



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 16 September 2025

The Grand County Commission met in a regular meeting on September 16th, 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.

3:15 p.m. Closed Session

At 3:18 p.m., motion by Commissioner McCurdy to enter closed session for the purposes of discussing the purchase, exchange, lease, or sale of real property, including any form of water right or water shares

Motion seconded by Commissioner McCandless

Motion to enter closed session passes 7-0

At 3:51 p.m., motion by Commissioner McCandless to exit closed session

Motion seconded by Commissioner McGann

Motion to exit closed session passes 7-0

Chair Winfield called a recess, with the meeting to reconvene at 4:00 p.m.

At 4:01 p.m. Chair Winfield called the regular meeting to order

Pledge of Allegiance

Citizens to be Heard

Kiley Miller made comment regarding the Mud Springs Bike Trail project and the absence of turn lanes from Highway 191 for accessing the new project, which she feels will cause serious roadway safety concerns.

Everett Hildenbrandt, chair of the League of Women Voters of Southeastern Utah, spoke regarding his organization's effort to put on a local municipal candidate forum for the upcoming general election, and shared plans that his organization has to facilitate discussion between voters and elected officials.

Saxon Sharpe spoke in opposition to the proposed Moab City water tank infrastructure contemplated at Spanish Trail Road, which she feels will negatively affect the character of the area's existing residential pattern and is opposed by the existing neighborhood.

Floyd Dean spoke in opposition to the proposed Moab City water tank infrastructure contemplated at Spanish Trail Road, for which there are a number of neighborhood concerns that they feel have not been adequately addressed by Moab City.

Pete Gross stated that zoning changes to the Land Use Map should be rare and extraordinary and that exceptions should not be readily made by the Commission.

Clif Koontz gave the Motorized Trail Committee's position on a potential Motorized Trail Work crew, requesting investment from the County and State for such a needed effort to support an activity that brings millions of dollars to the local economy. Koontz stated that for a variety of reasons that the State was an appropriate employer for such a crew.

Geri Hamilton, speaking on behalf of the Grand County School District, advocated for the County's continued allocation of state appropriated funds in order to support School District activity.

Carey Dabney spoke in support of National Parks and Public Lands, which she described as critical to the community's vitality, and spoke with disapproval of allegations made regarding treatment of female staff at the County.

Kirstin Peterson spoke regarding the need for the community to do better in avoiding animosity, even when confronting differences in perspective and viewpoint, and in a national environment so divided.

Jim Barton spoke in opposition to the Novak rezone being considered at this meeting, which he feels will cause increased traffic which will cause unfair and negative impacts.

Dave Bodner requested that the Commission maintain appropriate decorum and respect for one another.

Jessica O'Leary stated that the Commission should acknowledge and express gratitude for the community, allowing that to guide its tone and decision making, and help it recognize the shared goal of improving the community.

Pippa Thomas spoke in support of the women serving on the Commission, and expressed pride in all those seeking better ways of relating and avoiding intolerance.

Dan Kent thanked the Commission for their service and expressed the importance of wildlands, wildlife, and watersheds in maintaining the health of the local community.

Roger Crane spoke in support of the proposed CUP allowing Randy's Metal Fabrication shop, which provides a great need to the local community.

Kara Bard, a resident of Cisco, spoke in support of freedom of expression, a safe clash of ideas, and the embrace of difference. Bard expressed disappointment at the removal of Cristin Hofhine from the Zoning Administrator role given the need for services provided by that department, which is critical for advancing many of the dreams that the Cisco community has.

Leigh Singleton spoke with concern regarding the notice of claim which raises allegations regarding the County's treatment of female staff, who deserve the respect that they are due.

Kelly Miller referred to the turnover in the County's Planning and Zoning department, spoke with concern regarding the third-party contractor currently offering services for that department, and spoke in support of female staff at the County.

Agency Reports (none scheduled)

Presentations

Grand County Dispute Resolution Procedure

(presentation postponed)

Department Reports

Sand Flats Recreation Area Annual Report (SFRA Director Andrea Brand)

Brand gave her annual report for the 9,000-acre recreation area, offering updates regarding upcoming scheduled improvements. 2025 visitation down 1.5% from 2024 over an equivalent time period..

Grand County Public Library Annual Report (Library Director Carrie Valdez)

Valdez gave the annual report for the Grand County Public Library, which has a collection of roughly 50,000 books and approximately 7,500 active memberships. Valdez gave an overview of current services, programs and outreach, additional services, patron comments, and maintenance challenges associated with the main library facility.

The Old Spanish Trail Arena Annual Report (OSTA Director Angela Book)

Book gave the annual report for the County Arena facility, including an overview of staffing, events, and numerous pending capital facility needs and future projects.

4. Commission Member Disclosures

Commissioner Martinez disclosed that he received campaign contributions from the Beeman family and from Curtis Wells.

General Business - Action Items, Discussion and Consideration of:

5. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes for September 2nd and September 5th, 2025**
- B. Ratification of Payment of Bills**
- C. Ratification of Grant Application to Utah Commission on Criminal and Juvenile Justice**
- D. Ratification of a letter of support for the Entrepreneurship Loan Fund offered jointly through the Southeastern Entrepreneurial Network and the Southeastern Community Action Partnership**
- E. Approval of Trail Mix Bylaws**
- F. Indigent Defense Council Contract**

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

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0, Hadler absent

6. Conditional Use Permit – Ride Moab Industries (County Engineer Sean Yeates, Engineering Consultant Andrew Jackson)

Presentation

Jackson gave an over view of the prepared staff report, as shown in the agenda packet. Proposed CUP located in the Highway Commercial-zoned portion of the property.

Motion by Commissioner McCandless to approve the Conditional Use Permit for an Outfitters, Guide Services, and Facilities (non-ATV outfitter, guide service, and rental businesses) 1401 Spanish Valley Dr., Unit B, Moab, UT 84532, Parcel No. 02-0008-0057, in the Highway Commercial Zone:

1. Business operations should normally occur only between 8:00 AM and 6:00 PM, Monday through Saturday.
2. Fencing and Screening. An 8-foot solid fence (wood, metal, or opaque composite material) shall be installed for any outside storage. The fencing must effectively screen all outdoor activity areas and storage from neighboring parcels and be maintained in good condition.
3. No ATV rental.
4. The applicant shall obtain and maintain a valid Grand County business license.
5. This CUP is subject to revocation regarding substantiated complaints, violation of conditions, or changes to business operations.
6. A compliance review shall be conducted one year after approval to ensure operational standards are met.

Motion Seconded by Commissioner Martinez

Discussion

Commissioner Hedin stated that she felt this was an appropriate use for this area, while also expressing what she felt were problems in granting CUPs, which she feels are a form of spot zoning being used outside of their actual intent, stressed that a plan needs to be formed for enforcement of compliance, which should not be driven by neighborhood complaints, and that annual reviews as outlined in the land use code should be strictly adhered to by the County. Commissioner McCandless stated that she did not see CUPs going away and cannot be avoided. McCurdy highlighted that the proposed use adhered to the future land use map. Attorney Stocks stated that the Land Use Code could be revised to remove the CUP option so long as it added permitted uses to specific zones.

Motion passes 7-0

7. Conditional Use Permit – Randy’s Metal (Cristin Hofhine)

Presentation

Hofhine gave an overview of the detailed staff report included in the agenda packet. The applicant is requesting a Conditional Use Permit to operate a metal fabrication business at 1540 Spanish Valley Drive, within the Large Lot Residential (LLR) zoning district. The proposed use includes welding,

cutting, machining, and fabrication of metal components for commercial and/or custom applications. Hofhine explained that this was not an application for a home-occupied business, and that the application was not proposing an accessory use but rather a primary use.

Motion by Commissioner Hedin to deny the Conditional Use Permit based on incompatibility with the LLR zoning district and inconsistency with the Grand County General Plan

Motion seconded by Commissioner Martinez

Discussion

Clarification given that the historic use as a metal fabrication shop was never a legal use. Commissioner Martinez pointed out that small scale manufacturing is allowed in the Large Lot Residential zone, but staff considers the proposed use to constitute light industrial activity.

Motion to deny fails 3-4, Winfield, Martinez, McCurdy and McCandless opposed.

Motion by Commissioner McCandless approve the Conditional Use Permit for a metal fabrication business at 1540 Spanish Valley Drive, based on the findings of fact and subject to the following conditions:

1. Business operations shall occur only between 8:00 AM and 6:00 PM, Monday through Saturday. No operations on Sundays or holidays.
2. All fabrication activity must occur within a fully enclosed structure. The applicant shall submit documentation demonstrating compliance with Grand County noise standards.
3. Driveway Surface and Dust Mitigation. The primary driveway and any areas used for frequent vehicle traffic or material delivery shall be improved with compacted gravel, road base, or an equivalent dust-suppressing surface approved by staff. If dust complaints are received, the County may require further mitigation, including paving.
4. Fencing and Screening. An 8-foot solid fence (wood, metal, or opaque composite material) shall be installed along all property boundaries abutting residential uses. The fencing must effectively screen all outdoor activity areas and storage from neighboring parcels and be maintained in good condition.
5. No more than 3 delivery/pickup trips per day. Deliveries must use standard delivery trucks (e.g., UPS/FedEx); no semi-truck traffic allowed.
6. All exterior storage must be screened from view using fencing or landscaping approved by staff.
7. The applicant shall submit a list of materials stored on-site and ensure proper disposal and containment consistent with State and Federal regulations.
8. The site shall not operate as a retail location. No on-site signage, customer traffic, or retail sales shall occur.
9. The Parcel will acquire its own meter and sewer connection. There may be impact fees associated with these new connections.
10. The applicant shall obtain and maintain a valid Grand County business license.
11. This CUP is subject to revocation upon substantiated complaints, violation of conditions, or changes to business operations.
12. A compliance review shall be conducted one year after approval to ensure operational standards are met.

Motion seconded by Commissioner McCurdy

Discussion

McCandless stated that the service to be provided is only a specialty niche service that does not constitute a light industrial use, and that the proposed use is lighter than had been used by the previous HVAC company which had been using the property illegally. McCurdy stressed the need for compliance review. McGann expressed agreement that it was a needed business that could succeed if all conditions were met, but that she does not have faith that adherence to compliance requirements will be followed through on. Commissioner Hedin stated that her understanding was that the proposed use did involve all fabrication for a

principle local HVAC company and that she did not consider this a sufficiently light use. Clarification given regarding potential future revocation, per condition number 11.

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

Chair Winfield moved Action Item 10 forward, without objection

10. Proclamation of International Day of Peace, September 21, 2025 (Commissioner McGann)

Presentation

Commissioner McGann described the proposed action, reading the proclamation as presented.

Motion by Commissioner Hedin to approve the Proclamation of the International Day of Peace on September 21, 2025

Motion seconded by Commissioner McCandless

Discussion

Several of those present expressed the importance of the gesture.

Motion passes 7-0

Public Hearings

2. Major Utility Overlay - City of Moab Water Tank

Presentation

Cristin Hofhine described the Zone Amendment to apply the Major Utility Overlay (“MUO”) to approximately 3 acres located at 2651 S. Spanish Valley Drive, Moab, Utah, Parcel No. 02-0021-0113, for construction of a 2.5 MG municipal water storage tank and associated facilities. Planning Commission forwarded a unanimous unfavorable recommendation. Hofhine specified that approval would apply to the overlay application and not the specific use.

Representatives from Moab City gave further detail and explanation regarding the proposed project. Moab City Community Development Director Cory Shurtleff, City Engineer Mark Jolissaint, City Utility Director Obe Tejada and City Water Superintendent Conrad Yanito gave a lengthy presentation regarding history, process, need, site location, land use context, development design, and decision outcomes.

At 6:45 p.m., Chair Winfield opened the public hearing, to remain open until 5 p.m. on Wednesday, September 24th

Everett Hildenbrandt, nearby homeowner to the proposed water tank project, stated that the proposed project does not sufficiently take into account the existing character of the area and in his opinion is not an ideal use of a prime property.

Ben Musselman of Grand Water Sewer and Service Agency stated that the proposed site was optimal for effective, efficient, safe and reliable water service in the valley.

6:50 p.m. Citizens to be Heard, Part Two

Emily Campbell stated that the Randy's Metal shop CUP was not a conditional or allowed use in the Large Lot Residential zone.

Oscar Niehaus spoke in gratitude for the service offered by Commissioner McGann and for being a mentor and role model to the community.

John Oblek spoke in opposition to the proposed Novak rezone, stating that it does not fit in the rural residential context, adding traffic, safety concerns, and density where he feels it does not belong.

Marcy Till spoke in opposition to the proposed Novak rezone, stating that the current land use code standards do not support the approved future land use map, and therefore the future land use map should not be used for proposed up-zones dispersed throughout the valley. Till stressed that developers should be offering real benefits to the community in exchange for such rezones.

Sam Cunningham stated that historical efforts in creating a General Plan maintained that agriculture should always remain an important feature in the valley, and that the tourism economy also relies on a rural agricultural character, which visitors come to enjoy.

3. Novak Rezone

Presentation

Hoffine gave an overview of the detailed staff report included in the agenda packet. 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. Staff stated that the rezone was compatible with the Future Land Use Map.

Aaron Holland of SET Engineering and representative for the developer described in detail the plans for the rezone and their merits. Holland stated that the developer could choose higher density in the SLR zone than is currently being contemplated, in order to be sensitive to concerns regarding traffic and other neighborhood impacts.

At 7:19 p.m., Chair Winfield opened the public hearing, to remain open until 5 p.m. on Wednesday, September 24th

Dr. Sorenson stated that it was untrue that the neighbors had been contacted regarding this plan, and that a rezone granted would result in more density than is currently being proposed through the full use by right. Sorenson stated that the proposed development was not compatible with the area's current agriculture uses.

Connie Pacheco spoke in opposition to the proposed rezone, stating that it was not compatible with the existing surrounding character and would reduce the quality of life for the community.

Jerry Rubin, president of the Blu Vista Subdivision HOA, spoke in opposition to the proposed rezone, particularly due to traffic impacts.

Monica Sierra spoke in opposition to the proposed rezone, stating that rural character must be protected.

Jim Bart spoke in opposition to the proposed rezone and the potential traffic and safety impacts to the neighborhood.

Michelle Barton spoke in opposition to the proposed rezone and the potential traffic and safety impacts to the neighborhood.

Leigh Singleton spoke in opposition to the proposed rezone.

Erich Pflumm spoke in opposition to the proposed rezone, stating that it was incompatible with the character and existing uses of the surrounding area.

Marty Bauer spoke in opposition to the proposed rezone, stating that they would support more housing but at a lower density.

8. Rezone – Walking Horse (Cristin Hofhine)

Presentation

Hofhine gave an overview of the detailed staff report included in the agenda packet. The applicant requests a zoning map amendment from RR to LLR in order to allow subdivision of the parcel into smaller residential lots. The property is presently zoned RR, which requires a minimum one-acre lot size. The proposed LLR designation allows smaller minimum lots (consistent with the FLUM) while maintaining compatibility with surrounding uses and anticipated infrastructure capacity.

Commissioner Hedin stated that although she is typically staunchly opposed to rezoning applications for the rural residential zone, that she thought it appropriate in this instance to follow the Planning Commission's recommendation to approve, and expressed sympathy for the applicant's effort to develop housing for their family and for their business's workforce.

Motion by Commissioner Hedin to approve the rezone of Parcel 02-035-0009 from Rural Residential (RR) to Large Lot Residential (LLR), based on the findings of fact in the staff report and conformance with the Grand County Land Use Code 9.2.5, the General Plan, and the Future Land Use Map.

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

9. Resolution - allocating mineral lease funds and state PILT to be appropriated by the state of Utah (Commission Administration)

Presentation

The proposed draft resolution maintains the same allocations to Grand County EMS, Recreation, and the school district as last year's resolution.

Motion by Commissioner Hadler to approve the resolution allocating mineral lease funds and state PILT to be appropriated by the state of Utah during Fiscal Years 2026/2027

Motion seconded by Commissioner McCandless

Discussion

Hadler asked if this allocation could be adjusted in the event that Proposition 13 passed and EMS received the additional needed funding through that new revenue source. Attorney Stocks stated that the recipient entities could voluntarily return excess funds.

Motion passes 6-0, Hedin absent

11. "Festive Tree" Activation Scope of Work (Alison Harford, Moab Office of Tourism)

Presentation

Harford provided a summary of this action, approved by the Moab Tourism Advisory Board during its September 9 meeting. In an effort to increase winter tourism in Moab, the Moab Office of Tourism worked with its public relations agency, CampStories, to create a spectacle that will enhance the holiday season, promote winter in Moab to targeted markets, and drive winter tourism. We'd like to light a tree in Sand Flats—with guidance from Sand Flats staff and the BLM—and make news around it.

Motion by Commissioner Martinez to approve the Scope of Work with CampStories and authorize the Chair to sign all associated documents pending legal review

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0, Hedin abstaining

Chair Winfield moved up action item 15, without objection

15. Purchase of holiday lights for winter marketing campaign (Commissioner Martinez)

Presentation

Commissioner Martinez gave a summary of this new winter campaign.

Motion by Commissioner Martinez to approve Admin to purchase up to \$49,000 in Holiday Lights to support the Moab Holiday Media Campaign

Motion seconded by Commissioner McCandless

Discussion

Discussion ensued regarding the need to incorporate County staff resources in the discussion regarding projects such as these.

Motion passes 7-0

12. Gravel Bike Adventure Field Guide Budget & Proposal (Alison Harford, Moab Office of Tourism)

Presentation

Harford provided a summary of this action, approved by the Moab Tourism Advisory Board during its September 9 meeting with a budget of \$87,000 to allow for printing 25,000 guides.

Motion by Commissioner Martinez to approve the Moab Office of Tourism's project to work with the creators of the Gravel Adventure Field Guide and approve the chair to sign all associated documents pending legal review.

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0, McGann absent

13. Mud Springs Marketing Efforts (Alison Harford, Moab Office of Tourism)

Presentation

Harford provided a summary of this action, approved at the Moab Tourism Advisory Board meeting on September 9. The Mud Springs Trail System presents a significant opportunity to put the Moab area and San Juan County on the map for NICA races. We'd like to promote the trail system with targeted content marketing - including creation of photos, videos, and hiring mountain biking social media influencers to promote the system.

Motion by Commissioner McCurdy to approve a marketing spend of \$13,000 to promote the Mud Springs Trail System as a collaboration between the MOT and the Economic Development Department.

Motion seconded by Commissioner Hadler

Substitute motion by Commissioner Martinez to approve the marketing spend of \$13,000 to promote Mud Springs Trail Systems as a collaboration between the Moab Office of Tourism, Economic Development Department, and San Juan County

Substitute motion by seconded by Commissioner McCurdy

Discussion (none at this time)

Substitute motion passes 6-0, McGann absent

14. Ordinance - Special Events (Commissioners McCandless and McCurdy)

Presentation

Vice-Chair McCandless described the proposed changes, that she led in collaboration with Chief Deputy Clerk/Auditor Jenibeth Jones, which mainly seek to allow for a full one-year advance approval and expansion of legacy event designation.

Motion by Commissioner Martinez to repeal and replace Ordinance 715 and Chapter 8.16 'Special Events' in the Grand County General Ordinances and adopt the new Chapter 8.16.

Motion seconded by Commissioner McCurdy

Discussion

Clarification made that Intent to Apply approval would not circumvent the needed approval by other agencies that provide oversight on special events, such as Fire and EMS. Commissioner Hedin expressed concern about the definition for legacy events was being proposed.

Motion passes 6-1, Hedin opposed

15. Memorandum of understanding between Grand County, Utah and the State of Utah Division of Outdoor Recreation (Commissioner Martinez)

Presentation

Commissioner Martinez gave a summary of the proposed Memorandum of Understanding, which would 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. Commission Hadler requested that he be involved in the process of developing this program, and was rebuffed by Commissioner Martinez.

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

Motion seconded by Commissioner Martinez

Substitute motion by Commissioner McGann to approve Commissioners Martinez, McCurdy and Hadler to negotiate a MOU with the State of Utah Division of Outdoor Recreation in the creation of a Motorized Trail Crew

Substitute motion seconded by Commissioner Hedin

Discussion

Substitute motion passes 6-1, McCurdy opposed

16. Selecting Secure Rural Schools Election and Approving Allocations (Commission Administration)

Presentation

Proposed allocation represents no change from prior year.

(Original motion by Commission McCurdy made in error)

Motion by Commissioner McCurdy to send the attached letter to the Utah Department of Government Operations indicating that Grand County elects to use 100% of its Secure Rural Schools allocation for Title I uses, and to allocate 50% of the funding to the Grand County School District and 50% to the Grand County Transportation District.

Motion seconded by Commissioner Hadler

Discussion

Motion passes 7-0

17. Allocating Healthcare Facilities Sales and Use Tax Revenues Received in 2026 (Commission Administration)

Presentation

Proposed allocation represents no change from prior year.

Motion by Commissioner McCandless to approve the allocation of Rural Healthcare Sales Tax collected in 2026 as presented.

Motion seconded by Commissioner McCurdy

Discussion

Discussion ensued regarding how this allocation could be affected if the additional .5% is levied via ballot approval. Commission would reconsider the overall allocation upon implementation of the additional levy if it is approved.

Motion passes 7-0

Discussion Items and General Reports

Spanish Valley Drive Multi-Use Path Update (County Engineer Sean Yeates)

County Engineer Sean Yates gave an overview of the UDOT funding in place to support the project. Final plans close to completion, which will allow for advancement of right of way acquisitions. Currently expected to be completed by the end of 2027. Discussion ensued amongst the Commission regarding potential ways to fund the portion of the project that will not be funded by UDOT.

Closed Session

At 8:59 p.m., motion by Commissioner McCandless to enter closed session for the purposes of discussing pending or reasonably imminent litigation and the character, professional competence, or physical or mental health of an individual

Motion seconded by Commissioner McCurdy

Motion passes 7-0

At 10:36 p.m., motion by Commissioner McCandless to exit closed session

Motion seconded by Commissioner McGann

Motion passes 7-0

Chair Winfield adjourned the meeting at 10:36 p.m.

Bill Winfield

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

FILE NAME 9.16.2025 REG GCC MINUTES approved.pdf - 10/7/25, 5:23 PM

STATUS ● Signed

STATUS TIMESTAMP 2025/10/07
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- Gabriel Woytek (gwoytek@grandcountyutah.gov)
- Bill Winfield (bwinfield@grandcountyutah.gov)

2025/10/07
23:24:03 UTC



Signed by Bill Winfield (bwinfield@grandcountyutah.gov)

2025/10/07
23:29:41 UTC



Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)

2025/10/07
23:35:28 UTC



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

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