



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 3 December 2024

The Grand County Commission met in a regular meeting on December 3rd, 2024. The meeting was held in-person in the Grand County Commission Chambers, with hybrid virtual participation available via Zoom. It was also broadcast and saved on YouTube. Attending the meeting in person were Commission Chair Jacques Hadler, Commission Vice Chair Kevin Walker and Commissioners Bill Winfield, Trisha Hedin, Evan Clapper, Mary McGann, and Mike McCurdy. Also attending in person was Commission Administrator Mark Tyner, Clerk/Auditor Gabriel Woytek, and County Attorney Stephen Stocks.

3:30 p.m. Grand County Board of Equalization (see separate agenda)

4:01 p.m. Chair Hadler called to order the Regular Meeting

Pledge of Allegiance

4 p.m. Citizens to be Heard

Sam Cunningham made comment regarding what she considers the unquestioned and unchangeable intent of Grand County Ordinance 209, for which she was an approving County Commissioner, calling into question the recognized commercial zoning of the proposed Kane Springs development parcel.

Kaitlin Myers spoke in support of the Commission allocating \$100,000 in the 2025 budget towards affordable housing initiatives.

Diane Vliem spoke in opposition to development at the proposed Kane Springs development parcel.

Chair Hadler offered a statement recognizing outgoing Commissioner Walker for their service to Grand County, and other electeds offered similar expressions of appreciation and gratitude.

Chair Hadler moved the scheduled discussion item up, without objection.

Discussion Item(s)

1. Update on the Letter to the State Auditor

Chair Hadler explained that a response had been received by the State Auditor's Office regarding their findings and was included in the agenda packet.

Clerk/Auditor Woytek reviewed the latest revisions to the findings as presented in this letter.

Attorney Stocks noted that the State Auditor's Office leadership would be changing over to the newly elected Tina Cannon, such that negotiations for finalization should be settled with urgency before that change takes place.

Commissioner Winfield stated that he didn't feel that it was appropriate to make political statements expressing disagreement with the findings, or to place blame on citizen whistleblowers that brought accounting errors to light.

Presentations (none scheduled)

Department Reports (none scheduled)

Agency Reports (none scheduled)

Commission Member Disclosures

Commissioner McCurdy disclosed that this wife works at the Grand County Sheriff's Office and Commissioner McGann disclosed that her son works at the Sand Flats Recreation Area.

General Commission Reports and Future Considerations

Jacques Hadler

- Chamber of Commerce meeting, Executive Director resigned
- Trail Mix volunteer appreciation party

Evan Clapper

- No reports at this time

Bill Winfield

- Meeting with BLM regarding Dolores River Transportation Management Plan
- Motorized Trail Committee meeting
- USACC meeting, nominated as Vice-Chair
- Airport board meeting, Lochner retained for engineering services
- NRCS Grant awarded for work on Heather and Heaven

Mike McCurdy

- No reports at this time

Trish Hedin

- GWSSA Board meeting, snow and lake report: YTD precipitation 83%, soil moisture 11% at 9500 ft, remote water filling station now available
- Planning Commission
- Mosquito Abatement District
- Friday, December 6th upcoming Water Workshop hosted by USU

Kevin Walker

- Commission invited to express a consensus opinion regarding potential TRT legislation

Mary McGann

- No reports at this time

At 5:00 p.m., Chair Hadler called a recess to the regular meeting**Zone Interpretation Hearing**

Chair Hadler Introduced representatives from Kane Creek Development Watch, Kane Springs Preservation and Development, and Grand County Zoning Administrator Amy Weiser. Representatives were both given 30 minutes to present regarding their zoning interpretation challenge and associated response.

At 7:11 p.m. Chair Hadler reconvened the regular meeting**Citizens to be Heard**

Matt Hancock expressed frustration towards Commissioners who he feels have blamed whistleblowers like himself for pointing out accounting errors made by the County.

Elected Official and Staff Reports**Sheriff Jamison Wiggins**

- October GCSO stats: 2,744 calls to dispatch, 795 calls to 911, 909 calls responded to by deputies, 225 traffic stops, 25 arrests, 90 Papers Served, 19 SAR calls

Chair Hadler welcomed newly hired Commission Administrator Mark Tyner, who offered a brief statement of gratitude for the opportunity to serve in this capacity.

6pm Citizens to be Heard**Public Hearings**

- 1. Public Hearing: Adopting Ordinance approving Land Use Code Revisions to Articles 8 and 9 Subdivision Review Process** (Planning and Zoning Director Amy Weiser)

Presentation

Weiser gave an overview of the proposed revision, with a detailed staff report included in the agenda packet.

At 7:35 p.m., Chair Hadler opened the public hearing, to remain open until 5 p.m. on Wednesday, December 11th

(No public comment received at this time)

2. Public Hearing: Adopting an Ordinance to approve the Repeal and Replacement of Section 6: Land Use of the 2030 General Plan, and the Future Land Use Map of Spanish Valley of the 2030 General Plan (Planning and Zoning Director Amy Weiser)

Presentation

Weiser gave an overview of the proposed revision, with a detailed staff report included in the agenda packet. Weiser spoke specifically to a number of revisions made to the Future Land Use Map document implemented since the last time it was presented before the Commission.

At 7:51 p.m., Chair Hadler opened the public hearing, to remain open until 5 p.m. on Wednesday, December 11th

(No public comment received at this time)

3. Public Hearing to Solicit Comments on the Amended 2024 Budget and the Tentative 2025 Budget (Clerk/Auditor Woytek)

Presentation

Woytek gave a detailed walkthrough of the current draft of the proposed 2024 Budget Amendment and the proposed 2025 budget.

At 6: p.m., Chair Hadler opened the public hearing, to remain open until 5 p.m. on Wednesday, December 11th

Brittany Melton asked a question about funds accounted for between funds 23 and 47, and wished to know more about how funds were being spent and accounted for relating to salaries and programming for the Trail Ambassador Program.

Laura Harris of the Housing Authority of Southeastern Utah spoke to advocate for the earmarking of funding to support local affordable housing efforts.

4. Public Hearing to solicit comments on the proposed cost of living adjustment (COLA) for all Elected Officials and an increase to the wages of the Assessor, Recorder, Treasurer, Clerk/Auditor, and Surveyor.

Presentation

Woytek gave an overview of the proposed elected official wage increase, with supporting documentation included in the agenda packet.

At 6: p.m., Chair Hadler opened the public hearing, to remain open until 5 p.m. on Wednesday, December 11th

(No public comment received at this time)

5. Community Development Block Grant (CDBG) Project Support (Moab Area Community Land Trust Executive Director Kaitlin Myers)

Presentation

One project was proposed at the Community Development Block Grant (CDBG) Public Hearing on November 19, 2024. The proposed project is for the Moab Area Community Land Trust to apply for funding for the water/sewer infrastructure for Phase II of Arroyo Crossing.

Motion by Commissioner Walker to approve supporting the application to the Community Development Block Grant for the water/sewer infrastructure for Phase II of Arroyo Crossing.

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

6. Warranty and Support Services for Microwave Backhaul Links (Commission Administration)

Presentation

Caniceros gave an overview of the proposed service, with contract included in the agenda packet.

Motion by Commissioner Walker to approve the Contract Warranty and Support Services for Microwave Backhaul Links

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

7. Special Events Grant Awards (Ben Alter, Grand County Economic Development)

Presentation

Alter gave an overview of the grant program and associated application process. Included in the agenda packet are summaries for each grant, grant applications and their proposed budgets, and a summary of recommendations given by the Travel Council Advisory Board. Commissioner Winfield inquired about performance reviews from grant recipients from the previous grant cycle, such that evaluation of the effectiveness of the grant program can be executed. Alter explained a post-event review was completed administratively. Winfield also added that he would like to know what other costs to the County existed in association with hosting these events.

Motion by Commissioner Walker to approve the following special event grants: Dead Horse Ultra (\$5,000), From a Woman (\$5,500), Moab Arts Festival (\$10,000), Moab Canyons Endurance Ride (\$6,000), Moab Folk Festival (\$5,000), Moab Free Concert Series (\$13,400), Moab Music Festival (\$5,000), Phoenix Experience (\$5,000), Rotary Club Car Show (\$5,000), YGP Harvest Festival (\$3,125)

Motion seconded by Commissioner Winfield

Discussion

Motion passes 7-0

8. Ordinance and Resolution Amending the Historic Preservation Commission's Bylaws (Chair Hadler and Commission Assistant Alishia Oliver)

Presentation

Hadler and Oliver gave an overview of the proposed housekeeping related bylaw changes, clarifying member roles to match state code and changing it from a 7 to 9-member Commission to accommodate interest in membership and to add the historian role to the roster.

Motion by Commissioner Walker to approve the attached Ordinance and Resolution amending the Historic Preservation Commissions Bylaws.

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

9. Community Renewable Energy Agreement (Commissioner Winfield)

Presentation

Winfield gave an overview of Grand County's participation in the CREP program, solemnized in Resolution 3268. Latest agreement being drafted in 2024 needed an approving signature from Grand.

Motion by Commissioner Hedin to approve the Community Renewable Energy Agreement

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

10. Update to Impact Fee Analysis Plan to Include Moab Valley Fire Protection District (Associate Administrator Quinn Hall)

Presentation

The Impact Fee Analysis (IFA) was drafted in March, before the Moab Valley Fire Protection District Annexation was certain. Now that it's happening, inclusion in the IFA is essential. The original IFA was quoted at \$73,500, and with the addition of MVFPD it takes the cost to \$84,875, for a difference of \$11,375. Both the original and the updated proposals included in the agenda packet.

Motion by Commissioner Winfield to approve the addition of Moab Valley Fire Protection District (MVFPD) to the ongoing Impact Fee Analysis study

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

11. Volunteer Appointments to the Grand County Recreation Special Service District (GCRSSD) (Commissioner McCurdy)

Presentation

McCurdy gave an overview of the appointments, included in the agenda packet. 3 applications were received for 2 openings. Board voted unanimously to recommend Lewis and Minor.

Motion by Commissioner Winfield to approve the appointment of Jim Lewis and Kenneth Minor to the Recreation Special Service District with terms ending 12/31/2028.

Motion seconded by Commissioner McCurdy

Discussion

Commissioner Hedin recognized the outgoing Kathy Wilson for her service on the board.

Motion passes 7-0

12. Purchase of stock panel inventory from WW Manufacturing for The Old Spanish Trail Arena (OSTA Director Angie Book)

Presentation

Book gave an overview of the purchase, to be fully reimbursed by the Recreation Special Service District. Possibility exists of securing a similar panel order at a better price, but the Commission is asked to approve the current amount which would represent the cost ceiling.

Motion by Commissioner Winfield to approve the purchase of the stock panel inventory order from WW Manufacturing in the amount of \$22,720.40 which will be fully reimbursed by the Special Services Recreation Board.

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0, Chair Hadler absent

13. Approving the Final Plat for Rim Vistas Subdivision - Phase VII and associated Drainage Maintenance Agreement and Subdivision Improvements Agreement (County Engineer Dan Stenta)

Presentation

Stenta gave an overview of the included requirements for drainage maintenance, which is not currently required by the Land Use Code, but an agreement was reached with the developer.

Motion by Commissioner Walker to approve a resolution approving the Final Plat for Rim Vistas PUD - Phase VII and the associated Drainage Maintenance Agreement and Subdivision Improvements Agreement.

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

14. Resolution approving the Final Plat of 7 Mile Subdivision (Parcel ID 02-OXT-0067) (Planning and Zoning Director Amy Weiser)

Presentation

Weiser gave an overview of the requirements and key details related to the plat, as described in the staff report contained within the agenda packet. No changes with respect to original proposed uses, as approved, including required conservation easement and employee housing. This action mainly serves to finalize required subdivision.

Motion by Commissioner McCurdy to approve the Findings of Fact set forth in the staff report dated November 25, 2024, and the proposed Resolution approving the Final Plat of 7 Mile Subdivision, with the following conditions:

1. Dedication of Right of Way as Shown on the Plat
2. Prior to the issuance of any grading or building permits a Site Plan Review application shall be approved by Planning & Zoning.

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

15. Review & Approval of Employee Back Pay (Personnel Services Director Tess Barger)

Presentation

Barger explained the reasoning for the proposed action, whereby a promotion from prosecutorial assistant to paralegal was not appropriately formalized and therefore the appropriate compensation had never been applied, since September 12, 2022. Estimated impact to be approximately \$13,500.

Motion by Commissioner McCurdy to approve the presented employee back pay.

Motion seconded by Commissioner McGann

Discussion

Motion passes 7-0

Consent Agenda – Action Items

16. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes (not included)
- B. Ratification of Payment of Bills
- C. Ratification of 6-month extension HASU/CDBG Letter
- D. Annual FY25 WRI Grant #6872 Colorado River - Cooperative Agreement between Utah Department of Natural Resources (Division of Wildlife Resources) and Grand County (Grand County Weeds Department)
- E. Annual FY25 WRI Grant #6969 Mill Creek Restoration - Cooperative Agreement between Utah Department of Natural Resources (Division of Wildlife Resources) and Grand County (Grand County Weeds Department)
- F. Annual FY25 WRI Grant #6987 Dolores River - Cooperative Agreement between Utah Department of Natural Resources (Division of Wildlife Resources) and Grand County (Grand County Weeds Department)

Motion by Commissioner Walker to approve the Consent Agenda as read by the Chair (original item A not included in motion)

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 7-0

Chair Hadler adjourned the meeting at 10:16 p.m.

jacques hadler

Jacques Hadler
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

FILE NAME	12.3.24 REG GCC MINUTES approved.pdf - 3/6/25, 4:13 PM
STATUS	● Signed
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Activity

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 SIGNED	Signed by jacques hadler (jhadler@grandcountyutah.net)	2025/03/06 23:48:39 UTC
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