

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

May 3, 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 3:25 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, Lynn Jackson, Rory Paxman, Mary McGann, Jaylyn Hawks, and Ken Ballantyne along with Grand County Clerk/Auditor Diana Carroll and Council Administrator Ruth Dillon. Council Member Chris Baird was absent. The Pledge of Allegiance was led by Arne Hultquist.

Approval of Minutes (Diana Carroll, Clerk/Auditor)

B. April 5, 2016 (County Council Meeting), postponed from April 19, 2016

C. April 19, 2016 (County Council Meeting)

MOTION: Motion by Council Member Mary McGann to approve as amended and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 6 – 0.

Ratification of Payment of Bills

MOTION: Motion by Council Member Rory Paxman to approve payment of bills presented in the amount of \$638,262.20. Accounts payable check numbers 92300 - 92513 totaling \$436,248.52 and payroll in the amount of \$202,013.68 confirming all bills presented were within budgeted appropriations. Motion seconded by Council Member Lynn Jackson carried 6 - 0 by roll-call vote.

Department Reports

D. 2015 Uranium Mill Tailings Remedial Action (UMTRA) Report (Lee Shenton, UMTRA Liaison)

Grand County UMTRA Liaison Lee Shenton presented the 2015 Uranium Mill Tailings Remedial Action Report which included project goals, operations status, total tons removed from the tailings pile, the impacts at Moab and Crescent Junction and ground water conditions.

Discussion Items

E. Discussion on recommended revisions to the Policies and Procedures of the Governing Body: Section F “The County Clerk,” Section G “The County Attorney,” Section H “Study Committee,” Section I “Council Meetings,” and Section J “Workshops” (allow 30 minutes)

Discussion occurred regarding the proposed revisions to the Policies and Procedures of the Governing Body.

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

General Business- Action Items- Discussion and Consideration of:

G. Approving proposed Request for Proposals (RFP) and associated selection team to complete a County Resource Management Plan (CRMP) (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Lynn Jackson to approve the proposed Request for Proposals (RFP) as amended in Section, Scope of Work Items B & G, and authorize the Community Development Director to announce it on May 9, 2016 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Ken Ballantyne carried 6 – 0.

H. Adopting proposed Resolution for a Combined Preliminary and Final Plat for Sheffer Subdivision (Community Development Department Staff)

This application is submitted by Randy Day, agent for the property owner, Connie Sheffer. The applicant is requesting combined preliminary and final plat approval to subdivide 1.39 acres into a two (2) lots. Proposed lot one (10) has six manufactured homes, and lot two (2) has a single family home with accessory uses.

The property is located within the HC Zone District. Current uses include a single family home and six mobile home sites. The applicant is seeking subdivision in order to separate the manufactured home sites from the single family site. At this time the applicant is not anticipating a change in use, just ownership. The

MOTION: Motion by Council Member Rory Paxman to approve the proposed resolution for a combined preliminary and final plat of the Sheffer Subdivision as submitted and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 6 – 0.

Consent Agenda- Action Items

I. Approving proposed amendment to the Forestry, Fire & State Lands Cooperative Grant Agreement for Noxious Weed Management along the Colorado and Green Rivers for fiscal year 2016

MOTION: Motion by Council Member Lynn Jackson to approve the Consent Agenda as presented and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 6 – 0.

Council Chair Tubbs – requested 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 to be on the next council agenda.

Public Hearings- Possible Action Items

J. Public Hearing to solicit public comment on proposed 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) (Zacharia Levine, Community Development Director)

The Grand County Council directed staff to initiate an amendment to the Land Use Code in order to clarify use permissions of a heliport located at the Emergency Operations Center. The use regulations have been amended and a public hearing was held at the Planning Commission meeting on April 13, 2016. The Planning Commission voted to forward a favorable recommendation to the County Council.

There were no comments. The Public Hearing closed at 5:50 p.m. Written Comments will be accepted until 5:00 p.m. on May 11, 2016.

K. Public Hearing to solicit public comment on proposed amendments to 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)

The current Ordinance 528, allows processing and disposal only of the waste water from oil and gas wells. Due to the negligible hydrocarbon content, allowing processing and disposal of formation water reduces potential air emissions, enables business opportunities not subject to energy industry “boom-bust” cycles and would increase revenues for Grand County from volume-based monitoring fees. The Planning Commission reviewed this amendment at a public meeting on April 13, 2016 and approved to forward a favorable recommendation.

There were no comments. The Public Hearing closed at 5:58 p.m. Written Comments will be accepted until 5:00 p.m. on May 11, 2016.

L. Public Hearing to solicit public comment on a proposed amendment to 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)

Several barriers to affordable housing have been identified, in the Land Use Code. Accessory Dwelling Units (ADUs) provide one solution to the housing affordability challenge. The proposed amendments aim to preserve neighborhood integrity while facilitating more ADU construction. The Planning Commission reviewed

the proposed amendment and voted unanimously to forward a favorable recommendation to the Grand County Council.

There were no comments. The Public Hearing closed at 6:15 p.m. Written Comments will be accepted until 5:00 p.m. on May 11, 2016.

M. Public Hearing to solicit public comment on a proposed amendment to Section 4.4.10 of the Grand County Land Use Code (LUC) to remove open space requirements for a Planned Unit Developments (PUD) (Zacharia Levine, Community Development Director)

The Planned Unit Development (PUD) "overlay district" permits variation from standard lot configuration patterns in order to reduce disturbance of sensitive lands, promote land use compatibility, open space, affordable housing, and facilitate creative site planning.

Rachel Moody spoke in favor of all amendments presented.

The Public Hearing closed at 6:25 p.m. Written Comments will be accepted until 5:00 p.m. on May 11, 2016.

N. Public Hearing to solicit public comment on a proposed amendment to Section 6.14 of the Grand County Land Use Code (LUC) to incorporate a definition of affordable housing (Zacharia Levine, Community Development Director)

A shared understanding and agreed upon definition of affordable housing is central to all future code changes and program implementation. The Planning Commission reviewed the amendment at a public hearing and voted unanimously to forward a favorable recommendation to the County Council.

There were no comments. The Public Hearing closed at 6:35 p.m. Written Comments will be accepted until 5:00 p.m. on May 11, 2016.

O. Public Hearing to solicit public comment on a proposed amendment to 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)

The development review process and associated timeline has been identified as a barrier to affordable housing in the Land Use Code. The Planning Commission reviewed the amendment at a public hearing and voted unanimously to forward a favorable recommendation to the County Council.

There were no comments. The Public Hearing closed at 6:45 p.m. Written Comments will be accepted until 5:00 p.m. on May 11, 2016.

General Council Reports and Future Considerations

Council Member McGann

- Representative Chaffetz is working with DOE regarding additional funding.

Council Member Ballantyne

- The Health Care Special Service District is researching the requirements to have a sales tax election.

Council Member Jackson

- Attended the Transportation Special Service District Meeting.

Council Member Tubbs

- Attended CCP meeting.

Council Member Paxman

- Requested an update on the Fisher Valley Road.

Adjourn

The meeting was adjourned at 7:05 p.m.

ATTEST:



Diana Carroll/Grand County Clerk/Auditor


Elizabeth Tubbs
Grand County Council Chair