



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 3 March 2026

The Grand County Commission met in a regular meeting on March 3rd, 2026. 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 Melodie McCandless, Commission Vice-Chair Bill Winfield and Commissioners Trish Hedin, Jacques Hadler, Brian Martinez 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 Mary McGann was in attendance virtually.

3:45 p.m. Board of Equalization (see separate agenda)

Chair McCandless called the Regular Meeting to order at 4:00 p.m.

Pledge of Allegiance

Citizens to be Heard

Easy Street resident Dave Clock expressed gratitude for the County's efforts in addressing stormwater flooding issues near his residence. Clock expressed concern regarding what he views as potential issues that might arise in a future flood and follow ups that might need to occur on the storm drain work performed.

Dave Closser spoke to action item 5 in the agenda, stating that the action presents several conflicts by his estimation, as well as a conflict of interest for the development group, which he stated stands to profit from the proposed action.

Everett Hildenbrandt spoke to action item 5 in the agenda, suggesting that the action is related to the potential new House Bill 150 and Senate Bill 258. Hildenbrandt stated that the developers have not acted in good faith and have made no actual commitments to benefit the community.

Bob O'Brien spoke to action item 5 in the agenda, suggesting that the proposed action is inconsistent with processes regarding local land use authorities.

Zach Cooley spoke to action item 5 in the agenda, stating that the developers have not made a good faith effort in working with the local community.

Mary O'Brien spoke regarding the Commission's process for handling the Arches Timed Entry study process. O'Brien requested increased transparency regarding any preliminary analyses related to the report.

Gary McDaniel requested that Chair McCandless recuse herself from voting in action item 5, and that all Commissioners remain clear in any potential conflicts of interest related to the matter.

Allyson Mathis petitioned the Commission for a redress of grievances. Mathis demanded what she felt would be appropriate accountability from the Commission for what she feels has been mistreatment.

Daley Haren spoke to action item 5 in the agenda, stating that the action was inconsistent with Grand County's land use authority jurisdiction. Haren asserted that sales of parcels prior to recordation of final plat demonstrates a lack of good faith effort that would be required in granting the extension.

Dwight Johnston expressed gratitude to the Commission and stated that he felt there was good reason for the NPS to eliminate timed entry for 2026 and perhaps it was not only due to pressure from the Grand County Commission.

Presentations

Colorado River Updates

Marc Stilson, Principal Engineer of the Colorado River Authority of Utah, gave an update on agency activity, with the mission of protecting Utah's right to use water under the 1922 Colorado River Compact. Stilson talked about HB 473 which would introduce a new Southeast region representative to the agency, gave an overview of the law of the river, current conditions, projections, and forecasted inflow of water into the system, potential DROA/SEIS actions for releasing water, update on post-2026 negotiations (lower division states demanding mandatory reductions), Federal Government moving forward with draft EIS process, Utah Demand Management Program, Diversion Measurement and Telemetry program, efforts to improve runoff forecasts, and efforts to educate farmers in reducing water consumption. Stilson suggested utilizing USU and the CRA as sources for updates and general media related to the topic.

Nuclear Energy Education and Community Outreach Campaign

Patrick Lee of Envoy Public Labs gave a presentation regarding this community outreach campaign, as part of the State's stated goal of doubling energy output. Lee discussed county by county public engagement efforts to be undertaken.

General Business - Action Items, Discussion and Consideration of:

3. Commission member disclosures and future considerations

Commissioner McCurdy disclosed that his wife is an employee at the Grand County Sheriff's Office. Chair McCandless clarified that she was a board member of the Kane Springs Conservation District.

Commissioner Martinez requested as a future consideration a list of all those properties receiving tax exemptions.

4. Approval of Consent Agenda Items

A. Approval of Meeting Minutes for February 17, 2026

B. Ratification of Payment of Bills

C. Ratification Of 24/7 Sobriety Agreement Between Grand County Sheriff And Utah Dept. Of Public Safety

D. Ratification Of Letter of Support for BLM Grant Application OHVR

- E. Ratification Of Statement of Responsibility UORG Grant For Archery Range At OSTA
- F. Ratification Of a Funding Commitment Letter for The Holyoak Lane TAP Project
- G. Letter Of Support for The Museum of Moab and The Museums of America Grant Application
- H. Letter Of Intent to Convert Legacy Sovereign Lands Easements to General Permits For the Colorado River Bike Path
- I. Non-Motorized Recreational Trail Program Grant Application and Commission Letter Of Support Approval Of MACLT Foreclosure Termination and Subordination Agreement
- J. Motorized Recreational Trail Program Grant Application and Commission Letter Of Support - POSTPONED
- K. Moab Office Of Tourism Local Creators Video Program

Motion by Commissioner Martinez to approve the Consent Agenda, as read by the Chair, excepting item I and J

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 5-2, Winfield and Hedin absent

I. Non-Motorized Recreational Trail Program Grant Application and Commission Letter of Support

Discussion

Martinez clarified that the non-motorized trail program grants must be reviewed by the Commission and Motorized Trail Committee before approval of letters of support.

Motion by Commissioner Martinez to approve the Non-Motorized Recreational Trail Program Grant Application and Commission Letter of Support

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

6. Position Backfill Requests - GCSO (SAR) and Library (Personnel Services Director Tess Barger)

Presentation

The Grand County Search and Rescue and the Grand County Library's personnel budgets are drafted using a set number of working hours that are split among part-time staff. These part-time hires would be included in the budgeted working hours pools of both SAR and the library, causing no fiscal impact to the county's budget. Turnover is high in part-time positions and both departments wish to continue to maintain their part-time staff levels.

Motion by Commissioner Hadler to approve the backfill of part-time positions for SAR and the Library as needed within their approved budgets

Motion seconded by Commissioner Winfield

Discussion

Commissioner sought clarification that this was filling positions already budgeted for from the hourly pool use of the respective departments. Martinez sought clarification that the SAR volunteer promotion serves to fill a position recently vacated.

Motion passes 7-0

7. Resolution Amending Employee Handbook - POSTPONED

11. Ordinance: Consolidated Fee Schedule Amendments (Commission Administrator Mark Tyner)

Presentation

The public hearing closed on Wednesday, February 25. There was no public comment. The amended fee schedule includes impact fees approved at the 2/17/26 meeting, effective May 18, 2026, and updates to the Canyonlands Regional Airport fees.

Motion by Commissioner Hadler to approve the Ordinance amending the Grand County Consolidated Fee Schedule as presented

Motion Seconded by Commissioner Hedin

Discussion

Clarification was offered on the difference between impact fees and taxes, with the former applying only to new growth and associated impacts on existing and future infrastructure.

Motion passes 7-0

12. Community Information and Outreach Program (Commissioner Martinez and Economic Development Director and Public Information Officer Melisa Jeffers)

Presentation

Grand County's economy is driven primarily by tourism, making county decisions about land use, public infrastructure, recreation management, and fiscal policy directly relevant to residents' livelihoods and quality of life. When residents lack clear, accessible information about how and why these decisions are made, it becomes difficult for the community to engage meaningfully in the processes that shape their daily lives.

Currently, the county does not have a dedicated budget for sharing factual information about county policies, processes, and positions with residents. As we work through complex issues involving tourism spending, infrastructure funding, and long-term projects, the gap between what the county is doing and what residents understand about those efforts can widen. This gap can fuel uncertainty and make it harder to sustain constructive public dialogue.

A Community Information & Outreach Program would provide a consistent, fact-based channel for the county to communicate directly with the people it serves. The program would focus on explaining county actions, decisions, and policy positions in plain language through accessible formats such as newsletters, social media, web content, and community briefings. The goal is to ensure residents have the accurate, timely information they need to participate fully in local governance.

Commissioner Hadler asked if this effort would be primarily focused on information related to tourism. Jeffers stated that this was a primary topic but that this effort was not exclusive to that topic.

Motion by Commissioner Martinez to approve up to \$1,500 per month for the Public Relations Coordinator to use for community information and outreach for the next four months from the commission discretionary fund for a total of \$6,000

Motion Seconded by Commissioner McCurdy

Discussion

Commissioner Hedin asked for more specifics regarding what services the proposed expenses would be directed towards. Jeffers explained that there was not an available budget for amplifying content on various media platforms and other community outreach strategies. Commissioner Martinez referenced a letter prepared by the Moab Tourism Advisory Board and the Canyonlands Regional Airport. Commissioner McGann expressed concern regarding the Commission Administration budget and a lack of clarity regarding what these expenses were exactly for. Added discussion ensued regarding the need and value associated with this action, and a desire to see some results associated with the effort. Commissioner Winfield requested as a future consideration that an increased budget be offered to Jeffers and the various economic development efforts that she oversees.

Motion passes 7-0

13. Archery Range UROG Grant Match – Old Spanish Trail Arena (Commissioner Hedin)

Presentation

After sending a draft to the Utah Division of Outdoor Recreation for review by the Recreation Program Director, it was stated that the applicant (Grand County) must contribute some cash to be eligible. The grant budget is asking for a reduced match from the county overall (20%), which includes both cash and in-kind contributions. The Director recommends having \$10,000 in cash. We have been given \$5,000 by Backcountry Hunters and Anglers, and thus, a contribution of \$5,000 by Grand County will satisfy this request. This grant will allow for professional fencing (installed), gravel, materials for the shade shelter, and signage. Labor will be in-kind donations by local contractors and Dedicated Hunter volunteers.

Motion by Commissioner Winfield to approve up to \$5,000 from the commission discretionary fund as a match for the Utah Outdoor Recreation Grant to support the OSTA Archery Range

Motion Seconded by Commissioner Hadler

Discussion

Commissioner Winfield pointed out that the Commission Discretionary budget line exists for expenses such as these, despite efforts by Commissioner Hedin to reduce and heavily scrutinize that budget. Grant award decision would be made by end of April 2026. \$1,100 was spent from previous iteration of the awarded grant for machine rental.

Motion passes 7-0

6 p.m. Citizens to be Heard

Larry Ellertson of the Office of U.S. Senator John Curtis, offered an endorsement of Planning and Zoning Director Andrew Jackson who served as Planning Director of Lindon, Utah when he served as that town's Mayor.

Closed Session

At 6:03 p.m., motion to enter closed session by Commissioner McCurdy for the purposes of discussing pending or reasonably imminent litigation

Motion seconded by Commissioner Hadler

Motion passes 6-1, Hedin opposed

At 6:29 p.m., motion to exit closed session by Commissioner Hadler

Motion seconded by Commissioner Winfield

Motion passes 7-0

5. Resolution Extending the Deadline to File a Final Plat for Kane Creek Preservation & Development (Planning and Zoning Director Andrew Jackson)

Presentation

The applicant, Kane Creek Preservation and Development LLC, is requesting an extension of time to file a final plat. The County's approval letter to the applicant included, among other things, the following conditions to be met at the Final Plat Stage: 1. A Phase 1 Final Plat application must be submitted and deemed complete within 12 months of the date of this approval, or March 3, 2026. This period may be extended by the County upon showing of good cause by the Applicant. (LUC-21 Art. 9.4.5. B).

Attorney Stocks stated that after review of this application, it is his office's position that the application is moot and no action is recommended.

(no action taken at this time)

8. Resolution: South Valley Final Plat located at 4747 South Spanish Valley Drive, Moab (P+Z Director Andrew Jackson)

Presentation

Kenneth and Julia Bates own roughly a 15-acre parcel, divided by Spanish Valley Drive into an 11.31-acre parcel and a 3.46-acre parcel, located near 4747 South Spanish Valley Drive. The Bates submitted a final subdivision plat application on 1/12/2026, with permit number 2573. The 11.31-acre parcel is protected by a conservation easement held by the Nature Conservancy, which extinguishes all development rights, including the transfer of development rights to another parcel. The applicants received approval for a zone

change from the County Commission on December 16, 2025. The subdivision request is for a six-lot subdivision, with the parcel under the conservation easement to serve as the remaining parcel.

Motion by Commissioner Martinez; having considered the Planning Commission recommendations and staff report and finding that the Kenneth and Julia Bates application complies with the Grand County, Utah Land Use Code for Final Plats and the Small Lot Residential Zone, motion to approve resolution number To Be Determined for the South Valley subdivision final plat

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

9. Resolution: Edge of the Sage, Minor Subdivision Final Plat located at 2666 Desert Rd. Moab (P+Z Director Andrew Jackson)

Presentation

Vickie Tompkins owns a 1.9-acre parcel and applied for a minor subdivision on 12/11/2025, with permit number 2571. The "Edge of the Sage" subdivision is located at 2666 Desert Road, Moab, UT 84532. It is situated in the Large Lot Residential zone, which allows a maximum density of two units per acre. The application satisfies the minor subdivision requirements and complies with the Large Lot Residential zone as described in the Grand County Land Use Code. The parcel is part of a previous minor subdivision split by deed. Although each minor subdivision can only include up to three parcels, the code does not explicitly prohibit a child parcel from being divided again later through the minor subdivision process. Clearly, if someone submits multiple minor subdivisions to bypass the normal subdivision process, that issue must be addressed.

Motion by Commissioner Winfield; after consideration of staff recommendations and finding that the Vickie Tompkins application complies with the Grand County, Utah Land Use Code for Minor Subdivisions and the Large Lot Residential Zone, motion to approve resolution number To Be Determined for the Edge of the Sage minor subdivision final plat

Motion seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 7-0

10. Resolution: Lot 30, Minor Subdivision Final Plat located at 2191 Roberts Drive (P+Z Director Andrew Jackson)

Presentation

Maralee Francis owns a 2.6-acre parcel and applied for a two-lot minor subdivision on November 24, 2025, with permit number 2526. The "Lot 30" subdivision is situated at 2191 Roberts Drive. It is located in the Rural Residential zone, which permits a maximum density of one unit per acre. The application meets the minor subdivision requirements and complies with the Rural Residential zone as outlined in the Grand County Land Use Code

Motion by Commissioner McCurdy; after consideration of zoning administrator's recommendation and finding that the Maralee Francis application complies with the Grand County, Utah Land Use Code for Minor Subdivisions and the Rural Residential Zone, motion to approve the resolution for the Lot 30 two-lot minor subdivision final plat

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

Commissioners offered their general reports prior to the close of the meeting, as summarized in written format in the agenda packet.

Chair McCandless adjourned the meeting at 6:55 p.m.

Melodie J. McCandless

Melodie McCandless
Chair, Grand County Commission

ATTEST:

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

FILE NAME 3.3.2026 REG GCC MINUTES approved - 3/17/26, 8:54 PM.pdf

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16:24 UTC

Activity



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

- Gabriel Woytek (gwoytek@grandcountyutah.gov)
- Melodie J. McCandless (mmccandless@grandcountyutah.gov)

2026/03/18
02:54:36 UTC



SIGNED

Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)

2026/03/18
16:24 UTC



SIGNED

Signed by Melodie J. McCandless (mmccandless@grandcountyutah.gov)

2026/03/18
12:19:48 UTC



COMPLETED

This document has been signed by all signers and is **complete**

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