



**GRAND COUNTY COUNCIL
SPECIAL MEETING
JOINT MEETING WITH
SAN JUAN COUNTY COMMISSION**

**Covered Pavilion
at the
Old Spanish Trail Arena
3641 S Hwy 191
Moab, Utah 84532**

Monday, June 10, 2019

The Grand County Council met in a special session on the above date at the Covered Pavilion of the Old Spanish Trail Arena located at 3641 S Hwy 191, Moab, Utah. The meeting was called to order by Council Vice-Chair Terry Morse at 10:14 a.m. In attendance were Council Members Greg Halliday, Mary McGann, Jaylyn Hawks, Terry Morse, Curtis Wells, Rory Paxman, Grand County Clerk/Auditor Chris Baird, and Grand County Council Administrator Ruth Dillon. Absent were council members Evan Clapper. Also in attendance were San Juan County Commissioners Willie Grayeyes, Kenneth Maryboy, Bruce Adams, San Juan County interim administrator David Everitt, San Juan County Clerk/Auditor John David Nielson, and SITLA Director David Ure.

Call to Order

Grand County Vice-Chair Terry Morse called the meeting to order at 10:14 a.m.

Discussion Items

A. Discussion regarding growth in northern San Juan County

Several members of the public were given the opportunity to speak. Concerns were expressed regarding UTV damage around Hurrah Pass, Inter-local agreements pertaining to road maintenance, the proposed Love's Truck Stop and associated possible impacts, a unified Grand County/San Juan County Dark Skies ordinance, the appropriateness of SITLA involvement in San Juan County process, and appreciation for this meeting.

Grand County Council Member Curtis Wells introduced agenda item A.

San Juan County Commissioner Kenneth Maryboy expressed that this is a good opportunity to receive input from citizens, and that he would like to work with the local community

San Juan County Commissioner Willie Grayeyes expressed that he is concerned that some planning is from the "top down" as opposed as from the locals. Expressed a belief that community originated planning should come at the forefront of a planning process.

San Juan County Commissioner Bruce Adams indicated that a lot of new building will begin in Spanish Valley as a result of new water and sewer service. The sewer service was intended to avoid septic tank contamination. San Juan Co. is a partner in Moab City's new treatment plant. Commissioner Adams discussed the development of new drinking water wells and indicated that Grand County's Dark Skies regulations could also become a part of San Juan Co's Land Use Code. Expressed that he would like to see increased density in Spanish Valley.

Grand County Vice-Chair Terry Morse asked what San Juan County Commissioners were hoping to achieve with their recent "moratorium" on development in Spanish Valley?

Kenneth Maryboy responded that the moratorium was intended to give the commissioners and San Juan Co. staff more time to work with the local Spanish Valley community.

San Juan Co. Administrator David Everitt indicated that the moratorium was passed in May and was intended to look at the proposed land use code ordinances to see if they need to be revised. He would like to hold more community workshops.

Grand County Council Member McGann asked if the moratorium will affect the Love's truck stop project?

David Everitt indicated that they are unsure of the "vested" status of the truck stop at this point.

Commissioner Adams requested an update on Grand Co's moratorium.

Grand County Vice-chair Terry Morse indicated that Grand's moratorium was intended to take another look at the pace of development and growth in overnight accommodations, and to develop appropriate ordinances.

Grand County Council Member Jaylyn Hawks indicated that she is reading a book on balancing growth in gateway communities.

Commissioner Bruce Adams inquired as to the state of the highway bypass?

Grand County Council Member Wells gave a history on the bypass idea, and gave an update on the UDOT study, which includes the possibility of a new bridge across the Colorado River to Kane Creek Blvd. However it may cost upward of \$200 million. Would like to include the bypass concept in future transportation plans and believes that bypass could be a win-win for everyone.

B. General discussion with SITLA Director Dave Ure regarding regional interests and issues

SITLA Director David Ure indicated that he was on the Summit County economic development commission and learned that we must balance government, public, and private interests. Expressed that usually, not everyone will be happy with the final results, but that it is important to hear and listen to everyone's opinion. Ure expressed that he believes SITLA is a good partner and required that the Love's Truck Stop comply with any Dark Skies ordinance. He indicated that Love's Truck Stop is not in a residential zone, but a long standing commercial zone. Director Ure encouraged more citizens to attend planning commission meetings and suggested that San Juan Co. needs to increase its zoning density in Spanish Valley in order to pay for its debt with sewer and water projects.

Grand County Council Member McGann inquired as to whether a SITLA representative had attended any Grand Co. planning meetings. Director Ure indicated that they had not, however that the projects under consideration are in San Juan Co.

Grand Co. Vice-Chair Terry Morse expressed that we are all living in one geographically constrained valley and should be planning together.

Director Ure told a story of another school district in Utah, and that he was upset that the board would not amend their boundaries. Feels that annexation can work when all parties agree.

Grand County Council Member Paxman expressed that he is glad that we are all meeting together and had to leave the meeting at 11:31 a.m.

Commissioner Maryboy asked again, if the Love's Truck Stop was vested. No one can answer that at this point.

Grand Co. Council Member Hawks inquired as to the status of SITLA's plans concerning the new USU campus?

Director Ure responded that the initial bids came back with unacceptable development concepts and higher than expected costs. SITLA placed the RFP on the back burner and would like to provide housing for students and more mixed use development.

SITLA staff person Bryan Torgerson expressed that they intend to reopen the RFP and would like to see more mixed use development and student housing.

C. Discussion of potential changes to transient room tax formula and other options to fund mitigation of the impacts of tourism

San Juan Co. Administrator David Everitt expressed that he believes there is support in San Juan Co. for changing the TRT mitigation formula.

Council Member McGann expressed that she is also concerned about limits on TRT spending.

Commissioner Adam expressed that now is the time to get our State legislators involved in drafting amendments to the TRT laws.

D. Cost sharing of EMS/public safety expenses related to special events in Spanish Valley

Commissioner Maryboy expressed that they are doing everything they can to coordinate with the Grand Co. Sheriff and EMS.

Commissioner Adams indicated that San Juan Co. is suffering law enforcement, EMS, and Search and Rescue expenses from tourists based out of Moab. They incur the costs, but Grand Co. receives the tax revenue.

Vice-Chair Morse indicated that Grand and San Juan Counties need to work out agreements for areas of overlap.

Some citizens made closing remarks concerning address and voter registration mix-ups at Pack Creek Ranch, and the adoption of ordinances and/or lobbying for TRT reform

Grand County Council Member Curtis Wells thanked the San Juan Commissioners and staff, as well as SITLA Director David Ure and staff for attending the joint meeting.

Future considerations (None)

Adjourn

Vice-Chair Morse thanked all for attending and adjourned the meeting at 12:04 p.m.

ATTEST:



Chris Baird – Clerk/Auditor

APPROVE:



Evan Clapper – Council Chair