



GRAND COUNTY COMMISSION WORKSHOPS AND REGULAR MEETING

**Grand County Commission Chambers
Hybrid virtual participation on Zoom
Moab, Utah**

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MINUTES 18 April 2023

The Grand County Commission met in a regular meeting on April 18th, 2023. The meeting was held in-person in the Grand County Commission Chambers, with hybrid virtual participation also available via Zoom. It was also broadcast and saved on YouTube. Attending the meeting in-person was Commission Chair Jacques Hadler, Commission Vice-Chair Kevin Walker, and Commissioners Mary McGann, Trisha Hedin, Bill Winfield and Mike McCurdy. Also attending in-person were Commission Administrator Mallory Nassau, Associate Commission Administrator Quinn Hall, Strategic Development Director Chris Baird, County Attorney Stephen Stocks and Clerk/Auditor Gabriel Woytek. Commissioner Evan Clapper was absent.

2:30 p.m. Workshop: Special Event Intent to Apply Review

Chair Hadler opened the quarterly Intent to Apply review workshop. Workshop discussion to inform approvals granted on Item 1 of the regular meeting agenda.

Special Events Coordinator Mackenzie Daniels and OSTA Director Angela Book offered a brief overview of all events in consideration:

Land Rover National Rally

Longstanding event with no reported past issues. Multi-year SRP with Bureau of Land Management.

Rexy Queen of the Desert

Promotes diversity and inclusion with incentives for female participants. Dehydration issue with participant at a previous event which required an emergency response from Mesa County, CO.

Jeep Jamboree and October Expedition 2023

A proposed May Jamboree was denied due to event calendar congestion. Multi-year SRP with Bureau of Land Management.

Moab 240 Endurance Run 2023

Multi-year SRP with BLM and United States Forest Service

Jeep Cherokee hosted by NAXJA

Multi-year SRP with BLM

Red Canyon Powwow

1,000 participants, no current estimate regarding volume of attendees from the general public.

Museum of Western Film and Heritage Ribbon Cutting

50/50 as to whether it is likely to happen in 2023 but event organizer proceeded with the ITA in case new facility is completed.

Moab Craggin' Classic 2023

Commissioner Hedin sought confirmation that there were no problems reported with past events. Some rumors had been circulating that participants were climbing on wet rock which presents unique hazards both to climbers and the rock itself.

Moab Trail Marathon 2023 Hosted by TrainingRX

Packet pickup successfully moved from Amasa back trailhead to an in-town location, as per feedback given.

Rally on the Rocks 2023

Multi-year SRP with BLM. Event last held in 2019. 78 public comments received via email in opposition, 53 public comments received via email in support.

GGBY Highline Gathering 2023

EMS responded to a separate but associated incident at the 2022 event. BLM permit secured.

Commissioner Hedin expressed concern regarding backcountry impacts. Commissioner Walker suggested that this is a well-trafficked area which has already seen significant impact.

Deadhorse Ultra 2023

Locally sponsored event, multi-year SRP with the BLM.

Discussion

Commissioner Walker referenced discussion that he recalled while crafting the Special Events Ordinance regarding an option for well-established or legacy events to have their ITA approved further ahead of time than the typical quarterly allotment. Staff will prepare ITAs submitted early for review at next quarterly review.

Commissioner Walker spoke to the need to identify excess concentration in the event calendar, which this quarter does not appear to present. No first-time event proposals or overlapping that would lead to excess community disruption. Walker stated that he was inclined to give a 'green-light' to all proposed events other than Rally on the Rocks.

Commissioner Hedin stated that the bulk of public comment received in opposition of the event came from within the community and the bulk of comment received in favor was from outside of the community. Hedin stated that, contrary to public comment received, UTV user groups were not being denied their freedoms but just that an event was possibly being denied, and that an event can't be cancelled if it wasn't approved in the first place. Hedin stated that UTV traffic is tough on the community's quality of life and the community bears enough of the burden as it stands.

Commissioner McCurdy stated that he agreed that concentrated noise does create disruption, and that any event organizers should pursue trailering as much as possible. McCurdy stated that Grand County can't dismiss the idea that San Juan County will take events that Grand County does not approve, and that these event goers will set up on the South end of the valley and continue to use Grand County roads and trails regardless. McCurdy stated that he would rather work with such an event when given the opportunity, in order to best mitigate their inevitable impacts.

Commissioner Walker stated that the County Attorney opinion is that events making use of trails in Grand County would need a Grand County Special Event Permit. Commissioner McGann stated that the BLM has stated that it will honor the determination of Grand County and follow suit by not offering conflicting permits.

Attorney Stocks clarified that event applications make clear what trails and locations that the event will utilize. Independent activities of event goers cannot be considered an extension of the activities of the event.

Commissioner McCurdy stated that relying on the built-in self-policing of Rally of the Rocks participants and organization would be much easier than the potential free-for-all resulting from an event denial.

Commissioner Winfield stated that he would like to speak to the bigger picture. Winfield stated that the new owner has cleaned the event up significantly from what it had been in the past, and pointed out that Grand County has been sending letters to public land agencies requesting that they deny event permits. Winfield suggested that in order to share the sandbox and reduce impacts, that we should work jointly with public land management agencies on things such as parking lot expansions. Grand County's long-term goal must involve facilitation with user groups and not constant denials. The goal must be a win-win collaboration for locals and recreationists both. No compromise means no peace.

Commissioner McGann stated that in 2018 and 2019, significant time was spent collaborating with the Rally on the Rocks event sponsors, and that initially agreed to compromises were ultimately dismissed by the sponsors. Attempts to facilitate and collaborate were unsuccessful. McGann stated that past experience with this event was too painful for the community and at this point is not OK to ask community to sacrifice further. McGann saw no improved mitigation measures introduced in the currently proposed event application.

Commissioner Walker stated that he is not debating whether UTVs should be allowed on public lands, but rather addressing the permitting of one specific special event. Limited tools are available to mitigate UTV impacts. Special events are a privilege and not a right. Plenty of visitor interest in Moab allows the Commission to be selective in approving events. Walker stated that many motorized events have been approved and will continue to be approved, but this one particular event generates a significant number of complaints from citizens and thus does not deserve approval.

Commissioner McCurdy stated that the community will have to bear a greater amount of overall noise impacts if this event is denied. Keeping the event in Grand County will allow Grand County to have input in how the event is run, as opposed to it being run in San Juan County.

Commissioner Hadler spoke in reference to public comments received and the passion that local citizens wrote with in speaking to the negative impacts of this event. Every letter in favor of the event referenced the amount of money that this event brings into the community. Hadler spoke to his own experience running a business, where he experienced excess motorized activity displacing other type of visitation and their respective economic benefit.

Commissioner Hedin commented that public lands belong to all of us, and that we all have a right to our preferred mode of recreation, but only to a certain extent. Most recreation is heavily regulated. Hedin stated that compromise in this case would constitute motorized users not utilizing the public streets in order to access trails.

Attorney Stocks suggested that imposing conditions on the event in order to help facilitate an approval could serve to show a good faith effort that might serve to avoid potential backlash from the State Legislature.

Commissioner Winfield spoke to the importance of compromise and the bigger picture of working towards bringing people together and reducing conflict. Winfield stated that the loud voice that is triggered through public comment is not representative of the community as a whole.

Commissioner Walker spoke to the damage that events such as this do to the tourist economy, referencing visitor surveys completed that put a high value on quiet. Walker stated that Grand County would be shooting

itself in the foot by inviting more disruptive uses that displace a wider range of visitor groups. Walker agreed that parking lots and the promotion of trailering are valuable efforts, but that these efforts are independent from the topic of this particular event's approval. Walker stressed that events taking place on Grand County trails must have a Grand County Special Event Permit.

Chair Hadler adjourned the workshop at 3:42 p.m.

4:02 p.m. Thompson Springs Special Service Fire District Board Meeting (see separate agenda) (0:45)

4:06 Call to Order Regular Commission Meeting (4:00)

Pledge of Allegiance

4pm Citizens to Be Heard (5:00)

Thompson Springs resident Saina Carey provided an update regarding May Day and Summer Solstice events being planned for Thompson Springs, with associated special event funding requests that the Commission will be seeing in action item number six on the agenda.

Grand County resident Marc Horwitz referenced the electronic sign recently placed near Aggie Boulevard on Highway 191 that states 'engine brakes restricted' and its noticeable efficacy. Requests that such signs be permanently placed along the southern highway corridor.

Grand County resident Taylor Hall spoke in support of expanded definitions for qualified households written in the HDHO Ordinance. Referenced a number of occasions where the current definition disqualified prospective HDHO homebuyers in undesirable ways, and offered descriptions of other undesirable consequences associated with these definitions as written.

Grand County resident Pete Gross spoke to the negative impacts of noise associated with motorized recreation near his residence along Mill Creek Drive which are impacts that are significantly greater than other user groups, a difference which he stated must be taken into account.

Grand County resident Rory Irish spoke in reference to the Rally on the Rocks special event permit application and the need to find compromise, including a potential requirement for factory exhaust on all participating vehicles. Denial of the permit in Grand County would constitute denial of freedom of access to public lands. He states that he feels disenfranchised by the actions of the Commission.

Grand County resident Dustin Rhodes, owner of Moab Side by Side, spoke regarding the need for increased enforcement in order to reduce bad actors amongst motorized recreation users, and that UTV business owners support consequences for any irresponsible motorized user groups.

Ryan Wagoner stated that there was a clear message being given to the side-by-side community that they are not welcome in Grand County. Stated that he will continue to access trails in Grand County but he will be mindful of where he spends his money if no compromises are sought on behalf of the County. Stated that if you buy a house by an airport you can't complain about the impacts of airplanes flying over.

Thompson Springs resident Saina Carey spoke to the need for effective marketing and education to promote responsible use in regards to motorized recreation.

Grand County resident Wayne Hoskisson spoke in advocacy for wilderness and wildlife and referenced the negative impacts that motorized recreation has on the environment, including increased dust and noise.

Grand County resident Kent Green spoke regarding the Commission's discussion surrounding special events and the Rally on the Rocks event. Stated that businesses are suffering due to policies of the Commission and stressed that Moab is a tourist town that relies on the revenues from events. Stated that freedoms are being denied when events are denied and that compromise is needed.

Presentations

Family Support Center (33:00) (Family Support Center Executive Director Julie Niemann)
Niemann gave a presentation regarding the activities of FSC, including a description of the Center's mission, funding sources, facility, core services including crisis care, planned respite, family education, parenting classes, community events and referral services. The FSC is one of eleven state licensed centers and one of seventeen crisis respite nursery centers in the state of Utah.

Department Reports (none scheduled)

Approval of Minutes (Gabriel Woytek, Clerk/Auditor)

Approval of minutes for April 4th, 2023 (Regular Meeting of the Grand County Commission)

Motion by Commissioner Hedin to approve the minutes from April 4th, 2023

Motion Seconded by Commissioner Winfield

Discussion (none at this time)

Motion Passes 6-0

Ratification of Payment of Bills

Motion by Commissioner Hedin to approve and ratify payment of bills in the amount of \$786,978.73 and payroll in the amount of \$361,776.05 for a combined total of \$1,148,754.78.

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0

Commission Member Disclosures (none at this time)

General Commission Reports and Future Considerations (54:00)

Jacques Hadler

- Upcoming 'Moab Facelift' project on May 5th and 6th. 7 different trail projects led by Trail Mix, volunteer signup available online
- Attended Moab Chamber of Commerce meeting, discussion regarding special events, 4th of July festivities to be assumed by the County as part of the County Fair event, annual golf tournament to be held on June 9th
- Motorized Trail Committee meeting, discussion and comment regarding Labyrinth Rims camping plan and Pritchett Canyon trail cleanup
- Legislative Audit results released, no findings for Grand County, final report commended Grand County for its efforts in transparency and disclosure

Trisha Hedin

- Upcoming joint meeting with Planning Commission regarding HDHO
- Upcoming Future Land Use planning meeting to be held on April 26th
- Conservation District Meeting, Cory Farnsworth introduced as new extension specialist, discussion regarding need for coordination between City and County for addressing Pack and Mill Creek drainages, Team Rubicon to work on Tamarisk in Mill Creek
- Attended GWSSA meeting, Ben Musselman introduced as new director, invitation given to Marc Stilson and Division of Water Resources to present to GWSSA board regarding legislative update

Bill Winfield

- Attended Airport Board meeting, discussion and consideration regarding future air service
- Attended senate confirmation hearing of Grand County Clerk staffperson Dana Van Horn to State Water Resources Board
- Appropriation for Rural Roads, 3.3 million to be awarded to Grand County with further ongoing award
- Attended Chamber Chat with the Moab Chamber of Commerce and Redge Johnson, Vicki Varela, and Natalie Randall, discussion regarding refinements to Arches Timed Entry System
- Cell tower to be installed on commercial lands in San Juan County which will serve residents at south end of valley

Mary McGann

- Travel Council Advisory Board Meeting, cold weather led to slow business this Spring, though Jeep Safari was successful, international visitation is beginning to rebound despite strong American dollar, visitation market strong in India, Love Communications to provide monthly travel trends
- Meeting with Nathan Anderson and Union Pacific regarding potential passenger rail to Moab. Service unlikely from Moab to Salt Lake, but spur could be developed into Moab if Rocky Mountaineer pursues service to Las Vegas
- USU meeting, Lianna Etchberger now retired, Kristin Olsen will be promoted to Senior Associate Vice President, Moab native Samantha Campbell will be promoted to Associate Campus Director
- 23 million dollars in ARPA grants to be allocated across the state to Homeless services, 45 million dollars in requests, Seekhaven and Moab Valley Multicultural Center have applied locally
- Doreen O'Connell now successful back in a home after being impacted by 2022 flooding

Mike McCurdy

- Fence project reaching completion at Old Spanish Trail Arena

Kevin Walker

- Council on Aging meeting, working on questionnaire regarding services for seniors
- Meeting with BLM, working on new parking lot at Fisher Towers, Lithium brine drilling projects in Labyrinth Canyon area, closing of old uranium mines for safety, construction projects upcoming at Big Bend Campground

Elected Official and Staff Reports

County Attorney Stephen Stocks

- Expression of recognition and appreciation for Family Support Center and its staff

Clerk/Auditor Gabriel Woytek

- CPAs visited in preparation for Single Point Audit to take place on April 24th by Larson and Co.

General Business - Action Items, Discussion and Consideration of:

1. Special Event Intent to Apply Quarterly Review (Special Events Coordinator Mackenzie Daniels and Old Spanish Trail Arena Director Angie Book) (1:11:00)

Presentation

Clarification given that individual events were reviewed and given consideration during the 2:30 p.m. workshop that preceded this meeting.

Motion by Commissioner Walker to approve the following Special Event Intent to Applies (ITAs) for the 4th Quarter of 2023: 2023 Land Rover National Rally hosted by Solihull Society, Remy Queen of the Desert 2023 hosted by Desert Gravel, Jeep Jamboree and October Expedition 2023, Moab 240 Endurance Run 2023 hosted by Blaze Adventure, 40th Anniversary Celebration of the Jeep Cherokee hosted by NAXJA, Red Canyon Powwow 2023, Museum of Film and Western Heritage Ribbon Cutting hosted by Red Cliffs Lodge, Moab Craggin' Classic 2023 hosted by the American Alpine Club, Moab Trail Marathon 2023 hosted by TrainingRx, GGBY Highline Gathering 2023 hosted by Slackline U.S., Dead Horse Ultra 2023 hosted by Mad Moose Events, and deny Rally on the Rocks.

Motion seconded by Commissioner Hedin

Discussion

Commissioner Walker stated that the ITA for Rally on the Rocks his motion to deny Rally on the Rocks based on the following findings: the proposed special event threatens the peace, comfort and welfare of the community and makes an unreasonable inconvenience to the public, the impacts associated with the proposed event cannot be mitigated, a large amount of complaints from Grand County residents regarding this event in particular, as well as anecdotal experience suggesting that excess noise negatively impacts the overall visitor experience in Grand County.

Motion by Commissioner Walker to amend his original motion to omit the denial of Rally on the Rocks

Amended motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0

Amended Motion passes 6-0

Motion by Commissioner Walker to deny the ITA for Rally on the Rocks

Motion seconded by Commissioner Hedin

Discussion

Commissioner Winfield stressed the need to collaborate and find compromise with all user groups. Commissioner Walker referenced the full discussion amongst the Commission at the 2:30 p.m. workshop and stressed the need to look after the welfare of the community. Walker stated that the negatives associated with this particular event outweigh the positives. Commissioner McGann stated that great effort had been made in the past for this event to go on with the appropriate stipulations, and that the County did seek compromise.

Motion passes 4-2, Winfield and McCurdy opposed.

2. Letter of Support for Grant Application for Trail Maintenance and Trailhead Informational Pavilions (Chair Hadler) (1:21:05)

Presentation

Chair Hadler spoke to the general parameters of this grant seeking effort.

Motion by Commissioner Walker to approve the letter of support for GCATT's 2023 Recreational Trail Program grant application as written.

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0

3. Armstrong Consultants Scope of Work (Task Order T) for the 2023 Airport Fencing Project (part of Airport Improvement Program (AIP)) (Airport Director Tammy Howland) (1:23:45)

Presentation

Howland gave an overview of the proposed action. Estimated costs outlined in the packet. Actual cost of project will be determined during bidding process. Independent fee estimate will be completed before grant approval from FAA, followed by the appropriate bid process.

Motion by Commissioner Walker to approve Armstrong's Scope of Work (Task Order T) for the 2023 Airport Fencing Project.

Motion Seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 6-0

4. Applying to the United States Department of Transportation for approval of an Alternate Essential Air Service contract with the Canyonlands Regional Airport, with Contour Airlines as the selected Air Service provider (Airport Director Tammy Howland) (1:26:15)

Presentation

Howland gave an overview regarding the proposed EAS bids. Current contract for air service with SkyWest to expire on June 30. SkyWest proposal selected in the November RFP put out by the DOT was rejected. SkyWest altered the proposal, but in an insufficient manner so it was removed from consideration. EAS contracts are in crisis due to pilot shortages. Additional proposals received from Boutique Air and Contour Air. Contour offering jet service connections to Phoenix. Boutique offering flights into Denver. Comparison given between interline and codeshare agreements. Main difference between the two proposals are aircraft types and routes. 10,000 enplanements needed to secure funding for Airport Improvement Projects. Proposal from Contour air much more likely to secure 10,000 enplanements, according to Howland. Airport Board chair Jody Patterson explained the Airport Board's unanimous recommendation for service through Contour Airlines. Acknowledgment made that service to Phoenix may be unpopular with the local community, but there does exist potential for expansion on routes, and stability for airport improvements is paramount. Commissioner Walker spoke to his own positive experience in the past with Boutique Air, which resulted in smaller planes, more flights, and better connections. Howland acknowledged that neither plan was perfect. Service with Contour would come close to maintaining current enplanement levels of over 19,000, a level which many businesses rely upon. Both services would offer a seasonal schedule. Contour estimates a ticket cost of \$69 to \$129 for its service. Discussion regarding likelihood for DOT approval for EAS service through Contour. Matt Chaifetz, CEO of Contour Aviation, described his own experience in working with the DOT and gave an explanation for how the program is administered in order to illustrate the very high likelihood of approval. Matt gave a description of the process for determining ticket prices for the consumer. Incentives are available to offer low fare connections with Southwest Airlines; typically 40, 60, or 80 dollars. Phoenix is a hub for Southwest Airlines. Matt explained that Phoenix is a viable and competitive transportation hub compared to Denver and Salt Lake City.

Motion by Commissioner Walker to approve the submission of an application by Grand County to the United States Department of Transportation for approval of an Alternate Essential Air Service contract with Canyonlands Regional Airport and Contour Airlines as the selected Air Service provider and to request the Department of Transportation to allow an extension of the current Essential Air Service contract until such time as an appropriate Alternate Essential Air Service carrier can begin providing service.

Motion Seconded by Commissioner McGann

Discussion

Chair Hadler and Commissioner Walker agreed that neither service offered is perfect. Walker questioned whether the goal of such a contract is to provide desirable essential air service to local residents or to bring tourists in.

Motion passes 6-0

5. Grand County and Housing Authority of Southeastern Utah – Sub-Contract Agreement Contract for Community Development Block Grant (Strategic Development Director Baird) (2:10:00)

Presentation

Baird gave a brief explanation of the proposed action. Commissioner Winfield asked whether this grant would cover the entirety of infrastructure needs at Arroyo Crossing. Baird stated that it would cover full scope of water and sewer infrastructure, and funding through the Utah Housing Corporation will be available to cover remaining infrastructure needs and cost overruns. Commission Winfield expressed concern regarding stormwater mitigation efforts at the development site and the need for Arroyo Crossing to take responsibility in that regard. Baird explained that CDBG process for grant agreements has improved in

terms of establishing funding approval after projects go out to bid, so that funding awards better match project costs.

Motion by Commissioner Walker to approve the Grand County and Housing Authority of Southeastern Utah – Sub-Contract Agreement Contract for Community Development Block Grant

Motion seconded by Commissioner Winfield

Motion passes 6-0

6pm Citizens to be Heard (none at this time)

6. 2023 Community Event Grants (Economic Development Director August Granath, Economic Development Specialist Ben Alter) (2:16:45)

Presentation

Staff described the grant review process. Travel Council Advisory Board requested that they be given an opportunity to deliberate at their May regular meeting in order to provide a recommendation for remaining \$12,500. Administrator Nassau gave a comparison of the Special Event Grant and the Community Event Grant processes. Community Event Grants carry less administrative burdens on events. Commissioner McCurdy asked for a description of the follow-up process that accompanies a grant award, which includes a required reporting form. Attorney Stocks provided additional clarification on required reporting measures included in this process.

Motion by Commissioner McGann to approve the following Community Event Grants for 2023:

- \$5,000 to Blaze Adventure LLC for the Moab Canyons Endurance Ride
- \$5,000 to the Friends of the Moab Folk Festival for the Moab Folk Festival
- \$15,000 to the Friends of the Moab Folk Festival for the Moab Free Concert Series
- \$5,000 to Moab Arts and Recreation (City of Moab) for the Red Rock Arts Festival
- \$15,000 to Cultural Fire Events for the Red Canyon Powwow
- \$10,000 to Moab Arts Festival, Inc. for the Moab Arts Festival
- \$5,000 to Moab Music Festival, Inc. for the Moab Music Festival Winterlude
- \$5,000 to Canyonlands Field Institute for the Mental Health in Nature Series
- \$2,500 to ABC Thompson LLC for the May Day, Summer Solstice, and Winter Solstice Celebrations

Seconded by Commissioner Walker

Discussion

Commission agreed to allow for TCAB recommendation of remaining \$12,500. Administrator Nassau stated that it would be ideal to allocate the additional \$12,500 at this time. Discussion regarding the lack of preparation for allocating the remaining funds. Commissioner Winfield asked regarding Moab City's own contributions to the events receiving awards in this item. Explanation given that TRT funds are available for the County to use in this manner where the City of Moab must draw from General Fund for these expenses.

Motion passes 6-0

7. Mural Agreement between the City of Moab, Grand County, and artist James ("Chip") Thomas (Economic Development Director August Granath, Economic Development Specialist

Ben Alter, Moab Arts and Recreation Center Arts and Special Events Director Kelley McInerney)
(2:31:00)

Presentation

McInerney gave a description of the current effort to highlight local storytelling supported by this mural project. No financial commitment currently being requested from Grand County, only siting for murals.

Motion by Commissioner Walker to approve a mural agreement between the City of Moab, Grand County, and artist James ("Chip") Thomas for the purpose of creating a historic Moab mural at the Moab Museum

Motion seconded by Commissioner McCurdy

Discussion

Walker expressed support for efforts to add murals around town.

Motion passes 5-0, McGann absent

8. Contract with Finley Holiday Film Corp. for New Videography Assets (Economic Development Director August Granath) (2:34:08)

Presentation

Granath gave background on the proposed action. Description of current efforts to update photo and film assets for tourism marketing purposes. Overview given of three bids received. Currently contemplated contract time-sensitive due to upcoming spring bloom which is planned for documentation. Attorney Stocks gave legal advice regarding currently contemplated contract and rights given to the County for use of the assets in perpetuity, terms which he recommends in any such contract.

Motion by Commissioner Walker to approve a \$26,500 contract with Finley Holiday Film Corp. for new videography assets.

Seconded by Commissioner Hedin

Discussion

Granath clarified that this action will enable Grand County to build a media library that will help to keep promotional materials fresh for approximately the next five years.

Motion passes 6-0

9. \$75,000 in funds for Moab Community Childcare (MCC) (Economic Development Director August Granath) (2:41:52)

Presentation

Granath gave background for the proposed action, quoting the narrative included in the agenda summary. Description given of the Rural County Grant program. Unanimous recommendation given by the Economic Development Advisory Board. Commissioner Winfield sought clarification that this was not a use of Transient Room Tax Funds, which it is not. Attorney Stocks asked whether there was public outreach done to all qualifying childcare entities. No official public outreach was made, but every childcare entity was contacted individually through the process. Commissioner Winfield inquired about potential conflicts of interest with Rob Walker, a representative of MCC and member of the EDAB. Design of the program will

allow MCC to support any eligible childcare provider. Rob Walker of Moab Community Childcare clarified that MCC supports 8 entities in Grand County, and is looking to expand that reach, and that he is not compensated in any way by MCC and has no plans to be.

Motion by Commissioner Hedin to approve an award of \$75,000 to Moab Community Childcare from Grand County's Rural County Grant Fiscal Year 2023 award

Seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 6-0

10. Grand County Commissioner Appointment to the Red Cliffs Foundation Board (Economic Development Director August Granath, Red Cliffs Lodge General Manager Brian Hunnings) (2:51:55)

Presentation

Granath gave a summary of the newly formed Red Cliffs Foundation and offered background for the proposed action. Board will consist of 7-9 individuals.

Motion by Commissioner Walker to appoint Bill Winfield to represent the Grand County Commission on the Red Cliffs Foundation Board for the remainder of the current term.

Seconded by Commissioner McCurdy

Discussion

This assignment will be added the Commission's general list of appointments. Clarification given that this seat will typically carry a one-year term.

Motion passes 6-0

11. Updating the SEUALG Community Economic Development Strategy (CEDS) SWOT Analysis (Economic Development Director August Granath, Strategic Development Director Chris Baird, and Associate Economic Development Director Ben Alter) (2:57:28)

Presentation

Baird gave background for the proposed action. Required for Regional Community Economic Development Strategy plan, SEUALG consulted with and advised in its formulation. RFP for Economic Development Master Plan currently being finalized, which will entail a much more comprehensive planning process. Commissioner Winfield questioned whether 'public land degradation' is appropriate language in this document. Discussion regarding the definition of 'cost-effective tourism.' Commissioner Walker proposed adding 'lack of transportation options' as a weakness. Commissioner McCurdy suggested removing or replacing language citing 'workforce' as a strength, referring to shortages of labor. 'K-12 education' as a weakness to be replaced with 'falling high school graduation rates.' Baird explained that quality of life issues are economic development issues, in terms of what makes Grand County an attractive place for employers to locate their business.

Motion by Commissioner Walker to approve the Grand County UT Proposed SWOT Analysis for the SEUALG's Comprehensive Economic Development Strategy (CEDS) 2024-2028, with edits to specific language as discussed.

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 6-0

12. Ordinance Repealing and Replacing Ordinance No. 472 and Establishing a Process for Adopting and Amending Bylaws (Commission Administrator Nassau) (3:10:40)

Presentation

Nassau described the proposed action. Clarification given that language concerning Special Service and Local Districts would not be superseded by their own respective charter documents. Attorney Stocks offered further background and rationale for the proposed changes. Stocks recommended postponing at this time in order to further refine language.

Motion by Commissioner Walker to postpone Item 12

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 6-0

13. Resolution Repealing and Replacing Resolution 3184 and Approving the Board Appointment Process and Requirements (Commission Administrator Nassau) (3:15:05)

Presentation

Attorney Stocks gave a summary of the proposed action, and recommended postponement at this time to allow for further refinement. Commissioner Hadler spoke to the structure present on some boards, such as the Motorized Trail Committee, Trail Mix Committee and the Historical Preservation Committee which allows for frequently attending members of the public to vote on action items. Administrator Nassau recommended against this structure for purposes of clarity. Discussion regarding including exceptions in the next draft to allow for this structure. Chair Hadler mentioned previous discussions regarding adding additional seats to the Historical Preservation Committee to accommodate the abundance of well-qualified applicants.

Motion by Commissioner Walker to postpone Item 13

Motion seconded by Commissioner McCurdy

Discussion

Commissioner Winfield specified that County specific boards should not be eligible for compensation. Commissioner McGann spoke to the considerable responsibility associated with being on the County Planning Commission and that compensation might potentially be considered in the future, in order to preserve the opportunity to a more diverse pool of candidates. Commissioner Walker advocated for maintaining the status quo in regards to compensation, leaving open the potential for future discussion regarding compensation for a given board as might be needed.

Motion passes 6-0

Consent Agenda – Action Items (3:24:35)

14. Approval of Consent Agenda Items

A. Printing of Sand Flats Brochures

B. Voluntary Appointment to the Grand County Recreation Special Service District Board

C. Ratification of Request for additional funding for Emergency Watershed Protection Projects

D. Ratification of 2023 Letter of Support for Tread Lightly! Off Highway Vehicle Recreation Grant Application

E. Ratification of the State of Utah School and Institutional Trust Lands Administration (SITLA) Special Use Lease Agreement 606 for I-70 Billboard near Crescent Junction

F. Letter of Support for Rim to Rim Restoration

Motion by Commissioner McGann to approve the consent agenda as presented

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 6-0

Discussion Items

15. Consideration of Path Forward for Grand County's Support of the Moab to Monument

Valley Film Commission (Economic Development Director August Granath, Commissioner Winfield, Film Commissioner Bega Metzner, Utah Film Commission Director Virginia Pearce, Brian Hunnings, representative of the Red Cliffs Foundation) (3:26:00)

Commissioner Winfield brought this item forward for discussion in order to facilitate forward progress and clarity on the topic. Granath gave an overview of the current state of affairs, as detailed at length in the agenda summary, with a presentation of options given for how to manage the Film Commission.

Commission has given staff direction to explore options offered by the Red Cliffs Foundation in serving as the managing host for the Film Commission. The two overarching main options would be: 1) the Film Commission as an external independent entity but still funded by the County, or 2) the Film Commission remaining as an office existing within the County organization chart.

Film Commissioner Metzner expressed her opinion that the Film Commission going under the Red Cliffs Foundation is the best path forward in order to maintain the appropriate level of staffing, funding, and support. Hunnings spoke to the motivations of the Red Cliffs Foundation being oriented towards economic development, and management of the Film Commission would accompany a multi-million dollar effort to build a new film museum in the County at Red Cliffs Lodge, including a 55-seat theater, meeting rooms, offices, and production studios.

Pearce offered insight as to the role of the Utah Film Commission in promoting the State as a location for film, which relies on local offices to serve as a liaison for available locations. Commissioner McGann asked Pearce regarding reporting requirements due to the State Commission by local offices.

Commissioner Winfield clarified that an action item on an upcoming agenda would involve whether the County was interested or not in transferring the Film Commission to Red Cliffs, in order to offer Red Cliffs the needed clarity. Commissioner Walker asked how many local Film Commissions across the state were housed within local governments, which Pearce responded that in two cases there are independent non-profit organizations but in the rest of the cases they are under a municipal or local government.

Commissioner Hedin requested clarification regarding budgets for other Film Commissions in the state to provide context for the County's potential ongoing contribution, and stressed the importance of engaging the local film industry in whatever new structure might take form. Commissioner Winfield clarified that the average County contribution has been approximately \$82,000, and the currently proposed contribution would be \$100,000 for the Red Cliffs orientation.

Discussion ensued regarding the proposed funding structure if the Film Commission were to be transferred to Red Cliffs. Including how the proposed budget was developed in consultation with the Film Commissioner. Commissioner Walker spoke that the 5-year average contribution given was misleading because it does not account for the previous Moab City contribution. Walker stated that the fundamental issue at stake is if an independent Film Commission would better flourish, or if this type of entity should be subject to public oversight, and what would be all the potential ramifications of privatizing this effort.

Attorney Stocks clarified that contractual obligations could be considered and analyzed in order to maintain some level of oversight for the Commission. Commissioner McGann clarified that the structure of a foundation naturally allows for significant levels of transparency to the public. The Commission agreed to direct staff to move forward with a roundtable led by the Utah Film Commission with local film stakeholders and members of the general public, while also sketching out a summary, but not a contract, outlining and explaining a potential new relationship with the Red Cliffs Foundation. Roundtable meeting planned for May, which will allow for an actionable item before the Commission shortly thereafter.

16. Planning Commission Follow-Up (Commissioner Hedin) (4:23:00)

Commissioner Hedin explained that the April 24th joint workshop will focus solely on HDHO related issues. Road improvements and other requirements associated with 'mom and pop' subdivisions are a separate issue which will be addressed by end of quarter two of 2023. Clarification given that the Future Land Use Map discussion will include the concept of down-zoning in order to complement the potential increased density that would be proposed as part of this Land Use discussion. Attorney Stocks asked whether he should prepare regarding the legal ramifications surrounding potential adjustments to the definition of actively employed household in the HDHO language.

Public Hearing(s)

17. Public Hearing to consider and solicit oral and written comments on a request to rezone Parcel No. 02-0017-0070 (1574 Murphy Lane Moab, Utah) to designate the Alternative Dwelling Overlay District (Planning and Zoning Director Elissa Martin) (4:27:10)

Presentation

Martin gave background for the proposed rezone request. Martin addressed ADO enforcement concerns raised in public comment which are addressed through deed restrictions, and explained that it is not a requirement of ADO developments to provide full hookups at each site. Road improvements not currently

required for new developments outside of new subdivisions. Site plan review will include compliance with drainage requirements by the County Engineer.

Chair Hadler opened the Public Hearing at 8:37 p.m.

Pack Creek Campground resident Raymond Burnett spoke in support of the proposed ADO development. He stated that in his experience the campground is very quiet, and that culprits of traffic issues are residents of other nearby residential areas. Stated that this ADO development would offer very badly needed workforce housing options.

Cathy Bonde, landowner and neighbor to the proposed ADO, spoke in opposition to the proposed rezone. Bonde described past experience with illegal campground that was located at this site and shut down by the County after years of complaints. The unresponsive management and ownership of the campground is the same as it was when it was previously operating this illegal campground. Stated that her concerns are based on real life experience and challenges associated with living next to this location, and that simple conditions and restrictions must be in place to protect these things from getting out of hand. Stated that Murphy Lane is largely ignored by the County at this point in time, a country road which already experiences several problems. No metrics in place to judge whether this program is successful or not or whether it actually addresses workforce housing needs.

Mirella Dinsmore, landowner and neighbor to the proposed ADO, spoke in opposition to the proposed rezone. Stated that she has experienced chronic issues with unresponsiveness on the part of management in addressing conflicts created by their property. Stated that the current park manager has boasted regarding the use of the proposed sites not for local residents who are a part of the workforce, but for transient workforce populations, like those associated with film productions. Referenced drainage issues at shared fence line and management's unwillingness to collaborate on a solution. Spoke to lack of signage and lighting for existing campground, and stated that any current issues will only get worse. Preventative maintenance and upkeep not managed to safeguard against future fire risk.

Maureen Cain, owner of Pack Creek Mobile Home Estates and Pack Creek Campground, offered comment in support of her application. Stated that the grade had been lowered 18-24 inches at the neighboring property, which has caused drainage issues with the neighbor that aren't her fault. Actively considering solutions to address issues with fence line. Referenced cease and desist for illegal primitive camping issued in 2016. 32 proposed sites would include full hookups. No campfires, no generators, full turnaround for fire trucks would be planned for.

Kate Niederehe, landowner and neighbor to the proposed ADO, spoke in opposition to the proposed rezone. Stated that she is not naïve to the fact that this space will be occupied at some point, but expressed concerns that there are not enough protections in place to prevent abuse of the ADO ordinance. No metrics to gauge its successful implementation. Clear requirements needed to prevent abuses from occurring.

Chair Hadler left the Public Hearing open for written comment until Wednesday, April 26th at 5pm.

18. Public Hearing to consider and solicit oral and written comments on a request to rezone Parcel No. 02-0020-0020 (2850 S. Highway 191 Moab, Utah) to designate the Alternative Dwelling Overlay District (Planning and Zoning Director Elissa Martin) (5:00:10)

Presentation

Martin gave background for the proposed rezone request.

Chair Hadler opened the Public Hearing at 9:03 p.m.

No public comment received at this time.

Chair Hadler left the Public Hearing open until Wednesday, April 26th at 5pm.

19. Public Hearing to consider and solicit oral and written comments on a request to rezone Parcel No. 03-0002-0087 (W 400, N 1089 Moab, Utah) to designate the Alternative Dwelling Overlay District (Planning and Zoning Director Elissa Martin) (5:02:10)

Presentation

Martin gave background for the proposed rezone request.

Chair Hadler opened the Public Hearing at 9:05 p.m.

No public comment received at this time.

Chair Hadler left the Public Hearing open until Wednesday, April 26th at 5pm.

20. Public Hearing to consider and solicit oral and written comments on a request to rezone Parcel No. 02-0017-0026 (2380 S. Hwy 191 Moab, Utah) to designate the Alternative Dwelling Overlay District (Planning and Zoning Director Elissa Martin) (5:04:10)

Presentation

Martin gave background for the proposed rezone request.

Chair Hadler opened the Public Hearing at 9:07 p.m.

No public comment received at this time.

Chair Hadler left the Public Hearing open until Wednesday, April 26th at 5pm.

21. Closed Session

Motion by Commissioner McGann to enter closed session to discuss pending or reasonably imminent litigation.

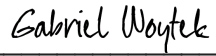
Motion seconded by Commissioner McCurdy

Motion passes 6-0

Chair Hadler adjourned the meeting at 9:55 p.m.



Jacques Hadler
Chair, Grand County Commission



Gabriel Woytek
Grand County Clerk/Auditor