



GRAND COUNTY COMMISSION WORKSHOPS AND REGULAR MEETING

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

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MINUTES 6 June 2023

The Grand County Commission met in a regular meeting on June 6th, 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, Evan Clapper, Bill Winfield and Mike McCurdy. Also attending in-person were Commission Administrator Mallory Nassau, Strategic Development Director Chris Baird, County Attorney Stephen Stocks and Clerk/Auditor Gabriel Woytek.

2:02 p.m. Economic Diversification Funding Workshop

Economic Development Director August Granath described the purpose of the workshop, which is for the Commission to determine the allocation of remaining available Economic Diversification dollars remaining before statutory changes governing the use of Transient Room Taxes go into effect on July 1.

Granath gave an overview of the proposals received for the use of diversification funds, which numbered 13 in total. Overview given of request amounts, level of support resulting from a public survey, project descriptions, and the managing organization of each proposal. Public survey results were displayed in a variety of charts.

The Economic Development Advisory Board (EDAB) assessed and scored the proposals based on a variety of metrics that Granath described, with resulting scores and averages displayed. Based on this exercise, the EDAB recommended an allocation of \$100,000 to extend the contract with the Small Business Development Center, full funding of the Student Success Center proposed by the Grand County School District, and the allocation of any remaining dollars to a type of micro-loan fund. These allocations were recommended under the pretense that \$600,000 would be available.

Granath provided an updated analysis of funds expected to be available, which actually total approximately \$800,000. Strategic Development Director Chris Baird described his methodology in updating the projections for TRT funds to be receipted by the County through July 2023. Roughly \$225,000 in additional allocations remain above EDAB recommendations based on these updated projections.

Granath gave a description of Economic Diversification allocations already made by the Commission. Forrest Rodgers gave a description of current allocations to the Moab Community Resource Center, and why an additional allocation was not being recommended at this time. Other funding opportunities would likely be available to support that effort. Rodgers also explained why proposed support of Redtail Aviation's charter service was highly valued by the community, speaking to its value in supporting the community's economic vitality. Some concern had been expressed amongst EDAB regarding additional capital investments being made to the non-profit or private sector at this time.

Granath explained that this workshop was intended to derive a recommendation from the Commission to move forward in drafting specific contracts to be considered with potential recipients.

Commissioner Winfield expressed concern regarding the sentiment that the private sector not be considered for the use of these funds, when, in his view, that would constitute diversification. Winfield expressed his highest level of support for the Student Success Center proposal.

Commissioner Walker sought clarification regarding Baird's projections for revenues yet to be received, which he set at 10% less than 2022 levels. Commissioner Walker suggested that these projections might still be low. Discussion ensued about the dangers of risking a higher projection and potentially allocating more funds than would actually be available.

Commissioner Hedin asked Randy Martin of Redtail Aviation about how his company would potentially use these one-time funds to get a charter service off the ground and be self-sustaining in the absence of these funds, proposed at \$95,000. Without further subsidization, Martin explained that 4.5 passengers per flight would need to be maintained for a nine-passenger plan. The initial offering would be composed of Tuesday and Thursday flights to Salt Lake City, with the potential for more flights based on the level of demand.

Chair Hadler gauged the Commission's interest in supporting the EDAB recommendations along with the Redtail Aviation proposal, which would leave all but approximately \$130,000 remaining to be allocated. Commissioner Walker stated that he is generally supportive, but stated that expanded flight service considered as diversification might be a questionable designation. No objections given among the Commission to following the EDAB recommendations plus the Redtail Aviation proposal.

Discussion ensued regarding proposals for fund micro-loan programming. \$40,000 to the Wildcat Microfund would support staffing needed in order to administer and open up \$1.2 million in statewide grants that would become available locally. Southeastern Utah Association of Local Governments (SEUALG) Small Business Revolving Loan Fund is a program that offers financing at 1 or 2 percent above prime mainly for business expansion efforts. The Utah Microloan Fund is oriented towards startup businesses, offering technical expertise along with loans between \$5,000 and \$50,000. Regional Small Business Development Center Director Meghan McCall gave further description regarding the Wildcat Fund program, which would bring local expertise and guidance, but would need continued financial support for staffing after the currently proposed funding allocation. It was explained that the funding of an additional full-time position at the SBDC would be most suitable for pursuing and maintaining the Wildcat Fund locally. McCall explained that the SEUALG Small Business Revolving Loan Fund (RLF) is an approved SBA lender, with additional opportunities to add value through a variety of programs available to local businesses. Confirmation given that allocations from Grand County to the SEUALG RLF would be exclusive to uses in Grand County.

Cari Caylor, Director of Career and Technical Education at the Grand County School District, gave background and description of the Student Success Center proposal. This one-time infusion of funding would primarily support staffing that would seek to find additional funding opportunities in order to sustain the new program into the future. Granath displayed a detailed breakdown of the Student Success Center proposal. Commissioner Hedin spoke to her own experience in developing an Adult Education program and the various possibilities for funding that become available after such a program is established. Hedin also mentioned that the proposed Center would be located next door to the established Adult Education Center.

3:01 p.m. High Density Housing Overlay (HDHO) Workshop on potential revision to eligibility requirements (1:01:00)

Planning and Zoning Director Elissa Martin began the workshop with an update on the progress of approved HDHO developments. 59 housing units have been sold or placed on the market, 10 of which are

unrestricted and 49 of which are restricted units. 12 total units have been retained by the developer/investor as rentals. Overview given of sale prices for different HDHO developments. Martin displayed a chart showing projects yet to be developed, which constitute 253 units.

Discussion ensued amongst the Commission regarding the original intent of the HDHO. Commissioner McGann stated that the intent of the program was to find a path to homeownership for the workforce of Grand County. Commissioner Walker stated that rental opportunities were also part of the intent, in addition to homeownership. Walker stated that since demand for second homes has consistently driven up sales prices, the intent of the program was to create a second market designed to potentially limit sale prices. Walker stated that in its development, the HDHO was oriented toward the actively employed workforce and not other niche non-working populations. Commissioner Clapper stated that it was developed as a workforce housing project, and that local businesses had expressed a great need for housing stability for the workforce. Clapper stated that the program attracted intense opposition due to the potential for neighborhood impacts, and that specifying the intent for workforce housing is what was needed to garner sufficient public buy-in. Commissioner McGann clarified that the intent of the HDHO was not to achieve low-income housing, but to address the 'missing-middle' income population. Commissioner Clapper spoke to amendments made to the HDHO in order to exclude non-local ownership, which were important in suppressing sales prices.

Commissioner Winfield stated that the program was not suitable or popular with any stakeholder and that restrictions would need to be lifted in order for it to find success. Commissioner Clapper reiterated that restrictive aspects were needed in order to garner public support and approval of the program.

Planning Commissioner Bob O'Brien concurred with the general sentiment of the Commission in summing up the general intent of the HDHO, that it was not to be considered an affordable housing program nor was it designed to target seasonal workers, and that restrictions were placed on the program for a reason. Commissioner Walker explained that the overlay was drawn far into south end of Spanish Valley for fear of a lack of interest by developers, but the program actually garnered significant interest.

Commissioner McCurdy questioned why there weren't more units built to-date, and what that says about potential shortcomings of the program. Commissioner McGann asserted that a lawsuit, COVID-19, and staff turnover goes a long way in explaining why more units have not been built out, which are obstacles that Grand County had no control over.

Martin displayed results of an exercise from the joint workshop held between the County Commission and the Planning Commission, which measured support for a number of potential revisions to HDHO occupancy restrictions.

Martin gave a summary of potential revisions to ownership requirements that were discussed during the joint workshop. Consensus was reached that the developer/investor building the project would not have to be qualified as an Actively Employed Household, as well as removal of ownership restrictions for multifamily/apartment developments. Confirmation was given that Actively Employed Household occupancy compliance was monitored on an annual basis.

Martin gave a summary of potential revisions to eligibility requirements for remote and self-employed individuals. Concerns regarding lendability by Financial Institutions have been assuaged with the foreclosure exceptions already written into the ordinance.

Laura Harris of the Housing Authority of Southeastern Utah spoke to her experience in working with local residents to be qualified for occupancy or ownership, only one of which has been denied. Harris described that some small administrative gaps have come up regarding the tracking of HDHO sales and registrations of new owners for future tracking purposes. Attorney Stocks inquired whether there had been a notice given of a lapse of employment or leave of absence. No reports of that occurring or notice has been given to date.

A straw poll was taken regarding expanding eligibility requirements to include the 84532 zip code (Northern San Juan County). Commissioner Clapper expressed his reservations to this concept because the County line delineation is highlighted in so many other circumstances and an exception shouldn't be made in this case. Commissioner Walker advocated for increased coordination at the south end of the valley, and that this could be viewed as a valuable bargaining chip. Commissioner McCurdy spoke to the presence of LeGrand Johnson and the economic value that it brings to Grand County. Commissioner Clapper clarified that he questioned whether Grand County should urbanize its rural areas on behalf of San Juan County businesses. Straw poll showed 6-1 support for expanding eligibility to the 84532 zip code. Consensus reached on the elimination of local ownership requirements for apartment buildings consisting of rental units. Straw poll taken for revising local ownership requirement for the developer/investor. Commissioner Clapper expressed that during the mapping exercises, many landowners vied to have the HDHO overlay applied to their property so that they could be marketed at higher values with this attractive development designation. 5-2 straw poll support was given for this revision.

Commissioner Clapper referenced the need for staff to address any issues related to current HDHO developments in process that may be awaiting final plat extension approval, finalizing changes to civil plans, in-process building permits, in-process public improvements, in-process zoning district applications, and generally addressing the delays associated with those items before making wholesale changes to eligibility requirements. Chair Hadler suggested that an additional workshop on the topic should be scheduled at the soonest Commission meeting possible, based on staff capacity.

4:04 p.m. Chair Hadler Called the Regular Meeting to Order (2:03:30)

Pledge of Allegiance

4 p.m. Citizens to Be Heard (2:04:00)

Grand County resident and developer of Murphy Flats HDHO developer Courtney Kizer stated her position for reasons why HDHO units have not come online. Kizer disagreed that COVID and litigation were reasons for delays. County Planning and Zoning staff that drafted the program changed, and developers were led to move forward based on rules that were then changed. Kizer stated that a volume of 32 individual applicants for the HDHO program should not be viewed as a success.

Kaitlin Myers, Grand County resident and Executive Director of the Moab Area Community Land Trust, offered clarification that in the Arroyo Crossing development, MACLT requires that one person meet household eligibility requirements and continuous primary residency after initial qualification, and that leases and income verification were required for anyone renting units in the development.

Presentations (none scheduled)

Department Reports

Personnel Services Department (Renee Baker, Personnel Services Director) (2:10:45)

Baker presented an updated organizational chart, the mission of the personnel services department, overview of personnel services department duties, and compliance activities. Employee career-cycle chart outlined recruitment, onboarding, development, retention, and offboarding processes. Overview of performance management, payroll and benefits administration, risk management, and workplace safety including 2022's worker's compensation claims, current projects, and future goals.

Grand County Public Library (Carrie Valdes, Library Director) (2:18:00)

Director Valdes and Assistant Library Director Meg Flynn presented the report, including mission statement, general library statistics, which stated that 340-350 patrons utilize the library on an average daily basis. 120,000 physical items checked out by Grand County residents in 2022. Overview given of current services, including digital content and 'library on the go.' Non-traditional services include a recent soft opening of the new teen center, community partnership efforts, programs and outreach, and other additional services. Library meeting rooms are being used an average of 8 times per day. Overview given of current challenges, including recent book ban efforts by national advocacy groups and the booking of public meeting rooms by controversial groups. Valdes highlighted that the library facility is now 20 years old and has experienced ongoing maintenance issues, which justifies full funding of the maintenance department. Tax rate increase or alternative funding will likely be pursued in 2023 or 2024.

Approval of Minutes (Gabriel Woytek, Clerk/Auditor)

Approval of minutes for May 16th, 2023 (Regular Meeting of the Grand County Commission)

Motion by Commissioner Hedin to approve the minutes from May 16th, 2023

Motion Seconded by Commissioner McGann

Discussion (none at this time)

Motion Passes 7-0

Ratification of Payment of Bills

Motion by Commissioner McCurdy to approve and ratify payment of bills in the amount of \$1,201,179.66 and payroll in the amount of \$371,638.71 for a combined total of \$1,572,818.37.

Motion Seconded by Commissioner Walker

Discussion (none at this time)

Motion passes 7-0

Commission Member Disclosures (none at this time)

General Commission Reports and Future Considerations (2:32:00)

Jacques Hadler

- Attended Museum Board meeting, fundraising gala recap given, moving day for collection items that had been placed in storage
- Attended Historic Preservation Committee meeting, historic sites tour still in development
- Lunch with Lieutenant Governor Deidre Henderson

- Attended Hazard Mitigation meeting
- Tour of Sheriff's Office facilities

Trisha Hedin

- Attended May 22nd dinner at the Governor's Mansion
- May 24th EMS tour
- Library Board Meeting
- Attended ADU open house
- Film Commission Stakeholder Meeting
- Tour of Sheriff's Office facilities
- Mosquito Abatement District Meeting, MMAD staff working very hard in what are obviously difficult conditions, first wave of mosquitoes should recede around 4th of July

Bill Winfield

- Meeting with lobbyist Cody Stewart and Jordan Garn
- Attended first meeting of the Southeastern Water Advisory Council
- Attended May 22nd dinner at the Governor's Mansion
- EDD RFP Selection
- WURMP Open House at the Grand Center
- Attended and presented at ADU workshop
- SEUALG meeting
- Film Commission Stakeholder meeting
- Met with representatives of San Juan County and SITLA regarding Grand County property holdings in San Juan County
- Observed Economic Development Advisory Board Meeting

Mary McGann

- Acknowledgment of the Moab Times-Independent's Sophia Fisher for recognition received by the Utah Press Association
- Attended Solid Waste Special Service District Meeting, wood mulch now available, e-waste collection available every day, board voted to enter into a contract for drafting a sustainable long-term financial plan
- Mental Health Board meeting
- Attended Public Health Board meeting, discussion regarding equitable health programming, which can only be achieved by administering services justly, according to each individual's circumstances, discussion regarding decreasing trend in childhood vaccination rates
- Attended Housing Task Force Meeting, housing vouchers available to those already in a rental, open house on June 22nd at Arroyo Crossing

Mike McCurdy

- Attended Recreation SSD meeting, PRCA Rodeo successfully hosted at OSTA, preparation in full swing for upcoming County Fair
- Cell Tower in Spanish Valley reached second round of approvals
- Lunch with Lieutenant Governor Deidre Henderson
- Future Consideration: received concerns by citizens regarding potential OPMA violations as a result of four Commissioners attending Film Commission stakeholder meeting

Evan Clapper

- Attended Boundary Commission meeting regarding pending Moab City annexation, with protests deemed insufficient
- Attended Hazard Mitigation meeting
- Lunch with Lieutenant Governor Deidre Henderson
- Film Commission Stakeholder meeting

Kevin Walker

- Weed Board Meeting
- Meeting with US Forest Service regarding Forest Plan Revision process, upcoming discussion regarding designated dispersed camping on Forest Service lands
- Attended WURMP Focus Group, current phase focused on engineering plans, next phase to explore implications for planning

Elected Official and Staff Reports

Treasurer Chris Kauffman (2:58:50)

Treasurer Kauffman gave an update on individual collection rates from 1986 to present (2022 saw a slight decrease, but still third highest all-time), summary given of five-year average collection rates used by the State in determining the certified tax rate (Grand showed the fourth highest positive change in the five-year average rate), redemption collection rate, amounts of back taxes owed (at all-time lows), electronic payments and auto bill pay, Public Treasurer's Investment Fund interest rates and earnings, Zion's investment earnings, new Zion's 'sweep' account (clears the checking account on a daily basis for increased investment). Comments given on potential concerns caused by bank failures. Other new efforts have included the clearing of uncashed checks and a transition towards 'positive pay' fraud prevention service.

Sheriff Jamison Wiggins

Month of May saw 3,500 calls into dispatch, 1,200 911 emergency calls, sheriff's deputies responded to 1,122 calls, made 343 traffic stops, arrested 21 people, served 38 papers, and Search and Rescue calls jumped to 24. Sheriff's office officially fully staffed in every department for the first time in over 20 years. River Berry was given a lifesaving award for a SAR incident in November 2022. Major Crimes Task Force has now seized 532 pounds of meth, 83 pounds of cocaine, and 23 pounds of fentanyl on the year. \$10,000 Grant received from State of Utah for new body camera equipment, \$44,323 DNR grant for OHV education, and SAR assistance in order to get more deputies into the backcountry. Offered Commissioners a tour of Sheriff's Office facilities.

County Attorney Stephen Stocks

- Attended Children's Justice Center training at Snowbird
- Two attorney positions currently open in Attorney's Office
- Offered OPMA training at Star Hall

General Business - Action Items, Discussion and Consideration of:

1. Four Corners Community Behavioral Health, Inc. FY2024-2026 Area Plan (Melissa Huntington, FCBH Executive Director) (3:26:25)

Presentation

Melissa Huntington served the statutorily required presentation of the area plan to indicate what services are being proposed for the area, which is now moving to a three-year cycle rather than an annual process. Crisis receiving center located in Price slated for completion this year, despite delays.

Motion by Commissioner McGann to approve the chair's signature on the FY2024-2026 Area Plan for Four Corners Community Behavioral Health, Inc. and authorize all Commission members to sign all associated documents.

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

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

2. Approving Property Tax Deferrals (Treasurer Kauffman) (3:33:20)

Presentation

Treasurer Kauffman described two properties in danger of triggering a tax sale and eligible for deferral, and explained that it was not in the taxpayers' or County's interest to auction off a property. Such a deferral can only be granted one time. Overall impact of \$51,000 in delinquent property taxes, which will eventually be collected and will accumulate interest during the time that it is deferred.

Motion by Commissioner McGann to approve the property tax deferrals as presented.

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

3. Moab to Monument Valley Film Commission Red Cliffs Foundation Scope of Work (Commission Administrator Mallory Nassau) (3:36:15)

Presentation

Commission Administrator Nassau described the proposed action which will serve as an outline for a future contract.

Commissioner Hedin referenced numerous amounts of feedback that she has received regarding resistance in the community to the potential privatization of the Film Commission. Hedin stressed that the goal of the Film Commission is to assist film productions in connecting with needed services and resources available throughout the community, not at one location that has the ability to monopolize the provision all of those services. Hedin stated that San Juan County Administrator Mack McDonald spoke at the Film Commission Stakeholder meeting regarding the need for collaboration, but did not address the absence of financial support from San Juan County for the Film Commission. Commissioner Winfield stated that this would not technically be a move to privatize, and that a prerequisite for San Juan County support would be actual collaboration and partnership. Winfield stated that if the Film Commission is not going to be transferred to Red Cliffs, then Grand County needs to have a real plan about how exactly to manage it, as the status quo is not sustainable.

Commissioner Clapper stated that there was consensus at the stakeholder meeting that the Film Commission housed at the County with its current budget is not tenable, and this budget picture is unlikely to change. Clapper questioned if other local film industry stakeholders had been approached about taking over management in the same way it had been proposed for Red Cliffs. Clapper stated that he is in support of moving forward and giving it a try with Red Cliffs, and added that the artistic breadth displayed through film may not always be appropriate for direct association with a County department. Commissioner McGann stated that the Film Commission historically was founded and operated as a non-profit organization.

McGann's takeaway from the stakeholder meeting was that there was significant support for the transfer, but that those established in the local film industry were opposed to the change. McGann expressed doubt about the County's ability to operate and manage the Film Commission in a way that would allow it to reach its full potential. McGann expressed support for at least a probationary period of at least two years and that local established film professionals be contractually included and invited into its new form.

Commissioner Winfield added a statement by former Red Cliffs owner Colin Fryer that film is the only art that pays its own way. Fryer was on site with the Kevin Costner group and current Film Commissioner Bega Metzner, and spoke in glowing terms about Metzner's professionalism. Winfield stated that the Red Cliffs Foundation was approached by the County for this potential collaboration, and that they are presently concerned at the perception that they are the bad guys after they had been asked for a proposal. Commissioner Hedin expressed that the conversation can't be centered around one production like Horizon, and that the consistent 'bread and butter' for the local film industry is commercials.

Commissioner Walker inquired about the legal ramifications surrounding a potential probationary period, as well as about what intellectual property rights that the County would maintain in such an agreement. County Attorney Stocks clarified that the County could contractually maintain the intellectual property associated with the Film Commission but not the personnel. Stocks stated that the work product and name could be contractually protected, but not the connections cultivated and practices honed by the individual Film Commissioner themselves, abilities which are critical to the role. Commissioner McGann spoke to necessary compliance with state reporting requirements. Commissioner Walker proposed adding the following items to the scope of work: mete out opportunities within local film professionals in a fair and equitable manner and demand compliance with requirements and conditions imposed by private and public landowners where productions might be held.

Chair Hadler spoke in support of a trial period and offered general support for giving the transition to Red Cliffs a chance to succeed, in acknowledgment that the County is not managing the Film Commission in a satisfactory manner. Commissioner Clapper mentioned the need for the scope of work to include improvement of the local resource database of local film-associated contractors available to productions, and suggested that an initial trial period might be considered through 2024 to allow for an 18-month trial period. Administrator Nassau suggested the possibility that a simple film permitting process be instituted so that film productions and its associated activities and contracts can be better tracked. Commissioner Winfield suggested that regular reports from the Film Commission be required in the contract. Nassau clarified that quarterly reports to the Travel Council Advisory Board, an annual report to the Commission, and the annual budget request are currently built into the scope of work. Commissioner Hedin sought clarification regarding the process for crafting the contract, which will be open to further suggestions by the Commission. Hedin stated that the County, as a local government entity, is here to look out for local businesses, residents, and the workforce, and that non-profits do have their own agenda and that she is deeply concerned that the Film Commission housed at Red Cliffs will not serve that end. Commissioner Clapper suggested that there be some consideration to the possibility of County or local film industry inclusion in the Red Cliffs Foundation Board.

Motion by Commissioner McGann to approve the proposed scope of work for moving the Moab to Monument Valley Film Commission to the Red Cliffs Lodge Foundation, a 501(c)3 Non-Profit organization, and direct staff to prepare a contract that will come before the County Commission at a future meeting.

Motion Seconded by Commissioner Winfield

Discussion

Commissioner Clapper disclosed before voting that he in the past has worked in the film industry in Grand County. Commissioner Walker reviewed the discussed provisions to be included in the draft contract. Walker stated that there are many activities that could naturally be considered a good fit to remain in the

public sphere, but Film activity is not necessarily one of them, and that the County has other activity facilitated by non-profit organizations.

Motion passes 6-1, Hedin opposed

6:00 p.m. Citizens to be Heard (4:16:30)

Grand County resident Cricket Green attended the Film Stakeholder meeting and stated that the County doesn't always do what's best for the County and that she didn't like the word stakeholder being used for the meeting because it made it sound too exclusive. Green stated that recent film productions have been a boon to people like her grandchildren that have been employed by the activity, and that the County should do everything it can to expand and promote this form of diversification. Green spoke in opposition to any type of permitting process because that would allow the County to deny activity. Green expressed concern at the fact that there was a quorum present at the Film Stakeholder meeting.

Grand County Economic Development Director August Granath thanked those who attended and participated at the Film Stakeholder meeting and highlighted the successful transparent dialogue that transpired.

Commissioner McGann gave a statement regarding the Open and Public Meetings Act rules regarding a Commission quorum and the compliance and concern that the Commission holds in regards to these rules. McGann stated that, according to LeGrand Bitter, if the Chair did not call the meeting and participation was for the sole purpose of information and education, that four or more Commissioners could be present at a gathering without public notice.

Commissioner Winfield requested that Attorney Stocks give a legal opinion regarding OPMA compliance and stated that the County Attorney should be considered the authority on this type of guidance to the Commission.

5. FY23 Utah Weed Supervisors Association Grant Award Contract - UWSA, Grand County Noxious Weeds Department (Weeds Control Supervisor Elizabeth Weimholt (2:38:55)

Presentation

Due to technical difficulties, item 5 was moved up, and Commissioner Clapper gave a summary of the item as presented in the agenda packet.

Motion by Commissioner Walker to approve the FY23 Utah Weed Supervisors Association Grant Award Contract.

Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0, Commissioner Hedin absent

4. FY24 Invasive Species Mitigation (ISM) Grant Award Contract – Utah Department of Agriculture and Food (Weeds Control Supervisor Elizabeth Weimholt) (4:23:05)

Presentation

Weimholt gave an overview of weeds currently targeted by the Grand County Weeds Department through the currently contemplated funding opportunities.

Motion by Commissioner Walker to approve the FY24 Invasive Species Mitigation (ISM) Grant Award Contract

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

6. Ordinance approving revisions to the Airport Rules & Regulations (Airport Director Tammy Howland) (4:31:20)

Motion by Commissioner McGann to postpone item 6

Motion to Postpone Seconded by Commissioner Winfield

Motion passes 7-0

7. Town Boat Ramp Renovation Contract with Jones and DeMille for Design & Engineering work (Planning and Zoning Director Elissa Martin) (4:32:00)

Presentation

Martin gave background regarding the proposed action and reviewed the Town Boat Ramp Action Plan document.

Motion by Commissioner Winfield to approve the contract with Jones and DeMille Engineering for \$64,000 for the Town Boat Ramp Design and Engineering work, and up to \$6,000 for the optional topographic survey.

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 7-0

8. Letter requesting participation in water planning panel (Commissioner Hedin) (4:35:55)

Presentation

Commissioner Hedin stated that she is working closely with City Councilmember Rani Derasary in creating a public forum, amidst the recent formation of the Water Utility Resource Management Plan Coalition, that would involve scientists and experts in fields associated with water, in order to educate the public regarding the efforts associated with 100-year water planning.

Motion by Commissioner Walker to approve the Letter of Invitation to join a Panel for Water Planning.

Seconded by Commissioner Winfield

Discussion

Comments were given regarding the ongoing importance and value in continued education and input from scientific expertise as it relates to water planning. Commissioner Clapper requested that actionable items be relayed to policymakers as a result of these panels.

Motion passes 7-0

9. Economic Development Advisory Board Recommended Funds Allocation (Economic Development Director August Granath and Strategic Development Director Chris Baird)
(4:39:05)

Presentation

Granath offered a summarization of conclusions derived from the 2 p.m. workshop during which the Commission reached consensus on its desired allocation of Economic Diversification Transient Room Tax dollars. The Commission agreed to follow the EDAB allocation recommendations, grant the full proposal from Redtail Aviation, and use the remaining available funds to support a yet-to-be-determined microloan fund program. Further clarification and investigation still needed in relation to selecting a microloan fund. Chair Hadler expressed a desire for ease of implementation in selecting such a program.

Motion by Commissioner Hedin to approve the allocation strategy for Economic Diversification funds as presented and discussed

Seconded by Commissioner McCurdy

Discussion

Commissioner Clapper expressed a desire to see a more detailed breakdown comparing and contrasting the benefits each potential microloan fund would provide.

Motion passes 7-0

Consent Agenda – Action Items (4:44:25)

10. Approval of Consent Agenda Items

- A. Local Consent Special Event Alcohol Permit for the Moab Music Festival: New Music at Red Earth, Grotto Concerts (I, II, & III), House Concert, & Ranch Concert**
- B. Grand County Annual Court Security Contract**
- C. BLM Noxious Weeds Contract 1-Year Extension**
- D. Grand County Search and Rescue Mental Health Grant**

Motion by Commissioner McGann to approve the consent agenda as presented.

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

Discussion Items (none scheduled)

Public Hearing(s)

11. Public Hearing to consider the Ordinance approving the Amended and Restated Development Agreement and Master Plan for Peak View, an HDHO development located on Parcel No. 02-0027-0024 (4:45:20)

Presentation

Associate Planner Jenna Gorney gave a summary of the proposed action and its accompanying rationale. Details given regarding the proposed revised master plan and phasing plan.

Chair Hadler opened the Public Hearing at 6:51 p.m.

Commissioner Hedin asked the developer for further clarification regarding the proposed extensions and the change to twin homes from single-family dwellings. Wesley Felice, legal representation for the developers, stated that twin homes were initially included at the recommendation of the Planning and Zoning Department and would result in higher profits for the developers. More interest exists in renting twin homes rather than in purchasing and living in twin homes, so they are currently much less marketable and this change was made. Developer Jennifer Johnston clarified that they stopped taking reservations because of uncertainty as to whether the entire project would proceed beyond phase one. Commissioner Clapper inquired about the possibility of increasing the number of deed-restricted homes that would be included in the development. Planning and Zoning Director Elissa Martin suggested that since the proposed action replaces what was originally approved, such an amendment might be possible. Commissioner Walker expressed that he was unsure why there would be resistance to granting an extension in this case, since this development has actually brought units online. Felice asserted that the Land Use Code makes a very specific provision for 80% deed-restricted units, and that the development has to be profitable for the developer to move forward with it. Developer Terrill Johnston responded to what he felt were insinuations that this development is being stalled and delayed purposefully, and stated his position that the HDHO rules changed midstream and have been the cause of substantial delays.

Chair Hadler left the Public Hearing open until 5:00 p.m. on Wednesday, June 13th, 2023

Closed Session(s)

Motion by Commissioner Hedin to enter closed session for a strategy session to discuss the purchase, exchange, or lease of real property, pending or reasonably imminent litigation, and the character, professional competence, or physical or mental health of an individual.

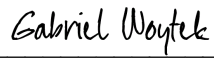
Motion seconded by Commissioner Clapper

Motion passes 7-0

Chair Hadler adjourned the meeting at 7:44 p.m.



Jacques Hadler
Chair, Grand County Commission



Gabriel Woytek
Grand County Clerk/Auditor