

**Sand Flats Recreation Area (SFRA)
Stewardship Committee Special Meeting Minutes
Monday, April 6th, 2026 at 3:00 pm**

In Attendance:

SFRA Stewardship Committee members- Molly Taylor (MT), Mark Pope (MP) in the room, Tom Dillon (TD) via zoom.

Grand County Commission representative- Melodie McCandless (MM)

BLM representative- Katie Stevens (KS)

Sand Flats Director Andrea Brand (AB), Sand Flats Recreation Technician via zoom Matt Olding (MO)

Cristin Hofhine, Grand County Attorney's Office, previously Grand County Acting Planning Director (CH)

Call to Order

Citizens to be Heard

None

General Business- Action Items

Approval of letter to Grand County Commission concerning Minnie Lee Ventures, LLC and Steen property rezone request

AB- Decide if we need any edits to our letter to the Grand County (GC) Commission.

Group discusses public hearing procedures at April 7th GC Commission meeting. AB will read letter to the commission, or part of it in allowed time.

CH-When the public hearing opens, every comment that comes in is meant to be taken into consideration by the commission, whether at that meeting or after.

MM- It will be open for 10 days and then the Commission will vote on it.

Group makes some edits to the letter.

MP- Some of the best buildable land is where the trails are. They would be affected.

CH- Because it is in a water source protection district, they will need a CUP to be developed with the city. Just because the topography seems difficult to build on this doesn't mean that it can't be done. With enough money these things can be done and relatively easily. The way that the law works an easement can move, there just has to be an easement.

AB- Wouldn't Hell's Revenge being a prescriptive easement need to stay where it is?

CH- No, the easement could be moved, just has to exist. They have a right as property owners.

AB- Easement for the Slickrock Bike trail is a mile long.

KS- BLM holds that easement from Charlie Steen in 1969.

AB- In 2016 changes were finalized with the easement because when they went to build Raven's Rim, they realized that what was on the ground didn't match the easement on paper.

MT- First paragraph under concerns is concise and clear.

MP- Is zoning defined by the state?

CH- State allows local government to write their own land use codes, actually requires them to. General land use plan speaks to where resort special and resort commercial can and cannot be in relation to properties. That is what commission was speaking to.

MP- This can be resort commercial?

CH- Yes, but planning commission is limited in what they can do.

MP- GC Commission could deny it and then applicant could come back with a change.

CH- Yes.

MP- There are two corners of their property beside the Hell's Revenge trail. They could put a paved road up to there from Lion's Back.

CH- It is whatever the legal access to the property is; this is the only one they have control over. If county grants them resort commercial zoning, their legal access is the north east corner (up by the Hot Tubs). They could vacate this access and apply for another legal access but that is another process. The legal access that they can pave is Hell's Revenge by the Hot Tubs.

MT- Raven's Rim is not their legal access though they are using it.

MP- To access their legal access at the Hot Tubs they would need to pave half of the Hell's Revenge trail.

CH- They only have Hell's Revenge class D road as legal access through BLM land. They could argue that the county needs to pay for the road improvements if they approve the resort commercial zone change. Applicant would need to go to court, not sure if they would win.

AB- Reads the sentence in the letter related to this under Concerns-

"...Given that legal access to the property is via the Class D roads near the "Hot Tubs," this would likely necessitate paving portions of the Hell's Revenge trail. Such changes would fundamentally alter the character of the trail system and diminish the experience that supports local guiding businesses and recreational users. The economic impact on the 75 local businesses operating under BLM permits could be substantial, with corresponding effects on the broader local economy. "

MT- That brings up that point, great.

AB- We had this in our letter last year too: "...allowing alternative access points from the Hell's Revenge exit road could compromise SFRA's ability to manage its trail system. This includes impacts to revenue collection, visitor safety, orientation, and resource protection."

And the Conclusion and Recommendation: "Since its establishment in 1995, SFRA has been managed to maintain its natural character without commercialization of its core resources. The proposed rezone represents a significant departure from that approach and introduces the potential for long-term changes to both the environmental integrity and visitor experience of the area. For these reasons, the SFRA Stewardship Committee voted to recommend denial of the rezone application in its current form, finding that it conflicts with the established management objective of the Sand Flats Recreation Area."

MP- Make a motion that we accept letter as modified, MT seconded. All vote in favor and MM abstains.

Support for Interagency Agreement with Utah Department of Natural Resources Division of Law Enforcement

AB- Week before Jeep Safari had a conversation with state law enforcement ranger Lucas Turkington and found out that there was no funding for him to work over 40 hours a week, even in the busy spring and fall seasons. He suggested I contact Lieutenant Brody Young who suggested that maybe SFRA could transfer some money over to the state for this help. In the original agreement between the BLM and the county there is mention of SFRA paying for LE.

KS- Yes, but not state LE.

AB- This is a sample MOU from the state. The MOU would need to be written up and then presented to the GC Commission for approval. Quinn Hall said to speak with this body first. Brody Young had suggested \$28,000 for 8 hours a week

MP- Would that be speeding tickets, presence?

AB- Yes, currently ranger sits at the exit of Fins and Things, catches people speeding when they come off the trail. He is visible to people and has reception so he can do his reports. He goes out on trails and patrols, checking registration, helps with accidents, emergencies, issues in the campgrounds, etc.

MT- You need more than him?

AB- He would like to be available to work more hours.

CH- Why aren't you utilizing Title 17, modifying it and having the Sheriff take it on?

AB- We do have Brad Hines.

CH- Maybe try that. Would require little modification. Add in section LE specifically for these things already in Title 17. The County's already has an obligation to enforce it.

AB- We need LE, we can only do so much. Definitely appreciate all the LE presence we can get.

MO- County, State & BLM all have a side by sides & BLM has dirt bike, they all come to SFRA

AB- Sounds Committee is interested but we need to table it for now and explore options.

MT- Instead of paying for more LE, maybe a calendar for scheduling.

AB- I asked for that but they said they are all over the place and not possible to do set days at SFRA. We will call them sometimes when we don't have a particular incident but we are really crowded and it seems chaotic. I if any LE is free to drive up so folks see LE presence. They do come up if they are free.

Group discusses this and MOU draft from state.

AB- Brody Young said 6 months, 8 hours a week. I brought it down 17 weeks, 8 hours a week- 11 weeks in the spring and 6 weeks in the fall, \$20,000. More research is needed.

CH- Since it is a state agency you would do it under a Cooperative Agreement not an MOU.

AB- passes out updated remit info, up 29% over last year at this time. Errors in data last meeting.

MO- Question on Hell's Revenge easement. In the applicant's documents for the GC Commission, it shows Hot Tubs on Google Earth and points out trespassing.

MP- If we are trespassing that is a separate issue to address.

AB- My understanding is if they want to keep vehicles out, they would need to fence it.

CH- Argument that there is a prescriptive easement since property owner has not attempted to keep vehicles off this for over 20 years.

MT- There are no signs. We have discussed this before.

AB- Applicant did not bring this up at the Planning Commission meeting in their presentation. When we did the easement for Hell's Revenge, I bought private property signs and was told by Mr. Bynum that they weren't needed.

CH- My memory is that the prior staff at Planning and Zoning was recommending denial for many reasons, so landowner said they might restrict access to the Hot Tubs. It would be a prescriptive easement fight and be up to the GC commission on how far they wanted to go.

Adjourn