



**BOARD OF COMMISSIONERS MEETING**  
117 South Main Street, Monticello, Utah 84535. Commission Chambers  
January 16, 2024 at 11:00 AM

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**MINUTES**

*The public will be able to view the meeting on San Juan County's Facebook live and Youtube channel*

**Audio:** <https://www.utah.gov/pmn/files/1076021.mp3>

**Video:** <https://www.youtube.com/watch?v=TTpNMAN55uU>

**CALL TO ORDER**

**Time Stamp 0:00:04 (audio & video)**

Commission Chair Jaime Harvey called the meeting to order at 11:00 a.m.

**ROLL CALL**

**Time Stamp 0:00:28 (audio & video)**

Commissioner Harvey noted the roll call.

**PRESENT**

Jaime Harvey  
Silvia Stubbs  
Bruce Adams

**STAFF**

Mack McDonald, Chief Administrative Officer (CAO)  
Lyman W. Duncan, Clerk/Auditor  
Elaine Gizler, Economic Development & Visitor Services Director  
Mitch Maughan, County Deputy Attorney  
Jed Tate, Landfill Manager

**INVOCATION**

**Time Stamp 0:00:48 (audio & video)**

Commission Chair Harvey offered the invocation prayer.

## **PLEDGE OF ALLEGIANCE**

**Time Stamp 0:03:03 (audio & video)**

Commission Chair Harvey led the Pledge of Allegiance.

## **CONFLICT OF INTEREST DISCLOSURE**

**Time Stamp 0:03:34 (audio & video)**

Commission Chair Harvey asked if any conflicts of Interest existed among the three elected officials. All three stated there were not any conflicts.

## **PUBLIC COMMENT**

*Public comments will be accepted through the following Zoom Meet link <https://us02web.zoom.us/j/87155847636> Meeting ID: 871 5584 7636 One tap mobile +12532050468,,87155847636# US*

*There will be a three-minute time limit for each person wishing to comment. If you exceed that three-minute time limit the meeting controller will mute your line.*

**Time Stamp 0:03:59 (audio & video)**

None was offered in the meeting or online.

## **CONSENT AGENDA (Routine Matters) Mack McDonald, San Juan County Administrator**

*The Consent Agenda is a means of expediting the consideration of routine matters. If a Commissioner requests that items be removed from the consent agenda, those items are placed at the beginning of the regular agenda as a new business action item. Other than requests to remove items, a motion to approve the items on the consent agenda is not debatable.*

**Time Stamp 0:04:19 (audio & video)**

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

1. Approval of the December 23, 2023 to January 9, 2024 Check Registers
2. Approval of the December 19, 2023 Commission Meeting Minutes
3. Approval of the December Small Purchases of \$9,727.62 for San Juan County Landfill Diesel Fuel Purchase, \$12,043.00 for San Juan County Public Safety Building Sewer Grinder, and \$67,300 for Cal Black Airport Parts and/or Service Estimate to Disassemble and Dispose of Batteries.
4. Approval of the San Juan County TB Prevention and Control Amendment #7 with the State of Utah Department of Health and Human Services.



5. Approval of the COVID-19 San Juan County Vaccine Supplemental Support Funding, Amendment #3 Contract with the State of Utah Department of Health and Human Services.
6. Approval of San Juan County Preschool Development Grant B-5 Activity 6- 23-25 Amendment #1 with the State of Utah Department of Health and Human Services.
7. Approval of San Juan County Public Health Infrastructure - 2023 Amendment #1 with the State of Utah Department of Health and Human Services.
8. Approval of COVID-19 San Juan County Paycheck Protection Program and Healthcare Enhancement Act (PPPHEA) Expansion 2021 Amendment #3 with the State of Utah Department of Health and Human Services.
9. Approval of the 2024 Contract with Jones & DeMille Engineering to Perform Limited Building Inspection Services.

#### **BUSINESS/ACTION**

10. Consideration and Approval of the Motorola Solution, Inc. Service Agreement and San Juan County Sheriff Department. Lehi Lacy, San Juan County Sheriff

##### **Time Stamp 0:08:10 (audio & video)**

Mack presented the Motorola Solution Subscription Agreement for the Commission to review and approve. This is the final piece in the migration of local 911 services to the Price 911 Center. The Commissioners spoke at length about the geographic coverage and the county landmarks, which the Price staff often makes mistakes when sending ambulance or law enforcement services to certain locations.

Motion made by Commissioner Stubbs, Seconded by Commission Vice-Chair Adams.  
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

11. Consideration and Approval of the 2024 La Sal Transfer Station Electrical Contract, Jed Tate, Landfill Manager

##### **Time Stamp 0:17:12 (audio & video)**

Jed Tate, Landfill Manager, presented the Electrical Contract for the La Sal Transfer Station for the Commission to review and approve. The contract is for extending electrical infrastructure to the La Sal Transfer Station.

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.  
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

12. Consideration and Approval of the Utah Outdoor Recreational Trails Matching Grant Fund Contract with San Juan County. Elaine Gizler Economic Development and Visitor Services Director.

##### **Time Stamp 0:20:08 (audio & video)**



Elaine Gizler, Economic Development and Visitor Services Director, presented the 2nd part of the Utah Outdoor Recreational Trails Matching Grant Contract for the Commission to review and approve. Elaine believes that the construction for the trail might kick off this year, but deer migration, plants flowering, and other related items might delay the trail from proceeding forward very quickly.

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

13. Consideration and Approval of Comments on Sage-grouse RMP Amendment/EIS. Nick Sandberg, Public Lands Coordinator

**Time Stamp 0:26:40 (audio & video)**

Nick Sandberg, Public Lands Coordinator, presented the comments for the Bureau of Land Management (BLM) Sage-Grouse Resource Management Plan (RMP) Amendment letter, for the Commission to review and approve. The Gunnison Sage-Grouse Resource Management Plan has been ongoing for over a decade. The current BLM RMP will affect mineral and oil and gas ownership claims throughout the northern part of the county. Commissioner Adams is perplexed that the Sage-Grouse habitat area happens to be only on private property, but not on the federal lands! Private property consists of 6% of all of San Juan County; the remaining 94% is under federal management.

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

14. Consideration and Approval of the Letter of Request for the Meeting Draft Bears Ears Plan. Nick Sandberg, Public Lands Coordinator

**Time Stamp 0:44:55 (audio & video)**

Nick Sandberg, Public Lands Coordinator, presented the Letter of Request for the Meeting Regarding the Draft for the Bears Ears Plan, for the Commission to review and approve. Commissioner Adams asked Nick to look into creating a letter supporting the blocking of “bad actors” from purchasing US land.

Motion made by Commissioner Stubbs, Seconded by Commission Vice-Chair Adams.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

15. Consideration and Approval of the Multi-County Appraisal Trust Software PUMA Program for the County. Rick Meyer, County Assessor

**Time Stamp 0:049:35 (audio & video)**

Rick Meyer, County Assessor, presented the PUMA User Agreement for the Commission to review and approve. The Assessor's Office has been using the software for 2 years and the new



agreement substantially reduces the counties contract price. The savings from using the Puma Software will reduce the overall cost of software for the assessor's office.

Motion made by Commissioner Stubbs, Seconded by Commission Vice-Chair Adams.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

16. Consideration and Approval of the Uncollectible Accounts from 2009 to 2014 State Statue Removal. Rick Meyer, County Assessor

**Time Stamp 0:55:52 (audio & video)**

Randy Rarick, Deputy Assessor, presented the 2009-2019 Uncollectible Personal Property Accounts actions for the Commission to review and approve. Per the handouts: The accounts highlighted in red are not collectible because of state law, the accounts highlighted in green, will need to go before a judge to seek a judgement against the property owner (hence, uncollectable), the highlighted pink column is eligible for collection and efforts are underway to do so.

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

17. Consideration and Approval to Refund Over-Paid Past-Due Personal Property Accounts from 2023. Rick Meyer, County Assessor

**Time Stamp 01:17:24 (audio & video)**

Randy Rarick, Deputy Assessor, presented the Overpaid Personal Property Tax accounts for the Commission to review and approve. State of Utah code requires the refunding of the overpayments as soon as possible.

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

18. Consideration and Approval for the refund of \$1,800.00 from 2018 to 2019 Personal Property Taxes for Canyonlands. Rick Meyer, County Assessor

**Time Stamp 1:29:15 (audio & video)**

Rick Meyer, County Assessor, presented the refund for the Canyonlands Needles Outpost for the Commission to review and approve. SITLA owned the land for many years; during which the business property was leased out to various businesses, including the Needles Outpost. The Nature Conservancy bought the property in 2018, and was then responsible for the real property and personal property taxes. The money is to be refunded to the Needles Outpost, and the Nature Conservancy will be billed instead.

Motion made by Commissioner Stubbs, Seconded by Commission Vice-Chair Adams.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs



19. Consideration and Approval of the Professional Services Agreement with Jviation, A Woolpert Company, LLC and San Juan County for the 2024 Cal Black Airport Automated Weather Observing System (AWOS) Upgrades. Mack McDonald, Chief Administrative Officer

**Time Stamp 1:38:42 (audio & video)**

Mack McDonald, CAO, presented the Professional Services Agreement with Jviation, LLC for the Commission to review and approve.

Motion made by Commissioner Stubbs, Seconded by Commission Vice-Chair Adams.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

20. CONSIDERATION AND APPROVAL OF AN ORDINANCE TO AMEND THE SAN JUAN COUNTY ZONING ORDINANCE TO CLARIFY THAT SHORT-TERM RENTAL USE IS PROHIBITED IN THE SPANISH VALLEY RESIDENTIAL (SVR) DISTRICT. Mack McDonald, Chief Administrative Officer

**Time Stamp 1:42:46 (audio & video)**

Mack presented the Ordinance to amend the County Zoning Ordinance to clarify that Short-Term Rental Use is prohibited in the Spanish Valley Residential (SVR) District for the Commission to review and approve.

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

21. Consideration and Approval of a Settlement Agreement and Release Made Between San Juan Rentals, LLC and JPKrantzMoab, LLC and San Juan County. Mack McDonald, Chief Administrative Officer

**Time Stamp 1:50:02 (audio & video)**

Mack presented the settlement agreement for the Commission to review and approve. The agreement allows the two developers to continue either as Overnight Rentals or to develop the property.

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

22. CONSIDERATION AND APPROVAL OF AN ORDINANCE REPLACING AND AMENDING THE PROCESS FOR APPEALS OF LAND USE DECISIONS. Mack McDonald, Chief Administrative Officer

**Time Stamp 1:46:30 (audio & video)**

Mack presented the consideration and approval of an ordinance replacing and amending the process for appeals of land use decisions. The State of Utah Code is requiring that all land use decisions are sped up and resolved quickly for the benefit of the developers.

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.  
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

23. Consideration and Approval of the Notice of Award for Bond Counsel Services to ETJLaw, Inc. for the San Juan County's Municipal Building Authority's Issuance of Non-Voted Lease Revenue Bonds to be Purchased by the Permanent Community Impact Fund Board. Mack McDonald, Chief Administrative Officer

**Time Stamp 1:52:07 (audio & video)**

Mack presented the Notice of Award for Bond Services with ETJLaw for the Commission to review and approve. The Project is for the County Safety Building remodel.

Motion made by Commissioner Stubbs, Seconded by Commission Vice-Chair Adams.  
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

24. Consideration and Approval of an Intergovernmental Agreement with South Central Planning and Development Commission and San Juan County for Permitting and Planning Systems Software. Mack McDonald, Chief Administrative Officer

**Time Stamp 1:53:45 (audio & video)**

Mack presented the Intergovernmental Agreement for usage of Permitting & Planning Systems Software for the Commission to review and approve. The public can use the software (posted on the county website) to pay for permits and licenses.

Motion made by Commissioner Stubbs, Seconded by Commission Vice-Chair Adams.  
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

## **COMMISSION REPORTS**

**Time Stamp 1:59:42 (audio & video)**

Commissioner Adams will be participating in the Utah Legislative Session over the next six weeks.

Commissioner Stubbs has been busy with FEMA and legislature training. She recently participated in the Seven County AOG meeting. She will also be at the State Capital Building for the 2024 legislative session.

Commissioner Harvey was planning on attending the Mexican Water Chapter, but due to the inclement weather, the meeting was cancelled. The Red Mesa Chapter House Meeting is today, the Aneth Chapter House meeting is on the 19<sup>th</sup>. He will also be attending the legislative sessions.



## ADJOURNMENT

Time Stamp 2:06:34 (audio & video)

Meeting adjourned at 1:07 p.m.

Motion made by Commission Vice-Chair Adams, Seconded by Commissioner Stubbs.  
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

\*The Board of San Juan County Commissioners can call a closed meeting at any time during the Regular Session if necessary, for reasons permitted under UCA 52-4-205\*

All agenda items shall be considered as having potential Commission action components and may be completed by an electronic method \*\*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice\*\*

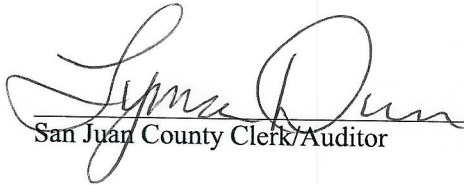
APPROVED:



San Juan County Board of County Commissioners

DATE: 2/6/24

ATTEST:



San Juan County Clerk/Auditor

DATE: 2/6/24