



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 5 November 2025

The Grand County Commission met in a regular meeting on November 5th, 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.

3 p.m. Budget Workshop

Clerk/Auditor Woytek offered an introduction to the 2026 Tentative Budget document, as well as several other supplementary documents included in the agenda packet, prepared by his office for analysis of the current status of that budget.

Personnel Services Director Tess Barger gave a presentation of all new position and reclassification requests being made for 2026, as well as a potential cost of living adjustment, all of which are not included in the 2026 Tentative Budget.

4:00 p.m. Board of Equalization (see separate agenda)

Pledge of Allegiance

Civilian Medal of Appreciation

Sheriff Wiggins presented Sara Melnicoff with this recognition as a show of gratitude for her efforts in community recycling and general support for the most vulnerable community members, including resources and support for those housed in the Grand County Jail, and general availability to offer help to the Sheriff's Office at will.

Citizens to be Heard (none at this time)

Presentations (none scheduled)

Public Hearings

3. Proposed Text Amendment to 6.5.5 A 4. Permitted Signs - Free Standing Signs (Andrew Jackson, Horrocks Engineering)

Jackson described the proposed amendment, brought about by a request from Golden Gate Petroleum, who is nearing completion of a new service station on I-70 at Crescent Junction. Amendment would exclusively apply to highway commercial zones directly along the I-70 corridor.

Chair Winfield opened the public hearing, to be left open until 5 p.m. Wednesday, November 12th

(no comment received at this time)

4. Water Wise Landscape Ordinance (Andrew Jackson, Horrocks Engineering)

Jackson gave an overview of the ordinance, which would implement waterwise landscaping regulations in order for local residents to qualify for turf removal incentive programs with the state. Planning Commission passed the current draft with changes recommended by Planning Commissioner Klaes.

Chair Winfield opened the public hearing, to be left open until 5 p.m. Wednesday, November 12th

(no comment received at this time)

General Business - Action Items, Discussion and Consideration of:

5. Commission Member Disclosures and Future Considerations

Commissioner McCandless stated that EMS was prepared to return PILT and a follow up action should be planned to adjust the PILT allocation in response the voter's approval of the Healthcare Sales Tax increase.

Board of Canvassers meeting established for 12pm on November 14 in order to certify election results.

Winfield asked that local area LIHTC developers be asked to make a formal request for fiscal support from the County for their project, in addition to a matching contribution from the City of Moab.

Commissioner McCurdy disclosed that his wife is employed at the Sheriff's Office.

Attorney Stocks disclosed that he could potentially receive benefits from the 'First Responders First' program being considered in item E of the consent agenda.

6. Approval of Consent Agenda Items

- A. Approval Of Meeting Minutes**
- B. Ratification of Payment of Bills**
- C. Grand County - City of Moab 2025 Elections ILA**
- D. Ratification Of Letter of Support for SE Utah Regional Development Agency Grant Application**
- E. Independent Contractors Agreement - First Responders First**
- F. First Amendment to Contract - Conflict Public Defender**
- G. Ratification Of Change Order - Finley Productions - Festive Tree**
- H. Award Bid for Holiday Lighting Project at The Colorado River Bridge**
- I. Approval Of Quote for The Integration of The Intelicom Software - Computer-Aided Dispatch**
- J. Renew Crowdriff Contract for Moab Office of Tourism**
- K. Ratification Of ICA with The Appraisers, Inc. 2026 Commercial Property Appraisal Services**

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

Motion Seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 6-0, Hedin abstains

7. Appoint Commissioners to a Subcommittee for the Commission Administrator's Annual Performance Review (Vice-Chair McCandless)

Presentation

McCandless offered an overview of the proposed action.

Motion by Commissioner McCurdy to appoint Commissioners Winfield, McCandless, and Hadler to a subcommittee for the Commission Administrator's annual performance review

Motion Seconded by Commissioner Hadler

Discussion

Commissioner Hadler described his experience being involved in this standard review process for past Commission Administrators.

Motion passes 6-0, Hedin abstaining

8. Ordinance High Density Housing Overlay (HDHO) (Attorney Stocks)

Presentation

Changes and adjustments to the ordinance must be made to reflect the contingent legal review stated in the motion from the previous commission meeting. The reviewed version of the ordinance will be considered at this meeting (revised Exhibit A included in packet). The original approval was made at the July 1, 2025, Commission meeting.

Motion by Commissioner McCurdy to approve the clean copy of the revised Exhibit A to Ordinance 720, consistent with the approved motion made at the July 1, 2025, meeting and for the reasons stated by the County Attorney's Office

Motion Seconded by Commissioner McCandless

Discussion (none at this time)

Motion passes 5-2, McGann and Hedin opposed

9. Ordinance Major Utility Overlay of Parcel 02-0021-0113 (City of Moab) (County Engineer Sean Yeates)

Presentation

The ordinance, which was voted on and approved in the last meeting is being brought back before the County Commission because the updated ordinance was inadvertently left out of the packet for the last meeting and the Commission needs to specifically approve the updated ordinance.

Motion by Commissioner McCandless to approve the Ordinance Major Utility Overlay of Parcel 02-0021-0113

Motion Seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 5-2, McGann and Hedin opposed

10. Resolution releasing the maintenance bond for the Arrawarra Subdivision (Treasurer Kauffman)

Presentation

The warranty period for subdivision improvements expired on October 1, 2025. The Interim Zoning Administrator has authorized the release of the bond

Motion by Commissioner McCurdy to approve the resolution releasing the remaining bond for the Arrawarra Subdivision

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

11. Resolution amending the Economic Opportunity Advisory Board bylaws (Vice Chair McCandless)

Presentation

The amendment to the bylaws of the Economic Opportunity Advisory Board (EOAB) returns the scope of the board to the duty of a County Economic Opportunity Advisory Board (CEO Board) as defined in state statute 63N-4-803. It eliminates the review of zoning regulations and County General Plan language. This change will eliminate conflicts with the statutory authority of the Planning Commission. The draft resolution has been added to the packet. The proposed bylaws will be added when received by Commission Administration.

Motion by Commissioner McCurdy to approve the resolution of the Economic Opportunities bylaws as presented and to take effect on December 31, 2025.

These changes will affect the makeup of the board. Voting membership is proposed to be represented in this way:

OPEN Voting, Representative from a Municipality in the County
Commission Admin Voting, Grand County Representative
Ashley Korenblat Voting, Workforce Development Representative
Aaron Lindberg Voting, Member of the Public Who Lives in the County

Brittney Melton Voting, Member of the Public Who Lives in the County
Randy Martin Voting., Member appointed by Moab Area Chamber of Commerce
Chris Wilson Voting, Private Sector Representative

Motion seconded by Commissioner McCandless

Discussion

Clarification given that no formal action was taken by the affected board in support of or against this change. Commissioner Hedin expressed appreciation that this action was taken back to the board for consideration and input.

Motion passes 5-2, Hedin and McGann opposed

12. Adopting the 2026 Tentative Budget

Presentation

The tentative budget was finalized and shared with the Commission, per statute, on November 1, 2025.

State code requires the public body to adopt the tentative budget at its first meeting in November. The budget is NOT final and can/will be changed up until the time of final adoption at the second meeting in December.

Motion by Commissioner McCandless to adopt the 2026 tentative budget as presented

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

Discussion Item

Chair Winfield adjourned the meeting at 4:57 p.m.

Bill Winfield

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

FILE NAME 11.5.2025 REG GCC MINUTES approved.pdf - 11/18/25, 5:22 PM

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dvanhorn@grandcountyutah.gov **sent** a signature request to:

- Bill Winfield (bwinfield@grandcountyutah.gov)
- Gabriel Woytek (gwoytek@grandcountyutah.gov)

2025/11/19
00:23:20 UTC



SIGNED

Signed by Bill Winfield (bwinfield@grandcountyutah.gov)

2025/11/19
13:21:33 UTC



SIGNED

Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)

2025/11/20
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