



## GRAND COUNTY COMMISSION REGULAR MEETING

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

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### MINUTES 1 April 2025

The Grand County Commission met in a regular meeting on April 1<sup>st</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 Jacques Hadler, Brian Martinez, Mary McGann, Trisha Hedin, Mike McCurdy. Also attending in-person were Commission Administrator Mark Tyner, Associate Commission Administrator Quinn Hall, County Attorney Stephen Stocks and Clerk/Auditor Gabriel Woytek.

#### **4:00 p.m. Chair Winfield Called to Order the Regular Meeting**

#### **Pledge of Allegiance**

#### **Citizens to Be Heard**

Emily Campbell spoke regarding the public hearing on the proposed rezone and expressed support for what she considered an appropriate action, and also spoke in support of discussion on revisions to HDHO, asked for the Commission to consider a 5-year ripcord and objective performance reevaluations that might be tied to 6 year rolling mortgage interest rates. Campbell added that during her time as a Planning Commissioner, she often had disagreements with other Commissioners, but that freedom of speech and difference of opinion are not grounds for a forced resignation.

Planning Commission Chair Tony Mancuso agreed that Planning Commissioners serve at the pleasure of the County Commission, but that in his experience as a volunteer board member, conflicts are ubiquitous in voluntary civil service, and Laura Long has filed the requisite non-restricted conflict of interest disclosure.

Planning Commissioner Bob O'Brien spoke as a citizen in saying that Laura Long's participation as a Planning Commissioner has been exemplary, and that she has not violated the bylaws of the Planning Commission in her advocacy work, which has occurred outside of her duties as a Planning Commissioner.

Mary O'Brien stated that Agenda Item number 8 lacked the appropriate amount of background and detail for informing the public, which she speculated could be in violation of the Open and Public Meetings Act, and for that reason she believes that the item should be withdrawn from consideration.

John Walden spoke in support of Planning Commissioner Laura Long and expressed opposition to the Kane Springs Development.

Kaitlin Myers, Chair of the Moab Area Housing Task Force, spoke in acknowledgment of the ADO and HDHO Discussion Items and offered collaboration by the MAHTF in developing solutions.

Jessica O'Leary, a longtime County and City board volunteer, stated that diverse views and opinions were important on these boards. O'Leary referenced Planning Commission bylaws in pointing out the importance of staggered terms which reflect an ever-evolving County Commission political makeup.

Pete Gross spoke in support of the Arches Timed Entry system. Gross pointed out that County Commissioners had received campaign contributions from the Kane Springs development and had not recused themselves from voting. Gross also spoke in support of Laura Long.

Everett Hildenbrand spoke out against bullying and intimidation, disagreed with a potential forced resignation of Laura Long, and requested more information about the proposed action.

Colorado resident JJ Trout spoke regarding the HDHO provisions which require deed restrictions related to workforce occupancy minimum requirements that prevent her from purchasing a home in Grand County.

Oscar Niehaus stated that the County Commission may be setting a dangerous precedent by forcing the resignation of a Planning Commissioner.

Leanna Usher stated that agenda item number 8 should have offered more background information and for this reason should be viewed as suspect in its intentions and does not allow for the community to understand the potential action and have its voice heard.

Audrey Graham spoke in concern with agenda item 8, which she feels is not an appropriate action to take towards a volunteer board member, and is not being handled correctly.

Jesse Fairloff, spoke with concern regarding agenda item number 8 and suggested that the appropriate processes and interpretation of bylaws was not being followed.

Dan Kent stated that Grand County is comprised of a diverse community and that board compositions must reflect that diversity. Kent expressed support for the idea of minimizing impact and resisting outside development interests, which he believes will alter Grand County in negative ways. Kent believes that Planning Commissioner Laura Long is an advocate for these ideals.

Heather Gaggle, stated that opportunities to serve on local boards serve an important role in what she feels are chaotic times, and disagreed with the removal of volunteer Planning Commissioner Laura Long.

Don Hamilton and Christa Wilson, representatives of Canyonlands PRCA Rodeo, spoke in support of agenda item number 2, citing the expansion in scale and popularity of the local rodeo warrants further investment in facility upgrades that the Commission is considering. Current capacity for hosting competitions is full. Hamilton and Wilson cited the rodeo's positive impact to the local economy and high caliber high quality event.

## **Presentations**

### **Rim to Rim – Community Wildfire Defense Grant**

Rim to Rim employees Bryce Rogers and Sophia Fisher gave a presentation regarding the progress of this grant program sub-awarded by the Utah Division of Forestry, Fire, and State Lands. Overview given of the award and its reporting requirements, the role of the Grand County Weeds Department which receives \$347,540 in funding for fuels treatments and a staff position, alignment with general goals of the Grand County government through outreach, education, landowner visits and work plans, and updating LiDAR and

other flood mitigation efforts. Federal funding has been unpaused after a brief period of concern. Chair Winfield requested that the group share information regarding any subsequent meetings that occur regarding this grant.

## **Quarterly Financial Report**

Finance Director Steven Vowles gave a end of first quarter update on sale and use tax revenue collections and associated updates to budget projections. First quarter revenue receipts, which reflect a two-month delay from actual collections, show a small decrease from the originally budgeted projection. Vowles explained that updated revenue data will be continually made available to the Commission. Data presented regarding 2024 General Fund performance as well as a summary of other key budgetary updates that have gone through Commission to date.

## **Department Reports** (none scheduled)

### **Commission Member Disclosures**

Commissioner Martinez disclosed that he received a campaign contribution exceeding \$500 from Curtis Wells, who represents the property owner seeking a rezone up for a public hearing. Commissioner McCurdy disclosed that his wife works at the Grand County Sheriff's Office.

## **General Commission Reports and Future Considerations**

### **Jacques Hadler**

- Non-Motorized Trail Master Plan selection committee, narrowed down to two finalists who will be interviewed
- Star Hall roof replacement bid selection committee meeting
- Museum Gala to take place on Thursday, April 3<sup>rd</sup>

### **Trisha Hedin**

- Meeting with Mayor and City Admin regarding potential CJC facilities
- Canyon Country Partnership meeting – NPS delay in hiring seasonal staff, park visitation up 2.3% from 2023 to 2024, Gap on highway 128 to be completed in 2026, BLM spoke in regard to targeted spring climbing moratorium for wildlife, CNHA expanded hours to support NPS
- Planning Commission meeting, discussion regarding Water Source Protection Overlay and HDHO
- Housing Subcommittee meeting
- Moab Area Watershed Partnership meeting, presentation regarding Matheson Wetlands by the Nature Conservancy, Arne Hultquist to retire in July
- Soil Conservation District meeting, Grand in severe drought status, rollback tax proceeds available for agricultural easements
- Colorado River Authority, demand on Colorado exceeds flows
- Future Consideration: education for Commissioners, Department Heads and employees regarding roles and responsibilities

### **Bill Winfield**

- Utah Raptor State Park cultural exhibit preview upcoming
- Recognition of efforts by Michael Liss in completion of multi-use path connecting to Utah Raptor State Park
- Attended Dolores Travel Management Plan meeting

### **Brian Martinez**

- GWSSA meeting, discussion regarding new tower at Johnsons Up on Top

- Meeting with Lena Pace, hopeful that Resource Boulevard lease will be renewed
- Worked with Commission Administration on RFP prepared for Marketing Consultant
- Chamber meeting regarding Arches Timed Entry system
- Drafting Letter of Support to Congressman Curtis for transfer of UMTRA lands

**Mary McGann**

- Canyon Country Partnership meeting
- Visit to Utah Raptor State Park

**Mike McCurdy**

- SERDA meeting, revolving loan fund awarded to a Moab City resident
- Housing Sub Committee meeting
- Recreation Special Service District meeting, discussion regarding funding new OSTA infrastructure
- Meeting at BLM offices regarding Dolores Triangle Travel Management Plan

**Melodie McCandless**

- UDOT Hwy 128 bike path gap meeting
- Sandflats Stewardship Committee, dark sky designation to be pursued for park, BLM gave an e-bike update
- Mental Health and Public Health boards, detox center now open in Price, two COVID funded positions eliminated
- Economic Opportunity Advisory Board meeting, more than 50 applicants for grant opportunities
- Reallocate assistant engineer position to economic development specialist position

**Elected Official and Commission Administration Reports**

**County Attorney Stephen Stocks**

- April is Child Abuse Awareness month, pinwheel display on courthouse lawn
- CJC hosted child sex abuse informational sessions for agencies and public
- Attended Economic Opportunity Advisory Board meeting
- Reminder that the Commission cannot take action in closed session
- Monthly legal trainings upcoming: GRAMA, OPMA, Conflicts of Interest, etc.

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

**1. Approving Letter to the State of Utah regarding billboards located at 1863 N. Highway 191 (Attorney Stocks)**

**Presentation**

The billboard owner was present and explained at length the application process needed to cure a mistake regarding the billboards in question and the associated revision needed. UDOT requests that the following sentence be taken out of the letter: "The County believes that the billboard has maintained state-issued permits and qualify as non-conforming uses", which must be removed from the letter for the action to proceed, such edit to be included in the motion.

**Motion by** Commissioner McCurdy to approve the letter to the State of Utah regarding billboards located at 1863 N. Highway 191, with edits discussed

**Motion seconded by** Commissioner McCandless

**Discussion** (none at this time)

**Motion passes 6-0, McGann absent**

**1. Resolution changing the Name of Canyonlands Health Care Service District to Canyonlands Health Care Special Service District (Commission Administration)**

**Presentation**

Attorney Stocks explained that the Canyonlands Health Care Service District has long been colloquially called Canyonlands Health Care Special Service District, and many official documents contain this naming convention. This resolution formally changes the name to concur with existing documents.

**Motion by** Commissioner Hedin to approve the resolution changing the name of Canyonlands Health Care Service District to Canyonlands Health Care Special Service District

**Motion Seconded** by Commissioner McCurdy

**Discussion** (none at this time)

**Motion passes 7-0**

**1. ALJ (Administrative Law Judge) Contract Approval (Attorney Stocks)**

**Presentation**

Attorney Stocks gave an overview of the proposed contract, resulting from the Commission's action to form the ALJ, which serves an administrative law judge role.

**Motion by** Commissioner McCurdy to approve the Contract for as needed services of Administrative Law Judge services by and through Catten Law, P.C. pursuant to § 17-33-4.5 of the Utah Code.

**Motion seconded by** Commissioner Martinez

**Discussion**

Commissioner Hadler asked about the process for selection of the proposed firm, which was secured via word-of-mouth referral. Proposed provider fulfills this service for other nearby counties, which will very likely be seldom used.

**Motion passes 7-0**

**6pm Citizens to be Heard** (none at this time)

**Public Hearing**

**1. General Rezone of McKnight Subdivision (Acting Zoning Administrator Cristin Hofhine)**

**Presentation**

The applicant is requesting approval of a General Rezone application. The subject parcels are currently zoned for Multi-Family Residential use. The applicant has requested that the zoning be changed to General Business to create a mixed-use development that combines commercial and residential spaces. The 19.27 acres of real property are undeveloped. Surrounding uses include Highway Commercial, General Business, and Multi-Family Residential. The McKnight Properties Industrial Subdivision was approved in 1980 as a fifteen-lot subdivision in the General Business zone district. All the lots are 2.0 - 2.5 acres. In 2005, Skip Knightingale, the then-property owner, requested that nine of the east side lots be rezoned to Multi-Family Residential in anticipation of a housing development. The rezoning was approved with Ord. No. 416 on November 1, 2005. Staff recommendation is neutral on the action. Planning Commission forwarded a unanimous favorable recommendation. Hofhine explained that she advised the applicant that near future changes to the Land Use Code will likely offer a higher number of entitlements than this rezone offers, but the applicant has insisted on moving forward at this time. Future Land Use map show this as an area eligible for mixed-use designations, though currently only considered for general business designation. Representative of the applicant Curtis Wells explained the historical rationale for what was an industrial park to be downzoned to multifamily residential, and why his client wishes to revert back to proper zoning and use. Wells explained the nature of the planned development for the parcel, which includes mixed use commercial and high density residential, including neighborhood commercial serving the Arroyo Crossing development.

### **Chair Winfield opened the public hearing**

Kaitlin Myers spoke on behalf of the Moab Area Community Land Trust which is the developer of the nearby Arroyo Crossing development, and expressed support for the proposed rezone.

**Chair Winfield left the public hearing open until 5 p.m. on Wednesday, April 9<sup>th</sup>.**

## **2. Discussion and consideration of the Old Spanish Trail Arena Outdoor Arena & Pen Project (OSTA Director Angela Book)**

### **Presentation**

The OSTA Outdoor arena project is composed of more than just an outdoor arena, and is utilized for multiple purposes. There are several sections that all need to work together to compose the full system. Currently, we have the arena portion that is assembled with WW Manufacturing panels, an incomplete steer return, roping boxes that have their share of maintenance needs, the current bucking chutes are inoperable, and the stock pens that are the original pens from the 1960's. All of these components have in one way or another been altered and refabricated to make do. OSTA is in desperate need of additional livestock boarding options, along with being able to provide a safe pen for our customers. Book gave further clarity on the need for this investment. One bid received with two project options. Commissioner McGann asked whether this expense might be eligible for TRT funds. Commissioner Hadler expressed concerns regarding approving another large expense such as this outside of the typical budgeting process. Commissioner McCurdy stated that despite the high price tag, he feels that this investment will create economic stimulus that will make up for that expense, and the current rodeo operation cannot operate with the current infrastructure. Commissioner Hedin asked to delay this action until the next meeting so that it may be determined that TRT funds could be used. Commissioner Martinez referenced the latest TRT bill passed at the state legislature which contains expanded use of funds for recreation, film, and convention activity, and stressed that a legal interpretation would be needed. Martinez added that this was more an investment than an expense. Vice Chair McCandless referenced the seriousness of the safety issues in handling livestock without the proposed upgrades.

**Motion by** Commissioner McCandless to I move to accept the lowest bidder in accordance with the County Purchasing Policy. To be paid for out of account number 34-4100-720-000 an unbudgeted expense that will be reimbursed 50% by the Grand County Special Service Recreation Board.

**Motion Seconded by** Commissioner Martinez

**Discussion**

Chair Winfield referenced the upcoming pickleball and archery ranges to be constructed at OSTA, and requested that overall business and spending plan for OSTA be offered for the Commission. Book gave an overview of this plan, as requested.

**Motion passes 6-1, Hadler opposed**

**3. Professional Services Relating to the Airport Director Position (Commission Administration)**

**Presentation**

Three firms specializing in the placement of aviation related personnel have been contacted and requested to provide a cost to conduct vetting services for viable applications received by the County. The selected firm should provide six to ten applicants with which to proceed following the vetting process. The County will continue with our normal process of interviewing at that point. Should this process not reveal the emergence of one successful candidate, the County will have the option of requesting pricing for additional services.

**Motion by** Commissioner McCurdy to the engagement of ADK to provide vetting services relating to the Airport Director position.

**Motion seconded by** Commissioner Martinez

**Discussion**

Commissioner McGann stated. Hedin stated that vetting a specialized field required the action.

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

**4. Amending the Pre-Authorized Expenditure List (Commissioner Martinez)**

**Presentation**

Commissioner Martinez pointed out that no paid advertising had been included in this list when approved. Proposed spend would include summer and fall advertising campaigns.

**Motion by** Commissioner McCandless to amend the pre-authorized expenditure list to include \$100,000.00 from the "Paid Media" Moab Office of Tourism account to be spent on advertising efforts initiated by Grand County staff by May 31st, 2025 to encourage visitation in the summer and fall seasons of 2025.

**Motion seconded by** Commissioner McGann

**Discussion**

Commissioner Hedin sought clarification as to why this action was not coming from the Moab Office of Tourism, clarification given that Commissioner Martinez was asked to present.

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

## **5. Consideration of a request for resignation of Planning and Zoning Commission member (Commission Administration)**

### **Presentation**

Administrator Tyner explained that concerns had been raised as to conformance with board bylaws as it relates to the impartiality of a standing board member. Commissioner McGann stated that the best way to handle a situation like this would be to engage in dialogue with a board member in question and document that interaction in the interest of managing the situation internally. Commissioner Hedin stated that the item had not been presented in the agenda to appropriate standard of transparency. Hedin stated that the action presented as it has been was unacceptable for the public or a volunteer who makes a large commitment to serve as a Planning Commissioner. Hedin stated that Planning Commissioners should not be subject to online harassment. Commissioner Hadler stated that he did not agree with setting this precedent in removing a board member. Vice Chair McCandless stated that the Planning Commissioner engaged in bullying and intimidation during the public hearing, leveling accusations of corruption at Commissioners. McCandless stated that Long's own actions and words compromise her ability to remain impartial. Commissioner Martinez stated that he respected Ms. Long's passion, and that this was not about her being critical of any individual Commissioner but rather criticism of the process. Chair Winfield agreed that the transparency did not look good but was done out of respect for Laura Long and Chair Mancuso, and stated that Long stepped outside of her conflict-of-interest statement. Winfield added that the County Commission deserves respect which must be held by the board members which it appoints. Commissioner Hedin spoke to Laura Long's depth of professionalism, and stated that she had been baited on social media to disclose her status as a Planning Commissioner. Commissioner McGann expressed that County Commissioners sign up to be exposed to slanderous abuse, which is not correct or fair, but is the reality of what comes with the job. McGann added that it was incorrect that the Commission did not speak directly with the Planning Commissioner being questioned for removal. Vice Chair McCandless stated that she wanted to set a precedent that no Commissioner deserved abusive treatment. Commissioner McCurdy stated that he expects every board member across the county to be held to a new found standard of respect and accountability. Commissioner Hedin asked if Laura Long had apologized to Commissioner McCandless. McCandless stated that she did not accept the nature of the apology that was given.

**Motion by** Commissioner McCandless

**Motion seconded by** Commissioner McCurdy

**Discussion** (none at this time)

**Motion passes 4-2, Hadler abstaining**

## **6. Approval of Consent Agenda**

- A. Approval Of Meeting Minutes for March 18, 2025 and March 20<sup>th</sup>, 2025**
- B. Ratification of Payment of Bills**
- C. Approval Of Letter of Support for Senator Curtis' Congressional Legislation for the UMTRA Project Transition Act Of 2025**
- D. Appointment Of Two Applicants to The Grand County Fair Board**
- E. Approval Of Independent Contractor Agreement for the 2025 Grand County Fair for Adam Calvert**
- F. Ratification of Contract – Mud Springs**
- G. Approval Of Fixed Asset Disposal - SAR Vehicles to Be Scrapped/Sold at Auction**

**Motion by** Commissioner McCurdy to approve the consent agenda, as read by the Chair

**Motion seconded by** Commissioner McCandless

**Discussion** (none at this time)

**Motion passes 6-0, McGann absent**

## **Discussion Item**

### **Discussion of Possible HDHO Revisions**

The discussion began with some clarifications regarding the origin of this agenda item and how it relates to work being done by the Housing Task Force on the same topic. Commissioner McCurdy stated that he wishes to accelerate the topic of HDHO revisions given the presence of already built housing waiting to be occupied. Actively employed housing requirements written into current HDHO ordinance, along with a cumbersome process overall, has been a major roadblock for occupation of homes built within the overlay.

County Attorney offered some suggestions as to what pieces of the ordinance could be revised, including shifting governance to who occupies the product and not who owns the product, some pragmatic revisions to definitions for actively employed local persons. Rani Schultz, a local mortgage lender, offered a summary regarding the complexities that exist in financing homes built under the HDHO ordinance. Local business person John Knight offered general insight as to the business complexities for developers in penciling out HDHO projects and making sound investments within this regulatory framework.

Commissioner Hedin recommended that policy recommendations be compiled from the subcommittee and a redline revision be brought before the Planning Commission for review before it comes before the County Commission. Further discussion ensued regarding the need to make revisions to the policy so that it can better serve the housing needs of the community, including the need to offer transitional housing options for critical seasonal professionals. Commission directed the housing subcommittee to prepare a list of proposed redlines to the Planning Commission as the next action step.

## **Closed Session**

**At 8:10 p.m., motion by** Commissioner McGann to enter closed session for the purposes of discussing the character, professional competence, or physical or mental health of an individual

**Motion seconded by** Commissioner McCurdy

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

**At 9:08 p.m., motion by** Commissioner Hadler to exit closed session

**Motion seconded by** Commissioner McCurdy

**Motion passes 7-0**

**At 9:09 p.m., Chair Winfield adjourned the meeting**

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

2025/04/16  
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SIGNED

**Signed** by Gabriel Woytek (gwoytek@grandcountyutah.net)

2025/04/16  
14:13:04 UTC



SIGNED

**Signed** by Bill Winfield (bwinfield@grandcountyutah.net)

2025/04/17  
00:25:57 UTC



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

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