



GRAND COUNTY COMMISSION WORKSHOP AND REGULAR MEETING

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

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MINUTES 20 September 2022

The Grand County Commission met in a regular meeting on September 20th, 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 Commission Chair Jacques Hadler, Commission Vice-Chair Mary McGann, and Commissioners Trisha Hedin, Evan Clapper, Kevin Walker and Josie Kovash. Commissioner Sarah Stock entered the meeting in-person at 3:16 p.m. Also attending in-person were Commission Administrator Mallory Nassau, Associate Commission Administrator Quinn Hall, Strategic Development Director Chris Baird, Clerk/Auditor Gabriel Woytek and Grand County Attorney Christina Sloan.

2:30 p.m. Special Events Workshop (1:20)

Commission Administrator Nassau outlined the current special event approval process. Feedback received indicating that the Commission should see prospective events in the earliest 'intent to apply' stage. Nassau described the flaws with the current process and identified key areas for change and improvement. Presentation of goals behind the contemplated changes, which include deadlines, intent to apply content, Commission review guidelines and new special event coordinator position. Overview of updated application submittal deadlines and proposed quarterly Commission review deadlines. Discussion centered around the possibility of review periods as long as 12 months for events wishing to advertise farther ahead of time. Discussion on how to handle low impact events that could be approved by the Special Events Committee.

Ashley Korenblat, owner of Western Spirit Cycling and an event organizer, expressed support for an updated intent to apply process starting 6-9 months in advance of the event, provisions for repeat events, special considerations for locally-run events, suggested establishing a 'decision tree' to streamline process and identify any triggers for specific regulation needs and clarify the nature of a given event, the idea of contingent approval of events which would be subject to the presentation of the necessary follow-up documents and permits. Korenblat expressed concern with the delineation of 'low' and 'high' impact events, relayed concern within the Chamber of Commerce regarding how the County is handling the special event permitting process. Expressed willingness to be continually involved in fine tuning the process.

Review and discussion regarding updated intent to apply form. Straw poll taken to confirm consensus support for a quarterly review process. Straw poll taken to confirm consensus support for verbiage defining community benefit. Discussion of upcoming implementation calendar, transition period for implementing new policy, and how to approach leniency or strictness with either new or recurring events.

Steve Getz asked how the County would implement new process prior to their approval, as well as the establishment of deadlines for staff and committee review. Discussion regarding how to streamline the role of the Special Events Approval Committee. Straw Poll taken to confirm consensus regarding allowing leniency of 3 months advance for special events applying during the inaugural first quarter of implementation.

Commissioner Walker discussed the need to analyze historic trends, impacts, and assessments of the events calendar, and balancing large events in the appropriate manner. Straw Poll taken to confirm consensus support for the use of historical precedents and models in other communities in forming an ideal event calendar for the community.

4:00 Thompson Springs Special Service Fire District (see separate Agenda and Minutes)

4:09 Call to Order Regular Commission Meeting (1:38:20)

Pledge of Allegiance

Citizens to Be Heard (none at this time) (1:39:20)

Melissa Stocks thanked the Commission and Grand County, as she recently completed an MBA program and was awarded a Master's degree, with support from the County's education reimbursement employee benefit.

Resident Janie Walker requested guidance on housing a tenant on her property that was affected by the flood. The commission directed her to speak with the Grand County Building Department in order to effectively address her questions.

Presentations

Housing Authority of Southeastern Utah (Ben Riley, Executive Director) (1:45:10)

Ben Riley presented the HASU biannual report, as shown in the packet, including updates regarding financials, housing voucher program, High Density Housing Overlay administration, CROWN (rent-to-own) & Virginian Apartments, Cinema Court, MAPS Senior Living, and Wingate Village, Mutual Self-Help Program and Skyline Arch at Arroyo Crossing.

Moab Community Resource Center Overview and Updates (Pamela Akini, AmeriCorps VISTA Volunteer at the Moab Free Health Clinic, Kate Jagla, Doug Caylor, and Danette Johnson of the Moab Free Health Clinic, Orion Rogers and Bradon Bradford of the Southeastern Utah Health Department) (1:56:30)

Pamela Akini announced that by January 1st the first units in the Resource Center facility will be open. Kate Jagla offered an overview of the services and role of the Moab Free Health Clinic. Akini described how the MFHC collaborations will increase with the establishment of the new Community Resource Center, and introductions of entities to be involved. Facility will be split into public service and environmental sections. Map of new building uses by the Moab Free Health Clinic was presented, as shown in the packet.

Department Reports

Grand County Information Technology Department (Matt Cenicerros, IT Director) (2:06:50)

Cenicerros presented a department overview, as shown in the packet. Commissioner McGann asked about continued cybersecurity awareness training for staff and elected. Commissioner Walker asked about what would happen were ransomware were to infect the county network, Cenicerros described the backup system in place.

Personnel Services Department (Renee Baker, Personnel Services Director) (2:18:45)

Baker presented a department overview. Employee Handbook update is in the pipeline. Presentation of roles and process undertaken by Personnel Services, including payroll and benefit administration, risk management and workplace safety, 2021 human resources metrics, current projects and goals, current open positions in County Departments.

Ratification of Payment of Bills

Motion by Commissioner Walker to approve and ratify payment of bills in the amount of \$677,515.28 and payroll in the amount of \$315,069.10 for a combined total of \$992,584.38.

Motion Seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

Commission Member Disclosures (none at this time)

Chair Hadler disclosed that in reference to the business associated with Item K (Ride Moab CUP), he holds affiliation with a separate business that is a competitor in regards to e-bike rentals

General Commission Reports and Future Considerations (2:29:45)

Jacques Hadler

- Motorized Trail Committee and Trail Mix meetings, both contained discussion regarding Gemini Bridges/Labyrinth Rims Travel Management Plan
- Economic Development Department strategic visioning session
- Star Business Grant Award Committee meeting

Trisha Hedin

- Grand County Conservation District meeting
- OSTA advisory council, roof damage, possible new playground and archery range
- Regional Unified Economic Development meeting
- Grand County Local Homeless Council, 59 homeless, 122 seeking services, need for transitional homeless shelter
- Flood Grant Award meetings
- GWSSA meeting, 11 feet of silt deposited into Ken's Lake – response could be to build up dam rather than dredge, Ken's Lake level at 1,725-acre feet (231% increase from 2021, soil moisture is 32% and year-to-date precipitation 30.6 inches at 9500 feet)

Sarah Stock

- Council on Aging meeting, voted to nominate new board applicant, discussion regarding flooding and runoff into private property, discussion regarding desired County support for public promotion for events and programs at the Grand Center
- Moab Mosquito Abatement District meeting (no quorum), aedes egypti mosquito now in control stage not eradication, district reassessing its approach to this control
- Community Renewable Energy Program, county will have to select a low-income plan and give a nod of approval for a utility agreement and a draft ordinance affirming our participation in the program to be included in our application to the Utah Public Service Commission before the year is out

Kevin Walker

- Budget Advisory Board Meeting
- Meeting with BLM, upcoming environmental assessments on lithium and helium, potential mine closures, range trespass case in Yellowcat area, Sand Flats area cleanup efforts associated with National Public Lands Day, event at the Moab Information Center on Friday 9/23

Mary McGann

- Canyonlands Solid Waste Authority meeting, hiring of new director imminent, new office structure in place
- Economic Development Department strategic visioning session
- Travel Council Advisory Board meeting
- Department of Energy Environmental Management and Legacy Management meeting with regards to next phase of future UMTRA site uses, efforts for congress to deed over the land upon project completion
- Meeting with Stephen Lisonbee with regards to increased funding from Governor's Office for infrastructure at Arroyo Crossing
- Budget Advisory Board meeting
- Wednesday 9/21 is International Peace Day, presentation from the Rotary Club scheduled at 11:45am in front of the County Courthouse

Evan Clapper

- Canyonlands Health Care Special Service District, review of financials, Tawny Knutson-Boyd to serve as new chair, new board members being interviewed
- Cemetery District meeting, new software to be acquired for mapping purposes and remote access to cemetery record, some flooding damage but no insurance claim to be submitted
- Arches Special Service District meeting cancelled
- EMS board discussion regarding Emergency Manager role, wishes to be involved in hiring process, Castle Valley wishes to have an ambulance, lower priority than airport or Thompson
- Attended trail building event hosted by Grand County Active Trails and Transportation on National Public Lands Day

Josie Kovash

- Housing Authority of Southeastern Utah meeting

Elected Official Reports

Grand County Clerk/Auditor Gabriel Woytek

- Budget Advisory Board Meetings
- Ballot proofs finalized this week for general election
- Single Audit slated for completion this week or next

Commission Administrator Report (none at this time)

Approval of Minutes (Gabriel Woytek, Clerk/Auditor) (2:50:30)

September 6th, 2022 (Regular County Commission Meeting)

Motion by Commissioner to approve the minutes from September 6th, 2022.

Motion Seconded by Commissioner

Discussion (none at this time)

Motion Passes 7-0

Public Hearings (2:51:22)

Public Hearing and Possible Action on an Amendment to the 2022 Transient Room Tax Budgets

Presentation (Budget Officer and Strategic Development Director Chris Baird)

Baird discussed the need for the proposed budget amendments, as shown in packet. Examination of statute regarding fund balance limitations reveals increased capacity of Grand County to hold surplus Transient Room Tax funds in reserve than previously thought. This does not change staff's recommendation to pass the contemplated amendment which would allow increased expenditure of reserves. Line-by-line overview given of proposed amendments to both revenues and expenses. \$530,604 recommended to be drawn from the General Fund to cover for reduced TRT revenues, which likely will not actually be drawn given that the approved budget typically comes in 400k-800k in the black because the County is never fully staffed, but budgets as if it were.

Granath offered a summary of the proposed amendment to increase expenditures for establishing and promoting tourism on a direct marketing campaign, as well as another increase for the STAR grant program out of the economic diversification reserve. Chair Hadler expressed strong support for the STAR grant program. Commissioner Walker stated that he believes the amendments and associated amounts have been well explained and are uncontroversial.

Chair Hadler opened the Public Hearing as presented at 5:41 p.m., to remain open until 5pm on Wednesday, September 28th.

Motion by Commissioner Walker to suspend policy pertaining to public hearings and vote on the proposed budget amendments.

Motion seconded by Commissioner Hedin

Discussion

Chair Hadler referenced previous robust discussion already taken place regarding the proposed adjustments. Commissioner Clapper discussed hesitance to suspend rules but agreed that this process has been transparent and well-explained. Baird discussed the main impetus for the suspension of rules. Commissioner Stock asked how this budget for tourism promotion compares with previous highs, Baird explained that it is still much lower than previous levels, but is in line with historical averages. Commissioner Kovash stressed that using 2021 as a benchmark comparison in analyzing TRT projections and overall growth trends is not appropriate, as it is an outlier.

Motion passes 6-1, Clapper opposed

Motion by Commissioner McGann to approve the resolution amending the 2022 Grand County Budget

Motion seconded by Commissioner Clapper

Discussion

Commissioner Stock disclosed that her sister has applied for an Economic Development STAR grant that is funded by Transient Room Tax dollars, but that she holds no financial interest in the company and would derive no personal benefit from the potential grant award.

Motion passes 7-0

General Business - Action Items, Discussion and Consideration of:

A. Approving Special Events Coordinator Job Description and Pay Grade (Personnel Services Director Renee Baker, Old Spanish Trail Arena Director Angie Book) (3:19:10)

Presentation

Staff presented the proposed position, to be housed at OSTA, as shown in the packet. Clarification given that the position will cater to Grand County events as a whole and not just OSTA events.

Motion by Commissioner Clapper to approve the Special Events Coordinator job description and grade placement at grade 9 on the 2022 Grand County grade and step chart and authorize recruitment and hiring effective 9/21/2022.

Motion Seconded by Commissioner Walker

Discussion

Chair Hadler expressed support and described benefits the position will give to event holders in the county.

Motion passes 7-0

B. Eproval Special Event Permitting Software (Mallory Nassau, Commission Administrator) (3:23:38)

Presentation

Staff described features associated with the software that would be of benefit to the county and event sponsors, including a grants module that can be used in dispensing economic diversification funds.

Motion by Commissioner Walker to approve the purchase of Eproval special event permitting, management, and tracking software platform.

Motion Seconded by Commissioner McGann

Discussion

Commissioner Hedin highlighted the ideal timing of this action with updated policy and new coordinator position.

Motion passes 7-0

C. Adopting Ordinance Repealing and Replacing Chapter 8.16 (Special Events) of the Grand County General Ordinances and Related Ordinance No. 658 (Mallory Nassau, Commission Administrator) (3:25:40)

Presentation (none at this time)

Motion by Commissioner McGann to postpone repeal Chapter 8.16 (Special Events) of the Grand County General Ordinances and related Ordinance No. 658 and adopt new Chapter 8.16 (Special Events), as set forth in the attached Ordinance and its Exhibit A.

Motion Seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 7-0

D. Second Amendment to The Independent Contractor Agreement Between Grand County and Love Communications (August Granath, Economic Development Director) (3:27:05)

Presentation

Granath presented the options for amendment, as shown in the packet. Clarification offered that this fly-market campaign is distinct from the campaign through the Utah Office of Tourism Cooperative Marketing program. Granath expressed that promotion to drive markets is more likely to generate a more immediate influx of visitation, whereas fly market campaigns seek to build a longer-range market with higher spending visitors. The business community has requested an effort oriented towards more immediate visitation. Commissioner McGann expressed preference for the drive market and illustrated the immediate need to help local business.

Motion by Commissioner McGann to approve the Second Amendment to the Independent Contractor Agreement between Grand County and Love Communications for the purposes of authorizing a drive market campaign with a budget of \$459,000, thereby increasing the media buy spending limit to \$759,000.

Motion Seconded by Commissioner Kovash

Discussion

Commissioner Clapper requested a summary of the defined drive markets. A rep from Love gave this definition, as outlined in the packet. Commissioner Hadler reiterated the need to generate an immediate influx of visitors to help local businesses. Commissioner Walker expressed favor to the fly-market promotion, in the interest of remaining focused on longer term goals for visitation, and not in an effort to keep up with unsustainable growth trend displayed in 2021, and stated that causes for slower business could be a result of a variety of factors that aren't necessarily resolved through increased visitation, tax revenue trends are in line with trends of 2012-19 and don't reflect the need for a dramatic shift in strategy, and fly market emphasis represents a better compromise in staying true to big picture goals while still spending on promotion. Commissioner McGann stressed that businesses are struggling, and that this has been displayed in boards and districts that she sits on. Commissioner Kovash agreed that a short-term injection is warranted at this time due to recent dramatic changes in the reality of doing business. Commissioner Walker expressed hope that the Commission can be involved in the process of crafting these promotional campaigns, and expressed a desire to be able to have oversight and confirmation that they reflect the appropriate form of messaging.

Motion to amend by Commissioner Walker, changing the original motion from 'drive market' to 'fly market'

Motion seconded by Stock

Discussion

Stock agreed with the approach of supporting long-term marketing goals.

Motion passes 5-2, McGann and Hadler opposed

Discussion

Commissioner reiterated that there is not a dramatic difference between the two options.

Motion passes 6-1, McGann opposed

Citizens to be Heard (none at this time)

Commissioner Clapper requested moving items I, J, and L forward, no objections were made.

I. Utah Cooperative Marketing Program – Round 2022 (Economic Development Director August Granath) (3:51:10)

Presentation

Staff described the program process, as shown in the packet.

Motion by Commissioner Stock to approve the Cooperative Marketing Program 2022 grant award of \$225,000 and enter into a Memorandum of Understanding with the Utah Office of Tourism.

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

J. Moab Housing Fair (Series) Grant (Ben Alter, Economic Development Specialist) (3:52:45)

Presentation

Staff presented the proposed project with Laura Harris from the Housing Authority of Southeastern Utah, as shown in the packet. This allocation is the final 2022 disbursement of the Rural County Grant Program Part A.

Motion by Commissioner McGann to approve and award the Housing Authority of Southeastern Utah (HASU) a \$12,000 grant for the purposes of developing a Moab Housing Fair event series.

Motion seconded by Commissioner Hedin

Discussion

Kovash expressed support for the project and stressed the importance of the public engagement aspect of the effort.

Motion passes 7-0

L. Approving Voluntary Appointment to the Travel Council Advisory Board (Economic Development Director August Granath) (3:56:40)

Presentation

Staff offered a correction on the term expiration.

Motion by Commissioner Stock to approve the appointment of Brian Hunnings to serve on the Travel Council Advisory Board with term expiring 12/31/2025.

Motion seconded by Commissioner McGann

Discussion

Commissioner Walker expressed support for the nomination and was impressed by their interview.

Motion passes 7-0

E. Adopting Proposed Resolution Allocating Health Care Facilities Sales and Use Tax Revenues Received During Calendar Year 2023 To Eligible Entities (Budget Officer and Strategic Development Director Chris Baird) (3:58:20)

Presentation

Staff presented the already agreed upon shift in the healthcare sales tax allocation split as agreed upon by its recipient districts, and will result in about a \$90,000 shift towards Emergency Medical Services. Some PILT would continue to be allocated to CHCSSD.

Motion by Commissioner Clapper to adopt the resolution allocating healthcare facilities sales and use tax revenues received during calendar year 2023.

Motion Seconded by Commissioner Stock

Discussion

Commissioner Walker requested clarification on the timing of this action. Staff explained that these decisions have to be made at this juncture so that the respective districts can form their own budgets for the following year. Commissioner Walker stressed that recipients of HC Sales tax should remain focused on discussions and reach out to the County for support in expanding this tax collection to the statutory maximum of 1%.

Motion passes 7-0

F. Approving Allocations of Transient Room Tax Funds for Calendar Year 2023 (Budget Officer and Strategic Development Director Chris Baird) (4:04:07)

Presentation

Staff described the allocations, including one change pertaining to the Recreation Special Service District. Allocation to Solid Waste is from the impact mitigation side of TRT.

Motion by Commissioner McGann to direct the Budget Advisory Board to draft for inclusion in the 2023 Tentative Budget allocations as follows from transient room tax: \$400,000 to the Grand County Solid Waste Special Service District and \$137,000 to the Grand County Recreation Special Service District.

Seconded by Commissioner Hedin

Discussion

Commissioner Stock expressed dismay with respect to the order of operations. Staff confirmed that the allocation is in competition with film commission or trail ambassador programs, but discussed need of this injection of money for the Recreation District's lean operating budget, especially for youth sports programming. Commissioner Walker expressed general support, however discussed the need to closely

scrutinize \$400,000 to solid waste because it is not fungible and should be viewed as general fund monies. Solid waste is also able to earn revenue through landfill fees, and its contract with the city for disposal services.

Motion passes 7-0

G. Selecting Secure Rural Schools Election and Approving Allocations (Budget Officer and Strategic Development Director Chris Baird) (4:10:15)

Presentation

2013 was the last time GC had the option to elect how to distribute these funds. Title III option has many useful allocation opportunities but too onerous from an administrative perspective. Overall amount of funds relatively small which favors to the simplicity of Title I.

Motion by Commissioner McGann to send the attached letter to the Utah Department of Government Operations indicating that Grand County elects to use 100% of the Secure Rural Schools allocation for Title I uses, and to allocate 50% of the funding to the Grand Count School District and 50% to the Grand County Transportation District.

Motion seconded by Commissioner Walker

Discussion

Commissioner Walker verified the overall amount of funds under consideration which is a 50/50 split of \$28,000.

Motion passes 7-0

H. Adopting Proposed Resolution Allocating Mineral Lease Funds and State PILT Allocated to Grand County by the State of Utah During Calendar Year 2023 to Eligible Special Service Districts and/or to the School District. (Budget Officer and Strategic Development Director Chris Baird) (4:13:55)

Presentation

Staff described the mechanisms behind PILT funding. State PILT has increased, which is reflected in the projections, while Mineral Lease monies are largely the same. Percentage splits unchanged from 2021. Discussion regarding the potential cause for small increases in state PILT funds, which could possibly be due to expansion of SITLA owned land.

Motion by Commissioner Walker to adopt the resolution allocating Mineral Lease and State PILT funds to eligible districts as per the resolution.

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 7-0

K. Ride Moab Conditional Use Permit (Non-ATV) (Planning and Zoning Director Elissa Martin)
(4:18:10)

Presentation

Staff presented the application, as shown in the packet. The applicants offered clarification regarding their business model, including trailering of non-street legal motorcycles. 90% of fleet would be trailered. No washing or mechanical maintenance will be performed in the proposed area. Proprietors have been operating tours since 2017. No plans for doing e-bike tours, only rentals. Attorney Sloan clarified that the neighboring property is commercially owned. Commissioner Hedin expressed concern about adding to neighborhood impacts beyond typical highway noise. Commissioner McGann expressed support for the applicants' efforts and hard work in starting a new business, and clarified that this action was an administrative decision.

Motion by Commissioner McGann to adopt the Findings of Fact from the Staff Report dated August 22nd, 2022 and approve the Ride Moab Industry's Outfitter guide service and facility Conditional Use Permit for Grand County Parcel No. 02-0SWE-0009 as illustrated on the Site Plan dated August 2nd, 2022, with the following conditions in order to mitigate reasonably anticipated detrimental effects of the proposed use and to ensure compliance with pending updates to the Land Use Code related to mitigating noise pollution: 1) Permittee/Owner agrees to comply with the Commercial Use Standards set forth for Outfitters and Guide Services (or similar category) in LUC Section 3.2.3, as amended through December 31, 2022; 2) CUP review is required each year for compliance, on the anniversary of approval, per LUC Section 9.10; and 3) A dedicated ingress/egress along Jackson street shall be required. However, upon completion of spring 2023 drainage work in the right-of-way, the Permittee/Owner or property owner shall discuss with the Grand County Roads Supervisor a permanent solution to block the portion of Jackson Street frontage that creates a hazard.

Motion seconded by Commissioner Clapper

Discussion

Commissioner Clapper expressed a preference for having a business operating out of a commercial zone rather than a home garage, highlighted the annual review requirement in ensuring reasonable impacts. Commissioner Walker shared the concern with regards to neighborhood impacts, and pointed out that motorcycles can be equally disruptive to UTVs, highlighted that the business owners agree to comply with any noise mitigation measures that will accompany Land Use Code update, as well as commitment to trailering. Applicant clarified that maintenance occurs at home garage. Commissioner Kovash spoke to the respectful and responsible tone of the business owners which is distinct from many motorized businesses which don't appear as dedicated to the efforts of being good neighbors and good citizens.

Motion passes 7-0

M. Appointing Members to the Budget Advisory Board (Budget Officer and Strategic Development Director Chris Baird) (4:43:10)

Presentation

Staff presented nominations as shown in the packet.

Motion by Commissioner Stock to appoint Renee Baker and Shalee Bryant to the Budget Advisory Board with terms ending December 31, 2023.

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 7-0

N. Appointment Of David Conde to the Grand County Cemetery Board (Commissioner Clapper) (4:44:15)

Presentation (none at this time)

Motion by Commissioner McGann to approve the appointment of David Condie to serve on the Grand County Cemetery Maintenance District Board, with term expiring 12/31/2022.

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 6-0, Clapper absent

Consent Agenda – Action Items (4:45:10)

- O.** Ratify the Letter of Support for the International Day of Peace
- P.** Ratify The Letter of Support for City of Moab
- Q.** Ratify Co-Op Law Enforcement Annual Operating & Financial Plan - Grand County the USDA Forest Service
- R.** Approving Consulting Services Agreement for Expert Witness Services with Dr. David L. Corwin, MD
- S.** Agreement Between Grand County and The Utah Department of Natural Resources, Division of Wildlife Resources, Under Watershed Restoration Initiative Project #5903 Colorado River 6.0
- T.** Annual Southeast Utah Association of Local Governments (SEUALG) Contract Agreement/ SEUALG Contract Ombudsman

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

Public Hearings

Public Hearing to Consider an Ordinance to Amend Article 4, Special Purpose Overlay Districts to Establish an “Alternative Dwelling Overlay District” Pilot Program (Planning and Zoning Director Elissa Martin) (4:46:40)

Staff presented the proposed ordinance and its process to date, as described in the packet. 40 public comments received thus far.

Commissioner McGann proposed a workshop between the County Commission and the County Planning Commission to further examine the ordinance. Commissioner Hedin agreed that it is an important and complex piece of legislation that is deserving of further discussion before adoption.

Chair Hadler opened the Public Hearing as presented at 7:28 p.m., which is to remain open until 5 p.m. on Wednesday, September 28th.

County resident Steve Getz requested clarification as to whether septic systems would be allowable. Staff explained that initial drafts included the allowance of septic and wells, but were omitted in the current draft.

County resident Bill Winfield stated that a true pilot program would be 25-50 units rather than 300, which could have an outsize negative impact. Most recent draft includes 150 for the pilot. This number was derived from waiting list for affordable rental units and local homeless population figures. Commissioner Hedin added that Grand Water and Sewer Service Association (GWSSA) currently double charges illegal units not currently in compliance, which is somewhere between 30-40 for these illegal hookups.

Commissioner Stock questioned whether the current ordinance was a path for existing users to come into compliance rather than a way for someone to actually develop a campark.

County resident Kya Marienfeld spoke in support of the proposed ordinance which would have a marked impact on the housing crisis in the short term, and spoke to the need for low-cost low-barrier-to-entry housing for newcomers who become essential members of the community, expressed that County staff have been thorough in drafting an ordinance that seeks to avoid unintended consequences, and expressed that there should be urgency applied to the consideration of the ordinance.

County resident Steve Getz suggested that Dana Van Horn of GWSSA be present at the proposed upcoming workshop. Specter of impact fees would possibly create more housing insecurity for folks who would rather choose to discontinue existing non-compliant uses than pay the fees.

County resident Andy Savarese spoke with concern to the proposed density of 4 units on a half-acre and their potential impact on existing neighborhoods.

County resident and manager of Navtec expeditions Brian Martinez spoke for the need to house 26 guides on company property, spoke to county policy banning camping which ended up targeting this property.

Commissioner Kovash sought clarification on the total hookups that would be available if a bathhouse or communal kitchen would count towards the overall number of permitted water and sewer hookups.

Commissioner Walker sought clarification on the intended uses of the ordinance, particularly on whether it targets compliance for current illegal uses or development of new permitted camparks.

Staff spoke to the intentions of the proposed ordinance in offering a variety of housing alternatives in order to meet the current demand, primarily through the establishment of long-term residential camparks.

Commissioner Hedin spoke to the trouble with potential affordability issues when owners choose to charge unaffordable rental rates. Staff clarified that the units could only be occupied by the local workforce, which would serve as a natural limitation on rent costs.

Commissioner Stock sought clarification on building standards and requirements for proposed dwellings.

Commissioner Walker expressed agreement and support for the notion that inexpensive options are important and desirable for many in the community, but is sympathetic to residents who want to see the

County approach density increases in a holistic and manageable way. Other topics to discuss: yurts, clarification on dwelling site limits, ½ acre minimum lot size, potentially unnecessary requirements surrounding communal kitchens.

Commissioner Hedin expressed that incentivization of ADUs could be viewed as a desirable alternative or complement to the solutions proposed in this ordinance.

Chair Hadler clarified that the public hearing is to remain open for comment until 4 p.m. on October 4th.

Closed Session(s)

Motion by Commissioner McGann to enter closed session for the discussion of pending or reasonably imminent litigation, and for the discussion of the character, professional competence, or physical or mental health of an individual.

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 6-0, Stock absent

Chair Hadler adjourned meeting at 9:07 p.m.



10/5/2022

Jacques Hadler
Chair, Grand County Commission



10/6/2022

Gabriel Woytek
Grand County Clerk/Auditor