



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 1 July 2025

The Grand County Commission met in a regular meeting on July 1st, 2025. 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 were Commission Chair Bill Winfield, Commission Vice-Chair Melodie McCandless and Commissioners Brian Martinez, Trisha Hedin and Mike McCurdy. Also attending in-person were Commission Administrator Mark Tyner, Associate Commission Administrator Quinn Hall, Clerk/Auditor Gabriel Woytek, and County Attorney Stephen Stocks. Commissioner Hadler and Commissioner McGann were in attendance virtually.

1:30 p.m. Budget Workshop

Finance Director Steven Vowles gave an overview of revenue projection methodologies. Woytek followed by clarifying that the budget amendment proposes to update revenue projections to reflect a 6.1% decrease, which is the percent decrease to date in relation to the original projection. Woytek then offered a summary of all changes proposed in the upcoming budget amendment. Woytek offered a summary that showed a close relationship between unplanned expenses to date with what would currently need to be drawn from reserves in order to achieve a balanced budget. A large portion of those unplanned expenses are made up revenue shortfalls which are currently proposed to be made whole by the General Fund.

Megan Vickery and Allie Donnell, Co-directors of the Moab Museum, gave a brief presentation regarding their current and future planned use of TRT allocations. Museum admission up 72% year over year, with membership rates up 146% since 2022. Overview given of program offerings, including history for local guide training aimed at providing accurate historical information to share effectively with visitors, U92 exhibit, visiting speakers and scholars, collections upgrades focused on accessibility and awareness, public tours of collection storage facility and upcoming programming planned for the remainder of the year. County appropriation supports operations and staffing and is essential, especially in light of challenges associated with federal funding sources being cut off. The County allocation makes up 20% of total museum budget. Admission revenues range from approximately \$6-8,000 per month to \$5-6,000 per month. Remaining \$60,000 in funding for 2025 would go to fall programming, payment of accounting and grant services. A decrease in the allocation could mirror 6.1% downturn. Confirmation given that TRT allocation directly supports operating costs. Operating budget was reduced by \$200,000 with recent changes in staffing structure.

Madeline Logowitz and Anna Sprout of Grand County Active Trails and Transportation gave a presentation outlining funding options available for the GCATT in light of a loss of TRT funding. Logowitz described the nature of the programming her department offers in maintaining positive visitor experiences on area trails. Overview given of 2025 revenue sources, with the Responsible Recreation program roughly 75% funded by TRT, which is no longer available. Program overview and position descriptions of Responsible Recreation program given. \$363,848 still budgeted for support of GCATT that had been funded by TRT, above what

has already been spent to date. Logowitz offered different scenarios for reducing this remaining allocation, from 26% to 45% to 54%, which would result in varying levels of reduction of services. Option 3 would eliminate the following sub-programs: 2 staff members, lead mountain bike trail ambassador and lead climbing trail ambassador, eliminate a variety of special programming.

Chris Scoville, District Manager of the Solid Waste Special Service District #1, offered an invitation to questions regarding his District's operations. Scoville explained that the district has been experiencing an improved cashflow situation. Scoville explained proposals that he has presented to Grand County regarding possibilities for tying TRT funding to actual waste management activity by the district. Discussion regarding potential legal avenues for restoring revenues lost by the district through what is potentially illegal private waste removal activity.

The Commission concluded that a determination regarding allocations of General Funds to make up for revenue shortfalls would be made via the approving motion for the budget amendment, and that services deemed essential to the community would not have their funding cut this year, leaving the Active Trails and Transportation Department and the Moab Museum as the only departments left under further consideration.

4:01 p.m. Board of Equalization (see separate agenda)

4:05 p.m. Municipal Building Authority (see separate agenda)

4:15 p.m. Chair Winfield called to order the Regular Meeting

Pledge of Allegiance

Citizens to be Heard

Dave Bodner spoke in opposition to what he termed 'out of towners' buying HDHO units, and added that the Commission should undergo an investigation of inflated gas prices rather than a study on timed entry.

Kaitlin Myers spoke in support of the proposed revisions to the HDHO revisions and that she considers the first option for revising owner occupancy a good compromise. Myers stated that occupancy more important than ownership and referenced House Bill 37 and the interesting discussion regarding multifamily residential arising from it.

Robert O'Brien stated that 20% outside ownership was a well debated and important agreement in the original HDHO ordinance, and citizens who agreed to sacrifice increased density deserve for that proportion to remain untouched. Inclusion of Monticello, Green River, and Blanding was not at all what was contemplated in drafting of the original ordinance. O'Brien stated that ownership is an important way for local workers to build wealth and financial security.

Pete Gross spoke in support of the original intent of the HDHO. Gross added that a \$60,000 study on Arches timed entry, even if confirmed, is not useful because the National Park Service has a different mandate which is to preserve and protect the land for future generations, so the results of the study would not make any difference in the outcome. Gross asserted that a reservation system is not a very onerous process compared to all the decisions a tourist must make in planning a trip.

Laura Long spoke as a citizen to state that she feels that removing ownership protections from the HDHO ordinance weakens the benefits it would provide to residents of Grand County and that loosening of ownership restrictions opens more competitions and the cost of building in Moab. Long stated that she feels that this would be diluting one of the only tools available to support the local workforce.

Dennis Silva spoke in opposition to the proposed revisions to the HDHO ordinance, stating that the changes were unpredictable and by his estimation taking away affordable housing opportunities.

Mary Moran expressed concern regarding lowering the number of housing units available to local ownership, which she feels would change the market and result in more expensive prices. Moran stated that difficulties in enforcement would be excessive.

Mary O'Brien spoke to the benefits and importance of home ownership. Proposed revisions to HDHO make it harder for locals to achieve home ownership, namely the change in proportion increasing out of town ownership and the change opening local ownership to within 75 miles.

Alison Mathis spoke in opposition to proposed revisions to the HDHO ordinance which will make housing more expensive and less attainable. Mathis added that timed entry is not turning away visitors but rather improving the visitor experience.

Saxon Sharpe spoke in opposition to proposed revisions to the HDHO ordinance, changes which result in a slippery slope that will open up additional loosening of restrictions and further erode potential benefits.

Laura Harris, who served as the main enforcement staff of the HDHO program, described challenges regarding monitoring and upkeep, high level delegation and education, and stressed that enforcement mechanisms must be addressed. Long pointed out that 130 fully rental occupancy products are currently set to be developed, which she feels may affect revisions proposing to reduce ownership options.

Brittany Melton stated that cost of ownership is not being appropriately addressed in current analyses of housing affordability. Melton stated that not everyone is a homeowner at the end of the day. Melton added that the purpose of the \$60,000 timed entry study is to validate the analysis provided in the initial report. Melton went on to say that government should provide safety and protection, and that budgetary decisions should be focused on essential services, and the Grand County Trail department is not an essential program that should be funded by local government.

Jon Kovash expressed concern regarding the proposed revisions to the HDHO ordinance, which he feels will work in the favor of private developers who feels do not have the community's best interest in mind, and ignores other more promising avenues for developing affordable housing.

Presentations

Agency Reports

Grand County Fire Warden – Forestry, Fire, and State Lands (FFSL)

Bruce Jenkins and Matt McEttrick gave an update on FFSL activity in Grand County, including detail regarding its MOU, equipment and fire personnel, the Cooperative Wildfire System, Participation Commitment Actions for 2024 and 2025, the Fire Restriction Criteria and Matrix, and the County Community Wildfire Preparedness Plan, which is set to expire this year and will be updated with the current Grand County Emergency Management Director.

Commission Member Disclosures

Commissioner McCurdy disclosed that his wife works at the Grand County Sheriff's Office.

General Commission Reports and Future Considerations

Jacques Hadler

- Future Consideration: Spanish Valley Drive Pathway subcommittee meeting

Trisha Hedin

- Recreation Special Service District meeting
- Meeting with head of Southeastern Region of the Division of Wildlife
- Planning Commission meeting, discussion regarding Novak rezone
- Meeting with Department of Agriculture regarding Ag protections in the valley

Bill Winfield

- Financial Sustainability meeting with Grand County EMS
- Onboarding meeting with new engineer
- Meeting with Seth Oveson of State Auditor's Office and Clerk/Auditor Woytek for clarification of TRT and general availability for clarification
- Meeting with Rocky Mountaineer regarding new SLC to Denver train route.
- Property Tax advisory committee meeting with UAC, centrally assessed to continue as an ongoing topic

Brian Martinez

- UAC Natural Resource Committee meeting
- Expression of disappointment regarding process for position letters to Senators Lee and Curtis
- Future consideration: update regarding Spanish Valley Drive Pathway

Mary McGann

- Solid Waste Special Service District Board meeting, purchasing a water truck for road improvements and fire prevention at landfills, composting grant funding continues to proceed

Mike McCurdy

- County Fair July 3rd, 4th, 5th, parade at 9am on the 4th
- Future Consideration: revisit contracts regarding Playground/Pickleball complex

Melodie McCandless

- Financial Sustainability meeting with Grand County EMS
- Meeting with Chair of Economic Opportunity Advisory Board and the Chair of the Moab Area Community Land Trust, grant funds must be utilized by end of October for next tranche of funding to be available to be applied for and awarded
- Echo Canyon Municipality board meeting, main vote to engage with Horrocks to act as engineer
- Economic Opportunity Advisory Board
- Meeting regarding water element in the General Plan, agriculture protection

Elected Official Reports

Clerk/Auditor Woytek

- BOE, Tax Valuation Notices, GRAMA requests, among other tasks in process at this time

General Business - Action Items, Discussion and Consideration of:

5. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes from June 17, 2025**
- B. Ratification of Payment of Bills**
- C. Ratification of Notice of Award for Airport Taxi Lane Expansion E, G, and J**
- D. Ratification of Independent Contractor Agreement with Vortex Fireworks for 4th of July fireworks show**
- E. Ratification of quote acceptance – NRCS grant All-American Wash water crossing structures**
- F. Recreation Restoration Infrastructure Grant Award and Contract**
- G. Ratification of ICA with Elite Events for shade structures at the Grand County Fair**
- H. Ratification of Letter of Support – Co-Op Grant 2025 Moab Office of Tourism**

Motion by Commissioner McCurdy to approve the Consent Agenda, excepting item A

Motion Seconded by Commissioner McCandless

Discussion (none at this time)

Motion passes 7-0

6. Consideration of a Resolution Authorizing and Approving the Execution and Delivery Of a Master Lease Agreement, by and between the County and The Municipal Building Authority Of Grand County, Utah (The “Authority”); Authorizing the Issuance and Sale by the Authority of not more than \$1,800,000 Aggregate Principal Amount of Lease Revenue Bonds, Series 2025 (The “Bonds”); Authorizing the Execution by the Authority of a Master Resolution, Security Documents, and Other Documents Necessary for the Issuance of the Bonds; Authorizing the Taking of all other actions necessary for the consummation of the transactions contemplated by the resolution; and related matters

Presentation (none at this time)

Motion by Commissioner Martinez to approve the resolution Authorizing and Approving the Execution and Delivery of a Master Lease Agreement, by and between the County and The Municipal Building Authority Of Grand County, Utah (The “Authority”); Authorizing the Issuance and Sale by the Authority of not more than \$1,800,000 Aggregate Principal Amount of Lease Revenue Bonds, Series 2025 (The “Bonds”); Authorizing the Execution by the Authority of a Master Resolution, Security Documents, and Other Documents Necessary for the Issuance of the Bonds; Authorizing the Taking of all other actions necessary for the consummation of the transactions contemplated by the resolution; and related matters, with terms of up to 17 years, and maximum interest rate of 5.0%, and a discount rate of 98%

Motion Seconded by Commissioner McCurdy

Motion passes 6-0, Hedin absent

7. Grant Application - DNR OHVR Grant Grand County Search and Rescue (Scott Solle, Grand County Search and Rescue)

Presentation

Solle explained that GCSAR seeks County Commission approval to apply for the OHVR Grant from the DNR. GCSAR is in need of replacing 2 UTVs from 2005 and 2007. GCSAR has been successful in acquiring this grant in previous years. In 2024 the OHV Advisory Council approved a 25% match from the DNR vs the 75% DNR of prior years. GCSAR seeks a better award in 2025 for purchase of machines in 2026. If awarded the grant (anything from 0%-100% DNR match), GCSAR will seek to have the means in the 2026 budget to purchase the 2 vehicles and modify the body to accommodate a patient litter like all previously purchased vehicles. Cost estimate: 2x UTVs = \$48,573.68 (for both), 2x litter buildout = \$23,940 (for both), Contingency = \$7,000, Total for both OHVs = \$79,513.68. If successful in budgeting for these vehicles, GCSAR will seek no less than 3 quotes from vendors for purchasing or customizing equipment.

Motion by Commissioner McCurdy to approve the application to the Utah Department of Natural Resources for the OHVR Grant by Grand County Search and Rescue

Motion seconded by Commissioner McCandless

Discussion

Clarification given that the award would not arise until January of 2026. Ultimate decision and budgeting would be managed at the time of award. Acquisition would serve to phase out 2 twenty-year-old vehicles. Receiving an offer of an award and turning it down would not jeopardize future funding opportunities.

Motion passes 7-0

8. Letter of Support - Local Medical Cannabis Pharmacy Applicant, Boojum Med (Chair Winfield)

Presentation

The owners and operators of Boojum Med and their family are long-standing members of Grand County, having spent decades living in and contributing to our region—where they've shown commitment to serving and uplifting our community. As a governing body, we highly value local ownership and responsible development, and believe that this applicant embodies the integrity, regional roots, and accountability that we'd like to see in Utah's medical cannabis program as it extends into Grand County. Boojum's proposed pharmacy will be located at 160 East 100 South, in Moab Utah. This site is within zoning parameters, and complies with all state and local ordinances. This operation will provide an important rural access point for qualified medical cannabis patients in southeastern Utah. Grand County patients currently face a drive of over 100 miles to legally purchase their medication, and having a local point of service in the region will greatly benefit patients in our community and in neighboring counties.

Motion by Commissioner Martinez to approve the letter of support endorsing the establishment of a medical cannabis pharmacy by Boojum Med.

Motion seconded by Commissioner McCurdy

Discussion

Commissioner Hedin and Chair Winfield stressed the effectiveness of the treatment and importance of its availability. Commissioner McGann expressed excitement for the potential of a pharmacy in Moab for those that need it, and gratitude to Chair Winfield for his effort in supporting this group.

Motion passes 7-0

9. Approval to allow the county's insurance provider to cover volunteer work to be completed for the archery range (Commissioner Hedin and Personnel Services Director Tess Barger)

Presentation

Commissioner Hedin explained that volunteers need to be covered by insurance for their work in helping to develop the archery range. Attorney Stocks gave background as to the need for appropriate insurance coverage.

The archery range is to be constructed at the Old Spanish Trail Arena. The volunteers will be working on the following:

- Minor dirt work via skid steer. This includes finish grading on the berms surrounding the shooting lanes and finish grading on the shooting lanes.
- Auger the holes via skid steer for fence poles.
- Placement of the fence poles and filling holes with concrete.
- Assembling fencing around the range.
- Building shade structure.
- Building structures to hold archery blocks.
- Placement of kiosk with augering holes and concrete.
- Grading of gravel throughout the shooting lanes and around structures.

Motion by Commissioner McCurdy to approve Grand County's insurance provider to cover official volunteer work to be completed at the Old Spanish Trail Arena

Motion seconded by Commissioner McCurdy

Discussion

General liability and worker's comp to be extended. Existing liability coverage would cover volunteers, no financial impact is current expected.

Motion passes 7-0

10. Ordinance amending the Grand County Land Use Code - 4.7 High Density Housing Overlay (Zoning Administrator Cristin Hoffine)

Presentation

Hoffine offered an update regarding public comments received. Overview given of associated staff report. Planning Commission discussion was centered around local area and ownership. Attorney Stocks clarified that legal review had been completed with concerns sufficiently address in the current ordinance.

Commissioner Martinez sought clarification regarding the notice of interest to be included in the deed, staff clarified that it would be included. New deed restriction to include language regarding required active occupancy of the units for 18 out of 36 months.

Kunz stated formatting and numbering needs to be corrected. Section 2 regarding qualified households needs language regarding definition of ownership exceptions.

Chair Winfield stated that the HDHO was never designed to be subsidized housing but rather meant to address the missing middle via density bonuses, not via government subsidized affordable housing. Winfield

stated that the original intent has not been meant, and this amendment is looking for corrections to a program that has not been working. 75-mile local area is appropriate because the local workforce in many cases has no choice but to live outside of 84532.

Motion by Commissioner Martinez to approve the amendments to Article 4.7 of the Grand County Land Use Code, with an effective date in 2 weeks, pending legal review, and allowing for the ability to make clarifying revisions to draft as currently presented

Motion Seconded by Commissioner McCurdy

Discussion

Commissioner McCurdy sought clarification that no immediate changes would take place with approved units, and that 153 that could be altered by the amendment. Commissioner McGann supported the changes related to improving lendability, comfortable with definitions for those employed locally, and additions regarding other qualifying distinctions, and stated that the intent of the local area definition is still unclear as written, and that she is not comfortable with changing the percentages related to local ownership.

At 6:06 p.m. Item 10 was tabled

6:06 p.m. Citizens to be Heard (none at this time)

Barbara Hicks suggested a compromise that would take half of the 2025 shortfall out of balance reserves, taking some out of reserves, and some cutting of budget expenses.

Ann Goodspeed spoke to the importance of the emerging pickleball community and associated strong benefits to the community. Local pickleball community is offering to help with upkeep and maintenance of facilities.

Mike Toninelli spoke in support of the development of Pickleball courts in Grand County, pointing out that Blanding just had a ribbon cutting for their own pickleball facilities.

Everett Hildenbrandt spoke regarding the HDHO Ordinance and potential solutions in Grand County for the affordable housing crisis.

Bob O'Brien, referencing the HDHO Ordinance revisions, stated that the 75-mile local area provision currently captures those who work within that boundary, and that the current ordinance already captures those who live at a distance but work within the county as a member of locally employed workforce.

Barb Cross spoke in support of the development of Pickleball facilities in Grand County, mentioning the benefit such a facility would provide for the visitor economy.

Patty Jones spoke in support of the development of Pickleball facilities in Grand County, which has been an effort taking 5 years, and that the current funding offer on the table supporting the facility will be the best financial option that the County will ever get.

Sandy Phipps spoke in support of the development of Pickleball facilities in Grand County, which is the fastest growing sport in the nation and greatly deserves the County's support.

4. Public Hearing – Grand County Mid-Year Budget Amendment

At 6:23 p.m., Chair Winfield opened the hearing, to remain open until Wednesday July 9th at 5 p.m.

Comment received during Citizens to be Heard may have

At 6:25 p.m. Item 10 was reconvened

Commissioner Martinez explained the additions that he included in the motion, which was to accept as recommended by the Planning Commission, add a notice of interest recorded to the title alerting HASU to any sales, stipulate that 5-year residents who did not work in Grand County would be qualifying owners, rental units would need to be qualified upon any change and not just on an annual basis, deed restrictions to be attached to each unit/lot sold, with no floating numbers inside a given development, and an aggregate 9 months of every year would require occupancy in the HDHO units.

Commissioner Hadler stated that he prefers the 80/20 local ownership split, but is otherwise generally supportive of the other modifications.

Third Party Counsel Bart Kunz pointed out issues with formatting and numbering that needed to be addressed, along with clarifications to definitions for qualifying households.

Substitute motion by Commissioner Hedin to retain 80/20 split from original ordinance and maintain requirements for the workforce to live within the 84532 zip code, but otherwise approve the amendments to Article 4.7 of the Grand County Land Use Code

Substitute motion seconded by Commissioner McCurdy

Commissioner McCandless stated that the 75-mile radius was instituted to be aligned with the local purchasing policy ordinance, and is intended to address those members of the workforce that would live in Moab if they qualified in that way.

Commissioner Hedin spoke to the extensive process that was undertaken in drafting the original ordinance, the sacrifices already made by residents in offering more density in their backyards, and the need to maintain a mechanism for affordable housing, which lacks many good solutions.

Commissioner Martinez spoke the written intent of the original ordinance into the record. Martinez stated that revisions will allow outside investors to invest in local affordable housing options, that market forces will not be positively affected without increased inventory, and the proposed 75-mile radius is intended to open up options to members of the workforce that live sprinkled about a vast County.

Commissioner McCurdy reiterated that the 5-year-old ordinance was ineffective as designed. Chair Winfield reiterated that the HDHO was not intended to address housing affordability through government subsidization.

Substitute motion fails 3-4, McCurdy, Martinez, McCandless, Winfield opposed

Commissioner Martinez stressed that the HDHO was a pilot program and was meant to be tweaked and manipulated, and that the current revisions were the result of extensive effort and process from a variety of stakeholders.

Commissioner Hadler stated that perfect should not get in the way of good, and that he supports the motion currently on the table. Chair Winfield stated that the current revision does represent a compromise in maintaining some regulations on the ordinance.

Motion passes 6-1, McGann opposed

Discussion Items

11. Discussion on Grand County Landscaping Ordinance

Commissioner Martinez brought this item up to address the fact that Grand County residents are not able to qualify for the grass removal buyback system which offers up to \$3 per square foot of turf removed. Amendments to the Land Use Code must be made in order to facilitate this program for residents. Commissioners Martinez and McCandless both stated that they have heard from many residents waiting on the availability and would like to see a measure brought before the Planning Commission as soon as possible. Commissioner McCandless described a relatively simple process for passing a template ordinance and submitting it to the state, rather than a comprehensive landscape ordinance. Commissioner McCurdy suggested that waiving disposal fees for turf removed could also be built into the program.

12. Discussion on Multi-Family Residential 45 Zoning (MFR-45)

Commissioner Martinez referenced what he sees as restrictions on MFR zoning which are preventing property owners from building needed housing. Martinez called for a rewrite of the entire MFR zoning district, especially as a way of facilitating Low-Income Tax Credit (LITC) developments, and suggested that the Planning Commission address this topic with urgency in order to address what is acknowledged to be a crisis in terms of the availability of affordable housing. Zoning Administrator Cristin Hofhine stated that she could potentially have the item reworked as needed in order to be brought before the Planning Commission in its second August meeting. Clarification made that any proposed tweaks would not be targeting just one potential development.

Chair Winfield adjourned the meeting at 7:17 p.m.

Bill Winfield

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

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 SENT	dvanhorn@grandcountyutah.gov sent a signature request to: <ul style="list-style-type: none">Gabriel Woytek (gwoytek@grandcountyutah.gov)Bill Winfield (bwinfield@grandcountyutah.gov)	2025/07/16 00:48:36 UTC
 SIGNED	Signed by Bill Winfield (bwinfield@grandcountyutah.gov)	2025/07/16 13:21:03 UTC
 SIGNED	Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)	2025/07/16 16:09:15 UTC
 COMPLETED	This document has been signed by all signers and is complete	2025/07/16 16:09:15 UTC

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