



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 2 September 2025

The Grand County Commission met in a regular meeting on September 2nd, 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, Jacques Hadler, Mary McGann, 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.

At 4:00 p.m. Chair Winfield called the regular meeting to order

Pledge of Allegiance

Citizens to be Heard

Pete Gross questioned the Commission's consideration of fiscal support for the Public Lands Council, and questioned its consideration of replacing the Zoning Administrator.

Dave Closser stated that Echo Canyon has recorded a plat related to future development of its site and has started selling parcels, with water rights currently being challenged. Closser added that the Lt. Governor's office approval of the preliminary incorporation was based on an entirely different development plan, and that they essentially may be able to develop however they want.

Saxon Sharpe expressed support for Cristin Hofhine to remain in the Zoning Administrator, with upcoming approval pending regarding a large water tank project at the intersection of Spanish Valley Drive and Spanish Trail Road. Sharpe cited processes laid out in the land use code for proposed Conditional Use Permit consideration.

Michael Wolf commented regarding the local economy, gratitude for the geyser pass pavement project, and expressed concern regarding recent actions of the Commission with respect to its treatment to staff and volunteer board member.

Agency Reports (none scheduled)

Presentations

Presentation on 2024 Independent Audit of Grand County

Principal Jon Haderlie of CPA Firm Larson and Co. gave a brief overview of the issued financial statements, which were reviewed in detail before the Internal Audit Committee. Review given of the Independent Auditor's report narrative and overall contents of the statement. Unmodified/unqualified opinion given.

Department Reports

Grand Center (Grand Center Director Lorette Eastwood)

Eastwood gave an overview of Senior Center activities over the past year. Eastwood described the variety of resources and enrichment activities provided at the facility.

Children's Justice Center (CJC Director Andrea Noyes)

Noyes gave an overview of the Children's Justice Center mission, which has increased its caseload in the current calendar year by 58.2%, which has resulted in higher allocations of supporting funds from the State. Overview given of state legislative efforts to address child endangerment. Noyes discussed efforts to raise community awareness, host expert speakers, and advocate for local system improvement in addressing child abuse.

Commission Member Disclosures

Chair Winfield offered clarification that he had no financial stake in current housing projects active or being considered in Grand County. Attorney Stocks disclosed that since his office handles prosecution, it did not review the indigent defense council contract.

General Business - Action Items, Discussion and Consideration of:

2. Commission Member Disclosures (none at this time)

Chair Winfield explained that written Commission Reports would now be added to the end of the agenda packet.

3. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes for August 5th and 19th, 2025**
- B. Ratification of Payment of Bills**
- C. Ratification of Grant Application for the Rural County Grant - Governor's Office of Economic Opportunity**
- D. Acceptance of \$70,000 from the State of Utah for CJC Renovation**
- E. Ratification of Contract Extension with the USGS - Salinity Loading Study**
- F. Approval of Emergency Mutual Aid Interlocal Cooperation Agreement**
- G. Appointments to the Housing Authority Board for Two Mid-Term Vacancies**
- H. Approval of \$10,000 Grant - FY26 WRI Grant #7352 - Cooperative Agreement Between Utah Department of Natural Resources (Wildlife) and Grand County (Weeds)**
- I. Contract For Moab's Old Growth Forests Video - Sand Flats Recreation Area**

Motion by Commissioner Hadler to approve the Consent Agenda as read by the Chair

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

4. Approval of Moab Tourism Advisory Board Bylaws (Commissioner Martinez)

Presentation

Martinez gave an overview of the proposed revisions, with the main change being the addition of two board members to go from 7 to 9.

Motion by Commissioner McCandless to approve the Moab Tourism Advisory Board bylaws as presented

Motion Seconded by Commissioner McCurdy

Discussion

Commissioner Hedin requested that redline versions be included in the agenda packet.

Motion passes 7-0

5. Approval of Airport Board Bylaws (Airport Director Steven Gleason)

Presentation

Gleason gave an overview of the proposed revisions, with the main change being to include the FBO as a member of the Airport Board for a one-year term, rotating between FBOs if there were more than one.

Motion by Commissioner McCurdy to approve the amended airport board bylaws as presented, including typo as discussed

Motion seconded by Commissioner Martinez

Discussion

Commissioner Hedin sought confirmation that inclusion of the FBO as a voting member was standard practice, but that they would be expected to abstain from voting whenever there might be conflict.

Motion passes 7-0

6. Request for Local Funding for the Taxiway F paving project at the Moab Regional Airport (Airport Director Steven Gleason)

Presentation

Gleason, presenting with former Airport Director Judd Hill, introduced himself and described his background in Airport management, including revitalization of the Provo Airport and successful management of the Airport in Renton, Washington. Gleason described the importance of quality taxiways as part of general airport infrastructure, and described where Taxiway F would be built in relation to the current AIP funded taxiways. Local cost estimated to be \$666,902.53, with a 5-10 repayment plan via impact fee structure from hangar builders. 3,012 buildable linear feet along the taxiway, which would come to \$221.40 per linear feet in fees. Savings of \$388,000 could be achieved by undertaking this project at this time as compared to delaying by even one year. Gleason described positive economic impact driven by general aviation activity

and how this proposed taxiway fits squarely within the Airport's Master Plan. Chair Winfield explained that the lack of services to general aviation was deterring greater economic activities by those flying in and not staying. Commissioner Hedin expressed concern that there was no mention of fiscal impact regarding this proposal or general background offered in the agenda packet. Commissioner McCurdy expressed appreciation for the offer to pay back the fiscal impact, and expressed frustration that his constituents do not have access to air service to Salt Lake City. Commissioners McGann and Hadler expressed concern regarding the scale of the fiscal impact and the timing of this proposal. Gleason explained that there was urgency for the present discussion because of existing taxiway construction currently underway.

Motion by Commissioner Martinez to approve funding in the amount of \$666,902.53 to be drawn from the Capital Projects General Fund for the paving of Taxiway F, with repayment contract to be drafted and reviewed

Motion seconded by Commissioner McCurdy

Discussion

Hadler expressed concern that information regarding the fiscal impact of this item was not disclosed in the agenda packet information. Chair Winfield took responsibility for the short notice with little information. McCandless stressed that cost of inflation be factored in to repayment contract terms. McCurdy asked if the contract regarding repayment terms had yet been drafted and reviewed, and it was confirmed that it had not.

Motion passes 5-1, Hadler opposed, Hedin abstaining

7. Approval of Independent Contractor Agreement with GPP Consulting for Internal Auditing Services (Chair Winfield)

Presentation

Chair Winfield described the proposed contract, with fiscal impact to take effect in the 2026 budget year. Further review to take place during budget hearings. This item has been brought forward in order to discuss the merits of hiring GPP as a consultant.

No action taken at this time.

8. Consideration of becoming a sponsoring member of the Utah Public Lands Council (Chair Winfield)

Presentation

Winfield described his support for the proposed action to become a member of a group which he describes as representing grazing interests and access to public lands. Commissioner Hedin stated that this group only represents cattle and sheep producers.

Motion by Commissioner Hedin to express formal Commission support for the Utah Public Lands Council without becoming an official dues paying sponsor.

Motion seconded by Commissioner McGann

Substitute motion by Commissioner McCurdy to approve joining the Utah Public Lands Council and pay the associated invoice for Sponsorship Member of \$1,000.00

Substitute motion seconded by Commissioner Martinez

Substitute motion passes 4-2, Hadler and McGann opposed, Hedin abstaining

6pm Citizens to be Heard

(no comments received at this time)

Public Hearing

1. General Rezone – Walking Horse

Presentation

Cristin Hofhine described the proposed rezone, as displayed in the detailed agenda packet summary. Proposed rezone from rural residential to large lot residential, four lot subdivision to six. Unanimous recommendation from Planning Commission, approval recommended by staff, compatible with General Plan and Future Land Use Map.

Chair Winfield opened the public hearing, to remain open until 5 p.m. on Wednesday, September 10th

An engineer contracted by the developer, Aaron Holland, explained that the developer is seeking two additional lots in order to justify the cost associated with required infrastructure improvements while being able to offer a more affordable price point on a finished home.

9. Formalize subcommittee for Trail Ambassador non-profit creation/future (Commissioners Hadler and McCandless)

Presentation

This committee will support the Trail Ambassador program in its transition to a new or existing non-profit.

Motion by Commissioner McCurdy to formalize the committee for Trail Ambassador non-profit status with Commissioners Hadler and McCandless as members, one additional Commissioner based upon availability, GCATT staff members, Attorney Stocks, and a member of the Southeastern Utah Health Department.

Motion Seconded by Commissioner Hadler

Amended motion by Commissioner McCurdy to formalize the committee for the trail ambassador nonprofit creation/future with commissioners Hadler and McCandless, Attorney Stocks, Commission Administration, and a third commissioner to join upon invitation

Motion to amend seconded by Commissioner Hadler

Motion to amend passes 7-0

Amended motion passes 7-0

10. Appoint liaison to the Moab Area Community Land Trust (MACLT) Board – New Position
(Commissioner McCandless)

Presentation

County Commission liaison requested by MACLT.

Motion by Commissioner Martinez to approve the appointment of Commissioner McCandless as liaison to the MACLT board

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

11. Mid-Year Vacancy Appointment of Liaison to Moab Chamber of Commerce (Chair Winfield)

Presentation

Commissioner Martinez is stepping down from the Chamber of Commerce liaison position upon assumption of Planning Commission liaison assignment.

Motion by Commissioner Martinez to approve Commissioner McCandless to fill the liaison vacancy on the Chamber of Commerce

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0, Hedin absent

12. Resolution - Authorizing the Filing of Cross-Appeals for 2025 Centrally Assessed Properties (Attorney Stocks)

Presentation

Attorney Stocks discussed the rationale for a cross appeal in order to protect a best legal argument.

Motion by Commissioner McCurdy to approve the resolution authorizing the filing of cross-appeals for 2025 centrally assessed properties

Motion seconded by Commissioner McCandless

Discussion (none at this time)

Original motion passes 7-0

13. Ordinance - Enbridge Franchise Agreement (Attorney Stocks)

Presentation

Overview given, only change is payment to County increased back to \$500. Agreement allows access to pipelines for maintenance.

Motion by Commissioner McCurdy to approve the Enbridge Franchise Agreement Ordinance

Motion seconded by Commissioner Hadler

Discussion

Motion passes 7-0

14. Ordinance - Amending Special Events Policy (Commissioners McCurdy and McCandless)**Presentation**

McCurdy and McCandless gave an overview of the proposed changes. Intent to apply application proposed to be accepted up to 18 months prior to an event.

Motion by Commissioner McCurdy to approve the Ordinance amending the special events policy, adding policy that in the event that the quarterly event review correlates with the 18-month timeframe, applicants may request commission consideration at a quarterly review earlier than the designated review date

Motion seconded by Commissioner Hedin

Discussion

Designation of legacy events along with edits proposed in the motion to be considered at the Commission meeting to follow.

Motion fails 0-7, all opposed

15. Cooperative Agreement - Dark Skies (Commissioner Hedin)

No action taken, Item 15 was postponed for a future meeting

16. Appoint Interim Planning and Zoning Director (Commission Administration)**Presentation**

Consideration of the appointment of Sean Yeates, the county engineer, as Interim Zoning Administrator and allowing Crissy Hofhine to begin transitioning back to her permanent position in the County Attorney's Office.

Motion by Commissioner McCurdy to appoint County Engineer Sean Yeates to the interim Zoning Administrator position

Motion seconded by Commissioner Martinez

Discussion

Commissioner Hedin stated that the Building Department was in disarray and that this action would have a similar effect on the Planning and Zoning Department. Commissioner McGann objected to the action for procedural, financial, and ethical reasons.

Motion passes 4-3, Hedin, Hadler, and McGann opposed

Discussion Items

17. Discussion of Changes to the Governing Policy - Topic: Intro Statement and Conduct

Item 17 was postponed for a future Commission meeting

General Reports

Update on the Spanish Valley Drive Pathway Project

County Engineer Sean Yates gave an overview of the UDOT funding in place to support the project. Final plans close to completion, which will allow for advancement of right of way acquisitions. Currently expected to be completed by the end of 2027. Discussion ensued amongst the Commission regarding potential ways to fund the portion of the project that will not be funded by UDOT.

Closed Session

At 7:35 p.m., motion by Commissioner McCurdy to enter closed session for the purposes of discussing pending or reasonably imminent litigation

Motion seconded by Commissioner McCandless

Motion passes 7-0

At 8:20 p.m., motion by Commissioner McCurdy to exit closed session

Motion seconded by Commissioner McCandless

Motion passes 7-0

Chair Winfield adjourned the meeting at 8:20 p.m.

Bill Winfield

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

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