



GRAND COUNTY COUNCIL WORKSHOP SESSION

Grand County Council Chambers
125 East Center Street, Moab, Utah

Tuesday, January 15, 2019

The Grand County Council met in a workshop session on the above date in the Grand County Council Chambers of the Courthouse located at 125 East Center Street, Moab, Utah. The meeting was called to order by Council Chair Evan Clapper at 2:00 p.m. In attendance were Council Members Greg Halliday, Mary McGann, Terry Morse, Curtis Wells, Evan Clapper, Jaylyn Hawks, Rory Paxman, Clerk/Auditor Chris Baird, and Council Administrator Ruth Dillon. Also in attendance were Community and Economic Development Staff Zacharia Levine, Kaitlin Myers, and J.D. McClanahan.

Workshop: High Density Housing Overlay

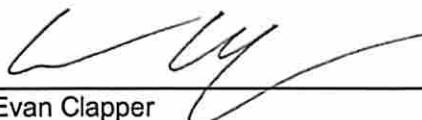
Larry Ellertson introduced himself as a former Utah County commissioner, and will be working on rural and public lands issues at the bequest of Congressman John Curtis.

Council Chair Evan Clapper, and Community and Economic Development Director Zacharia Levine led a workshop on the proposed High Density Housing Overlay ordinance.

By majority consensus the council directed staff to revise the proposed ordinance as follows:

- Revise the sunset clause to expire at 300 units or two years
- Add mixed-use stipulations outlined in Jaylyn's alternative plan (reflected in the ordinance to state: *"Where there is a combination of commercial and residential uses, the commercial uses shall front along the highest road designation. Residential development shall be located behind commercial development or on upper floors above commercial development."*)
- Decrease the HDH35b maximum height from 50ft to 42ft, remaining 4 stories
- Remove parcels located on the east side of Rimrock Drive from the overlay
- Reduce four parcels located on the east side of Jackson Street from HDH35b to HDH15

Council Chair Evan Clapper adjourned the workshop session at 4:02 p.m.



Evan Clapper
Grand County Council Chair

ATTEST:



Chris Baird,
Grand County Clerk/Auditor



GRAND COUNTY COUNCIL REGULAR MEETING

Grand County Council Chambers
125 East Center Street, Moab, Utah

Tuesday, January 15, 2019

The Grand County Council met in a Regular Session on the above date in the Grand County Council Chambers of the Courthouse located at 125 East Center Street, Moab, Utah. The meeting was called to order by Council Chair Evan Clapper at 4:18 p.m. In attendance were Council Members Greg Halliday, Mary McGann, Terry Morse, Curtis Wells, Evan Clapper, Jaylyn Hawks, Rory Paxman, Clerk/Auditor Chris Baird, and Council Administrator Ruth Dillon.

Call to Order

Council Chair Evan Clapper called the meeting to order at 4:18 p.m.

Pledge of Allegiance

The pledge of allegiance was led by Steve Young.

Approval of Minutes (Chris Baird, Clerk/Auditor)

A. January 2, 2019 (County Council Meeting)

Motion: Motion by Council Member Jaylyn Hawks to approve the minutes for January 2, 2019 as presented. Motion seconded by Council Member Greg Halliday carries 7-0.

Ratification of Payment of Bills

Motion: Motion by Council Member Rory Paxman to ratify the payment of the bills totaling \$2,539,705.73 (\$2,304,660.11 bills, \$235,045.62 payroll). Motion seconded by Council Member Greg Halliday carries 7-0 by rollcall vote.

General Council Reports and Future Considerations

Greg Halliday: Attended the Transportation Special Service District meeting, and the Historical Preservation Commission meeting.

Jaylyn Hawks: Attended the Canyonlands Healthcare Special Service District meeting, and a meeting of the League of Women's Voters.

Mary McGann: Attended the Solid Waste Special Service District meeting, the Homeless Coordinating Committee meeting, and the Dalton Wells/Willow Springs Sovereign Lands meeting.

Curtis Wells: Reported that the USU Advisory Board is achieving fundraising benchmarks.

Terry Morse: Attended the Grand Water and Sewer Service Agency meeting, the Housing Taskforce meeting, and the Dalton Wells/Willow Springs Sovereign Lands meeting.

Rory Paxman: Attended the Weed Board meeting. Reported that the Airport has had heater issues.

Evan Clapper: Attended the Library Board meeting, and reported on Library events.

Elected Official Reports (None)

Council Administrator Report

Council Administrator Ruth Dillon reported on the Dalton Wells/Willow Springs Sovereign Lands meeting, the Non-Motorized Master Plan update, and a phone conference with SEUALG regarding airport related economic development.

Department Reports (None)

Agency Reports

B. 2018 Honey Bee Inspection Report (Jerry Shue, Grand County Bee Inspector)

Grand County Bee Inspector Jerry Shue gave a report on the status of bees and beekeeping in Grand County.

Citizens to Be Heard

Marc Horowitz relayed a parable about two friends.

Presentations

C. Presentation on Housing Rehab Program Information for elderly, disabled, and low income households in Grand County (Barbara Fausett and Dawna Housekeeper, Southeastern Utah Association of Local Governments)

Barbara Fausett and Dawna Housekeeper gave a presentation on SEUALG's Housing Rehab program.

General Business- Action Items- Discussion and Consideration of:

D. Adopting a proposed resolution and a request for unbudgeted funding for the Rural Diversification Project, in the amount of \$1,000 for the next three years totaling \$3,000 (Geri Gamber, Executive Director, SEUALG)

Motion: Motion by Council Member Curtis Wells to adopt the proposed resolution and a request for unbudgeted funding for the Rural Diversification Project, in the amount of \$1,000 for the next three years totaling \$3,000, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Terry Morse.

Clerk/Auditor Chris Baird requested that the resolution be amended to strike "per month", and to replace (2018, 2019, and 2020) with (2019, 2020, and 2021).

Motion: Substitute Motion by Council Member Curtis Wells to adopt the proposed resolution with amendments, and a request for unbudgeted funding for the Rural Diversification Project, in the amount of \$1,000 for the next three years totaling \$3,000, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Terry Morse carries 7-0.

E. Approving additions to the 2018 Property Tax Abatements and Cancelations (Chris Kauffman, Treasurer)

Motion: Motion by Council Member Mary McGann to approve the additional 2018 property tax abatements and cancellations as presented, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Curtis Wells carries 6-0-1 with Council Member Greg Halliday abstaining.

F. Approving the purchase buy back agreement between Grand County and Honnen Equipment for one new John Deere 544L Loader (Bill Jackson, Road Supervisor)

Motion: Motion by Council Member Curtis Wells to approve the purchase buy back agreement between Grand County and Honnen equipment for one new John Deere 544L Loader in the amount of \$134,943, and authorize Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carries 7-0.

G. Approving proposed amendment to the Cooperative Management Agreement with the Bureau of Land Management (BLM) providing Public Safety, Resource Protection and Recreation Management and Maintenance in the Sand Flats Recreation Area which authorizes Grand County to use a portion of the BLM facility located at 885 South Sand Flats Road as a storage facility (Andrea Brand, Sand Flats Recreation Area Program Director)

Motion: Motion by Council Member Curtis Wells to approve the revised amendment 4 of the "Cooperative Management Agreement Between the U.S. Department of the Interior, Bureau of Land Management and Grand County, Utah Providing for Public Safety, Resource Protection and Recreation Management and Maintenance in the Sand Flats Recreation Area" and authorize the Chair to sign the amendment. Motion seconded by Council Member Greg Halliday carries 7-0.

H. Approving proposed contract award to Hudson Printing for the Moab Area Travel Council Travel Planner (Elaine Gizler, Moab Area Travel Council, Executive Director)

Motion: Motion by Council Member Jaylyn Hawks to approve the proposed contract award to Hudson Printing for the 150,000 Moab Area Travel Council Planners, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carries 7-0.

I. Approving proposed letter to Senator Hinkins and Representatives Albrecht & Watkins in support of requested budgeting in the amount of \$100,000 for Utah Division of Forestry, Fire and State Lands- Sovereign Lands to plan and develop needed infrastructure, including vault toilet installations and camp site delineations, for the campground areas located at Dalton Wells and Willow Springs near Arches National Park (Council Member McGann)

Motion: Motion by Council Member Mary McGann to approve the proposed letter to Senator Hinkins and Representatives Albrecht & Watkins in support of requested budgeting in the amount of \$100,000 by Utah Division of Forestry, Fire and State Lands- Sovereign Lands to plan and develop needed infrastructure, including vault toilet installations and camp site delineations, for the campground areas located at Dalton Wells and Willow Springs near Arches National Park, and authorize the chair to sign all associated documents. Motion seconded by Council Member Terry Morse carries 7-0.

J. Adopting proposed ordinance amending the Land Use Code for a High Density Housing Overlay (Zacharia Levine, Community and Economic Development Director)

Motion: Motion by Council Member Mary McGann to adopt the proposed ordinance amending the Land Use Code for a High Density Housing Overlay as amended according to the prior council workshop, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Curtis Wells.

Discussion:

Nancy Fitzgerald: Expressed gratitude for the compromise. Requested that the council take more time to establish a formal vision for Spanish Valley.

Jaylyn Hawks: Stated that she doesn't feel that the ordinance adequately addresses the concerns expressed by the citizens.

Terry Morse: Thanked the Community Development staff and Planning Commission for all the work put in. Stated that if the private sector doesn't step up to the line that the ordinance will sunset in two years, at which point the council can reassess it.

Motion carries 6-1 with Council Member Jaylyn Hawks opposed.

K. Approving Volunteer Appointments to District and County Boards and Commissions (Council Liaison to the Board or Ruth Dillon, Council Administrator):

1. Airport Board (Postponed from January 2, 2019)

Motion: Motion by Council Member Rory Paxman to postpone to the next council meeting. Motion seconded by Council Member Mary McGann carries 7-0

2. Historical Preservation Commission

Motion: Motion by Council Member Greg Halliday to appoint Resford Rouser with term expiring 12/31/2022, to serve on the Historical Preservation Commission and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carries 7-0.

3. Noxious Weed Control Board

Motion: Motion by Council Member Rory Paxman to approve the appointment of Sena Hauer to serve on the Noxious Weed Control Board, with term expiring 12/31/2022 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carries 7-0.

4. Transportation Special Service District Board (Postponed from January 2, 2019)

Motion: Motion by Council Member Mary McGann to postpone indefinitely. Motion seconded by Council Member Curtis Wells carries 7-0.

L. Approving assignments of County Council Representatives/Liaisons to District and County Boards, Commissions and Committees and other agencies (Chairman Clapper)

Motion: Motion by Council Member Curtis Wells to approve the below County Council assignments:

Mary McGann: Housing Task Force

Terry Morse: Soil Conservation District

Rory Paxman: Travel Council

Evan Clapper and Jaylyn Hawks: Budget Advisory Board

Motion seconded by Council Member Mary McGann carries 7-0.

M. Approving volunteer appointment to the Budget Advisory Board for the Department Head position (Chairman Clapper)

Motion: Motion by Council Member Terry Morse to approve the appointment of Elaine Gizler, with term expiring 12/31/2020, to serve on the Budget Advisory Board, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carries 7-0.

Consent Agenda- Action Items

N. Ratifying the Vice Chair's signature on a letter of support sent to Congressman John Curtis regarding his proposed Rural Broadband Permitting Efficiency Act of 2019

O. Ratifying minor changes on Easement Agreement with San Juan County for the purpose of constructing a connector road to be used only for ingress, egress, utilities, and maintenance, previously approved on December 18, 2018

P. Approving proposed letter of support for Arches National Park as an International Dark Sky designation

Q. Approving proposed letter of support for Moab Area Community Land Trust for the New Market Tax Credit (NMTC) application

Motion: Motion by Council Member Mary McGann to approve the consent agenda and authorize the chair to sign all associated documents. Motion seconded by Council Member Curtis Wells carries 7-0.

Discussion Items

R. Discussion on calendar items and public notices (Bryony Hill, Council Office Coordinator)

Council Office Coordinator Bryony Hill presented the calendar and public notices.

**S. Discussion on using Council Discretionary funds for the honey bee inspector budget
(Council Member McGann)**

Discussion was had regarding expense reimbursement for the Grand County Bee Inspector. 2019 expenses can be reimbursed from the Council's discretionary fund, and a more formal budget can be approved for 2020.

T. Update on Responsible/Sustainable Tourism Workgroup (Jaylyn Hawks, Liz Thomas, Walt Dabney)

Walt Dabney and Liz Thomas gave an update on the Responsible/Sustainable Tourism Workgroup. They intend to educate visitors on how and why it is important to recreate responsibly. They would like to partner with the Travel Council on integrated messaging.

U. Discussion on topics and issues to bring to the State during the Legislative Session (Council Member Morse)

Discussion was had regarding possibly approving a list of legislative positions so that Council Members can speak on behalf of the Council during the legislative session. Council Member Wells indicated that he was opposed to the item "Local Control of OHV and UTV". Council Members suggested placing the list on an agenda for action removing "Local Control of OHV and UTV".

**V. Discussion on re-consideration of County Council pay raise approved December 18, 2018
(Council Member Paxman)**

Rory Paxman: Was not at the Dec. 18th meeting, but would not have voted for the council's salary increase. Stated that the optics don't look good. Would like to rescind the Dec. 18th ordinance and replace with a 2% COLA.

Curtis Wells: Expressed that he resents the idea that this was something that was done "in the night". Explained that his character and integrity has been attacked on social media. Stated that he has worked for four years on local political campaigns, including Council Member Paxman's. Mentioned that the compensation study was late for the 2017 budget and was not ready for approval. Expressed that he has fought a tax increase for the last 2 years. Stated that he is working between 30-60 hours/week for approximately \$900/mo. Indicated that the low salary has caused a shortage of time for some council members. Expressed that legislative issues are the primary duty of the County Council job.

Rory Paxman: Responded to Council Member Wells that he has been coming to council meetings for 6 years on his days off from work and isn't on the Council for the money.

Gene Ciarus: Stated that he appreciates the work the council is doing. Expressed that he worked on the council because he doesn't need the money. Stated that tripling the pay was wrong. Expressed that the gross pay for the whole council is among the highest in the State because there are 7 council members.

Lynn Jackson: Expressed that the public notices, and public hearings don't make it to the average citizen. Expressed that the extremeness of this raise constituted more proactive noticing beyond the norm. Stated that the compensation survey didn't include elected officials. Expressed that the government study committee should be the entity to determine the new salaries.

Kevin Walker: Expressed that some comparisons are hard to make given the tourism economy and feels that the salaries are reasonable. Stated that the low salary makes it hard to recruit candidates, and that the new salaries will increase the pool of candidates. Expressed that volunteers are hard to depend on, and the county council job is too important to rely on volunteer labor.

J.W. Nelson: Indicated that he doesn't always read the newspaper so isn't always aware of these kinds of things. Expressed that some people don't make that much money working full time. Stated that the move to a 7 member council was designed to distribute the work load. Stated that the job was not designed to be a way to make living. Asked the council to reconsider the salary increase. Thanked the council for their time.

Jeremy Day: Expressed that some council members work more than others, and doesn't think that the system is working as we've grown. Indicates that he feels that the salary increase is hypocritical. Expressed that if this

was the private sector it wouldn't be acceptable. Agrees that to get good representation we will need to pay for it, but feels that only a COLA is acceptable prior to establishing the new form of government. Stated that the salaries should be decided by the study committee.

Robert Greenberg: Noted that Grand Co. tends to debate issues after they've been decided on. Stated that the study committee isn't tasked with salaries. Mentioned that we are seeing a lot of uncontested races. Expressed the need to bring people to the council positions that aren't independently wealthy. Stated that the new salaries are a real cost of living adjustment.

Cricket Green: Stated that at her prior job she worked 40hrs/week and barely made \$30k/year. Expressed that at the increased pay they need to make this a full time job.

Dwight Johnson: Indicated that he feels that the council member jobs should be volunteer positions. The council has paid staff.

Randy Day: Stated that if we go to 3 commissioners we will be paying \$77K/yr each. Stated that he doesn't agree with the pay raise. Indicated that the public doesn't often see public notices or attend meetings unless they have to. Expressed a need for more public noticing.

Mary McGann: Expressed that county employees were asking for raises and that we needed to use data and accurate figures. Reiterated that the budget advisory board used well researched data to establish median wages. Stated that she has worked 30-60hr/wk. Expressed that the council was grossly under-paid, and she feels that the council should be paid a median salary for the position.

Terry Morse: Expressed that this Council is taking the heat for the pay raise so that the next council doesn't have to. Stated that the Council Member job can be full-time work and is worth way more than \$30,000/yr. Expressed that the responsibilities of the council are ever increasing.

Jaylyn Hawks: Agrees with most of the council members' statements. Reiterated that it was a public process, she works hard, and that she has nothing to apologize for.

Greg Halliday: Stated that this was a complete surprise to him, however, when he saw the Utah Association of Counties data he had no problem with the salary increase

Public Hearings- Possible Action Items (None)

Closed Session(s) (None)

Adjourn

Council Chair Evan Clapper adjourned the meeting at 8:05 p.m.



Evan Clapper
Grand County Council Chair

ATTEST:



Chris Baird,
Grand County Clerk/Auditor