



PUBLIC NOTICE IS HEREBY GIVEN THAT THE BOUNDARY COMMISSION WILL
MEET FOR A REGULAR MEETING IN THE

Grand County Commission Chambers
125 E. Center St., Moab, UT 84532
January 22, 2026 - 4:00 PM

Zoom And Youtube Meeting Information

Times in this agenda are approximate. Boundary Commission meetings allow for both in-person or virtual attendance. Remote participation is through Zoom and meetings can be viewed live on YouTube.

Call To Order

Citizens To Be Heard

We are receiving public comments by phone and online through Zoom. Dial: (669) 900 - 6833 Meeting ID: 420 993 8173 Planning Commission Zoom Link When joining the meeting, you will be placed in a waiting room and be added to the meeting by the moderator. Your comments will be recorded and on YouTube. (Unmute for public comment: *6)

General Business - Action Items - Discussion And Consideration Of Approval

1. **Meeting Minutes February 8, 2024**
2. **Meeting Minutes February 13, 2025**
3. **Discussion And Possible Action - Determination Of The Standing Of Protests Received In The Bisco Properties Annexation On Riversands Road**

Future Considerations

4. **Next Regular Meeting Date - February 11, 2027**

Adjourn

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at:(435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual maybe limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Tuesday prior to a regular Commission Meeting and forty-eight (48) hours prior to any Special Commission Meeting.

Information relative to these meetings/hearings may be obtained at the GrandCounty Commission's Office,125 East Center Street, Moab, Utah; (435)259-1346.



AGENDA SUMMARY

Boundary Commission Meeting

Date: January 22, 2026

Title: Meeting Minutes February 8, 2024

Fiscal Impact:

If this submission is from the general public you will need a commission sponsor, feel free to contact the Commission Administrators Office with any questions commadmin@grandcountyutah.net (435) 259-1342 or contact the Commissioners directly at commission@grandcountyutah.net

Presenter(s):

Legal Review: Not Applicable

Department: Commission Administrators Office

Approved and
within budget?

Budget Number:

Recommended Motion:

I move to approve the minutes of February 8, 2024 as presented

Background:

Attachments:

1. 2-8-24 GRAND COUNTY BOUNDARY COMMISSION Minutes 2-8-24

Minutes of the Boundary Commission Annual Meeting

February 8, 2024 4:00pm

125 N CENTER ST, MOAB, UTAH 84532
and on ZOOM

Call To Order Chair Tory Hill called the meeting to order at 4:08 PM

Members present: CV Representative Tory Hill (Chair), Grand County Representative Evan Clapper (Vice Chair), Moab City Representative Joette Langianese, Citizen Representative Charles Kulander

Staff present: Elissa Martin County Planning, Cory Shurtleff City Planning

Members Absent: Citizen Representative Karen Clark

Citizens To Be Heard

There were no citizens to be heard

Ex Parte Communications and Disclosures

There were no ex parte communications or disclosures

Approval Of Meeting Minutes

Approval Of Meeting Minutes for May 25, 2023 – Even made a motion to approve the minutes, Joette seconded, all voted in favor

Discussion Items

1. **Update On Current Policy and Procedure** - Tory stated that there are no updates on policy and procedure.

2. **Discussion And Consideration of Appointments**

Tory Hill noted that Citizen representative Jenny Haradan's seat expired at the end of the year and at this time we have had no success finding a replacement. Elissa confirmed that we have ads going into the paper so advertise for the vacancy.

General Business - Action Items – Discussion and Consideration Of Approval

3. Election Of Officers for Chair and Vice Chair For 2-Year Term

Tory volunteered to serve as Chair again, and asked if Evan would be willing to continue as Vice Chair, Evan replied yes. Joette made a motion to appoint Tory as Chair and Evan as Vice chair, Charles seconded, all voted in favor.

Future Considerations –

Joette explained that there are three pre-annexations in process at the City but so far none of them have been protested. There was a discussion about the annexations and how it was unlikely that they would protest since there are very limited grounds that a protest can be made, per State Statute.

4. Next Meeting Date 2/13/2025

Adjourn – Tory asked for a motion to adjourn. Joette so moved, Evan seconded, all voted in favor. Adjourn 4:17pm

Attested

Attested

Commission Chair

Vice Chair

UNAPPROVED



AGENDA SUMMARY

Boundary Commission Meeting

Date: January 22, 2026

Title: Meeting Minutes February 13, 2025

Fiscal Impact: I move to approve the minutes of February 13, 2025 as presented.

If this submission is from the general public you will need a commission sponsor, feel free to contact the Commission Administrators Office with any questions commadmin@grandcountyutah.net (435) 259-1342 or contact the Commissioners directly at commission@grandcountyutah.net

Presenter(s):

Legal Review: Not Applicable

Department: Commission Administrators Office

Approved and within budget?

Budget Number:

Recommended Motion:

Background:

Attachments:

1. 2-13-2025 GRAND COUNTY BOUNDARY COMMISSION REGULAR MEETING MINUTES

GRAND COUNTY BOUNDARY COMMISSION MINUTES

Thursday February 13th 2025

The Grand County Boundary Commission meeting was attended electronically on Zoom with staff present in commission chambers. In attendance were Boundary Commission members Tory Hill (Castle Valley Rep.), Joette Langianese (Moab City Rep.), Jacques Hadler (Grand County Rep.), Gina Nelson (Grand County Rep.), Charles Kulander (Citizen Rep.), Karen Clark (Citizen Rep.), Cory Shurtleff (Planning and Zoning)

Call to Order

- Tory called the meeting to order at 4:09pm.

Commission was updated on appointment terms, conflict disclosures.

Election of Chair

- Joette moved to elect Tory Hill for a term of two years as Chair and Jaques Hadler as Vice Chair. Jacques seconded the motion. Motion passed unanimously with Joette, Jacques, Gina and Tory voting aye.

Consideration of appointments

- Charles' and Karen's terms had expired on 12/31/24 and they needed to be reappointed to be able to vote. There was discussion about how the process of appointing members had changed since the last members were appointed. The county admin staff had informed the chair that the recommendation should now go to the County Commission to be approved.

Jacques Hadler moved to recommend that Charle Kulander and Karen Clark be recommended to be our Citizen Representatives for the next 4 years. The motion passed unanimously with Joette, Jaques, Gina and Tory voting aye.

Tory informed the board that in her research about appointing members the state code conflicted with the county code for board appointments. After further discussion it was decided that Jacques would contact the County Attorney to clear up the ambiguity in the codes.

It was also decided that in the event that the state code was the one we should follow then our vote for recommendation would then become a vote for appointments to the board and Charles and Karen would assume their positions.

Approval of Minutes

- The previous minutes dated February 8th, 2024 were approved with Joette, Tory, and Cory voting aye. It was realized after the meeting that Cory is a non-voting member and unable to approve the minutes. They will be presented for approval again at our next meeting.

Future Considerations

There was discussion about the possibility of the board being called in the near future because of two possible annexations that are moving through the system coming from the city.

Discussion about next meeting date.

Motion by Jaques to have meeting next meeting February 12 2026 at 4:00pm, seconded by Joette.
Motion passed with Joette, Jaques, Gina and Tory voting aye.

Adjourn

Motion by Joette to adjourn, seconded by Gina, approved with Joette, Jaques, Gina, and Tory voting aye.

Tory adjourned the meeting at 4:36pm.

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ATTEST _____

Tory Hill, Chair

Grand County Boundary Commission

ATTEST _____

Jacques Hadler, Commission County Rep



AGENDA SUMMARY

Boundary Commission Meeting

Date: January 22, 2026

Title: Discussion and possible action -
Determination of the standing of protests
received in the Bisco Properties annexation
on Riversands Road

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feel free to contact the Commission Administrators Office with any questions
commadmin@grandcountyutah.net (435) 259-1342 or contact the Commissioners
directly at commission@grandcountyutah.net

Fiscal Impact:

Presenter(s):
Legal Review:

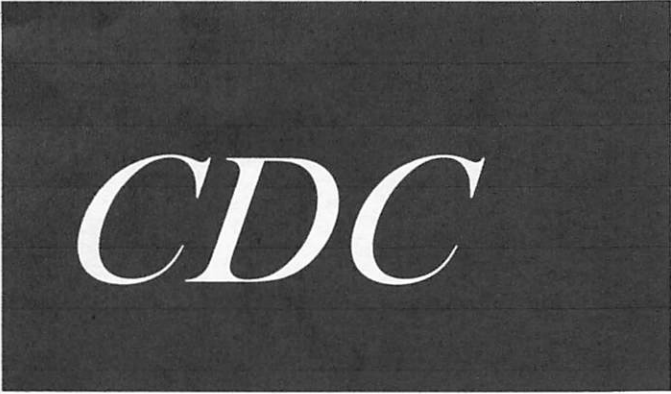
Department: Commission Administrators Office
Approved and Boundary Commission
within budget?
Budget Number:

Recommended Motion:

Background:

Attachments:

1. 01072026_CDC Riversands annex
2. 01052026_To_Grand County Boundary Commission_City Council Membe



CDC

C DAVID
CONDIE

Grand County Boundary Commission
125 E. Center Street
Moab, Utah 84532

Subject: Petition Regarding Annexation of property located at 486 Riversands Rd, Moab, Utah — Concern About Number of Housing Units

Dear City Council Members/Planning Commission or whom it may concern,

I am writing as a resident Moab Utah living on Riversands Rd. regarding the petition to annex the property located at 486 Riversands Rd into the City of Moab.

I live across the street from this property. Currently the property is zoned rural residential with a conditional use permit for the commercial structure. **I do not oppose the annexation of the property; however, I am opposed to the density of the residences that are being proposed.** Currently, Riversands is primarily composed of single family homes and are either zoned rural residential or R2. Rather than being zoned R3, it should be zoned R2, which is in keeping with the rest of the street.

In looking at past council agendas, it would appear that a public hearing was held a year ago to discuss the zoning; however, property owners on Riversands were never notified of the public hearing, nor was it noticed on the property. It would seem that there was never any input from residents concerning the high density being proposed. The proposed 20 tiny homes is overkill on a small residential street.

Riversands doesn't have the infrastructure necessary for this size of development. **There is not a sewer line on Riversands** and currently the property has a septic system that was built to handle the business building, plus two manufactured homes. It can not handle the waste from 20 homes. **Also, Riversands does not have a water line that can handle 20 additional homes.**

435-260-1121

Cdcondie53@gmail.com

Moab, Ut 84532

543 Riversands Road

The owners have indicated that they are not intending to build 20 homes. The zoning should match the intended use for the property, which is 3 or 4 trailers for employee housing.

While I, along with other residents, do **not oppose the annexation itself**, I am concerned about the inclusion of a specific number of proposed housing units in the annexation petition and related documentation. Our concern is that referencing a fixed number of housing units at this stage may imply premature approval of a development scale that could significantly worsen traffic congestion, triple the housing units on the street and create a safety concern for those living on the street.

We respectfully request that **any reference to the number of residential units be removed from the annexation agreement and associated documents**. The annexation can proceed independently, while issues related to density and development scale should be reviewed later through the city's normal planning, zoning, and traffic impact assessment procedures.

This approach would allow the city and its residents to thoroughly evaluate potential impacts, infrastructure needs, and mitigation measures before specific housing unit numbers are formally approved.

Thank you for your time and consideration. We appreciate your attention to ensuring balanced growth that supports both development and quality of life in our community.

Sincerely,

C. David Condie
543 Riversands Road
Moab, Utah 84532

Steve & Nicki Hazlet
485 Riversands Rd.
Moab, UT 84532
Email: raftmaob@gmail.com

Date: 1/5/2026

To: Grand County Boundary Commission/City Council Members
125 E. Center Street
Moab, UT 84532

Subject: Protest Regarding the Number of Housing Units Listed in the petition proposing of real property located at 486 Riversands Rd.

Dear City Council Members / Grand County Boundary Commission,

We are writing concerning the petition to annex the property located at 486 Riversands Rd. into the City of Moab. We own three different properties on Riversands Rd, have lived on the road for 40 years and our main house of residence is directly across from said property.

While we do **not oppose the annexation itself** and understand the potential benefits of responsible growth, we are **formally protesting the inclusion of a specific number of housing units** in the annexation proposal. We are also voicing a need for the road to be improved in order to accommodate the proposed zoning and future development.

Our first concern is the wording in the petition of 20 units being constructed on the proposed R3 section. The proposed number of housing units would significantly increase the number of year-round residents, (this proposal would triple the number of housing units on Riversands Rd.). This is a small road that is already heavily used and operating near capacity. Importantly, it lacks sidewalks or safe pedestrian pathways. As grandparents of six young children who live at the end of the road and who often walk, ride bikes to and from our house passing this proposed development, we are deeply concerned about their safety and the safety of others walking or biking along this road.

The wording in the petition seems to accept the 20 units and even seems to say that they are required to build the units if the annexation is voted in. I personally visited with Kali and Josh Bisco today, 1/5/2026, and they stated that they are not planning

to build 20 units and agreed that 20 would be too many for that small of an area. With this in mind, is it possible to amend the site plan and continue with the annexation process? We would request that **any reference to a specific number of housing units be removed** from the annexation agreement.

Our other concern is the insufficient infrastructure of available sewer line and adequate road to handle additional development. The property being considered for annexation is on a couple septic tank systems. Without access to a municipal sewer line on the road, any increase in residential density raises serious concerns about groundwater contamination and the long-term sustainability of the area's water quality. Also, with the laundry business adding additional detergent/soap into the leach fields there is additional concern for the water table. We have an active well used for irrigation that is approximately 50-60 feet across the street from the property line at 486 Riversands Rd., (the water table is at 15 feet in the well). We don't think that there have been any issues with the well water up to this point, but with increased use, it is a concern.

We feel that these environmental and infrastructure issues must be addressed and resolved **before** any additional housing density is considered or approved.

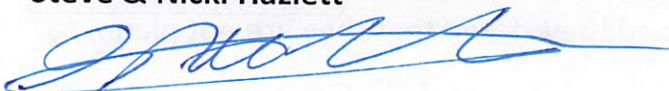
For these reasons, we respectfully request that **any reference to a specific number of housing units be removed** from the annexation agreement. The annexation decision should not automatically imply approval of a particular density until the city has conducted thorough studies on traffic impacts, pedestrian safety, groundwater protection, and the need to upgrade and take over Riversands road.

We would support the City in the annexation of Riversands Rd into the City and developing the road with a sewer line, new water line and sidewalk, curb & gutter. These efforts would solve the Septic/Groundwater issues, increase safety along the road, mitigate flooding along the road and help to provide for responsible growth in the area and help maintain the quality of life that has been in this part of the community for many years.

We appreciate your attention to these important community concerns and trust that you will ensure thoughtful, well-planned growth that protects existing residents and infrastructure.

Sincerely,

Steve & Nicki Hazlett





AGENDA SUMMARY

Boundary Commission Meeting

Date: January 22, 2026

Title: Next regular meeting date - February 11, 2027

Fiscal Impact:

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Presenter(s):

Legal Review:

Department: Commission Administrators Office

Approved and
within budget?

Budget Number:

Recommended Motion:

Background:

Attachments:

None