



**GRAND COUNTY
COMMISSION REGULAR MEETING**

**Grand County Commission Chambers
Held virtually on Zoom
Moab, Utah**

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**MINUTES
5 Oct, 2021**

The Grand County Commission met in a regular meeting on 5 October, 2021. The meeting was streamed/attended electronically. It was also broadcast and saved on YouTube. Commissioners in attendance were Evan Clapper, Jacques Hadler, Trish Hedin, Sarah Stock, and Kevin Walker. Also present were County Commission Administrator Chris Baird, County Commission Associate Administrator Mallory Nassau, and Clerk/Auditor Quinn Hall. Commissioners McGann and Woytek were unable to attend the meeting, and Commissioner Walker acted as Chair for the meeting.

4:00 PM

Call to Order Commissioner Walker called the meeting to order at 4:01

Citizens to Be Heard

Reed Pendleton commented about policy and procedure, noting dates of public hearings, and timing of comments received for and against public hearing items. Reed commented about potentially missing or deleted comments. Reed asked for some follow up regarding public comments. Mallory discussed Commission meeting packet creation and public comments. Chris discussed the comment period and state statute.

Approval of Minutes (Quinn Hall, Clerk/Auditor)

A. September 21, 2021 (Regular County Commission Meeting)

Motion by Jacques Hadler to approve the minutes from 21 September, 2021.

Motion Seconded by Evan Clapper

Discussion (none at this time)

Motion passes 5-0

Ratification of Payment of Bills & Quarterly Pre-Authorized Purchase Report

Motion by Sarah Stock to ratify payment of bills in the amount \$1,223,645.07 and payroll in the amount of \$268,520.00 for a combined total of \$1492,165.07.

Motion seconded Evan Clapper

Discussion (none at this time)

Motion passes 5-0

Commission Member Disclosures (none at this time)

General Commission Reports and Future Considerations

Trish Hedin

- None at this time

Sarah Stock

- Attended Community Renewable Energy meeting
- Attended Audit Committee meeting

Jacques Hadler

- Chamber of Commerce meeting
- Sustainable Trails Committee meeting
- Class 1 E-Bikes are now legal on the paved path

Evan Clapper

- Conversations with other users of dispatch
- Congressional action – civilian climate corps

Kevin Walker

- Sustainable Trails Committee meeting
- Budget Advisory board meeting

Commission Administrator Report

Chris discussed budget season and the salary survey. There will eventually be 2 separate budgets presented for approval, with potential costs to the county outlined. The county will seek bids for health benefits for the upcoming year.

Elected Official Reports

John Guenther discussed upcoming meetings and the general plan.

(Out of order - 4:53 pm) Christina Sloan discussed the pending litigation with Rocky Mountain Americaner, and the potential timeline for a decision. Christina further discussed the need for a court decision and the County's position on the potential expansion of future train service. Christina noted the importance of public safety in the County. Christina noted federal preemptions surrounding railroad activity.

Department Reports

B. Report from Active Transportation and Trails (Maddie Logowitz, Director)

(Out of order – 5:03 pm)

Maddie discussed recent trails projects completed, noting the work completed on Burro Trail. Maddie discussed rebuilding some of the switchbacks and general trail maintenance. Maddie discussed some of the fall work that is in progress. Maddie discussed the recent successes of the new trail ambassador program.

Agency Reports (none at this time)

Presentations

C. Presentation on Grand County redistricting of voter districts (Commissioner Walker)

Commissioner Walker discussed upcoming redistricting, and noted the importance of citizen map submission. Commissioner Walker ran through a quick redistricting map making process.

General Business- Action Items- Discussion and Consideration of:

D. Approving Grand County's redistricting timeline (Commissioner Walker)

Presentation

Kevin discussed the redistricting timeline, and the need for firm deadlines to make sure the process stays on track.

Motion by Jacques Hadler to adapt the following timeline for Grand County's redistricting process:

- Soft deadline for submitting maps: Nov 1st, 2020
- Public input period for submitted maps: Nov, 30th, 2020
- Final decision: Dec, 7th, 2021

Motion Seconded by Sarah Stock

Discussion (none at this time)

Motion passes 5-0

E. Approving Grand County's position on statewide redistricting efforts (Commissioner Walker)

Presentation

Kevin discussed the need to suggest districts to the state.

Motion by Evan Clapper to adopt the following positions for Grand County's input in the state redistricting process:

- Grand County should not be split between different State House, State Senate, or State Schoolboard districts
- Grand County shares interests with both San Juan County to the south and Carbon and Emery counties to the north. We should be grouped with these counties for districting purposes.

Motion Seconded by Trish Hedin

Discussion (none at this time)

Motion passes 5-0

(Back to Christina Sloan and Madeline Logowitz – see above)

F. Approving the 2021 Property Tax Abatements and Cancellations through September 28, 2021 (Chris Kauffman, County Treasurer)

Presentation

Treasurer Chris Kauffman discussed the property tax abatements for 2021.

Motion by Evan Clapper to approve the 2021 property tax abatements and cancellations through 9/28/2021 as presented.

Motion Seconded by Sarah Stock

Discussion (none at this time)

Motion passes 5-0

- G. Approving Ordinance applying the Overnight Accommodations Overlay (OAO)-RV/Campground to the Willow Springs Campground, Parcel No. 04-0020-0038 (13733 North Highway 191, near Utah Scenic Byway 313) (Elissa Martin, Planning and Zoning Associate Planner)

Presentation

Elissa discussed the proposal, noting the amount of public input. Elissa summarized the project and discussed the history of the proposal. Elissa discussed

Motion by Sarah Stock to deny the application of the OAO-RV/Campground District to Parcel No. 04-0020-0038 (13733 North Highway 191) for the Willow Springs Campground.

Motion Seconded by Trish Hedin

Discussion

Sarah discussed the already permitted overnight accommodations, noting there are hundreds of overnight accommodations already permitted that have yet to be built. Sarah noted property development standards in the Scenic Resource Protection District did not support a campground in the area. Sarah discussed earlier surveys and general public opposition to this type of development in the area.

Jacques discussed the proposed campground, noting the public opposition to increased overnight accommodations. Jacques discussed the preservation of the area, noting the potential of a State Park to assist in preservation of the area.

Trish agreed with prior comments and noted the potential future impacts of further development in the area.

Kevin discussed general community sentiment against increased tourism and overnight accommodations. Kevin noted the potential for development in the area to easily get out of control in the near future. Kevin suggested Commission approval of the nearby State Park was/is an attempt to mitigate illegal camping, but is likely separate from the issue of a commercial campground.

Evan discussed the small area plan and noted the overnight accommodations already permitted.

Kevin noted that section 4.6.2 of the Grand County Land Use code requires the commission to consider the balance and of resident homes to overnight accommodations, and suggested the county is still struggling with a poor balance of overnight accommodations and residences. Kevin also referred to 4.6.7(g) of Grand County Land Use Code, noting the proposed project does not likely serve the best interests of the county or alleviate current problems faced by the county.

Christina discussed the findings of the commission, and noted the importance of including findings in the motion.

Motion by Sarah Stock to amend the original motion to include *“based on commission findings and reasons discussed, this application does not help achieve balanced or mixed uses in the County.”*

Motion to amend seconded by Jacques Hadler

Motion to Amend passes 5-0

Amended Motion passes 5-0

- H. Appointing volunteer appointment to the Airport Board, nominated by the Travel Council Advisory Board (Andy Solsvig, Airport Director)

Presentation

Chris discussed the appointment to the airport board, noting this position needs to be held by a Travel Council member.

Motion by Evan Clapper to approve the mid-term appointment of Jenny Gleason to serve on the Airport Board, as the Travel Council Advisory Board Representative, with term expiring 12/31/2023.

Motion Seconded by Trish Hedin

Discussion (none at this time)

Motion passes 5-0

- I. Approving volunteer appointments to the Historical Preservation Committee (Commissioner Hadler)

Presentation

Jacques discussed the appointments. Sarah asked about the gender balance of the committee, and asked if there was a reason to go with the suggested appointments. Jacques relayed the names of other committee members and Trish suggested there were women on the board. Evan suggested the recommendations were likely good ones.

Motion by Jacques Hadler to approve the mid-term appointments of Josh Green and David Vaughn to serve on the Historical Preservation Commission, with Josh Green's term expiring 12/31/2025, and David Vaughn's term expiring 12/31/2024.

Motion Seconded by Evan Clapper

Discussion (none at this time)

Motion passes 5-0

- J. Adopting Resolution approving the Creekside Estates Planned Unit Development (PUD) Phase II Final Plat and Subdivision Improvement Agreement (Elissa Martin, Planning and Zoning Associate Planner)

Presentation

Elissa discussed the Creekside final plat and Subdivision Improvements Agreement (SIA). Elissa discussed the "clustered" lots and current lot lines. Christina noted the roads are in separate parcels, and discussed the plat notes.

Motion by Evan Clapper to adopt the proposed Resolution approving the Final Plat for Phase II of the Creekside Estates Planned Unit Development with the following conditions:

1. The Owner shall record the SIA simultaneously with the Final Plat in the Recorder's Office; and

2. The Owner shall submit an acceptable completion assurance bond for the incomplete public improvements and infrastructure warranty bond for completed accepted public improvements as established in the SIA to the County in the amounts set forth in the SIA prior to recordation of the Final Plat.

Motion Seconded by Jacques Hadler

Discussion

Trish Hedin noted recent planning commission meetings, and suggested that perhaps clustered developments are not a perfect answer.

Motion passes 4-1 Hedin opposed

- K. Approving Board of Equalization Hearing Officer recommendations (Quinn Hall, Clerk/Auditor)

Presentation

Quinn discussed the BOE and recent hearings and findings.

Motion by Jacques Hadler to approve the proposed Board of Equalization Hearing Officer recommendations resulting from taxpayer valuation appeals during the 2021 BOE hearings.

Motion Seconded by Evan Clapper

Discussion (none at this time)

Motion passes 5-0

Consent Agenda- Action Items

- L. Approving project list to be submitted to the Transportation Special Service District for consideration of project funding for year 2022
- M. Approving letter of support for the Southeastern Utah Economic Development District and the Utah Governor's Office of Energy Development's grant proposal to the U.S. Department of Commerce Economic Development Administration for the Build Back Better Regional Challenge
- N. Approving Cooperative Agreement between Grand County Weed Department and the Department of Natural Resources for the Moab Mill Creek Watershed Restoration Project
- O. Approving Cooperative Agreement between Grand County Roads Department and the Department of Natural Resources for the Colorado River Restoration 5.0 Project
- P. Pre-approving Enterprise lease schedules for 2022 factory ordering of vehicles
- Q. Ratifying the Chair's signature on a grant match letter to the Utah Division of Emergency Management for a Grand County Pre-Hazard Mitigation Plan in 2022
- R. Approving letter delegating Bill Hulse, Chief Building Inspector, to serve on the FEMA Publication 480 Guide Update Working Group
- S. Ratifying the Land Use Levels of Service Analysis Request for Proposals review committee appointments

Motion by Jacques Hadler to adopt the consent agenda as presented.

Motion Seconded by Trish Hedin

Discussion (none at this time)

Motion passes 5-0

Discussion Items

T. Calendar items and special events (Mallory Nassau, Associate Commission Administrator)

Mallory noted the commission meeting in November would be on Wednesday, not Tuesday, due to the election. The Red Rock Powow went well, and they'll be coming back next year. The Car Show is coming up this weekend. Moab Craggin' Classic is coming up, the Moab 240, the Remy Queen of the Desert, and the Moab Trail Marathon are also coming up.

Trish and Jacques commented that the Pow Wow was a great event.

Public Hearings- Possible Action Items

Closed Session(s) (if necessary)

Adjourn

Commissioner Walker adjourned the meeting at 6:27

Grand County:

Attest:

Mary McGann

QHall

Mary McGann
Grand County Commission Chair

Quinn Hall
Clerk / Auditor