



# GRAND COUNTY COUNCIL REGULAR MEETING

Held virtually on Zoom  
Moab, Utah

Grand County Meetings are recorded and available on [our YouTube channel](#)

## MINUTES

Tuesday, April 21, 2020

The Grand County Council met in a regular meeting on 21 April 2020. Due to the COVID-19 pandemic, the meeting was streamed/attended electronically. Members in attendance via phone/internet were Chair Mary McGann, Gabriel Woytek, Evan Clapper, Jaylyn Hawks, and Greg Halliday. Curtis Wells arrived (via video) at 4:12 p.m. Rory Paxman was absent. Also in attendance were County Administrator Chris Baird, County Council Assistant Administrator Mallory Nassau, County Attorney Christina Sloan, and County Clerk/Auditor Quinn Hall.

### Call to Order

Chair McGann called the meeting to order at 4:07.

### Citizens to Be Heard (and again at approximately 6:00 pm)

- Marc Horowitz noted he's waiting to hear about updates to the general plan.

### Approval of Minutes (Quinn Hall, Clerk/Auditor)

- A. April 7, 2020 (Regular County Council Meeting)

**Motion by** Jaylyn Hawks to approve the minutes from April 7, 2020 and authorize the chair to sign all associated documents.

**Motion Seconded** by Greg Halliday

**Roll Call Vote:** Mary McGann, yes. Jaylyn Hawks, yes. Gabriel Woytek, yes. Greg Halliday, yes. Evan Clapper, yes. Curtis Wells (abstained/not audible)

**Motion carries 5-0**

### Ratification of Payment of Bills

**Motion by** Gabriel Woytek to ratify payment of bills totaling \$1,002,158.19 and payroll totaling \$237,711.98 for a combined total of \$1,239,870.17 and authorize the chair to sign all associated documents.

**Motion Seconded** by Evan Clapper

**Roll Call Vote:** Evan Clapper, yes. Gabriel Woytek, yes. Greg Halliday, yes. Jaylyn Hawks, yes. Curtis Wells, yes. Mary McGann, yes.

**Motion carries 6-0**

### Council Member Disclosures

Mary McGann - none

Jaylyn Hawks - co-owner of a bed and breakfast and regulations regarding overnight accommodations may be discussed later in the evening. Related by marriage to a High Density Housing Overlay (HDHO) applicant seeking approval on the agenda

Evan Clapper - none with this agenda

Greg Halliday – none

Curtis Wells – owner of nightly accommodations/rentals

### **General Council Reports and Future Considerations**

Gabriel Woytek

- Nothing to report

Jaylyn Hawks

- Housing Authority of Southeastern Utah (HASU) meeting
- HASU has started construction on new units
- Are taking applications for Phase II of Wingate Village and looking at future plans
- Association of Government (AOG) will be getting extra funds as part of federal emergency relief to help low-income individuals
- Some funding available to prevent homelessness and pay rent
- Call with Julie Walker discussing home rehabilitation funds
- Utah State Association of County Commissions and Councils (USACCC) phone conference

Evan Clapper

- Cemetery board meeting cancelled
- Trail Mix will update us tonight

Greg Halliday

- Attended Thompson Springs Special Service District (TSSSD) water board meeting
- Helped Castle Valley fire department burn yard debris with residents
- Transportation Special Service District meeting was cancelled
- Museum of Moab will likely open in June or July
- Museum of Moab is looking for more member support
- TSSSD Water Board reports 110 gallons per minute from water sources
- TSSSD are currently chlorinating
- TSSSD would like to develop other springs and water sources

Curtis Wells

- The health department has formalized a group to look at reopening strategies
- Spoke with Jen Sadoff from the hospital - she seems supportive of reopening strategies
- Fielding questions and concerns about what the county is doing financially
- Suggested a special meeting next week to discuss budget concerns
- Would like to discuss reductions in compensation in additions to furloughs

Mary McGann

- Working with multicultural center to access funding and emergency grants
- Working with Travel Council on camping restrictions and overnight rental violations
- Spoke with state legislators about allowing Health Department to take action
- Solid Waste Special Service District (SWSSD) is considered essential
- Most SWSSD office employees are working from home
- Hazardous waste collection has been scheduled for August
- Recycle center has reopened
- Suggested a meeting next week to discuss plans for reopening and to get an update from the hospital

- Discussed how Moab is being impacted as a gateway community and would like to seek access to any funds for gateway communities and/or seek input/collaborate with other gateway communities

## **Elected Official Reports**

### Christina Sloan

- Had 2<sup>nd</sup> level of appeal against the health dept. board
- The board has not issued written findings yet
- 20 of 29 county attorneys support local health authorities
- HSB 3004 was signed into law last week
- There are no rural representatives on the bill
- We will likely hear from the governor about when to reopen
- Relaxation on the GRAMA deadlines during the COVID-19 emergency
- 6 jury trials set on serious cases
- There are some tax bills moving forward that would allow more flexibility with regard to spending

### Quinn Hall

- Noted the state dictated there will be no in person voting for the June primary

## **Council Administrator Report**

### Chris Baird

- Working with Brady Bradford to create a plan to reopen the community
- Moab Regional Hospital has expanded testing capacity
- Southeastern Utah Health Department (SEUHD) notes that transmission appears to be <R1
- Home food delivery continues for at-risk individuals
- County is much more prepared than 5-6 weeks ago
- Will try to ramp up business as feasible
- Dealing with revised revenue projections and looking at a revenue loss of 23-30% in the General Fund
- One stimulus package expanded unemployment benefits so furloughs are necessary, but employees should be well-cared for
- We've furloughed 5 employees in the last week
- There's likely to be a reduction in the level of service at the county level
- The stimulus funding for the airport may cover all the operation of the airport for 2020
- Most emergency funding is COVID-19 related, and not lost revenue related
- TRT fund balance will likely be ~\$646,000.00 but some of that is likely already allocated
- 2 Travel Council staff are still working
- The Travel Council budget will likely be needed to cover Travel Council expenses

## **Department Reports (none at this time)**

## **Agency Reports (none at this time)**

## **Presentations**

- B. Presentation on Active Transportation and Trails (Maddie Logowitz, Director of AT&T)

### Maddie Logowitz

Maddie presented about the Grand County Active Transportation Trails (AT&T). The department is advised by the Trail Mix committee made up of representatives from a broad range of user groups. They're looking at budget reductions this year. Maddie reported on the Falcon Flow trail. It took about 4 years from concept to completion and they had great volunteer engagement. The Falcon Flow is a good option for an easier and more moderate route from the Whole Enchilada back to town. Current projects and trail maintenance are continuing. There are 2 new projects – one in the Gemini Bridges area and one in the Fisher Towers area. Maddie offered a summary of 2019 operations. They completed over 7 miles of new trails, received grants, and offered lots of user outreach.

**General Business- Action Items- Discussion and Consideration of:**

- C. Approving the Technical Planning Assistance Program Coop Agreement with UDOT to Complete a Joint or Unified Transportation Master Plan with the City of Moab (Zacharia Levine, Community and Economic Development Director and Bill Jackson, Road Department Supervisor)

Zacharia noted that Grand County and Moab City will provide some matching funds and Utah Department of Transportation (UDOT) will provide the rest. The County will need to establish an agreement with Moab City.

**Motion by** Evan Clapper to Approve the Technical Planning Assistance Program Coop Agreement with UDOT to Complete a Joint or Unified Transportation Master Plan with the City of Moab and authorize the chair to sign all associated documents.

**Motion seconded** by Curtis Wells

Discussion:

The County will provide updates as the project proceeds.

**Roll Call Vote:** Gabriel Woytek, yes. Greg Halliday, yes. Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, yes. Mary McGann, yes.

**Motion passes 6-0**

- D. Appointing Two Council Members to the Southeastern Utah Regional Transportation Plan Stakeholder's Group (Bill Jackson, Road Department Supervisor and Chris Baird, Council Administrator)

Bill Jackson noted the Council approved the agreement with UDOT and the County has a steering committee and stakeholder committee and we need council members as stakeholders. Zacharia noted there was support for Evan Clapper and Gabriel Woytek to fill the rolls.

**Motion by** Curtis Wells to appoint Council Members Evan Clapper and Gabriel Woytek to serve on the Stakeholder's group of the Southeastern Utah Regional Transportation Plan, and authorize the Chair to sign all associated documents.

**Motion seconded** by Evan Clapper

Discussion: There will be a stakeholder meeting on the 29<sup>th</sup>.

**Roll Call Vote:** Gabriel Woytek, yes. Greg Halliday, yes. Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, yes. Mary McGann, yes.

**Motion passes 6-0.**

- E. Approving the Villamayor HDHO (Zacharia Levine, Community and Economic Development Director)

Zacharia noted there was a public hearing for comment two weeks ago. He offered clarification that although there were comments about 79 units, this motion is only for 36 units. The planning commission split 4-3 to sending an unfavorable recommendation. The 4 noted that neighborhood compatibility was an issue as was potentially increased traffic. There are some other dense projects in the area, but they are on the west side of Spanish Valley Drive.

**Motion by** (no motion) to approve the ordinance applying the High Density Housing Overlay (HDHO-10) to the parcel located at 3745 Spanish Valley Drive, the associated Master Plan, the associated Development Agreement and Deed Restriction, and authorize the Chair to sign all associated documents.

**Motion seconded** (no motion)

Discussion: (none at this time)

**Roll Call Vote:**

**Motion fails for lack of a motion by Council**

- F. Approving the Hawks Subdivision HDHO (Zacharia Levine, Community and Economic Development Director)

Zacharia noted this wouldn't create a lot of new homes, but would be deed restricted.

**Motion by** Evan Clapper to approve the Ordinance applying the High Density Housing Overlay District 5 (HDHO-5) to the parcels located at 2095 S., 2120 S. & 2130 S. Plateau Drive subject to the condition specified in the ordinance in regards adding required notes to the master plan, the associated Master Plan, the associated Development Agreement and Deed Restriction, and the authorize the Chair to sign all associated documents.

**Motion seconded** by Gabriel Woytek

Discussion: (none at this time)

**Roll Call Vote:** Mary McGann, yes. Gabriel Woytek, yes. Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, recused, Greg Halliday, yes.

**Motion passes 5-0-1** with Jaylyn Hawks recusing

- G. Approving the Desert Storm HDHO (Zacharia Levine, Community and Economic Development Director)

Zacharia Levine noted this is 5 lot HDHO application with little to no public comment.

**Motion by** Gabriel Woytek to approve the Ordinance applying the High Density Housing Overlay District 5 (HDHO-5) to the parcels located at 2691 Desert Road subject to the condition specified in the ordinance in regards updating the Master Plan title and adding required notes, the associated updated Master Plan, the associated Development Agreement and Deed Restriction, and authorize the Chair to sign all associated documents.

**Motion seconded** by Greg Halliday

Discussion: (none at this time)

**Roll Call Vote:** Mary McGann, yes. Gabriel Woytek, yes. Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, recused, Greg Halliday, yes.

**Motion passes 5-0-1** with Jaylyn Hawks recusing

- H. Approving amended By-Laws of the Noxious Weed Control Board (Tim Higgs, Weed Supervisor)

**Motion by** Jaylyn Hawks to approve the proposed amended bylaws of the Grand County Noxious Weed Control Board, and authorize the Chair to sign all associated documents.

**Motion seconded** by Evan Clapper

Discussion: (none at this time)

**Roll Call Vote:** Mary McGann, yes. Gabriel Woytek, yes, Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, yes. Greg Halliday, yes.

**Motion passes 6-0**

I. Appointments of three Councilmembers to the Arches Hotspot Region Coordinating Committee (Councilmember Wells)

Curtis Wells discussed Moab City renegotiating the agreement with UDOT and identifying alternative projects. The City created a committee and gave the County representation spots. The County will appoint members to work with the City. The County Council would have the authority to approve recommendations to UDOT.

**Motion by Curtis Wells** to approve Council members Jaylyn Hawks, Evan Clapper, and Curtis Wells as the Grand County appointments to the City of Moab Arches Hotspot Region Coordinating Committee and authorize Council Admin CB to forward names to city

**Motion seconded** by Gabriel Woytek

Discussion:

Jaylyn noted she's excited to be involved. Curtis noted this will be a good path forward.

**Roll Call Vote:** Mary McGann, yes. Gabriel Woytek, yes. Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, yes. Greg Halliday, yes.

**Motion passes 6-0**

J. Approving Plat Corrections for Lots 5,6,7 of Spanish Valley Estates (Zacharia Levine, Community and Economic Development Director)

Mila Dunbar-Irwin noted these are changes to plats that were incorrectly recorded – this is a plat correction that cleans up some filing errors.

**Motion by** Jaylyn Hawks to adopt the resolution approving plat corrections for Lots 5, 6, & 7 of Spanish Valley Estates, and authorize the Chair to sign all associated documents.

**Seconded by** Curtis Wells

Discussion: (none at this time)

**Roll Call Vote:** Mary McGann, yes. Gabriel Woytek, yes. Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, yes. Greg Halliday, yes.

**Motion passes 6-0**

K. Adopting a proposed resolution indicating that Grand County will not seek to impose a tax under Title 59 for the funding of botanical, cultural, recreational, and zoological organizations or facilities, however, that the City of Moab may seek to impose such a tax (Chris Baird, Council Administrator)

Chris Baird/Joel Linares (Moab City)

Joel noted Moab City approved a RAP tax. This is the only tourist-based tax Moab City hasn't implemented yet. Joel noted that the County needs to weigh in either placing this on the ballot or noting they are not seeking to impose this tax.

**Motion by** Jaylyn Hawks to approve the attached resolution indicating that Grand County will not seek to impose a tax under Title 59 for the funding of botanical, cultural, recreational, and zoological organizations or facilities, however, that the City of Moab may seek to impose such a tax; and, authorize the chair to sign all associated documents.

**Motion seconded by** Evan Clapper

Discussion: (none at this time)

**Roll Call Vote:** Mary McGann, yes. Gabriel Woytek, yes. Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, yes. Greg Halliday, yes.

**Motion passes 6-0**

- L. Consideration for adoption of a resolution of the County Council of Grand County, Utah (the “county”) authorizing and approving the execution and delivery of a master lease agreement, by and between the county and the Municipal Building Authority of Grand County, Utah (the “authority”); authorizing the execution and delivery of ground lease agreement; authorizing the issuance and sale by the authority of not more than \$3,600,000 aggregate principal amount of lease revenue bonds, series 2020; and related matters (Chris Baird, Council Administrator and Alex Buxton, Vice-President of Zion's Public Finance)

Chris Baird and Alex Buxton (Zion’s Public Finance)

Chris and Alex described that this is part of the process of closing on the bond for the Municipal Building Authority (MBA) and Emergency Medical Services (EMS) building planned. The process for the EMS building is the same as the [past] process for the airport terminal expansion. The MBA secured a loan for 30 years and secured a grant for funding from the Community Impact Board (CIB) There are 2 resolutions to be adopted – one by the Council and a separate one by the MBA.

Chris noted there will be a sublease with EMS and EMS will pay the debt. There is no interest. The sublease hasn’t been drafted yet. It should be part of the closing documents. EMS would be responsible for overages.

**Motion by Curtis Wells** to approve the attached resolution of the County Council of Grand County, Utah (the “county”) authorizing and approving the execution and delivery of a master lease agreement, by and between the county and the Municipal Building Authority of Grand County, Utah (the “authority”); authorizing the execution and delivery of ground lease agreement; authorizing the issuance and sale by the authority of not more than \$3,600,000 aggregate principal amount of lease revenue bonds, series 2020; and authorize the Chair to sign all associated documents.

**Motion seconded** by Jaylyn Hawks

Discussion: (none at this time)

**Roll Call Vote:** Mary McGann, yes. Gabriel Woytek, yes. Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, yes. Greg Halliday, yes.

**Motion passes 6-0**

**Citizens to be hear (none at this time)**

**Motion to recess** by Evan Clapper

**Seconded by** Jaylyn Hawks

**Roll Call Vote:** Mary McGann, yes. Gabriel Woytek, yes. Evan Clapper, yes. Curtis Wells, yes. Jaylyn Hawks, yes. Greg Halliday, yes.

**Motion passes 6-0.**

**Council In recess at: 6:06 p.m.**

**(See separate agenda/minutes for Municipal Building Authority Meeting)**

**Council back in session at 6:27 p.m.**

**Consent Agenda- Action Items**

- M. Approving letter of support for Community Rebuilds USDA Rural Development’s 523 Technical Assistance grant application (Alivia Michalski, Community Rebuilds Fundraising Director)
- N. Approving letter of support for Ride with Respect’s grant application, "Rock-Crawling Pickup Truck for OHV Trail Work around Moab” (Clif Koontz, Ride with Respect Executive Director)
- O. Approving letter of support for the BLM's grant application, "Improving Motorized Recreation Opportunities in the Moab Field Office" (Clif Koontz, Ride with Respect Executive Director)

- P. Adopting a proposed resolution approving the Intrepid Minor Record Survey (Zacharia Levine, Community and Economic Development Director)

Discussion: (none at this time)

**Motion by** Greg Halliday to adopt the consent agenda as presented and authorize the Chair to sign all associated documents.

**Motion seconded** by Evan Clapper

Discussion:

Potential proponents of Intrepid Minor Record Survey are aware that future use is not guaranteed.

**Roll Call Vote:** Mary McGann, yes, Gabriel Woytek, yes. Evan Clapper, yes. Jaylyn Hawks, yes. Greg Halliday, yes. Curtis Wells, no.

**Motion passes 5-1** With Curtis Wells against.

### **Discussion Items**

- Q. Discussion on County Council's priorities for the General Plan update (Vice Chair Hawks)

Jaylyn Hawks presented about the General Plan. Jaylyn noted council member input to the general plan and asked if she'd misrepresented anything.

Chris Baird noted that in the past when we've done general plan updates there's a lot of facilitator and public input. Chris noted that there is likely little to no funding for a general plan update. Jaylyn noted that this is simply a head start and suggested no actual changes to the general plan until there's public input.

**Public Hearings- Possible Action Items (none at this time)**

**Closed Session(s) (none at this time)**

Chair McGann Adjourned the meeting at 6:39.

**Adjourn**