



## GRAND COUNTY COMMISSION WORKSHOP AND REGULAR MEETING

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

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### MINUTES 7 June 2022

The Grand County Commission met in a regular meeting on June 7th, 2022. 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 Grand County Commission Chair Jacques Hadler, Commission Vice-Chair Mary McGann and Commissioners Evan Clapper, Trisha Hedin, Kevin Walker and Josie Kovash. Also attending in-person were Commission Administrator Mallory Nassau, Associate Commission Administrator Quinn Hall and Strategic Development Director Chris Baird. Commissioner Sarah Stock, Grand County Attorney Christina Sloan and Grand County Clerk/Auditor Gabriel Woytek were in attendance virtually.

#### 4:00 pm Call to Order

#### Pledge of Allegiance

Comments offered by Chair Hadler in support of those families who lost their homes in the Pack Creek Campground Fire, and gratitude to all those organizations and members of the community who worked to put out the fire and support the affected families. Members of the Grand County Sheriff's Office, Moab Valley Fire Department, and Emergency Medical Services were offered tokens of gratitude in recognition of their actions in response to the fire.

#### Citizens to Be Heard

Maureen Cain, co-owner of Pack Creek Mobile Home Estates spoke in gratitude to all for the professional and dedicated response in controlling the devastating fire.

#### Presentations

**Forestry Fire and State Lands (FFSL) Fuel Reduction Presentation (Duncan Fuchise, Southeast Area WUI Specialist, Utah Division of Forestry, Fire, and State Lands and Kara Dohrenwend, Director, Rim to Rim Restoration) (9:40)**

Mr. Fuchise and Ms. Dohrenwend described the coordinated fire fuels mitigation and revegetation efforts taking place in Grand County since 1999, including a background of all entities involved and the resources that they offer. Presentation of needs going forward for mitigation and how Grand County may further support these efforts in the form of things like matching funds and sponsorship of clean up efforts. Commissioner Hedin requested a follow list of monetary asks to the Commission. Commissioner Clapper highlighted the potential for greater outreach and education efforts.

## **Department Reports**

### **2021 Treasurer's Report (Chris Kauffman, Grand County Treasurer) (29:30)**

Treasurer Kauffman reported on 2021 Property Tax Collections. Collection rates were likely the strongest that they've ever been, at 97.3%. Union Pacific appeal settlement was big driver behind the increase in this rate, which will save taxpayers \$70,000 in 2022. Highest of amount of back taxes were collected in the history of the County, as well as the rate of back taxes collected. Electronic, online, and auto bill payment continues to be on an upward trend. Due to low rates, interest earnings from the Public Treasurer's Investment Fund (PTIF) have continued to be very low, but stand to increase moving forward as the Federal Reserve fights inflation and increases interest rates. The County's PTIF accounts were consolidated in order to facilitate more accurate allocation of interest among funds.

### **Grand County Active Trails and Transportation Report (GCATT) (Madeline Logowitz, Trails Supervisor) (44:45)**

Staff offered an overview of GCATT programs and a review of the Spring 2022 season, including various trail maintenance projects, signage, grants and cost share agreements. Update on current responsible recreation efforts including visitor education, social media presence and partnerships to provide accurate information on popular apps, business recognition program for good stewardship, new print media, wag bag (human waste) initiative. Commissioner Clapper expressed appreciation for GCATT efforts and spoke to the importance of the trail system as a significant economic driver in the County.

### **Planning & Zoning Unified Transportation Master Plan (UTMP) Report (John Guenther, Planning and Zoning Director, Bill Jackson, Roads Supervisor) (1:12:15)**

Staff presented report as shown in packet and discussed upcoming timeline for the planning effort.

## **Approval of Minutes (Gabriel Woytek, Clerk/Auditor)**

May 17<sup>th</sup>, 2022 (Regular County Commission Meeting)

**Motion by** Commissioner McGann to approve the minutes from May 17<sup>th</sup>, 2022.

**Motion Seconded by** Commissioner Hedin

**Discussion** (none at this time)

**Motion Passes 7-0**

## **Ratification of Payment of Bills**

**Motion by** Commissioner Hedin to approve and ratify payment of bills in the amount of \$1,069,391.47 and payroll in the amount of \$322,425.63 for a combined total of \$1,391,817.10.

**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 (1:20:50)**

Jacques Hadler

- 5/18 Thompson Springs Special Service District meeting, voted to approve rate increase
- 5/25 Moab Chamber of Commerce meeting
- Governor's Spirit of Service award presented by Governor Cox to the Moab Valley Multicultural Center
- 6/1 'Noise 2.0' meeting, discussion of ongoing priorities for addressing noise pollution, 2pm workshop on 6/21, public encouraged to participate
- 6/3 Responsible Recreation meeting
- 6/6 Action/coordination meeting regarding fire at Pack Creek Campground, donation link can be found at [grandcountyutah.net](http://grandcountyutah.net)

Trisha Hedin

- Planning Commission meeting
- Library Board meeting
- Southeast Utah Association of Local Governments meeting
- Meeting with County Attorney and Law Enforcement Agencies regarding drug-induced homicide
- Grand Water and Sewer Service meeting, sewer rates to increase, Ken's Lake level 256% increase from 2021, soil moisture 28% saturation at 9500 ft

Sarah Stock

- Mosquito Abatement District meeting
- Noted that Interagency Fire Restrictions in place
- Community Renewable Energy Program (now 'Utah 100 Communities Program') meeting

Kevin Walker

- 5/23 meeting with Moab City to foster collaboration on shared topics
- Meeting with BLM regarding dispersed camping EA, Labyrinth Travel Plan, Dolores Triangle Travel Plan
- Attended meeting with Senator Bramble and Representative Lyman regarding noise pollution
- Discussions with lobbyist regarding BLM land swap

Evan Clapper

- No report at this time

Mary McGann

- 5/19 Economic Development Advisory Board Meeting, review of funding for Moab Community Childcare
- 5/23 meeting with Moab City to foster collaboration on shared topics
- Solid Waste Special Service District meeting
- 6/2 meeting with Curtis Wells regarding his appointment to the CIB board
- Airport Board meeting

Josie Kovash

- 5/18 Special Events Advisory Committee
- General Plan – Land Use Code steering committee meeting
- 5/24 Public Health Board meeting
- 5/31 CNHA meeting regarding the future of the Moab Information Center
- 6/2 Moab Area Housing Task Force meeting

## **Elected Official Reports**

Grand County Clerk/Auditor Gabriel Woytek

- Successful Public Logic and Accuracy Test on 5/27
- Ballots for 6/28 Primary Election to hit mailboxes this week

Grand County Attorney Christina Sloan

- Several meetings with new Moab City Police Chief Jared Garcia
- Discussions regarding community preparedness and prevention for school shooting scenarios

## **Commission Administrator Report**

Commission Administrator Mallory Nassau

- Departure of Planning and Zoning Director John Guenther, send-off planned
- Postponed Water Information Presentation confirmed for August 2<sup>nd</sup>

Associate Commission Administrator Quinn Hall

- County Calendar updated on website with new features and more robust information

**6pm Citizens to be heard** (none at this time)

## **General Business - Action Items, Discussion and Consideration of:**

### **A. Four Corners Behavioral Health Area Plan – 2023** (Melissa Huntington, Executive Director of Four Corners Community Behavioral Health) (2:01:40)

#### **Presentation**

Ms. Huntington presented the 2023 Area Plan as shown in packet. Public document acknowledging plans for coming year in accordance with Interlocal Agreement. Commissioner McGann expressed excitement about newly built facility.

**Motion by** Commissioner McGann to approve the Four Corners Community Behavioral Health 2023 Area Plan.

**Motion Seconded by** Commissioner Clapper

#### **Discussion**

Commissioner Clapper asked about any significant changes for this year's plan. One last minute change was funding for a rural receiving center, which will most likely be piloted in Carbon County for use by Carbon, Emery, or Grand.

**Motion passes 7-0**

### **B. Airport Layout Plan Update with Final Scope of Work** (Tammy Howland, Interim Airport Director) (2:07:00)

**Presentation**

Staff presented details regarding use of annual airport improvement funds for the plan, as shown in the packet.

**Motion by** Commissioner Walker to approve the Airport Layout Plan Update final scope of work with Armstrong Consultants (Task Order Q).

**Motion Seconded by** Commissioner Hedin

**Discussion (none at this time)**

**Motion passes 7-0**

**C. Scope of Work and Task Order with Jones & DeMille Engineering** (Chris Baird, Strategic Development Director) (2:10:20)

**Presentation**

Staff described current status of Spanish Valley Drive Multi-Use Pathway as described in packet, use of hotspot funding, construction hopefully to begin in the Fall. First phase to be built to Pack Creek bridge near Beeman Rd. 10 foot wide two lane bike path with a 5 foot buffer from road is being contemplated, on the west side of the road. Discussion regarding possibilities for vegetation in the buffer area between the bike path and the road.

**Motion by** Commissioner Clapper to approve the scope of work and task order with Jones & DeMille Engineering for preconstruction design services for the Spanish Valley Drive Multi-Use Pathway for an amount not-to-exceed \$211,000.

**Motion Seconded by** Commissioner McGann

**Discussion**

Commissioner Stock stressed the importance of including rainwater catchment in the buffer during the design phase, staff confirmed that this avenue would be discussed.

**Motion passes 7-0**

**D. Grand County Planning Commission Board Appointment** (2:20:35)

**Presentation**

Associate Planner Elissa Martin presented application as shown in packet. One application was received for one vacancy, recommendation approved unanimously by the Planning Commission.

**Motion by** Commissioner Clapper to approve the appointment of Aaron Lindberg to serve on the Grand County Planning Commission for the term beginning June 13, 2022 to December 31, 2024.

**Motion Seconded by** Commissioner Hedin

**Discussion (none at this time)**

**Motion passes 7-0**

## **E. Request for Proposals for Economic Development Advertising Service (2:23:30)**

### **Presentation**

Economic Development Director August Granath presented proposed streamlined approach for paid advertising strategy with timelines and details as shown in packet. Commissioner Walker asked about upcoming plans for use of co-op grant funds. Commissioner Stock mentioned the power in using advertising funds to contract with local artists. Commissioner Walker discussed adding segmentation studies and other analytics in the scope of work, staff agreed.

**Motion by** Commissioner Walker to approve the publication of a Request for Proposals (RFP) for a media agency for marketing services, with scope of work modified to include segmentation surveys and other analytics used to study visitation trends.

**Motion Seconded by** Commissioner McGann

**Discussion** (none at this time)

**Motion passes 7-0**

## **Consent Agenda – Action Items (2:38:25)**

- F.** Approving County Commission Board Appointment Modifications/Changes
- G.** Appointing a Commission liaison to the Canyonlands Natural History Association
- H.** Approving Table Purchase for the Grand Center
- I.** Ratification of letter requesting approval of use of Patent Land for commercial film production
- J.** Ratification of letter to School and Institutional Trust Lands Administration (SITLA) regarding a proposed land lease in Castle Valley
- K.** Granting Local Consent for Sand Bar Lounge LLC Liquor License Application
- L.** Approval of Challenge Cost Share Agreement between Grand County and the United States Forest Service
- M.** Approval of Cooperative Agreement with the Bureau of Land Management for the purpose of supporting a joint effort to implement essential recreational trail and other facility management actions in Grand County
- N.** Approving Proposed Utah Weed Supervisors Association (UWSA) Grant Application for FY22
- O.** Approving submittal of a grant application to the FAA for a no-foam testing device for the Airport
- P.** Approving the Chair's Signature on a Letter of Action Towards Gun Violence

**Motion by** Commissioner McGann to adopt the Consent Agenda as listed by the Chair.

**Motion seconded by** Commissioner Hedin

**Discussion** (none at this time)

**Motion passes 7-0**

### **Discussion Items**

**Q. Special Event Permitting Process** (Christina Sloan, Grand County Attorney) (2:41:35)

## **Discussion**

Attorney Sloan presented history of Special Event Permitting process and shift from a review of safety and compliance to an analysis of community benefit and impact. Commission now empowered to review more applications, offer more guidelines for review by the Special Events Review Committee. Discussion needed regarding definitions of community benefit. Commissioner Stock requested clarification that we do have authority to permit events on public lands within the county. Public Land agencies defer to local law and they do support the County's process. Alignment needed with Public Land agencies for what triggers the need for a special event. Discussion regarding potential consolidation of Special Event reviews at the Old Spanish Trail Arena office. Old Spanish Trail Arena Director Angela Book expressed confidence in the potential for coordination of County events at Old Spanish Trail Arena. Economic Development Direct August Granath expressed support for events processing to be housed at Old Spanish Trail Arena. Discussion about the value of local sponsorship of events, the value of events that serve diverse populations and balance of small, medium and large events. Commissioner Walker asserted that there should be a selection process at a quarterly interval regarding quality and not a first-come first-serve process. Administrator Nassau suggested that selection criteria could be included during the intent to apply phase. Discussion regarding proposed draft Special Event review form included in packet. New draft of this review form and other pertinent details to be generated by a committee consisting of the current special event review group and Commissioners Kovash, Hedin and Clapper.

## **Public Hearings**

### **R. Hearing for the consideration of an ordinance approving the Tin Roof Cabin Resort Overnight Accommodations Overlay-Campground (Elissa Martin, Associate Planner) (3:17:20)**

#### **Presentation and Discussion**

Staff presented the proposed campground overlay as shown in the packet. Unfavorable recommendation forwarded by the Planning Commission. Commissioner Kovash sought clarification regarding the proposed partial rezone of this large parcel. Attorney Sloan asserted that rezoning the entire parcel would be best practice. Commissioner Stock sought clarification from the applicant regarding fire danger preparation, which included establishing defensible space and on-site water collection. The applicant stated that the drive from this site to Moab is one hour, through Castle Valley. Commissioner Stock asked whether access to the site would be available year-round, to which the applicant responded that it would not, due to the road not being maintained by the county on a year-round basis. Commissioner Walker asserted that the proposed development is limited in size and geographically removed from the population center, and asked the applicant if there were any other reasons to make an exception in granting the OAO for this project. The applicant stated that many visitors may come from Colorado and may not even go into Moab or might not be interested in doing so, thus not contributing to overcrowding. The applicant responded to concerns regarding fire by stressing that no wood stoves or outside campfires would be allowed. The applicant stated that they are not currently contemplating a conservation easement as part of this proposal. The commission expressed interest in the idea of including a conservation easement as part of the application.

**Chair Hadler opened the public hearing, to remain open for written comments until June 15th at 5:00 pm.**

No public comment was offered at this time.

### **S. Hearing for the consideration of an ordinance approving a rezone request for property located at 15 W. Old Hwy 6 & 50, Thompson Springs, from Range and Grazing to General Business, Parcel No. 07-0021-0073 (Elissa Martin, Associate Planner) (3:47:35)**

### **Presentation and Discussion**

Staff presented the proposed rezone as shown in the packet. Rezone approval would not automatically approve any development, which would still require a will-serve by the Thompson Springs Special Service District for water. Thompson Springs area undergoing a widespread rezone process as part of current land use analysis effort, which would likely result in this parcel being zoned commercial. Adjacent property recently granted a rezone from Range and Grazing to General Business. Commissioner Walker questioned why this rezone would be granted piecemeal prior to the adoption of a comprehensive rezone process for this area. The applicant explained their rationale for the timing of this rezone request.

**Chair Hadler opened the public hearing, to remain open for written comments until June 15th at 5:00 pm.**

No public comment was offered at this time.

### **T. Public Hearing for the consideration of Sanitary Sewer Service for Kane Creek Preservation and Development, LLC (4:12:10)**

Clerk/Auditor Woytek and Attorney Sloan offered details regarding process. An attorney representing the applicant was present to field any questions, there were none.

**Chair Hadler opened the public hearing, to remain open for written comments until June 15th at 5:00 pm.**

No public comment was offered at this time.

**Motion by** Commissioner McGann to postpone the schedule closed session item to discuss the purchase exchange or sale of real property.

**Motion seconded by** Commissioner Hedin

**Discussion** (none at this time)

**Motion passes 7-0**

**Chair Hadler adjourned the meeting at 8:17 p.m.**

*Mary McGann*

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Mary McGann  
Vice-Chair, Grand County Commission

*Gabriel Woytek*

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Gabriel Woytek

Grand County Clerk/Auditor