



**GRAND COUNTY COMMISSION
REGULAR MEETING**

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

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**MINUTES
2 January 2024**

The Grand County Commission met in a regular meeting on January 2nd, 2024. The meeting was held in-person in the Grand County Commission Chambers, with hybrid virtual participation available via Zoom. It was also broadcast and saved on YouTube. Attending the meeting in person was Commission Vice Chair Kevin Walker and Commissioners Bill Winfield, Mary McGann, Mike McCurdy, and Evan Clapper. Also attending in person were Commission Administrator Mallory Nassau and Chief Deputy Clerk/Auditor Dana Van Horn. In virtual attendance were Commission Chair Jacques Hadler (arrived at 4:03 p.m.), Commissioner Trisha Hedin, and County Attorney Stephen Stocks (arrived at 4:05 p.m.).

4:00 p.m. Vice Chair Walker Called to Order the Regular Meeting

1. Nomination and appointment of the Commission Chair and Vice Chair for 2024.

Vice Chair Walker opened the floor to nominations.

Motion by Commissioner McGann to nominate Commissioners Hadler and Walker to retain their current positions as Chair and Vice Chair, respectively.

Motion seconded by Commissioner Hedin

Motion by Commissioner McCurdy to amend the motion and nominate Commissioner Winfield as Vice Chair.

Motion to amend seconded by Commissioner Winfield

Discussion

Commissioner Winfield commented that it would be a show of good faith for Commission leadership to reflect the differing voices of the commission. Vice Chair Walker said he would like to continue as Vice Chairman next year.

Motion to amend failed 2-5, Hadler, Hedin, McGann, Clapper, and Walker opposed.

Original motion passed 6-1, Winfield opposed

Pledge of Allegiance

Citizens to Be Heard

Grand County resident Pete Gross spoke regarding air and noise pollution. Gross stated that Moab has a disproportionate amount of vehicle noise for its population, that there have been no violations issued by the city or county regarding the noise ordinance and suggested that since many outfitters replace their fleets every year or two, it would be good to have an ordinance that requires outfitters to purchase the quietest vehicles available, which he stated would put quieter vehicles on the trails for the benefit of the public and users alike.

Presentations (none scheduled)

Department Reports (none scheduled)

Commission Member Disclosures Commissioner McCurdy will recuse himself from the discussion and voting for agenda items four and five due to his application for the alternative dwelling overlay on his property.

General Commission Reports and Future Considerations

Jacques Hadler

- No report at this time

Trisha Hedin

- Addressed the Citizens to be Heard from the December 19th, 2023 meeting. Hedin asserted that travel is down throughout the country and higher prices for airfare and lodging are among the main driving forces, and it is not just the local tourist economy that is down. Hedin added that one of the citizens who was in favor of a more diverse economic base for the county was in support of Rep. Lyman's bill that ended the use of TRT monies for local economic diversification activity

Bill Winfield

- Attended LEPC meeting
- Continues to work with Assessor Swasey on the assessment of the tank farm on I-70
- Regarding the salary increase and COLA for commissioners at the last meeting, Winfield stated that the county is negatively affecting business owners and employees in our local community, and that he was not singling out any one Commissioner as part of that discussion.

Mary McGann

- Commissioner McGann expressed frustration by how she felt singled out by Commissioner Winfield in the last meeting

Mike McCurdy

- No report at this time

Evan Clapper

- No report at this time

Kevin Walker

- Future Consideration: The commission should have a focused and open discussion regarding the local economy in the near future

Elected Official and Staff Reports

Grand County Attorney Stephen Stocks

- OPMA training will be in early February, will be recorded and made available to all
- Stocks stated that his department was \$173k under budget last year and takes the financial responsibility of taxpayer funds seriously

Commission Administrator Mallory Nassau

- Project update spreadsheet will be available in the commission packet at the next meeting.
- There are possible changes to the county's treatment of rights-of-way acquisition for the Spanish Valley Drive Pathway project, and is currently working with Attorney Stocks on this item
- Social media policy to be presented soon
- Annual CIB list prioritization coming up, notification to be sent to all entities for submission of projects.

General Business - Action Items, Discussion and Consideration of Approval:

2. Volunteer Citizen Appointments to District and County Boards and Commissions

a. Volunteer appointment to the Council on Aging

Commissioner Walker presented

Motion by Commissioner McCurdy to approve the appointment of Suzan Martin to serve on the Council on Aging, with term expiring 12/31/2026

Motion seconded by Commissioner Clapper

Motion passes 7-0

b. Volunteer Re-appointment to the Library Board

Commissioner McGann presented

Motion by Commissioner McGann to approve the reappointment of Rowan List to serve on the Library Board, with term expiring 12/31/2027

Motion seconded by Commissioner Clapper

Motion passes 7-0

c. Volunteer Re-appointment to the Solid Waste Special Service District #1

Commissioner McGann presented

Motion by Commissioner McGann to approve the reappointment of Chad Harris to serve on the Solid Waste Special Service District #1 with term expiring 12/31/2025

Motion seconded by Commissioner McCurdy

Motion passes 7-0

d. Volunteer Appointment to the Moab area Travel Council

Commissioner McGann presented

Motion by Commissioner McGann to approve the appointment of Alex Borichevsky to serve on the Moab Area Travel Council, with term expiring 12/31/2027

Motion seconded by Commissioner Clapper

Motion passes 7-0

e. Volunteer Appointments to the Thompson Springs Special Service District

Commissioner Hadler presented. Two vacancies to be filled. One is a mid-term vacancy expiring 12/31/2024 and the other expiring 1/31/2026.

Motion by Commissioner McCurdy to approve the appointment of Brenda Rogers and Jamie Roark to serve on the Thompson Springs Special Service District Board, with Brenda Rogers' term expiring 12/31/2024, and Jaime Roark's term expiring 12/31/2026.

Motion seconded by Commissioner Winfield

Commissioner Hadler said there are still some questions regarding whether the recommended applicant, Jaime Roark is eligible to sit on the board due to not being a resident of the district. Mr. Roark owns property in the district but is a resident of Colorado. Attorney Stocks requested postponing the approval of Mr. Roark until the next meeting.

Motion by Commissioner McCurdy to amend his motion to approve the appointment of Brenda Rogers to serve on the Thompson Springs Special Service District with term expiring 12/31/2024 and to postpone appointment to the other available seat until the next commission meeting.

Motion to amend seconded by Commissioner Winfield.

Amended motion passes 7-0

f. Volunteer Appointments to the Planning Commission

Commissioner McGann presented

Motion by Commissioner McGann to approve the reappointment of Jerry Klaes and Bob O'Brien to the Planning Commission with terms expiring 12/31/2027

Motion seconded by Commissioner Hedin

Motion passes 7-0

g. Volunteer Appointment to the Economic Development Advisory Board

Commissioner McGann presented

Motion by Commissioner McGann to approve the appointment of Dave Sakrison, Ashley Korenblat, and Forrest Rodgers to serve on the Economic Development Advisory Board, with terms expiring 12/31/2027

Motion seconded by Commissioner Clapper

Motion passes 7-0

3. Assignments of County Commission Representatives / Liaisons to District and County Boards, Commissions, Committees, and Other Agencies

Commissioners McGann and Hedin expressed that they would like to switch their appointments to the Homeless Committee and the Audit Committee, respectively.

Commissioner Walker pointed out an error in the packet that listed him as the liaison to the Transportation District. Commissioner Winfield expressed desire to be on the Motorized Trails Committee and, if Commissioner Hedin was amenable, he would also like to be on the Grand Water & Sewer Service Agency board. Commissioner Hedin said she wished to remain on the GWSSA board.

Commissioner Winfield requested that he be listed as the voting member on the UAC board. Clarification given that any commissioner attending may vote at UAC meetings, but that he would be listed as the official voting member. The position is currently held by Commissioner McGann and she did not express any objections to Commissioner Winfield's request.

Commissioner McCurdy would like to be on the Housing Task Force Committee. Commissioner McGann is the current representative. McGann stated said that the bylaws of that committee allow for any

member of the public to become a voting member by attending three meetings, and that the spreadsheet could be updated to list either McGann or McCurdy as county liaisons.

Commissioner McCurdy stated that he has time in his schedule to be involved with more community boards and would be happy to take some burden from other commissioners who may be over-committed. Commission Coordinator Alisha Oliver reviewed all the appointments as discussed.

Motion by Commissioner Clapper to approve the changes as read and discussed

Motion seconded by Commissioner Winfield.

Motion passes 7-0

4. Alternative Dwelling Overlay Rezone: 1441 Spanish Valley Drive (Parcel 02-0008-0089) (Associate Planner Jenna Gorney)

Presentation

Gorney gave an overview of the proposed action.

Motion by Commissioner McGann to approve the Alternative Dwelling Overlay (ADO) for Grand County Parcel No. 02-0008-0089 and associated Master Plan and Development Agreement with the following conditions: 1. Development is limited to four (4) ADO sites as designed on the approved Master Plan dated 11/3/2023; And 2. The Owner shall record the Development Agreement in the real property records of Grand County simultaneously with the approved Ordinance and prior to application for further site plan, construction, or development approvals.

Motion seconded by Commissioner Clapper

Motion passes 5-1, Hedin opposed and McCurdy recused

5. Alternative Dwelling Overlay Rezone: 1379 Arnel Ln. (Associate Planner Jenna Gorney)

Presentation

Gorney gave an overview of the proposed action.

Motion by Commissioner McGann to approve the Alternative Dwelling Overlay (ADO) for the Grand County Parcel located at 1379 Arnel Lane with the following conditions: 1. Development is limited to eight (8) ADO sites as designed on the approved Master Plan dated 11/7/2023; and 2. The Property Owner shall submit a County Attorney-approved Development Access Affidavit Agreement, signed by all the applicants and all adjacent property owners utilizing such easement. Such agreement shall address the maintenance of such easement over time as related to surface treatments, dust mitigation, and associated costs. The Development Access Affidavit Agreement shall be recorded in the Grand County real property records simultaneously with the Approving Ordinance, Master Plan, and Development Agreement. 3. Prior to submitting a Site Plan Review application, the Owner shall record a Grand County Attorney approved ADO Development Agreement that references the Development Access Affidavit Agreement between the applicant and adjacent property owners that utilize such access. Such Development Agreement shall be recorded simultaneously with the Master Plan, Development Access Affidavit Agreement, and Approving Ordinance.

Motion seconded by Commissioner Winfield

Motion passes 5-1, Hedin opposed and McCurdy recused

6. Ordinance: Approving the Overnight Accommodations Overlay – RV/Campground for Parcel No. 24-0XST-0067, located on SR 313. (Associate Planner Jenna Gorney)

Presentation

Gorney gave an overview of the proposed action. Planning Commission forwarded a recommendation that the County Commission postpone the decision for nine months to allow for a Land Use Code update. Attorney Stocks said that the County cannot postpone a decision for this reason because the owner applied only with the knowledge of the code at the time of application. The owner has complied with all county requests and resubmitted accordingly.

After some discussion, Vice Chairman Walker took a straw poll of the commissioners to determine whether to postpone for the attorney-recommended two weeks or vote at this meeting. Most commissioners were positive about approving the development but agreed with Attorney Stocks that two weeks to meet with Commissioners to answer any questions would be prudent.

Motion by Commissioner Clapper to postpone action on this agenda item for two weeks (until the next commission meeting)

Motion seconded by Commissioner McGann.

Motion passes 7-0

Consent Agenda – Action Items

7. Approval of Consent Agenda Items

A. Approval of Meeting Minutes For 10/17/23, 11/7/23, and 11/28/23

B. Ratification of Payment of Bills in the amount of \$1,572,883.47

C. Purchase of Election Equipment

D. FY24 WRI Grant #6518 – Cooperative Agreement Between Utah Department of Natural Resources (Division of Wildlife Resources) And Grand County (Grand County Weeds Department)

E. Innovation Grant Award Agreement

F. Accepting Invitation to Serve as a Consulting Party for the National Historic Preservation Act Section 106 Review Process for the Delores River Travel Management Plan

Motion by Commissioner McGann to approve the Consent Agenda as read by the Chair

Seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

Discussion Items (none scheduled)

Citizens to be Heard (none)

Public Hearing

8. Grand County First Community Development Block Grant (CDBG) Public Hearing for 2024

Vice Chair Walker opened the public hearing at 5:50 p.m.

Brandon McGuffee and Kathy Bonde both spoke regarding the Moab Valley Fire Protection District's application for a fire rescue vehicle. Current vehicle is a 25-year-old Ford F550 that has become unreliable and is too small to carry all the necessary tools and gear required for the many rescues the department performs.

John (JD) Corkery of the Thompson Springs Special Service District spoke regarding the District's application for several studies to increase water reliability and availability for the residents of Thompson Springs. The studies include a well-siting study, a flow analysis of an abandoned spring, a delineation of the BLM owned wetlands surrounding the abandoned spring, a flow study of the entire wash, and the feasibility of a pipeline from the Green River. The Commission asked several questions about the importance of the studies to the District. JD said that the well-siting study at \$30k was the most important to the District.

Discussion was held by the Commission and it was acknowledged that both Moab City and Castle Valley were preparing applications and that due to a shortage of available funds this year that it will be likely only one request for the entire county would be considered. The county prepares most of the applications and handles the finance records for the grants. Subcontractor agreements are due at the next meeting and Commission Administrator Nassau recommended that the commissioners forward only one project in order to make efficient use of staff resources.

Commissioner Winfield offered to reach out to CDGB staff to get more information regarding recommending more than one project. A Commission straw poll showed support to direct staff to prioritize the Moab Valley Fire Protection District's application and potentially also add the Thompson Springs water studies after Commissioner Winfield speaks with CDBG staff.

Vice Chair Walker closed the public hearing at 6:38 pm.

Closed Session(s) (none scheduled)

Vice Chair Walker adjourned the meeting at 6:38 p.m.



Jacques Hadler
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor