



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 6 January 2026

The Grand County Commission met in a regular meeting on January 6th, 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 Bill Winfield, Commission Vice-Chair Melodie McCandless and Commissioners Trish Hedin, Mary McGann, Brian Martinez, Jacques Hadler, 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.

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

Pledge of Allegiance

1. Election of Commission Chair

Motion by Commissioner Winfield to appoint Melodie McCandless as Commission Chair and Bill Winfield as Commission Vice-Chair

Motion Seconded by Commissioner Martinez

Discussion

Winfield gave comment referencing McCandless' qualities which would make her an ideal Commission Chair. Hadler stated that he preferred the Vice-Chair be a Commissioner from the political minority.

Motion passes 5-2, McGann and Hedin opposed

Citizens to be Heard

Bob O'Brien spoke in support of Mary Hofhine's candidacy for the Grand County Planning Commission, due to her extensive and distinctive expertise and qualifications.

Pete Gross spoke in support of Mary Hofhine and Lynn Jackson's candidacies for the Grand County Planning Commission.

Michael Wolff spoke in support of Mary Hofhine's candidacy for the Grand County Planning Commission. Wolff stated that he felt that Commission travel should offer more transparency in how it is conducted.

Karla Hancock spoke in support of Mary Hofhine's candidacy for the Grand County Planning Commission.

Allison Mathis spoke in support of Mary Hofhine's candidacy for the Grand County Planning Commission. Mathis added that she felt that Commission travel should offer more transparency in how it is conducted.

Marty Bauer spoke in support of candidates recommended by the Planning Commission for appointment to vacancies on that board.

Closed Session

At 4:19 p.m., motion by Commissioner Winfield to enter closed session for the purposes of discussing the character, fitness, and competency, of an individuals

Motion seconded by Commissioner McCurdy

Motion passes 7-0

At 4: p.m., motion by Commissioner to exit closed session

Motion seconded by Commissioner McCurdy

Motion passes 7-0

General Business - Action Items, Discussion and Consideration of:

4. Approval of Consent Agenda Items

- A. Approval Of Meeting Minutes for November 18, December 2, December 8, December 9, and December 16, 2025**
- B. Ratification of Payment of Bills**
- C. Letter of Support – Shooting Range**
- D. Amendment To Moab Office of Tourism Contract with Madden Media**
- E. Amendment To Moab Office of Tourism Contract with Campstories PR**
- F. 2026 Cooperative Agreement for USU Extension Service**
- G. Housing Authority of SE Utah Board Appointment**
- H. Weed Board Appointments**
- I. Library Board Appointment**
- J. Purchase Approval for Two UTVs, Using the Utah OHVR Grant Funds Approved in June 2025**

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

Motion Seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

5. Healthcare SSD Board Appointments

Presentation

Three applications were received for two available seats on the board. The CHCSSD recommends Ms. Langianese and Ms. Feary for (re)appointment at this time. The district plans to change its bylaws to allow for nine members.

Motion by Commissioner Hadler to appoint Joette Langianese and Karen Feary to the vacancies on the Healthcare Special Service District

Motion Seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 7-0

6. Planning Commission Board Appointments (P+Z Director Andrew Jackson)

Presentation

12 candidates submitted applications (one withdrew). Planning Commission ranked applicants, forwarding a recommendation for Mary Hofhine, Samuel Newman, and Lynn Jackson. Andrew Jackson gave an overview of the process for filling vacancies on the Planning Commission.

Motion by Commissioner McGann to approve Mary Hofhine, Samuel Newman, and Lynn Jackson as Grand County Planning Commissioners with terms starting in January, 2026

Motion seconded by Commissioner Hedin

Discussion

Commissioner Hedin spoke in her experience as the Commission liaison to the Planning Commission regarding the importance of experienced and diverse views on this board.

Substitute motion by Commissioner Martinez to approve Mary Hofhine, Sarah Kimmerle, and Randy Day as Grand County Planning Commissioners with terms starting in January, 2026

Substitute seconded by Commissioner Winfield

Discussion

Commissioner Martinez expressed gratitude for all those who applied. Commissioner Hedin expressed concern regarding the appointment of two separate developers to these vacancies. Commissioner Hadler stated that it was worth following the recommendation of the Planning Commission. Commissioner Winfield stated that status as a working developer should have no bearing on fitness or qualification of this board. Commissioner McGann stated that it was worth following the recommendation of the Planning Commission. Commissioner Winfield stated that Commissions of the recent past often went over the recommendation of board for appointing vacancies. Commissioner Hedin argued that the Commission only overrode the recommendation of a board one time in this way.

Substitute motion fails 3-3, Hedin, McGann, and Hadler opposed, McCurdy abstaining

Original motion fails 3-3, Winfield, McCandless, and Martinez opposed, McCurdy abstaining

Motion by Commissioner Hedin to approve Mary Hofhine, Lynn Jackson, and Kevin Bowden as Grand County Planning Commissioners with terms starting in January, 2026

Motion seconded by Commissioner Hadler

At 4:47 p.m., motion by Commissioner McCurdy to enter closed session for the purposes of discussing the character, fitness, and competency, of an individuals

Motion seconded by Commissioner Winfield

Motion to enter closed session fails 4-3, with Hedin, Hadler, and McGann opposed (5 votes need for motion to enter closed session to pass)

Motion on the floor fails 3-3, Winfield, McCandless, and Martinez opposed, McCurdy abstaining

Motion by Commissioner McGann to appoint Mary Hofhine as a Grand County Planning Commissioner with terms starting in January, 2026

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 7-0

Motion by Commissioner McCurdy to appoint Sarah Kimmerle and Randy Day as Grand County Planning Commissioners with terms starting in January, 2026

Motion seconded by Commissioner Winfield

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

7. Airport Board Appointment

Presentation

Four applications were received for one vacancy. The airport board will meet on Monday, January 5, 2026, to interview and make a recommendation for the Commission's consideration. The board's recommendation will be provided in the packet on Tuesday, January 6, 2026. At the airport board's meeting on Monday, January 5, the board made a recommendation for AJ Throgmorton to be appointed.

Motion by Commissioner McCurdy to approve the appointment of AJ Throgmorton to serve on the Airport Board, with term expiring December 31, 2030

Motion Seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 6-0, Martinez abstaining

8. OHV Recreation Grant (Trails Director Maddie Logowitz)

Presentation

Logowitz gave an overview of the Total grant award approximately 98,000, with approximately 35,000 going to the new non-profit and the remainder going to the OHV Trail Coordinator salary. County match \$27,000 in benefits for OHV Trail Coordinator position. County in-kind match \$11,000. Partner in-kind match approximately \$14,000.

Motion by Commissioner Hadler to approve executing the contract for the OHVR Grant as presented

Motion Seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 7-0

9. Resolution adopting the Grand County Data Privacy Program (IT Director Matt Cenicerros)

Presentation

This resolution clarifies and consolidates the actions taken in June 2025 to better align with Grand County procedure while staying in compliance with the GDPR.

Motion by Commissioner McGann to approve the resolution adopting the Grand County Data Privacy Program

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

10. Resolution to Amend Compensatory & Flex Time Accrual Rates (Personnel Services Director Tess Barger)

Presentation

Barger explained the proposed action as presented in the packet

Motion by Commissioner Martinez to approve the resolution to amend compensatory time and flex time accrual rates from a maximum of 24 hours to a maximum of 80 hours

Motion Seconded by Commissioner McGann

Discussion

Martinez expressed satisfaction for having this policy update in place. Commissioner McCurdy disclosed that his wife is an employee with the Sheriff's Office.

Motion passes 7-0

11. Resolution to Amend Education Assistance Policy (Personnel Services Director Tess Barger)

Presentation

This revised policy clarifies that Grand County representatives in appointed positions are eligible to utilize the education assistance program offered to employees. No budgetary impact for 2026 would come about with this policy change.

Motion by Commissioner McCurdy to adopt the resolution to amend the Grand County Employee Handbook education assistance policy

Motion Seconded by Commissioner Winfield

Discussion

Martinez expressed satisfaction for having this policy update in place.

Motion passes 7-0

12. La Vina Zoning Map amendment: Highway Commercial, General Commercial, and Large Lot Residential to Highway Commercial at approx. 1972 Plateau Dr, numerous parcels (P+Z Director Andrew Jackson)

Presentation

Foothold Inc is requesting a zone change on various parcels it owns at 1972 Plateau Dr for a residential townhome development. The applicant currently owns a townhome on this site and proposes to build additional townhomes. Planning Commission forwarded a prioritized list without an explicit recommendation to support or oppose. Staff report, included in the agenda packet, determines that the application meets all necessary conditions. Public comment focused on traffic, parking, access, stormwater and neighborhood impacts; Commissioners urged applicant to work with neighbors on traffic/parking solutions.

Motion by Commissioner McCurdy: Finding that the Foothold request complies with the intent of the Issues for Consideration in the Grand County Land Use Code Section 9.5.2, items A-K, and the request addresses conditions 1-4 of the Future Land Use Plan of Spanish Valley; motion to approve ordinance amending the Grand County Zoning Map from Large Lot Residential, General Business, And Highway Commercial to Highway Commercial for Foothold Inc., located at approximately 1972 plateau drive, being the entirety of the final plat of the Community at Vina Subdivision (02-0CVA-0001 through 02-0CVA-0008) and Parcel 02-0017-0198, in Grand County, Utah—exact legal description on file

Motion Seconded by Commissioner Winfield

Discussion

Commissioner Hedin expressed concern regarding the granting of rezones at a time when the zoning map is in the process of a comprehensive review and adjustment, and pointed out potential pitfalls of applying highway commercial zoning to this area. Commissioner Winfield expressed that the County can't expect developers to wait forever for plans to be completed when projects are ready to be executed.

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

13. Zoning Map Amendment – Bates Subdivision (P+Z Director Andrew Jackson)

Presentation

Detailed staff report in the agenda packet summarized the potential action. Planning Commission recommended approval.

Motion by Commissioner Martinez to approve the ordinance number _____ amending the Grand County zoning map from rural residential to small lot residential for Ken and Julia bates, being a 3.46-acre portion of tax parcel number 02-0036-0001, located at approximately 4747 South Spanish Valley Drive in Grand County, Utah, exact legal description on file, including the finding that the Bates request complies with the intent of the Issues for Consideration in the Grand County Land Use Code Section 9.5.2, items A-K, and the request addresses conditions 1-4 of the Future Land Use Plan of Spanish Valley

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0, McGann absent

14. Ordinance - Grand County Affordable Housing Loan Policy (Commissioner Martinez)

Presentation

The Grand County Commission previously approved an affordable housing loan commitment to close the funding gap for a 60% Area Median Income (AMI) Low-Income Housing Tax Credit (LIHTC) workforce housing project. As part of that action, the Commission required that an affordable housing loan policy be adopted before the loan is funded. The proposed Grand County Affordable Housing Loan Policy establishes a framework for the County to provide subordinate financing to affordable housing developments. The policy is modeled on Utah's best practices, including the Olene Walker Housing Loan Fund Program Guidance, Rural Community Assistance Corporation (RCAC) lending standards, and Utah Housing Corporation practices, and is consistent with the Housing chapter of the Grand County General Plan 2030 and accomplishes the goals of the 2023 Moab Area Affordable Housing Plan. The policy is designed to close funding gaps in affordable housing capital stacks to make projects financially feasible; leverage other public and private investment in affordable housing; support Grand County's workforce and gateway community housing needs. Upon adoption, staff will be prepared to proceed with the loan documentation for the previously approved project loan.

Motion by Commissioner McCurdy to adopt the Grand County Affordable Housing Loan Policy as presented

Motion Seconded by Commissioner Winfield

Discussion

The Commission expressed gratitude to staff for preparing this policy and excitement for the opportunity to support local affordable housing.

Motion passes 6-0, McGann absent

15. Ordinance - Grant Administration (Economic Development Coordinator Melisa Jeffers)

Presentation

Grand County has previously operated without a subgrant policy. This new policy replaces the previous practice of full upfront payments with a reimbursement model that offers advance payments (up to 25%), more closely aligned with best practices from state models. This approach strengthens accountability,

ensures timely project completion and reporting, while still supporting organizations with limited cash flow capacity.

Motion by Commissioner Winfield to approve the grant administration policy ordinance as presented

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0

16. Ordinance - Elected officials' salary (Commission Administration)

Presentation

State required ordinance, to be accompanied by public notice.

Motion by Commissioner Hadler to approve the Ordinance — Salaries of all County Elected Officials for 2026.

Motion Seconded by Commissioner McCurdy

Discussion

Clarification given that no increases were included in this action.

Motion passes 6-0, McGann absent

17. Commission liaison appointments (Chair McCandless)

Presentation

Commissioners reviewed and updated liaison and subcommittee assignments. Changes include:

Budget Advisory Board: Winfield, McCandless, Hedin

Chamber of Commerce: updated from Martinez to McCandless

Film Commission Committee: entry removed (duplicate/confusing item).

Thompson SSD Water Board: changed to Winfield

Canyon Country Partnership: liaison changed from McGann to Hedin

Children's Justice Center: liaison changed from Hedin to McCandless

Planning Commission: discussion and debate about swapping commissioners; concern expressed about maintaining bipartisanship/representation; final assignments discussed with some placeholders and commitments to follow up.

Commissioners agreed to circulate an updated liaison list for public posting and to have Commission Administration update the document.

(No official action taken)

Public Hearing

2. Public Hearing – Zoning Map Amendment for Moab Sisters, aka Novak, From RR to SLR and MFR

Presentation

The Moab Sisters, aka Novak, are requesting that the County Commission change the zoning of their property from Rural Residential to 12.4 acres of Small Lot Residential and 9.1 acres of Multi-Family Residential to allow up to 104 residential units. Applicant requested rezoning; Planning Commission forwarded an unfavorable recommendation (5-2). County Commission continued hearing to allow additional staff analysis and public comment. Curtis Wells, representing the landowner, clarified that the amendment sought to rezone property to Small Lot Residential, not Multifamily Residential, and that this detail may have been misrepresented in noticing. Wells stressed that the current concept plan for development is very reasonable and accommodating.

Chair McCandless opened the public hearing, to remain open until 5 p.m. on Wednesday, January 14th

Dr. Sorenson of the Moab Veterinary Clinic spoke with concern regarding the density of housing being proposed next to his property, citing livestock safety concerns as one factor.

Richard Roots spoke in opposition to increased density at the site.

Jennifer Wenzel spoke in defense of the rural character and lifestyle that the neighborhood currently offers, which she feels would be compromised by the rezone.

Kelly Miller spoke in opposition to the rezone because she feels that increased density would sacrifice the current lifestyle in one of the last real rural areas in the valley.

Leigh Singleton spoke in opposition to the rezone because she feels it is not aligned with a comprehensive planning process which takes into account traffic and infrastructure impacts.

Emily Campbell encouraged the Commission to do more research on potential traffic impacts when planning for the different zones within the community.

Sam Cunningham spoke in opposition to the rezone, citing safety concerns related to increased traffic.

Jared Richards spoke in opposition to the rezone because he feels it is not an action supported by a comprehensive planning process.

Connie Pacheco spoke in opposition to the proposed rezone.

Michael Veer spoke in opposition to the proposed rezone.

Patty Robinson spoke in opposition to the increased density that would accompany the proposed rezone.

18. Commission Sub-Committee appointments (Chair McCandless)

Presentation

Chair McCandless went over current sub-committee appointments and discussed potential updates and/or changes. The agenda packet contained the list of existing assignments. Andrew Jackson and Cody McKinney to be formally added to the Spanish Valley Multiuse Pathway Subcommittee. Hadler or McGann to be considered as additions to the housing subcommittee along with Martinez and McCurdy. Commission Administration directed to identify and draft revisions to policies and procedures, to be reviewed by the County Attorney and then forwarded to the full Commission for review. Economic Development/Travel Council, Tax Split, Policies and Procedures subcommittees eliminated.

(No official action taken)

19.Fixed Guideway – Public Safety Task Force Creation (Chair McCandless)

Presentation

The Commission established a subcommittee/task force to study fixed-guideway tax options and plan for a public safety complex and other capital needs. The task force will invite subject matter experts (courts, sheriff, architects, finance, developers) and other rotating participants as needed. Target milestones discussed, including prompt initial meeting (week of Jan 13), potential site visits (e.g., Iron County or San Juan examples), coordination with legislative session developments, and target decision windows to align with potential July implementation or voter measures. Draft framework included vision/scope, site selection, governance, financing, and implementation steps.

Motion by Commissioner Winfield to assign McCandless, McCurdy, and Hadler to the Fixed Guideway Public Safety Task Force

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 5-1, Hedin opposed

Future Considerations

Commissioner Martinez stated that he plans to offer a presentation at the next Commission meeting with an update on the latest discussions of the Colorado River Authority.

Consideration given and discussion made to an update to the Commission travel policy.

Chair McCandless adjourned the meeting at 7:15 p.m.

Melodie J. McCandless

Melodie McCandless
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

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

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SIGNED

Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)

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SIGNED

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

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