of overnight rentals in highway commercial from the overlay zone issue.

Terry Morse – Council Member Morse stated that he is not opposed to revisiting the overlay ordinance. Council Member Morse stated that he doesn’t think that a lot of time spent is justification for passing an ordinance. He stated that he wants to get the ordinance right before voting to approve it. Council Member Morse expressed concern about water availability and road infrastructure.

Greg Halliday: Would like to see higher density closer to town. Council Member Halliday is concerned that high density development could overload the traffic infrastructure, and is concerned about the impact to adjoining property owners.

Jaylyn Hawks – Council Member Hawks expressed that she feels the overlay is “too much too fast” and that the ordinance is too extreme. Council Member Hawks conveyed that her constituents are heavily affected by the proposed ordinance. She stated that we need a better vision for the valley. She expressed an interest in restricting over-night accommodations in

the highway commercial zone. Council Member Hawks expressed that we should slow down and gauge the effectiveness of the current affordable housing projects proposed first. She is not convinced that the overlay will be used effectively, and would like to rework the map and decrease the level of density.

Evan Clapper - Council Chair Clapper explained that the decision to rezone according to the overlay is discretionary on a case by case basis. He would like to have the council direct staff to revise the ordinance in such a way that it can be approved. Council Chair Clapper described the extended process used to develop this ordinance and stated that it is time to pass this ordinance.

Mary McGann, Council Member McGann restated the extended process used to produce this ordinance and that the council has the ability ensure that there is adequate infrastructure for each project's approval.

Joe Kingsley – Mr. Kingsley stated that he helped develop the ordinance while on the planning commission and that the overlay district opens the book for people to consider various pieces of property that may work for affordable housing projects and ideas. He stated that every application comes to the council for approval. Mr. Kingsley asked the council to move forward on the ordinance.

Zacharia Levine – Explained that many of the concerns have already been addressed, but was willing to continue to iron out the details.

Discussion was had regarding scheduling an afternoon workshop.

Public Hearings- Possible Action Items (none)

Closed Session(s) (if necessary)


Adjourn

Council Chair Evan Clapper adjourned the meeting at 7:45 p.m.



Evan Clapper
Grand County Council Chair

ATTEST:



Chris Baird,
Grand County Clerk/Auditor