

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

May 17, 2016

2:00 p.m.

Joint County Council – County Planning Commission Workshop

A. Housing Workshop (Zacharia Levine, Community Development Director)

Continued discussion occurred between County Council, City Council and Planning Commission members regarding housing issues recapping prior workshops and what next steps might involve.

Recess at 3:30 p.m.

The Regular Session of the Grand County Council was called to order at 4:00 p.m. by Chair Elizabeth Tubbs on the above date in the Council Chambers of the Grand County Courthouse located at 125 East Center Street, Moab, Utah. In attendance were Council Members Elizabeth Tubbs, Chris Baird, Rory Paxman, Mary McGann, Jaylyn Hawks, and Ken Ballantyne along with Grand County Clerk/Auditor Diana Carroll and Council Administrator Ruth Dillon. Council Member Lynn Jackson was absent. The Pledge of Allegiance was led by Kimberly Schappert.

Approval of Minutes (Diana Carroll, Clerk/Auditor)

B. April 29, 2016 (Joint City – County Council Meeting)

C. May 3, 2016 (County Council Meeting and Joint City-County Council & County Planning Commission Housing Workshop)

Action postponed until the next meeting.

Ratification of Payment of Bills

MOTION: Motion by Council Member Chris Baird to approve payment of bills presented in the amount of \$926,742.75. Accounts payable check numbers 92514 - 92696 totaling \$738,652.23 and payroll in the amount of \$188,090.52 confirming all bills presented were within budgeted appropriations. Motion seconded by Council Member Rory Paxman carried 6 - 0 by roll-call vote.

Council Member Jackson arrived at this time.

Elected Official Reports

D. Treasurer's Office Report on Internal Controls, Investments and 2015 Collections (Chris Kauffman, Treasurer)

Grand County Treasurer Chris Kauffman gave a report of a recent fraud issue in Kane County and also reviewed the current internal controls in place for Grand County. The investment accounts and collection rates were also reviewed.

Council Administrator Report

Council Administrator Ruth Dillon sat in on a phone call with ULGT regarding Land Use issues.

Department Reports

E. 2015 Facilities Maintenance Report (Marvin Day, Supervisor)

Grand County Facilities Supervisor Marvin Day gave his 2015 report and update on the ADA project which includes some landscape changes. There will be a risk assessment of county facilities done with our insurance carrier ULGT.

Discussion Items

F. Discussion on calendar items and public notices (Bryony Chamberlain, Council Office Coordinator)

General Business- Action Items- Discussion and Consideration of:

G. Approving property tax deferrals (Chris Kauffman, Treasurer)

MOTION: Motion by Council Member Chris Baird to approve the property tax deferrals, as presented, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 7 – 0.

H. Authorizing submission in 2016 of a match-required grant application to the Federal Lands Access Program (FLAP) for an alternative transportation project along the Colorado River, the Half-Mile Gap, for 2017 funding (Kimberly Schappert, Executive Director, Moab Trails Alliance & Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Mary McGann to authorize the submission during 2016 of a Federal Lands Access Program grant application in the approximate amount of \$6.8 million with the understanding that such a grant application will require a one-time 2017 \$463,339 match, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Chris Baird carried 7 – 0.

I. Adopting proposed Ordinance for a rezone of property from Large Lot Residential (LLR) to Multi-Family Residential -8 (MFR-8), including Arroyo Crossing Master Plan, located at 2022 Spanish Valley Drive, Moab, UT (North of Resource Blvd) postponed from February 2, 2016 (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Chris Baird to adopt the proposed Ordinance approving the rezone of the subject property from Large Lot Residential (LLR) to Multifamily Residential (MRF)-8, and approve the Arroyo Crossing Master Plan subject to the following:

1. The master plan is a conceptual plan and shall be recorded and filed in conjunction with the Ordinance.
2. The development agreement outlining an affordable housing set-aside shall be recorded and filed in conjunction with the Ordinance.
3. Vested rights as to configuration shall occur at the time of preliminary plat approval when,
4. The application is in conformance with the policies, intents, and requirements of the LUC and General Plan.

Motion seconded by Council Member Lynn Jackson carried 4 – 2 with County Members Ken Ballantyne and Jaylyn Hawks opposed and Council Member Rory Paxman recused himself from the vote.

J. Adopting proposed Ordinance to amend Sections 3.1 and 3.2.2 of the Grand County Land Use Code (LUC) to permit a heliport at the Emergency Operations Center (EOC) (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Jaylyn Hawks to adopt the proposed ordinance approving the amendments to Sections 3.1 and 3.2.2 of the Grand County Land Use Code (LUC) to permit a heliport at the Emergency Operations Center (EOC) and authorize the Chair to sign all associated documents. Motion seconded by Council Member Ken Ballantyne carried 7 – 0.

K. Adopting proposed Ordinance to amend Section 3.2.4G of the Grand County Land Use Code (LUC) to permit the acceptance of formation water at local disposal facilities and improve their regulation (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member to Ken Ballantyne to adopt the proposed ordinance approving the amendments to Section 3.2 of the Grand County Land Use Code (LUC) to permit the acceptance of formation water at local disposal facilities and improve their regulation and authorize the Chair to sign all associated documents. Motion seconded by Council Member Lynn Jackson carried 7 – 0.

L. Adopting proposed Ordinance to amend Section 3.3.2 of the Grand County Land Use Code (LUC) to encourage additional construction of Accessory Dwelling Units (ADUs) (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member to Chris Baird to adopt the proposed ordinance approving the amendments to Section 3.3.2 of the Grand County Land Use Code (LUC) to encourage additional construction

of accessory dwelling units (ADUs) and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 7 – 0.

M. Adopting proposed Ordinance to amend Section 4.4.10 of the Grand County Land Use Code (LUC) to remove open space requirements for Planned Unit Developments (PUD) (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Ken Ballantyne to adopt the proposed ordinance approving the amendment to Section 4.4.10 of the Grand County Land Use Code (LUC) to remove open space requirements for Planned Unit Developments (PUD) and authorize the Chair to sign all associated documents. Motion seconded by Council Member Lynn Jackson carried 7 – 0.

N. Adopting proposed Ordinance to amend Section 6.14 of the Grand County Land Use Code (LUC) to incorporate a definition of affordable housing (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Chris Baird to adopt the proposed ordinance approving the amendment to Section 6.14 of the Grand County Land Use Code (LUC) to incorporate a definition of affordable housing, including the amendment suggested by Ben Riley, Director of the Housing Authority of Southeastern Utah and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 7 – 0.

O. Adopting proposed Ordinance to amend Article 9 of the Grand County Land Use Code (LUC) to improve and streamline the administration of land use applications (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Chris Baird to postpone action until a workshop can be held on this issue. Motion seconded by Council Member Ken Ballantyne.

SUBSTITUTE MOTION: Motion by Council Member Rory Paxman to adopt the proposed ordinance approving the amendment to Article 9 of the Grand County Land Use Code (LUC) to improve and streamline the administration of land use applications and authorize the Chair to sign all associated documents. Motion seconded by Council Member Lynn Jackson carried 5 – 0 with Council Members Baird and Hawks opposed.

P. Approving proposed Letter to Congressman Bishop Clarifying Grand County's Position on the Draft Public Lands Initiative (PLI) (Council Chair Tubbs)

MOTION: Motion by Council Member Chris Baird to approve the proposed letter to Congressman Bishop clarifying Grand County's position on the draft Public Lands Initiative (PLI) and authorize the Chair to sign all associated documents. Motion seconded by Council Member Jaylyn Hawks carried 4 – 3 with Council Members Ballantyne, Paxman and Jackson opposed.

Q. Approving proposed comments to the BLM on the Administrative Draft of the Moab Master Leasing Plan/Final Environmental Impact Statement (Council Member Baird)

MOTION: Motion by Council Member Mary McGann to approve the letter to Lance Porter with the changes as discussed and authorize the Chair to sign all associated documents. Motion seconded by Council Member Chris Baird carried 5 – 2 with Council Member Jackson and Paxman opposed.

R. Approving Council Membership/Subscription Renewals for 2016 (Ruth Dillon, Council Administrator)

MOTION: Motion by Council Member Ken Ballantyne to approve payment from the Council Subscriptions & Memberships line item, as proposed for renewal of the following: Moab Chamber of Commerce, National Association of Counties, Public Lands News and Federal Parks & Recreation. Motion seconded by Council Member Mary McGann carried 7 – 0.

Consent Agenda- Action Items

S. Approving proposed contract amendment No. 1 between the State of Utah Administrative Office of the Courts and Grand County for Bailiff and Security Services for July 1, 2016 through June 30, 2017

T. Ratifying the Chair's signature on a letter of support submitted on behalf of the Moab Small Business Development Center and Business Resource Center for a Business Expansion and Retention (BEAR) proposal

MOTION: Motion by Council Member Ken Ballantyne to approve the Consent Agenda as presented and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 7 – 0.

Public Hearings- Possible Action Items

U. Public Hearing to hear public comment on a proposed Resolution approving a Conditional Use Permit (CUP) application for Red Cliff RV Park, located at 1151 S. Highway 191, in a Highway Commercial Zone District (Community Development Representative)

This application is submitted by property owner and project developer, Colin Fryer (Applicant). The subject site is zoned Highway Commercial (HC) and consists of approximately 0.62 acres. The Applicant is developing a small RV/campground with full service sites located off Highway 191 on an approximately 40-foot unmaintained right of way. Surrounding properties are zoned HC and includes commercial and single-family residential uses.

The Grand County Planning Commission reviewed the referenced application in a public hearing on April 27, 2016 and forwarded a favorable recommendation to the County Council.

Mike Stoye spoke from the audience regarding right-of-way/easement issues with the proposed application.

There were no other comments. The public hearing closed but written comments will be accepted until 5:00 p.m. on June 1, 2016.

General Council Reports and Future Considerations

Council Member Jackson

- Reported on San Juan County infrastructure issues.
- Attended a meeting in Montrose County.

Council Member Tubbs

- Attended Justice Reinvestment meeting.
- Discussion with Thompson Springs residents regarding enforcement.

Council Member Paxman

- Requested an update on the Fisher Valley Road.

Adjourn

MOTION: Motion by Council Member Ken Ballantyne to adjourn at 7:13 p.m. Motion seconded by Council Member Lynn Jackson carried 7 – 0.


Elizabeth Tubbs
Grand County Council Chair

ATTEST:


Diana Carroll/Grand County Clerk/Auditor