



## GRAND COUNTY COMMISSION REGULAR MEETING

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

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### MINUTES 18 November 2025

The Grand County Commission met in a regular meeting on November 18<sup>th</sup>, 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.

#### **2:31 p.m. Budget Workshop**

Clerk/Auditor Woytek offered an introduction to the 2026 Tentative Budget, as well as several other statutory outlined 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. Community Development Block Grant Public Hearing** (see separate agenda)

#### **4:14 p.m. Board of Equalization** (see separate agenda)

#### **4:16 p.m. Chair Winfield called to order the Regular Meeting**

#### **Pledge of Allegiance**

#### **Citizens to be Heard**

Bob Greenberg spoke to the importance of the Commission in followed ordinary and predictable processes whenever it takes action, including when following the recommendation of volunteer boards, and in working with Public Land agencies.

Emily Campbell expressed gratitude to the Commission for their support of affordable housing efforts, and also mentioned that the intersection of Stocks Drive and Highway 191 was already very dangerous and would become more so with the introduction of development associated with the proposed Novak rezone.

Karen Fury spoke in support of local seniors who utilize the Grand Center and the need to fill the currently vacant bus driver position.

Pete Gross stated that he feels that the Commission has no place dictating how the National Park Service should manage its parks.

Christa Wilson of the Canyonland PRCA Rodeo expressed gratitude to the local community for their support in what has been a thriving and awarded event.

Michael Wolf expressed disappointment that the Commission did not appear to be following the appropriate process in considering agenda item number 6, spoke in opposition to the proposed Novak rezone, and stated that he felt the Commission bypassed important existing committees in establishing a proposed motorized trail crew.

Allison Mathis stated that proposals included in agenda item number 14 to the National Park Service are in direct conflict with the mission of that agency.

Chris Wilson, resident of Stocks Drive, spoke with concern regarding access to Stocks Drive from Highway 191 and how safety concerns would worsen in the proposed Novak rezone were approved.

Mary O'Brien spoke in opposition to the Access and Capacity Enhancement (ACE) Alternative for the National Park Service being considered in agenda item number 14.

Patty Robinson spoke in opposition to the proposed Novak rezone.

Don and Denise Black spoke opposition to the proposed Novak rezone.

## **Public Hearings** (none scheduled)

## **General Business - Action Items, Discussion and Consideration of:**

### **4. Commission Member Disclosures and Future Considerations** (none at this time)

Commissioner McCurdy disclosed that his wife works for the Sheriff's Department and as a future consideration he would like to open a conversation with the Attorney's Office regarding the potential to host dry camping at the Old Spanish Trail Arena. Commissioner McGann disclosed that her husband served on the Fire Commission and that her son was employee at the Sand Flats Recreation Area.

## **Presentations**

### **Moab Low-Income Tax Credit Apartment Complex**

Jake Williams, representing a development team called '22 Communities' gave an overview of the affordable housing development titled Cooperative 1581, which is currently seeking financial support, up to \$200,000, from the County as they develop a 144-unit workforce housing project in partnership with Red Rock Partners at the corner of Mill Creek Drive and Highway 191.

## **5. Approval of Consent Agenda Items**

### **A. Approval Of Meeting Minutes for October 21 and November 5, 2021**

### **B. Ratification of Payment of Bills**

### **C. Ratification Of HASU Certification / Closeout of CDBG Grant Funding**

- D. Ratification Of Change Order for Pickleball Court Earthwork**
- E. Ratification Of Cigna Application for Amended Group Coverage**
- F. Colorado River Trail Gap Project - Easement Amendment Application (To Include Trail Extension)**
- G. Porcupine 4X4 Trail Work Quote**
- H. Approval Of General Services Agreement - Jones & DeMille Engineering On-Call Contract**
- I. Facilitating The Transfer of The Trail Ambassador Program**

**Motion by** Commissioner McCandless to approve the Consent Agenda as read by the Chair

**Motion Seconded by** Commissioner McGann

**Discussion** (none at this time)

**Motion passes 6-0, Hedin abstaining**

## **6. Supporting A Loan for Affordable Housing Project At 1581 Millcreek Dr. (Chair Winfield)**

### **Presentation**

The Cooperative 1581 is a 144-unit affordable housing project for Moab's essential workers, with all units income-restricted. Nearly all of the funding has already been secured through federal Low-Income Housing Tax Credits (LIHTC), state funds, private investment, and a potential loan for impact fees from Moab City. Grand County's support is a critical local component needed to close the funding gap common in large-scale low-income housing projects, and Grand County has successfully facilitated such closures in the past. This project supports Grand County's goals for housing, economic prosperity, and community well-being.

- It will provide 144 affordable homes for households earning 60% of the AMI (area median income), with strong affordability protections in place for 50 years.
- The housing is designed for local workers, including teachers, EMTs, hospitality staff, healthcare workers, childcare providers, and other essential community members.
- The project will bring economic benefits by creating jobs during construction, supporting long-term local spending, and helping stabilize the workforce that Grand County's public services and private employers depend on.
- It also helps meet the housing goals set in the 2023 Moab Area Affordable Housing Plan and the 2030 Grand County General Plan.

Offering this loan is one of the most cost-effective steps the County can take. A \$200,000 local investment will unlock over \$14 million in total development value, ensuring long-term affordability for current and future residents. Without this support, the project could be delayed, putting its financing and 2026 construction start at risk. Approving this loan as a strategic investment in affordable housing helps position Grand County to consider next steps in affordable housing leadership like transitioning the Moab Area Housing Task Force (MAHTF) into a Local Housing Trust Fund, a step that shows strong local commitment, which is key to attracting future state, federal, and philanthropic housing support and building a lasting affordable housing strategy.

Commissioner Hedin expressed concern regarding the lack of financial commitment from Moab City, as well as a lack of appropriate legal review. Hedin added that she was concerned about the precedent set in offering financial support to a for-profit entity.

**Motion by** Commissioner McCurdy to support the low-income housing project proposed at 1581 Millcreek Drive with a loan of up to \$200,000 for affordable housing in the 2026 budget, contingent on:

1. a written loan agreement reviewed and approved by the County Attorney,

2. recorded affordability restrictions for 50 years, and
3. return of the final loan documents to the Commission on the consent agenda before execution.”
4. Performance-based dependent on start of vertical construction

**Motion fails due to lack of a second**

**Motion by** Commissioner Martinez support a low-income housing project proposed at 1581 Mil Creek Drive with a loan up to \$200,000 for affordable housing on the 2026 budget contingent on 1) a written loan agreement reviewed and approved by county attorney, 2) a record of reported affordability restrictions for 50 years, 3) return of the final loan documents to the consent agenda before execution, 4) performance-based dependent on start of vertical construction, 5) written policy produced by the housing subcommittee

**Motion Seconded by** Commissioner McCurdy

**Discussion** (none at this time)

**Motion passes 4-2, McGann and Hedin opposed, Hadler abstaining**

**7. Consideration to Backfill Vacant Positions (Personnel Services Director Barger)**

**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 McCandless to approve the backfill requests of the Maintenance Technician, Lead Invasive Species Technician and the Bus Driver positions respectively for the Old Spanish Trail Arena, Noxious Weeds Department and Grand Center, as presented.

**Motion Seconded by** Commissioner Hadler

**Discussion** (none at this time)

**Motion passes 7-0**

**8. Meador Drive Townhomes – Final Plat Approval (County Engineer Sean Yeates)**

**Presentation**

Staff recommends approval, with the following narrative: the applicant has demonstrated that the project complies with the OAO-Residential standards, except for the proof of onsite energy production and compliance with the assured housing requirements. The density of the project is consistent with the base zone of Multi-Family Residential, 20 units per acre. The Overnight Accommodations Overlay imposes additional requirements on the existing base zone to mitigate the adverse impacts of overnight accommodations.

**Motion by** Commissioner McGann to approve the Ordinance Major Utility Overlay of Parcel 02-0021-0113, including all narrative findings presented in staff report.

**Motion Seconded by** Commissioner McCandless

**Discussion**

Clarification given that this was an administrative approval.

**Motion passes 7-0**

**9. Ordinance Text Amendment to 6.5.5 A 4. Permitted Signs - Free Standing Signs (Andrew Jackson, Planning and Zoning consultant)**

**Presentation**

No written public comments were received during the public hearing by the Comm. Admin. office.

**Motion by** Commissioner McGann to approve the ordinance Amendment to 6.5.5 A text 4. Permitted Signs - Free Standing Signs

**Motion seconded by** Commissioner Martinez

**Discussion** (none at this time)

**Motion passes 7-0**

**11. Ordinance Water Wise Landscape (Andrew Jackson, Planning and Zoning consultant)**

**Presentation**

No written public comment was received during the public hearing time by the Commission Admin office.

**Motion by** Commissioner McCurdy to approve the Water Wise Landscape ordinance as presented

**Motion seconded by** Commissioner Martinez

**Discussion** (none at this time)

**Motion passes 7-0**

**12. Resolution approving the Healthcare Tax increase of 0.5% passed by Grand County voters in the 2025 election (Vice-Chair McCandless)**

**Presentation**

No written public comment was received during the public hearing time by the Commission Admin office.

**Motion by** Commissioner McCurdy to approve the resolution approving the Healthcare Facilities sales tax increase of 0.5% approved by the voters of Grand County in the 2025 election

**Motion seconded by** Commissioner Hadler

**Discussion** (none at this time)

**Motion passes 7-0**

## **6pm Citizens to be Heard**

Lynn Jackson expressed gratitude to the Commission for their support of affordable housing projects, and commented on the need for the Park Service to be open to community collaboration in considering the management of local parks.

Kiley Miller spoke in opposition to the proposed Novak rezone.

Karen McKinley Jones spoke in opposition to the Access and Capacity Enhancement (ACE) Alternative for the National Park Service being considered in agenda item number 14.

## **10. Ordinance Rezone parcel 02-035-0007 from Rural Residential to Small Lot Residential (Novak) (Andrew Jackson, Planning and Zoning consultant)**

### **Presentation**

The applicant seeks to rezone the 30.27-acre property from Rural Residential to Small Lot Residential for the purpose of a later subdivision to create mid-range and workforce housing.

**Motion by** Commissioner Hedin to deny the rezone of parcel number 02-035-007 from Rural Residential to Small Lot Residential

### **Motion failed due to lack of a second**

**Motion by** Commissioner McGann to deny the rezone of the Novak property due to the existing zone for the property having been adopted in error, and due to the finding that there has not been a change to the character of the area that would justify the action, the Planning Commission has unanimously voted to send an unfavorable recommendation, and there has been a high volume of public comment received in opposition to the action.

### **Motion failed due to lack of a second**

**Motion by** Commissioner McCurdy to postpone approval of the rezone of parcel number 02-035-007 from Rural Residential to Small Lot Residential

**Motion seconded by** Commissioner McCandless

### **Discussion**

**Motion passes 5-0, Hedin and McGann abstaining**

## **13. Resolution allocating the healthcare facilities sales and tax revenues received in 2026 (Vice-Chair McCandless)**

### **Presentation**

The revenues received by Grand County from the Utah State Tax Commission during calendar year 2026, representing the new one-half percent (0.5%) portion of the Rural Healthcare Sales and Use Tax, shall be

allocated and distributed at least quarterly as follows:

52% to Grand County Emergency Medical Services Special Service District (GCEMSSSD);  
11% to Canyonlands Healthcare Special Service District (CHCSSD); and  
37% to Moab Valley Fire Protection District (MVFD).

All revenues derived from the original one-half percent (0.5%) portion of the Rural Healthcare Sales and Use Tax shall continue to be distributed as prescribed in Resolution No. 3428 (2025), or as subsequently amended by the Commission.

**Motion by** Commissioner Hadler to approve the resolution allocating the additional 0.5% as presented

**Motion seconded by** Commissioner Hedin

**Discussion** (none at this time)

**Motion passes 7-0**

#### **14. Access and Capacity Enhancement (ACE) Alternative for the National Park Service (Commissioner Martinez)**

##### **Presentation**

Visitors from across the world travel to Arches National Park to see amazing geologic formations, hike to outstanding viewpoints, and experience sunsets that inspire. In 2024 Arches National Park sought public comment to identify long-term strategies to address Visitor Access and to create opportunities for high-quality visitor experiences. The 2024 Visitor Access and Experience Plan proposed three alternatives.

Alternative A: No Action implementing temporary closures when visitor demand exceeds capacity.

Alternative B: Timed Entry Reservations and

Alternative C: Daily Reservations. All three alternatives limit capacity. The timed entry reservation alternative has been piloted at Arches for four years.

Representatives of Grand County have reviewed data from the 2021 Arches Visitor Study, considered new technology, infrastructure, and management ideas to create an updated proposal that supports the dual mission of the National Park Service, supporting both preservation and public access. Endorsement by the Grand County Commission signals unified support for this process and authorizes formal transmittal of the ACE Alternative to the Department of the Interior and state partners in advance of the interagency meeting.

**Motion by** Commissioner McCurdy to endorse the Access and Capacity Enhancement (ACE) Alternative for submission to the National Park Service as Grand County's formal proposal on a future Arches National Park Visitor Use Management Plan. This endorsement authorizes Commissioners Martinez and Hedin to present the ACE Alternative to the State of Utah, and the U.S. Department of the Interior during the upcoming interagency meeting

**Motion seconded by** Commissioner McCandless

**Discussion** (none at this time)

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

#### **15. Memorandum of understanding between Grand County, Utah and the State of Utah**

## **Division of Outdoor Recreation (Commissioner Martinez)**

### **Presentation**

Following the September 16 meeting and having met with representatives from the Division of Outdoor Recreation to create a joint motorized trail crew. A Memorandum of Understanding was created to establish a partnership between Grand County and the State of Utah to create a Motorized Trail Crew. The program's objective is to foster a strong connection with trail users and stakeholders by demonstrating a shared investment in the maintenance and management of motorized trails

**Motion by** Commissioner McCurdy to approve the MOU with the State of Utah Division of Outdoor Recreation in the creation of a Motorized Trail Crew

**Motion seconded by** Commissioner Martinez

**Discussion** (none at this time)

**Motion passes 7-0**

## **16. Jones & DeMille Spanish Valley Drive Multi-Use Path Design Contract Scope Amendment for ROW Services (five appraisals/reviews) (Sean Yeates, County Engineer)**

### **Presentation**

Engineer incorporates herein by reference those services set forth in Section A1.01 of Exhibit A of the Agreement and amends the scope as follows:

- a. Five (5) right of way appraisals
- b. Five (5) appraisal reviews
- c. Contract document administration

**Motion by** Commissioner McCurdy to recommend approval of the contract amendment (\$29,100) for the right of way services to appraise and review the appraisals for Five (5) properties

**Motion seconded by** Commissioner McGann

**Discussion** (none at this time)

**Motion passes 7-0**

## **17. Potential Storm Water and/or Sidewalk Projects (Andrew Jackson, Planning and Zoning consultant)**

### **Presentation**

Commission Administration presented a variety of pending projects related to stormwater mitigation needing Commission support.

**Motion by** Commissioner McCurdy to prioritize the Holyoak sidewalk project and include in the 2026 budget the funds necessary to complete Jackson Street Project phase two

**Motion seconded by** Commissioner McCandless

**Discussion** (none at this time)

**Motion passes 7-0**

**Chair Winfield adjourned the meeting at 7:11 p.m.**

*Bill Winfield*

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Bill Winfield  
Chair, Grand County Commission

*Gabriel Woytek*

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Gabriel Woytek  
Grand County Clerk/Auditor

# Audit trail

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