



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 17 February 2026

The Grand County Commission met in a regular meeting on February 17th, 2026. The meeting was held in-person in the Grand County Commission Chambers, with hybrid virtual participation also available via Zoom. It was also broadcast and saved on YouTube. Attending the meeting in-person were Commission Chair Melodie McCandless, Commission Vice-Chair Bill Winfield and Commissioners Trish Hedin, Brian Martinez and Mike McCurdy. Also attending in-person were Commission Administrator Mark Tyner, Associate Commission Administrator Quinn Hall, Clerk/Auditor Gabriel Woytek and County Attorney Stephen Stocks. Commissioner Jacques Hadler was in attendance virtually. Commissioner Mary McGann was absent.

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

Pledge of Allegiance

Citizens to be Heard

Kaitlin Myers, Executive Director of the Moab Area Community Land Trust, expressed gratitude to the County for its collaboration in facilitating the development of affordable housing, and to the County Roads Department regarding efforts related to stormwater detention basin needs at the Arroyo Crossing development.

Mary O'Brien demanded greater transparency regarding potential preliminary data, analyses and methods regarding the Kem C. Gardner Policy Institute's Arches Timed Entry study.

Pete Gross stated that Arches does not exist as a cash cow for Grand County, and that Grand County should not dictate policy for how Arches National Park is run. Gross suggested that the Commission was placing undue pressure on the results of the study as they are still being formed.

Allyson Mathis expressed displeasure regarding the standards of behavior that she perceives by members of the County Commission, and what she perceives as secrecy in the actions of the County Commission regarding the Kem C. Gardner Institute Arches Timed Entry study.

Dwight Johnston expressed gratitude to the Commission for their work on behalf of their constituents, including lobbying at the state level.

AJ Throgmorton expressed gratitude to the Commission for their work on behalf of their constituents, and expressed excitement for the results of the study Kem C. Gardner Institute. As an Airport Board member, Throgmorton reported that Skywest has emerged as a suitor to offer Essential Air Service at Canyonlands

Regional Airport. Contour and Denver Air Connection are slated to offer presentations before the Airport Board.

Susie Johnston expressed enthusiasm for the results of the Kem C. Gardner Policy Institute's Arches Timed Entry study.

Presentations

Grand County Conservation District

Ryan Jones, Representative of the Utah Department of Agriculture and Food (UDAF), gave an overview of his work with the Grand Conservation District. Projects include GCD Watersmart CWMP for work in the Pack and Mill Creek watersheds, Three Canyons Ranch ISM for Russian Knapweed treatment, a variety of Outreach and Education efforts including 7 events in all with 272 attendees, support for new equipment including a Dew Drop Drill and a Vermeer woodchipper.

Department Reports

Grand County Roads Department

Roads Supervisor Cody McKinney summarized a detailed department report and series of documents that he provided to the Commission which was included in the agenda packet. McKinney gave an overview of the Grand County Roads Department's activities. McKinney offered an overview of upcoming proposed projects for 2026 and beyond.

General Business - Action Items, Discussion and Consideration of:

3. Commission member disclosures and future considerations

Commissioner McCurdy disclosed that his wife is an employee at the Grand County Sheriff's Office.

As a future consideration, Commissioner Hedin proposed that in-person reports return to Commission meetings

4. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes for February 3, 2026**
- B. Ratification of Payment of Bills**
- C. Ratification Of Special Use Permit Application UDOT For License Plate Reader On Hwy 128**
- D. Ratification Of UMTRA Bill Support Letter to Senator Lee**
- E. Ratification Of LOS For Moab City CIB Request for Funding, Water Tank**
- F. Ratification Of RCG FY2026 Grant Contracts**
- G. 2026 Ethics Pledges & Disclosure Statements**
- H. Ratification Of Local Consent Single Event Alcohol Permit - Grenadier Gathering**
- I. Letter Of Support Ride with Respect Motorized RTP Grant - Heavy Equipment And Project Prep**
- J. Letter Of Support Ride with Respect OHVR Grant - Motorized Singletrack Maintenance**

- K. Approval Of MACLT Foreclosure Termination and Subordination Agreement**
- L. Motivations Training 2026 Contract Renewal**
- M. Ratification Of Cooperative Law Enforcement Agreement Between Grand County And The USFS Manti-La Sal National Forest**
- N. MOU With Bureau of Land Management - All American Wash EWP**
- O. Ratification Of All American Wash EWP Change Order**
- P. Steward Moab MOU - UTV Lease**
- Q. Purchase Of Two Toyota 4-Runners**
- R. Leased Vehicle Reassignment**

Motion by Commissioner Winfield to approve the Consent Agenda, as read by the Chair

Motion Seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 6-0

5. Position Backfill Request - GCATT Seasonal Grant-Funded Positions (Personnel Services Director Tess Barger)

Presentation

Barger explained that the six (6) Trail Technician positions being requested are seasonal (spring, summer, and fall hours). These positions were approved during the 2026 budget process. They are fully grant-funded (wages + fringe benefits). Funding for the Trail Technicians comes from a combination of funding sources, including Recreational Trails Program (RTP) 24-26, RTP 25-27, Mud Springs Phase I RTP, Moab City ILA funds, the Utah Outdoor Recreation Grant (UORG), Recreation Restoration Initiative (RRI), and the USFS.

Commissioners expressed concern regarding the certainty of grant funds that would be used to fund these positions.

Motion by Commissioner Hadler to approve the backfill of the six (6) seasonal, fully grant-funded Trail Technician positions under the Grand County Active Transportation & Trails department.

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 6-0

6. Desert River Credit Union: Contractor Installation of County Supplied Pipe & Inlet (Roads Supervisor Cody McKinney)

Presentation

McKinney explained that the Desert Rivers Credit Union (DRCU) improvements are being constructed over the proposed alignment of a future 48" culvert pipe, per the Storm Drain Master Plan (area map is attached). In order to avoid costly installation by Grand County in the future, it is proposed that the materials be provided to DBSI (Desert Rivers Credit Union construction contractor) for installation at DRCU's cost. This public/private partnership is a win-win move toward fixing potential future drainage issues. This project also

aligns with the UDOT Master Stormwater Drainage Map that is attached. Grand County Road Department currently has the 48" ADS/HDPE pipe in stock, and will add the 72" drop inlet (to be purchased estimated \$20,000) and provided to the contractor for installation. This will allow for timely work progress on development, and allow for restocking of County inventory throughout year 2026.

Motion by Commissioner Winfield to approve provision of materials (200 linear feet of 48" ADS/HDPE pipe & 72" drop inlet) for advanced construction of the future storm drain network, with a total cost of approximately \$50,000 from the County's inventory

Motion seconded by Commissioner McCurdy

Discussion

McKinney explained that this action would result in a savings of several weeks of work for County Roads staff.

Motion passes 6-0

7. GCATT application for a state motorized grant (Motorized Trail Coordinator Keltain Reese-Sullivan)

Presentation

Reese-Sullivan described the application from GCATT for a state motorized recreation grant that would fund trail signs, fencing, and kiosk materials to be installed on public lands. To purchase and distribute these materials, GCATT's OHV Trail Coordinator would coordinate with the Motorized Trails Committee (MTC), BLM, USFS, SITLA, Utah Division of State Parks, and Utah Division of Outdoor Recreation.

Discussion

Grant to be prepared for approval in time for next Commission meeting. Commissioner Martinez explained the differences between the RTP and OHVR, and suggested that such opportunities always go through the Motorized Trail Committee.

(no action taken at this time)

8. Resolution: Amended Final Plat: Walking Horse (Amended) Subdivision (P+Z Director Andrew Jackson)

Presentation

Applicant seeks to amend subdivision final plat, increasing to 6 lots from original 4 lots.

Motion by Commissioner Winfield to approve the amended final plat for Walking Horse Subdivision, Parcel 02-035-0009, 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, contingent on completion of legal review as currently drafted.

Motion seconded by Commissioner McCurdy

Substitute motion by Commissioner Martinez to approve the amended final plat for Walking Horse Subdivision, Parcel 02-035-0009, 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, contingent on completion of legal review as currently drafted

Substitute motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0

9. Conditional Use Permit for a Mule at 1575 Rocky Road (P+Z Director Andrew Jackson)

Presentation

Jackson explained that Lonnie Marsing owns a 1/2-acre property located at 1575 Rocky Road in the Large Lot Residential Zone. Stephen and Charlene Oiler have submitted an offer to purchase the property contingent on receiving approval to keep their Mule, Jenny, on the property. 3.2.5 Other Use Standards, A. Animal Raising, states: "The keeping of domestic, agricultural animals and livestock shall be considered a permitted use, provided that no more than 4 animal units (as defined in Article 10) per acre shall be allowed on parcels with more than one-half acre and less than 5 acres. These standards shall not be applicable to parcels larger than 5 acres." However, the use table in Section 3.1 identifies animal raising as a conditional use in the Large Lot Residential Zone. Additionally, Article 10 treats donkeys and horses as a single animal unit but does not specifically address mules. Since a mule is a cross between a donkey and a horse, the staff has determined a mule to be one (1) animal unit. The code permits up to two (2) animal units on a half-acre parcel. Staff recommends approval of the conditional permit request, subject to the condition that it shall be reviewed upon a substantiated complaint.

Motion by Commissioner McCurdy to approve resolution number approving a conditional use permit for a mule at 1575 Rocky Road, parcel number 02-0LOP-0002, in the large lot residential zone, with the condition that the permit is subject to review based on substantiated complaints, and contingent on completion of legal review as currently drafted

Motion seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 5-0, Hadler absent

10. Letter of Support for UORG Tier 1 grant for Archery Range at OSTA (Commissioner Hedin)

Presentation

Commissioner Hedin provided an update regarding the initial startup grant received to support this facility, and described additional work needed to complete it. Proposal for a new grant to supplant existing grant for additional materials needed, with no cash match to be needed.

Motion by Commissioner Winfield to approve the Letter of Support for UORG Tier 1 grant for Archery Range at OSTA

Motion seconded by Commissioner McCurdy

Discussion

Clarification given that labor needed for additional work would be handled by contractors and not by OSTA staff. Commissioner McCurdy stressed the need to promote new facilities at OSTA. Goal to complete project in 2026.

Motion passes 6-0

11. Ordinance adopting impact fees for Transportation, Parks, and the Sheriff (Commission Administrator Mark Tyner and Cody Deeter, EFG Consulting)

Presentation

In the fall of 2024, the commission hired EFG Consultants to prepare impact fee analyses for parks, transportation, and the sheriff. The findings were presented at the public hearing on February 2, 2026. Since then, no public comment has been received regarding the impact fee. Commissioner Winfield made the recommendation to gradually increase the fees, starting with roughly 10% on transportation, a \$500 placeholder for the Sheriff, and a roughly 25% increase on Parks fees. Clerk/Auditor Woytek stated that his office was working on an update regarding fund balance reserves related to Fund 28 – Impact Fees. Commissioner McCurdy stated that he wanted fees supporting Sheriff be shifted to visitors through the Mass Fixed Guideway sales tax and not through impact fees. Deeter explained that by law grant funds were not used in considering costs of the level of service. Commissioner Martinez stressed the need for caution in adding additional fees, and agreed with the approach recommended by Commissioner Winfield. Commissioner Hedin stated that impact fees did not affect her decision making in building homes, and that they were a standard cost of doing business in the construction industry.

Motion by Commissioner Winfield to approve the impact fees ordinance as presented, with the following impact fees to be updated to the following amounts: Transportation - \$68.93 per daily trip, \$650 for single family residential, \$483 for multi-family residential, Sheriff - \$500 for residential ERC, Parks - \$1,515 for single family residential, \$1,136 for multifamily residential or hotel door

Motion Seconded by Commissioner Hedin

Discussion

Chair McCandless proposed revisiting the rates and a potential additional incremental increase in 2027.

Motion passes 5-1, McCurdy opposed

12. Public Safety Complex Feasibility Study - Request for Proposals

Presentation

The Fixed Guideway Tax Subcommittee is recommending a comprehensive feasibility study to evaluate the viability of a new public safety complex, potentially funded through a Fixed Guideway sales tax. The study will provide the necessary information to make informed, fiscally responsible decisions on whether to proceed with the project, including site suitability, project scope and cost estimates, bonding capacity, and financial sustainability.

Funding for the feasibility study, up to \$50,000, will be allocated from the capital projects budget. This expenditure qualifies as a pre-development cost and can be reimbursed from future project funding sources, including bonds, Community Impact Board (CIB) funding, or Fixed Guideway tax revenue.

Beyond immediate planning needs, this study will continue to add value by establishing the project scope and requirements that will serve as the basis for future development solicitations and by ensuring continuity and efficiency throughout the project lifecycle.

Motion by Commissioner Hadler to approve a public safety building feasibility study for up to \$50,000

Motion Seconded by Commissioner McCurdy

Discussion

Commissioner Martinez stated that the motion should perhaps not include a cost ceiling as currently stated.

Motion passes 6-0

Closed Session

At 5:38 p.m. motion by Commissioner McCurdy to enter closed session for the purposes of discussing pending or reasonably imminent litigation.

Motion to enter closed session seconded by Commissioner Winfield

Motion passes 6-0

At 5:46 p.m. motion by Commissioner Winfield to exit closed session

Motion to exit closed session seconded by Commissioner McCurdy

Motion passes 6-0

Chair McCandless called a recess until 6:00 p.m.

Public Hearing

2. Public Hearing to amend the consolidated fee schedule

Presentation

Commission Administrator Mark Tyner explained that the proposed changes were associated with the approved impact fee changes made in this meeting, as well as some airport fees.

Chair McCandless opened the public hearing

(No public comment at this time)

Chair McCandless left the public hearing open until 5pm on Wednesday, February 25th

6 p.m. Citizens to be Heard

Mary Moran spoke in support of the Arches Timed Entry system, and the need to support the National Park Service's efforts to manage land. Moran added that she supports transparency and general meeting decorum.

Chair McCandless adjourned the meeting at 6:06 p.m.

Melodie J. McCandless

Melodie McCandless
Chair, Grand County Commission

ATTEST:

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

FILE NAME 2.17.2026 REG GCC MINUTES approved - 3/4/26, 10:53 AM.pdf

STATUS ● Signed

STATUS TIMESTAMP 2026/03/05
02:57:25 UTC

Activity



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

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

2026/03/04
17:54:03 UTC



SIGNED

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

2026/03/05
02:57:25 UTC



SIGNED

Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)

2026/03/04
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