AUGUST 25, 2020
REGULAR CITY COUNCIL MEETING 7:00 P.M.

Per Executive Order 2020-5 issued by Governor Gary R. Herbert on March 18, 2020, this meeting will be conducted electronically and may be viewed on the City's YouTube channel.

An anchor location will not be provided.

1. Regular City Council Meeting - 7:00 p.m.
   1.1. Call to Order and Roll Call Attendance

2. COVID-19 Updates

3. Approval of Minutes
   3.1. Minutes: August 11, 2020, Regular Meeting
       Documents:
       min-cc-2020-08-11 draft.docx
   3.2. Minutes: August 19, 2020, Special Meeting
       Documents:
       min-cc-2020-08-19 draft.pdf

4. Mayor and Council Reports

5. Administrative Reports

6. Citizens to Be Heard
   To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here: https://forms.gle/lvcmtib9rv6kpnaa

   You must submit your comments by 7:00 pm on August 25, 2020. Please limit your comments to 400 words.

7. Presentation (10 Minutes)
7.1. Suicide Prevention and Awareness Activities - Amanda McIntosh, Southeast Utah Health District

8. **Old Business**

8.1. Discussion and update on Walnut Lane

*Documents:*

- agenda summary - walnut lane updates 08-25-20.pdf
- walnut lane initial site plan.pdf

9. **Approval of Bills Against the City of Moab**

10. **Adjournment**

**Special Accommodations:**
In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder’s Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Check our website for updates at: [www.moabcity.org](http://www.moabcity.org)
The Moab City Council held its Regular Meeting on the above date. Per Executive Order 2020-5 issued by Governor Gary R. Herbert on March 18, 2020, this meeting was conducted electronically. An anchor location was not provided. An audio recording of the meeting is archived at http://www.utah.gov/pmn/index.html. A video recording is archived at https://www.youtube.com/watch?v=mH9cfyEsczs.

PRE-COUNCIL WORKSHOP 6:30 PM
Presentation of Greenhouse Gas Inventory for Grand County and the City of Moab: At 6:30 p.m. Mayor Niehaus called the workshop meeting to order. Participating remotely were Mayor Emily Niehaus, Councilmembers Karen Guzman-Newton, Tawny Knuteson-Boyd, Rani Derasary, Mike Duncan, and Kalen Jones. City staff participating remotely were City Manager Joel Linares, Assistant City Manager Carly Castle, Assistant Planner Cory Shurtleff, and City Recorder Sommar Johnson. Also participating remotely was Independent Consultant Claire Buysse.

Claire Buysse presented an overview of Grand County and the City of Moab’s greenhouse gas inventory stating the study was conducted at a county-wide scale and tracked greenhouse gasses – carbon dioxide, methane, nitrous oxide.

Assistant Planner Shurtleff explained that Grand County and the City of Moab signed the Mountain Towns 2030 pledge joining the MT2030 cohort and committed to setting bold climate goals to significantly reduce emissions in the County, aiming for net-zero in 2030. He explained that as part of that commitment the City of Moab and Grand County conducted a greenhouse gas emissions inventory and contracted with consultant Claire Buysse, University of Washington graduate.

Councilmembers asked how to best utilize the information and about the process moving forward to create policies for a climate action plan.

REGULAR CITY COUNCIL MEETING 7:00 P.M.
Regular Meeting—Call to Order and Attendance: Mayor Niehaus called the Regular City Council Meeting to order at 7:00 p.m. Participating remotely were Councilmembers Karen Guzman-Newton, Tawny Knuteson-Boyd, Rani Derasary, Mike Duncan, and Kalen Jones. City staff participating remotely were City Manager Joel Linares, Assistant City Manager Carly Castle, and City Recorder Sommar Johnson. City Engineer Chuck Williams and Planning Director Nora Shepard joined the meeting at 8:15 p.m., Assistant Planner Cory Shurtleff joined the meeting at 9:24 p.m.

COVID-19 Updates:
There were no COVID-19 updates provided at this meeting.

Approval of Minutes: July 28, 2020—Approved
Motion: Councilmember Guzman-Newton moved to approve the minutes for July 28, 2020. Councilmember Duncan seconded the motion.
Discussion: Councilmember Derasary noted an incorrect link to the meeting and sent the information to City Recorder Johnson. The link had already been corrected prior to the meeting. Vote: The motion passed 5-0 with Councilmembers Jones, Knuteson-Boyd, Guzman-Newton,
Duncan, and Derasary voting aye in a roll call vote.

**Mayor and Council Reports:**
Mayor Niehaus reported that the Robin Groff Memorial Park broke ground yesterday and said based on community feedback that she plans to host a focus group or series of focus groups to discuss segments of the urban Mill Creek corridor. She also reported that the Mill Creek Community Collaborative subgroup was close to finalizing their survey and should have it out soon. She reported on another successful Market on Center event and also reported that the BLM decided to defer parcels in Grand and San Juan County for the September lease sale.

Councilmember Derasary reported taking part in informal discussions about equity and bias. She also encouraged the Council to go forth with the greenhouse gas inventory information and create policies and a climate action plan. She also asked if the Council could influence the GOED Board to distribute more of the CARES funding to the Shop in Utah program. Mayor Niehaus said she would write a letter on behalf of the Council making that request.

Councilmember Duncan reported speaking with a staff member of USU and they indicated the new campus is still a go. He also reported missing most of an Arches Hotspot Committee meeting due to being out of town.

Councilmember Knuteson-Boyd reported that her meetings were scheduled for later this week and next week. She reported attending the Market on Center and sitting at the Proposition 8 table. She also reported attending a developer-requested Zoom meeting with staff and Councilmember Guzman-Newton regarding annexation. She expressed her discomfort and concern and said such meetings should not happen again.

Councilmember Guzman-Newton reported attending an Arches Hotspot Coordinating Committee meeting. She reported that the Airport Board meeting was canceled due to the power outage. She reported attending two Census events, the Market on Center, and the developer-requested Zoom meeting mentioned by Councilmember Knuteson-Boyd and expressed that they were not interested in having side discussions with an applicant without the entire City Council being privy to the same information.

Councilmember Jones requested having local health department websites provide per capita new COVID cases and positive test ratios. He reported attending a housing task force meeting about land use code changes to support housing and a Travel Council meeting with an invitation for board members to be on the airport solar farm committee. He also reported on a call with John Knight about an opportunity for the City and County to participate in a renewable power purchasing coalition. He also echoed Councilmember Derasary’s request for a climate action plan to create a strategy for the next decade to meet City goals.

**Administrative Reports—Budget Update:**
City Manager Linares reported responding to issues from the power outage including restoring computer servers and the SCADA system. He reported that we are still negotiating with the Trust on the necessary salt shed repairs. He reported that the School District is relocating a portion of the Mill Creek multi-use path as part of the middle school construction project and it may be shut down for up to two months. He said there is a detour on 400 East to 300 South to connect with the path. He also reported that the bike skills park construction is beginning. He reported that he will begin having discussions with individual council members about Walnut Lane soon. He also reported that the MRAC is open and hopes to expand programming with new classes. He also reported that the Highway 191 widening project is continuing, and they are
Finance Director York provided a budget update covering recent sales tax revenue numbers and MRAC operational numbers.

Citizens to be Heard:
There were no citizens to be heard.

Old Business:
Presentation on Lionsback MPD [114:38]
Planning Director Shepard provided an overview of the Lionsback Master Planned Development including the history of the development, overall project size, proposed number of units, and the next steps for the development. City Engineer Williams provided an overview of the infrastructure for the Lionsback development, including design, construction, and maintenance.

Discussion: Councilmembers asked questions about maintenance of Sand Flats Road, private sewer lift stations, utility work in the County and the developer's responsibility for bonding, the cost to provide water, possible closures on Sand Flats Road, traffic congestion and impacts to Mill Creek Drive, an emergency response plan for traffic, and the public process going forward. City Engineer Williams explained that the County adopted a resolution in the past that transfers ownership of Sand Flats Road to the City upon completion of the improvements for the development and the agreement states that the City will maintain the road. He also explained that the developer originally believed several sewer lift stations were needed based on topography, but the design shows one sewer lift station will handle the development. City Engineer Williams also addressed the concern about bonding and explained that the agreement does not allow us to ask for a bond for the immediate development infrastructure. He said that if the developer wanted to construct infrastructure for more than the immediate phase then we could ask for a bond. He explained that the developer has an approved grading permit that allows them to install the utilities for the first phase and the final part of the infrastructure construction is tying in the development to the city system. He explained that if the developer goes belly up midway through or does not complete the project, the city has no interest in cashing in a bond to finish the infrastructure for the project. City Engineer Williams also explained that there is no plan to close Sand Flats Road during construction, the plan is to close one lane of traffic at a time, if necessary. City Engineer Williams said at a certain point in the development if the city finds that traffic volumes from the development require additional improvements then the city can form an assessment area overlying the Lionsback development and those residents will be responsible for contributing funding to pay for necessary traffic improvements. Planning Director Shepard said although a public process is not required under our code, they have discussed with the developers having a public process going forward with the development.

New Business:
Proposed Resolution 34-2020: A Resolution Conditionally Approving the Lawrence Minor Subdivision at 479 Bowen Circle, Moab, Utah 84532, as Referred to Council by the Moab Planning Commission

Discussion: There was no discussion.

Motion and vote: Councilmember Knuteson-Boyd moved to approve... Councilmember Jones seconded the motion. The motion passed with Councilmembers Jones, Duncan, Guzman-Newton, Knuteson-Boyd, and Derasary voting aye in a roll call vote.

Approval of Bills Against the City of Moab

Motion and vote: Councilmember Knuteson-Boyd moved to approve the bills against the City
of Moab in the amount of $238,102.50. Councilmember Guzman-Newton seconded the motion. The motion passed 5-0 with Councilmembers Jones, Duncan, Guzman-Newton, Knuteson-Boyd, and Derasary voting aye in a roll call vote.

**Adjournment:** Councilmember Duncan moved to adjourn the meeting. Councilmember Guzman-Newton seconded the motion. The motion passed unanimously. Mayor Niehaus adjourned the meeting at 9:29 p.m.

APPROVED: ___________________  ATTEST: ___________________
Emily S. Niehaus, Mayor  Sommar Johnson, City Recorder
The Moab City Council held a Special City Council Meeting on the above date. Per Executive Order 2020-5 issued by Governor Gary R. Herbert on March 18, 2020, this meeting was conducted electronically. An anchor location was not provided. An audio recording of the meeting is archived at [http://www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html). A video recording is archived at [https://www.youtube.com/channel/UCl00z0Zgdmz4y1FoIol7CJA](https://www.youtube.com/channel/UCl00z0Zgdmz4y1FoIol7CJA).

**Special Meeting—Call to Order and Attendance:** Mayor Niehaus called the Special City Council Meeting to order at 12:04 p.m. Participating remotely were Councilmembers Tawny Knuteson-Boyd, Karen Guzman-Newton, Mike Duncan, and Rani Derasary. Councilmember Jones was absent. City staff participating remotely were City Manager Joel Linares, Assistant City Manager Carly Castle, City Attorney Laurie Simonson, City Recorder Sommar Johnson, City Engineer Chuck Williams, and Public Works Director Levi Jones.

**Discussion on the City's role in communication and enforcement of Grand County's mask mandate**

**Discussion:** Councilmembers expressed concern about increasing public pressure for the City to help with education and enforcement of Grand County’s face mask mandate. They asked about the possibility of placing electronic signs on the north and south ends of town alerting visitors of the mask mandate. They also expressed concern about businesses and residents that are not complying or are outwardly advocating for people not to wear masks. City Engineer Williams said he spoke with UDOT and they were willing to allow the use of their right-of-way to place one electronic sign near SR 313. He indicated that UDOT will not allow signs close to town on the north end because of the necessary signage advising people of the Highway 191 widening construction. He said UDOT agreed to allow a sign near SR 313 that said, “Grand County/Moab face mask required” but they have not identified an area on the south end for an electronic sign.

Mayor Niehaus reminded the Council that this is a County mandate and we should be a good partner with them. Councilmember Guzman-Newton questioned why the City is using our resources to enforce the County’s mask mandate and felt this discussion should be happening at the County.

Councilmember Duncan suggested directing staff to work with UDOT to place signs on the north side of town around 313 and an appropriate place on the south end of town. Councilmembers supported the direction to staff. He expressed concern that additional signage and threats of fines or legal action will not change the minds of businesses and/or residents that refuse to comply with the mandate.

Mayor Niehaus expressed her appreciation of the work done by the Council, Grand County, and the Southeast Utah Health Department to keep our community safe.

Councilmember Derasary asked to have a Health Department representative attend the next meeting to discuss the concerns about aerosols. She also asked about the possibility of placing signs on City streets and light poles.

Mayor Niehaus felt the suggestions of placing signs north and south of town and placing signs on light poles along Main Street were good solutions to work in partnership with the County, recognizing it is the County’s order and we want to be good partners.
Councilmember Guzman-Newton thanked the staff and the Mayor and expressed her appreciation for the things that have been done right.

Councilmember Derasary said she believes the Council should do their part to set a good example by following the ordinance as much as possible to help protect frontline workers.

**Adjournment**: Councilmember Guzman-Newton moved to adjourn the meeting. Councilmember Knuteson-Boyd seconded the motion. The motion passed unanimously. Mayor Niehaus adjourned the meeting at 12:46 p.m.

APPROVED: __________________ ATTEST: __________________

Emily S. Niehaus, Mayor Sommar Johnson, City Recorder
Title: Walnut Lane Updates
Disposition: Discussion
Staff Presenter: Kaitlin Myers, Senior Project Manager
Attachment(s):
  - Attachment 1: Site Plan Proposal from Architectural Squared
Recommended Motion: N/A
Background/Summary:

Staff has been requested to provide an update to Council on the status of the Walnut Lane project. This discussion will include information about recent maintenance work on the site, progress on developing the site plan and financial pro forma for redevelopment, and the publishing of a Request for Proposals for the Construction, Delivery, and Installation of Manufactured Units for the site.
MASTER PLAN
WALNUT LANE HOUSING
FULL BUILD OUT
MOAB, UT.
JULY 14th 2020

TOWN HOMES

VEGETATED WATER QUALITY BASIN

TOT LOT

RAISED GARDEN BEDS

TOWN HOMES

3 STORY APARTMENT BUILDING (24) UNITS

3 STORY APARTMENT BUILDING (24) UNITS

TWO STORY DUPLEX

SCALE IN FEET

WALNUT LANE
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Additional Parking Spaces Needed 17 22