

San Juan County Commission Special Meeting with Grand County Council
Agenda
June 10, 2019
10:00 AM
Old Spanish Trail Arena - 3641 S. Highway 191 Moab, Utah

Present: Kenneth Maryboy - Commission Chairman
Willie Grayeyes - Commission Vice Chairman
Bruce Adams - Commissioner
David Everitt - CAO
John David Nielson - Clerk
Terry Morse - Grand County Councilman
Jaylyn Hawks - Grand County Councilwoman
Curtis Wells - Grand County Councilman
Rory Paxman - Grand County Councilman
Mary McGann - Grand County Councilwoman
Chris Baird - Grand County Clerk
Ruth Dillon - Grand County Administrator

Citizen Comments:

Doug MacCoughlin -

Doug commented on the maintenance of Hurrah Pass. He mentioned that road issues are being caused by Grand County and fixed by San Juan County

Marlene Huckabee -

Marlene commented on the sound created by the trucks in the Spanish Valley.

Linda Smyrts -

Linda requested that San Juan and Grand county create updated ordinances regarding noise, dark skies, and air pollution. She also supported Spanish Valley residents in their opposition to the Love's Truck Stop.

Patrick Baril -

Patrick, from the Northern San Juan Coalition, stated that they are trying to work with the San Juan Planning and Zoning Commission to create a unified Dark Skies ordinance. He also talked about noise and pollution caused by the trucks.

David Focardi -

David read part a memorandum from SITLA regarding a transaction between SITLA and Love's Truck Stop.

A. Discussion regarding growth in Northern San Juan County

Councilman Wells talked about growth in northern San Juan County and mentioned that he felt that this meeting would be a good opportunity to talk about growth and goals associated with the growth.

Commissioner Maryboy stated that he would like to see the citizens be able to enjoy what they would like to do and would like to see more collaboration with Grand County.

Commissioner Grayeyes explained his understanding of the current growth plan was a top down type of plan without much involvement from local citizens. He also stated that he was unaware of the planning process.

Commissioner Adams talked about issues of growth in the Spanish Valley area brought to the San Juan County Commission by the Department of Environmental Quality regarding wells and septic systems for the homes being built in Spanish Valley. The information received from the Department of Environmental Quality started the process of planning and developing growth in Spanish Valley, including a sewer system. Bruce also talked about building the infrastructure to help accommodate the citizens living in Spanish Valley and explained that it was not an easy process, but that public meetings were held discussing development.

Commissioner Adams also mentioned that SITLA was willing to help out and that of the roughly 13 million dollars spent to build the infrastructure in Spanish Valley, about 80% would be from CIB grant money to help alleviate some of the cost to the residents. Water issues were also discussed to allow for the development of the water and sewer system and future growth.

Commissioner Adams also mentioned that SITLA has developed Dark Skies protocol and talked about updating Planning and Zoning ordinances.

Councilman Morse asked what San Juan County is trying to get from the passed moratorium.

Commissioner Maryboy explained that the moratorium was passed so that the public could be better informed on the planning and development process.

David Everitt explained that in the moratorium, the county has 6 months to look at, revise and update zoning ordinances regarding the planning process.

Councilwoman McGann asked if the moratorium would have any effect on the Love's Truck Stop process. David Everitt explained that he is looking into that answer and whether that project is already vested.

Councilman Morse updated everyone on the current moratorium imposed by Moab City and Grand County regarding the increased growth in overnight rentals, campgrounds, and motels/hotels.

Councilwoman Hawks commented on developmental issues facing Gateway Communities and suggested that ordinances be updated

Commissioner Adams asked about the by-pass project and how San Juan County should plan for the proposed by-pass. Councilman Wells explained how Grand County has dealt with a by-pass project in rerouting hwy 191 around the City of Moab. He explained how the project has evolved over the years and how it has affected local transportation plans.

B. General discussion with SITLA Director David Ure regarding regional interests & issues

David Ure, SITLA director, explained that meetings where learning and discussing can take place that can help citizens understand where different concerns and points of view come from. David also talked about SITLA's role in the planning process and explained about past and current zoning in place in Spanish Valley. He also asked the commission and council members what they would like SITLA to do and talked about updating policy and ordinances. He explained what SITLA has done to help in the planning process.

Councilwoman McGann asked if SITLA had attended Grand County Council planning meetings to discuss the planning process of the Love's Truck Stop. David stressed coming together and making decisions in the best interests of the citizens living there.

Councilman Paxman expressed appreciation that the counties could come together and work together.

Commissioner Grayeyes asked if Love's Truck Stop is vested and would be affected by the moratorium.

Councilwoman Hawks asked SITLA what their plans are regarding USU mixed use and student housing. David Ure explained that an RFP has gone out for the building of the campus and affordable housing. Bryan Torgerson explained that SITLA is only looking for developers who can provide the affordable housing.

C. Discussion of potential changes to transient room tax formula and other options to fund mitigation of the impacts of tourism

Councilman Morse started off by asking the question whether San Juan and Grand Counties should get together to discuss Transient Room Tax use within the counties.

David Everitt talked about increase in use of EMS services and tourism and the need for the two counties to unify and meet with the legislature to discuss TRT use and spending.

Councilwoman McGann explained that there are limited ways in which TRT monies can be spent and felt that more money should be spent on mitigation of the effects of tourism rather than the advertising of tourism.

Commissioner Adams spoke about a request to open up a road on the LaSal mountains and an agreement between Grand and San Juan Counties to keep the road open. He also suggested that the counties work with the state senators and representatives to change legislation.

Commissioner Grayeyes mentioned that he would like to see the use of the dollars spent on local projects.

D. Cost sharing of EMS/public safety expenses related to special events in Spanish Valley

Councilman Morse asked for comments on cost sharing between the two counties on EMS, public safety.

Commissioner Maryboy mentioned that San Juan County is doing what it can to provide services with regards to EMS and law enforcement and suggested that agreements and dollar amounts be reviewed and looked at again.

Commissioner Adams explained how San Juan County is impacted by events, traffic, and accidents that happen in northern San Juan County with the use of EMS and law enforcement. Councilman Morse suggested that a sit down meeting should occur where impacts of events could be talked about and figured out.

David Ure, from SITLA, suggested that the BLM be involved in the sit down meeting.

Chris Baird, Grand County Clerk, mentioned that there are currently several agreements in place between the counties and if needed, they could be adjusted.

Councilman Wells mentioned that Representative Albrecht has talked about some sort of TRT reform and that it would be a good idea for the counties to talk with State Representatives about TRT reform.

Commissioner Adams suggested that it would be important to get some buy in from state representatives when it comes to talking about TRT reform.

Public Comments:

Carolyn Dailey - Carolyn mentioned that Pack Creek residents pay Grand county taxes with their vehicle registration and that some residents receive Grand County voting ballots.

Mike Duncan - Mike mentioned meeting with state representatives several times to talk about TRT. He suggested that ordinances be proposed by the counties to move TRT reform forward.

Councilman Wells thanked San Juan County and SITLA for attending the meeting.

Councilman Morse adjourned the meeting.