



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 7 July 2026

The Grand County Commission met in a regular meeting on July 7th, 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 Melodies McCandless, Commission Vice-Chair Bill Winfield, who served as Chair for this meeting, and Commissioners Mary McGann, Trisha Hedin, Brian Martinez and Mike McCurdy. Also attending in-person were Commission Administrator Mark Tyner, Associate Commission Administrator Quinn Hall and County Attorney Stephen Stocks. Commissioner Jacques Hadler was in attendance virtually.

3:00 p.m. Workshop

1. Tax Increment Finance - Copper Recycle Center (Brandy Grace, Executive Director of the Utah Association of Counties)

The workshop was prompted by developer interest in establishing a proposed copper recycling plant at Crescent Junction, as well as broader state trends in energy and industrial development. Grace presented an overview of Tax Increment Financing (TIF) tools under Utah Code Title 17C, comparing locally controlled Community Reinvestment Agencies (CRAs) with state-level authorities such as the Utah Inland Port Authority (UIPA). Developers often seek tax incentives early in project planning. Grace advised the Commission to take a proactive, cautious approach to protect county tax revenue, negotiate interlocal agreements, and establish local conditions before entering financing commitments or inviting state authorities into parcel-specific project areas.

Chair McCandless called the Regular Meeting to order at 4:03 p.m.

Pledge of Allegiance

Citizens to be Heard (none at this time)

Department Reports

Grand County Active Trails and Transportation (AT&T Director Maddie Logowitz)

Logowitz offered key updates focused on seasonal trail maintenance, ongoing infrastructure projects, and community programs:

Trail Maintenance & Fieldwork: The field crew has been actively maintaining paved paths, singletrack trails, and trailhead facilities across the county. Tasks included vegetation trimming along non-motorized paths, erosion control, repair of damaged trail signage, and routine maintenance of trailhead restrooms and trash facilities.

Grant & Infrastructure Projects: Updates were provided on active trail connectivity projects, including progress on state and federal grant-funded initiatives (such as improvements near the Mud Springs trail section and regional multi-use path extensions).

Community Engagement: Director Logowitz highlighted ongoing coordination with local volunteer groups, trail stewardship outreach, and collaborative efforts with partner agencies to manage high summer visitor volumes on non-motorized trail networks.

Presentations

Land Use Code Audit Findings (Andrew Jackson, Planning and Zoning Director)

Planning & Zoning Director Andrew Jackson delivered a comprehensive overview of the structural and procedural review of Grand County's current Land Use Code. Topics covered included: **Code Modernization & Clarity:** with the audit identifying key areas where existing land-use regulations contain ambiguous language, overlapping definitions, or outdated development standards, with the goal to streamline the code for clearer interpretation by both the public and staff. **Emerging Land Uses & Gaps:** The review highlighted missing or under-regulated development categories—such as high-density commercial digital infrastructure (data centers), renewable energy projects, and specialized industrial uses—that require modern, standalone regulatory standards. **Alignment with General Plan & State Law:** Staff emphasized updating land-use provisions to ensure full compliance with recently enacted Utah statutory requirements (such as state-mandated water preservation planning) and the goals of the Spanish Valley Future Land Use Plan. **Next Steps:** The audit findings serve as the baseline framework for upcoming text amendments, public work sessions, and code revisions that the Planning Commission and County Commission will draft over the coming months.

Public Hearings

2. Burr Oaks Rezone

Presentation

This proposal would rezone a vacant 5.02-acre parcel at 4500 South Zimmerman Lane, just south of the Blu Vista Subdivision, from Rural Residential (RR) to Large Lot Residential (LLR). The change would allow about eight half-acre single-family lots. The Spanish Valley

Future Land Use Plan maps this area as a Moderate Scale Neighborhood, which allows somewhat more housing than is proposed. Staff recommends the Commission take public comment, review the request against the Land Use Code criteria, and forward a recommendation to the County Commission.

Chair McCandless opened the public hearing, to be left open until 5 p.m. on Wednesday, July 15

3. Water Use & Preservation Element

Presentation

The proposed Water Use and Preservation Element adds a water-planning chapter to the Grand County General Plan, as required by state law. It is a planning and policy document, not a regulation. It examines how growth affects water demand and infrastructure, and identifies ways to use water more efficiently in new and existing development and in the County's own operations. It does not regulate private property, allocate water rights, or guarantee water service; those matters remain governed by state law and the water providers. At this meeting, the Commission is asked only to open and conduct the public hearing

Chair McCandless opened the public hearing, to be left open until 5 p.m. on Wednesday, July 15

4. Data Center Temporary Land Use Regulation

Presentation

This ordinance temporarily pauses the County's acceptance and processing of applications for data centers, data center power plants, and associated digital infrastructure for up to 180 days. The pause gives the County time to complete the permanent land-use standards it is already drafting and to identify where in the County such uses may be appropriate. It is not a ban. Staff recommends approval, effective immediately.

Chair McCandless opened the public hearing, to be left open until 5 p.m. on Wednesday, July 15

General Business - Action Items, Discussion and Consideration of:

5. Commission member disclosures and future considerations

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

6. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes for June 16th, 2026**
- B. Ratification of Payment of Bills**
- C. Ratification Of Local Consent Alcohol Permits for The Moab Music Festival Venues (X7)**
- D. Ratification Of Utah Wildfire Resource MOU Between Utah Division of Forestry, Fire And State Lands and Grand County Roads**
- E. Ratification Of Amended Assignment Order for All American Wash EWP**
- F. Ratification Of Contract with Utah State Courts for Bailiff Services**
- G. Ratification Of Backhoe Rear-End Emergency Purchase**
- H. Ratification Of Monument Replacement Grant Application**
- I. Ratification Of Signatures on Equipment Transfer Records**
- J. Ratification Of Signature On 2026 Participation Commitment for Cooperative Wildfire System**
- K. Grant-Funded ICA For 450' Trail Section at Mud Springs**
- L. FY27 Invasive Species Mitigation Grant - Utah Dept. Of Agriculture and Food, Grand County Weeds Department**
- M. Sovereign Lands General Permit for The Highway 128 Bike Path**
- N. Renewal Of Grand County Property Lease with Solid Waste SSD#1**

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

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

7. Allocation of the Secure Rural Schools Act Payment FY202 (Commission Administration)

Presentation

The State must transmit, for each county in which a national forest is situated, the county's election to receive a share of the Secure Rural Schools Act (SRS) State payment or a share of the State's 25-percent payment based on the 7-year rolling average annual receipts. The State may use the form to transmit county elections to the Forest Service. If the State fails to transmit a county's election by the deadline of August 1, 2026 (midnight, mountain time), the county will be considered to have elected to receive a share of the State payment (SRS)

Motion by Commissioner McCurdy to approve a share of the State Payment (SRS) of approximately \$22,700, with 100% of the funding to be directed as 50% to public roads and 50% to schools under Title 1

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

8. Support for the eighth annual Moab ArTTTrails (Facilities Supervisor Shawn Fugit)

Presentation

Since its inception on the river bridge in 2015 Moab ArTTTrails Program has donated over \$119,000 worth of public art to the people of Grand County, Moab. Grand County has invested crucial matching support in this year-round attractor for residents and visitors alike since 2017. The annual event brings well known and rising artists, their support teams and their art to install the exhibit. Hundreds each year come for the event itself, but over a million people see the art annually, spending more time and money downtown as a result. Their works are for general sale for a year, and for the community's consideration for the permanent collection. The cost of this transportation of works and artist lodging has increased dramatically. The request remains the same, \$10,000.00.

Motion by Commissioner Winfield to approve the allocation of \$10,000 for the Eighth Annual Arttrail Program. \$2,000 to be reappropriated from Commissioner McGann's travel budget and \$8,000 from the Commission discretionary funds

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

9. UDOT Transportation Investment Fund Grant Agreement (Commissioner Martinez)

Presentation

UDOT has provided a \$1M grant to fund a Moab-to-Arches Shuttle Pilot. Additional information and a copy of the grant will be uploaded once available.

Motion by Commissioner Winfield to approve the \$1M UDOT grant to fund the Moab-to-Arches Shuttle Pilot.

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

10. Moab-to-Arches Shuttle Service Operator RFP Selection (Planning and Zoning Director Andrew Jackson)

Presentation

Grand County issued a Request for Proposals for the Moab–Arches Shuttle Service on June 22, 2026. The Service is to be delivered under a Cooperative Management Agreement ("CMA") between Grand County and the National Park Service, with Grand County as the contracting party and the selected firm operating as the Operator, with service commencing September 1, 2026. The proposal deadline is July 2nd, and materials and updates will be added to the packet after any proposals are received.

Motion by Commissioner Martinez to award the Moab-to-Arches Shuttle Pilot Operator contract to Via Transportation

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

11. Moab Holiday Festival: Keeping the lights on through December (Commissioner Martinez)

Presentation

Building on the success of last year's holiday festivities at Lions Park, this item proposes funding another holiday festival, and investing additional resources to promote a visit to Moab through the fall, leading up to the holidays.

Moab Holiday Festival: Keeping the lights on through December encourages visitors to consider a trip to Moab in late fall, by promoting late-fall visitation ideas and itinerary planning, and several holiday events kicking off the holiday season, including:

- Swanny Park Tree lighting (Dec 4)
- Holiday Craft Fair at the MARC (Dec 4-5)
- Moab Locals 10K (Dec 5)
- Electric Light Parade on Main Street (Dec 5)

- County's Holiday Festival at Lions Park (Dec 11)

The county's holiday festival will be held on December 11 at Lions Park, and includes:

- Tree and bridge lighting
- Drone show
- PR activation promoting late-fall visitation, including media pitching, journalist hosting, and content creation leading up to the festival
- Festival lighting event with bridge walk, provisions, and Santa Claus

Motion by Commissioner Winfield to approve up to \$175,000 for the Moab Holiday Festival

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

12. Resolution amending the Policies and Procedures of the Governing Body (Chair McCandless)

Presentation

The last update to the policies and procedures was in 2020. The document requires regular review and updates to comply with the State Code and certain other changes. The commission held two workshops and discussed the proposed amendments. The policies and procedures will go into effect immediately upon passage.

Motion by Commissioner McCurdy to approve the resolution amending the Policies and Procedures of the Governing Body as presented ("and edited in this meeting", if applicable) AND allowing Commission Administration to make de minimus corrections to the document, if necessary, before signing.

Motion seconded by Commissioner Winfield

Discussion

Chair McCandless noted that the updates align policies with current State Code following two prior commission workshops.

Motion passes 7-0

13. Resolution approving the final plat of Puesta del Sol, Phase xiii, lots 26 & 27 amended, a lot line adjustment between two commonly owned lots, Oyler properties LLC, pursuant to Utah code § 17-79-608 (Planning and Zoning Director Andrew Jackson)

Presentation

Beau Oyler of Oyler Properties LLC owns two neighboring lots in Puesta Del Sol. He wants to move the line between them so the existing house on Lot 26 has the required 10-foot side yard. Lot 27 is vacant. No new lot is created; both lots stay well above the minimum size, and the utility easement moves with the line. State law allows the County to approve this without a public hearing because one owner holds both lots and no street or common area is touched. Staff checked the survey math, the recorded plat, and the neighborhood covenants, found no conflicts, and recommends approval with a short list of clean-up items before recording.

Motion by Commissioner Martinez: Having considered the staff report, the proposed amended plat, the recorded Phase XIII plat, the Puesta Del Sol covenants, and Utah Code § 17-79-608, and finding that the petition is signed by the owner of all affected lots, that no public street is vacated, and that the amended plat is consistent with the recorded plat and the covenants, I move to adopt the Resolution approving the Final Plat of Puesta Del Sol, Phase XIII, Lots 26 & 27 Amended, subject to the conditions in the resolution, and to authorize the Chair to sign the plat once the Planning and Zoning Director confirms the conditions have been met.

Motion Seconded by Commissioner Winfield

Discussion

Commissioners briefly reviewed staff's findings confirming that survey math, recorded plats, and subdivision covenants were satisfied.

Motion passes 7-0

14. Ordinance – Sims Rezone (Planning and Zoning Director Andrew Jackson)

Presentation

This ordinance changes the zoning of a 1-acre property along Highway 191 from a mix of Highway Commercial and General Business to entirely Highway Commercial. This creates a single zoning designation for the property and aligns with the County's General Plan

Motion by Commissioner McCurdy to approve the final 2026 Grand County Certified Tax Rates, as presented on form PT-693, for Grand County Operations and Library Operations

Motion seconded by Commissioner Winfield

Discussion

The Commission held a brief discussion reviewing the zoning consistency along the Highway 191 corridor.

Motion passes 7-0

15. Ordinance - Temporary land use regulation - Data Centers (Planning and Zoning Director Andrew Jackson)

Presentation

This ordinance temporarily pauses the County's acceptance and processing of applications for data centers, data center power plants, and associated digital infrastructure for up to 180 days. The pause gives the County time to complete the permanent land-use standards it is already drafting and to identify where in the County such uses may be appropriate. It is not a ban. Staff recommends approval, effective immediately. See also the documentation under the presentation/public comment earlier in this agenda.

Motion by Commissioner McGann to approve the Ordinance pausing the County's acceptance and processing of applications for data centers, data center power plants, and associated digital infrastructure for up to 180 days.

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

Discussion Items

16. Commission Priority Statement

The Commission expressed general alignment on strategic goals for the remainder of the year, as presented in the priority statement document.

17. Proactive Code Enforcement Surrounding Fire Mitigation on Private Property

Discussion was focused on evaluating options for staff-driven enforcement to clear hazardous fuels and overgrown vegetation on private land to improve wildland-urban interface safety. Commissioners provided feedback on balancing private property rights with community wildfire risks, directing staff to continue researching code enforcement frameworks and cost-sharing models for fire mitigation

General Reports

General Commission Reports and Future Considerations

Commissioners offered their reports, as summarized in the agenda packet.

Closed Session

(No closed session took place)

Chair McCandless adjourned the meeting at 7:41 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	7.7.2026 REG GCC MINUTES approved - 9/2/26, 7:19 AM.pdf
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Activity

 SENT	dvanhorn@grandcountyutah.gov sent a signature request to: - Melodie J. McCandless (mmccandless@grandcountyutah.gov) - Gabriel Woytek (gwoytek@grandcountyutah.gov)	2026/09/02 13:19:56 UTC
 SIGNED	Signed by Melodie J. McCandless (mmccandless@grandcountyutah.gov)	2026/09/02 23:59:36 UTC
 SIGNED	Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)	2026/09/02 15:07:38 UTC
 COMPLETED	This document has been signed by all signers and is complete	2026/09/02 23:59:36 UTC

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