

MOAB CITY COUNCIL MINUTES
REGULAR MEETING
August 11, 2020

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

confident that it is on schedule.

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

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 Moab City resolution 34-2020, a resolution conditionally approving the Lawrence Minor Subdivision of property located at 479 Bowen Circle, Moab, Utah, subject to the following condition: the existing structure located on lot 2 of the Lawrence Minor Subdivision must be removed or relocated in compliance with property setbacks within lot 2 of the Lawrence Minor Subdivision before the final recording of the plat. 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: _____
Emily S. Niehaus, Mayor

ATTEST: _____
Sommar Johnson, City Recorder