

MOAB CITY COUNCIL MINUTES
REGULAR MEETING
September 8, 2020

The Moab City Council held its Regular Meeting on the above date. Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), the Moab City Council Chair has issued written determinations supporting the decision to convene electronic meetings of the Council without a physical anchor location. Due to the health and safety risks related to the ongoing COVID-19 pandemic and considering public health orders limiting in-person gatherings, the Moab City Council will continue to hold meetings by electronic means. 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=qEoMa60ax4g>.

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 7:06 p.m. Participating remotely were Councilmembers Karen Guzman-Newton, Tawny Knuteson-Boyd, Rani Derasary, and Kalen Jones. Councilmember Duncan was absent. City staff participating remotely were City Manager Joel Linares, Assistant City Manager Carly Castle, City Attorney Laurie Simonson, and City Recorder Sommar Johnson. Planning Director Nora Shepard and Assistant Planner Cory Shurtleff joined the meeting at 8:09 p.m. Amanda Knill, Grand County School District Community Coordinator, and Keri Newman Allred, RUCD Head Start Executive Director, joined the meeting at 7:31 p.m. to give a presentation.

Approval of Minutes: August 25, 2020, Regular Meeting — Approved

Motion: Councilmember Guzman-Newton moved to approve the minutes for August 25, 2020. Councilmember Knuteson-Boyd seconded the motion.

Discussion: There was no discussion

Vote: The motion passed 4-0 with Councilmembers Guzman-Newton, Derasary, Jones, and Knuteson-Boyd voting aye in a roll call vote.

Citizens to be Heard:

There were no citizens to be heard.

Mayor and Council Reports:

Mayor Niehaus reported attending a water quality board meeting, a Southeastern Utah Association of Governments meeting, and a GOED DWS meeting on community development. She expressed her gratitude for staff and vendors for the Market on Center and to Congressman John Curtis for the Town Hall and hosting the Rural Business Summit. [5:22-6:14]

Councilmember Derasary reported on an update from EMS stating they have situated their administrative offices at the fire department and hope to start removing their old building in September. She reported that EMS and Canyonlands Health Care Special Service District went before the County Council to negotiate their sales tax split and reported on the requested budget for the UMTRA site. [6:16-7:37]

Councilmember Knuteson-Boyd reported attending a museum board meeting and did some visioning about a mission statement and values statement. She reported that EMS and Canyonlands Health Care Special Service District negotiated a sales tax split but will wait until after the Care Center meeting on Thursday to report the split. [7:46-8:32]

Councilmember Guzman-Newton reported attending a Chamber Board meeting, the Rural Business Summit, held a transit discussion with the executive director of clean cities, arranged a scouting trip for the early head start locations. [8:35-14:06]

Councilmember Jones reported attending the Market on Center and staffed the Prop 8 information booth, a Solid Waste Special Service District board meeting where it was decided to cancel the formerly postponed 2020 hazardous waste event, a Housing Task Force meeting working on recommendations to both councils to improve housing quantity and affordability, and a Moab Sustainable Tourism subcommittee meeting. [14:10-19:20]

Administrative Reports:

City Manager Linares reported that the widening project is still on schedule, the staff is working on extending lap swim at MRAC, and Prop 8 will be on the ballot and no arguments for or against were received by the County Clerk. He also reported that the Walnut Lane RFP was sent out and we are waiting for responses.

Presentation: Early Head Start Program Opportunity for Expansion in Moab – Amanda Knill, Grand County School District Community Coordinator, and Keri Newman Allred, RUCD Head Start Executive Director

Amanda Knill, Grand County School District Community Coordinator, and Keri Newman Allred, RUCD Head Start Executive Director, addressed the Council about Early Head Start Program opportunities for expansion in Moab.

Old Business:

Proposed Ordinance 2020-14: An Ordinance Amending the Zoning for Property Located at 778 W. Kane Creek Boulevard in the RA-1, Residential-Agricultural Zone, to C-1, Commercial-Residential Zone and Amending the City of Moab Official Zoning Map (Previously Ordinance 2019-10)

Discussion: Councilmembers questioned why the ordinance was back before them for a vote. City Manager Linares explained that no action was taken on the original ordinance and the applicant is requesting a decision. He said if the zone change application was approved, the applicant would be vested under the permitted uses of the zone at the time of the original application including a bed and breakfast.

Motion and vote: Councilmember Knuteson-Boyd moved to approve Ordinance 2020-14 changing the zoning for property located at 778 West Kane Creek Boulevard from RA-1 to C-1 and amending the City of Moab Official Zoning Map. Councilmember Guzman-Newton seconded the motion. The motion failed 3-1 with Councilmember Guzman-Newton voting aye and Councilmembers Knuteson-Boyd, Derasary, and Jones voting nay.

Motion and vote: Councilmember Knuteson-Boyd moved to deny Ordinance 2020-14 changing the zoning for property located at 778 West Kane Creek Boulevard from RA-1 to C-1 and amending the City of Moab Official Zoning Map. Councilmember Derasary seconded the motion. The motion passed 3-1 with Councilmembers Jones, Knuteson-Boyd, and Derasary voting aye and Councilmember Guzman-Newton voting nay.

New Business:

Proposed Resolution 35-2020: A Resolution Approving the Brinnon/Bentley Estates Minor Subdivision of Property Located at 1040 Pear Tree Lane, Moab UT 84532

Discussion: Councilmembers asked about the discrepancy in the parcel size. Assistant Planner Shurtleff explained that the updated survey plat adjusted the right-of-way and it decreased the parcel size by one-third of an acre.

Motion and vote: Councilmember Derasary moved to approve Moab City Resolution 45-2020, a resolution approving the Brinnon/Bentley Estates Minor Subdivision of property located at 1040 Pear Tree Lane. Councilmember Knuteson-Boyd seconded the motion. The motion passed 4-0 with Councilmembers Derasary, Knuteson-Boyd, Jones, and Guzman-Newton voting aye in a roll call vote.

Proposed Resolution 36-2020: A Resolution Approving the 241 East 100 North Minor Subdivision of Property Located at 241 East 100 North, Moab Utah 84532

Discussion: There was no discussion.

Motion and vote: Councilmember Knuteson-Boyd moved to approve Moab City Resolution 36-2020, a resolution approving the 241 East 100 North Minor Subdivision of property located at 241 East 100 North, Moab, Utah. Councilmember Jones seconded the motion. The motion passed 4-0 with Councilmembers Knuteson-Boyd, Derasary, Guzman-Newton, and Jones voting aye in a roll call vote.

Proposed Resolution 37-2020: A Resolution Approving the Every Minor Subdivision of Property Located at 165 E 200 N, Moab UT

Discussion: Councilmembers asked questions about sidewalk requirements for the subdivision and requested to have staff present a sidewalk inventory at their next meeting to help identify and decide the future sidewalk requirements.

Motion and vote: Councilmember Guzman-Newton moved to approve the Every Minor Subdivision of property located at 165 East 200 North, Moab, Utah, with the following conditions: 1) Prior to plat recordation, the property owner will remove any structures that may straddle the new property line; and, 2) All structures, existing or proposed, must meet the code-required setbacks. Councilmember Jones seconded the motion. The motion passed 4-0 with Councilmembers Jones, 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 \$97,242.16. Councilmember Jones seconded the motion. The motion passed 4-0 with Councilmembers Jones, Knuteson-Boyd, Derasary, and Guzman-Newton voting aye in a roll call vote.

Adjournment: Councilmember Knuteson-Boyd moved to adjourn the meeting. Councilmember Jones seconded the motion. The motion passed unanimously. Mayor Niehaus adjourned the meeting at 8:29 p.m.

APPROVED: _____
Emily S. Niehaus, Mayor

ATTEST: _____
Sommar Johnson, City Recorder