



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 21 July 2026

The Grand County Commission met in a regular meeting on July 21st, 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 Vice-Chair Bill Winfield, who served as Chair for this meeting, and Commissioners Mary McGann, 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. Commission Chair Melodie McCandless was in attendance virtually.

4 p.m. Workshop: Mid-Year Budget Amendment

Commission Administrator Mark Tyner read a statement on behalf of Chair Melodie McCandless, calling on commissioners to focus on non-partisan fiscal stewardship, numerical accuracy, and collaboration during the mid-year budget reviews.

Clerk/Auditor Gabriel Woytek presented an overview of the proposed 2026 mid-year budget amendment. Initial conservative revenue projections from late 2025 resulted in stronger-than-expected actual tax receipts across sales tax, TRT mitigation, and TRCC. As a result, the required draw from the General Fund balance (savings) to balance the 2026 budget was reduced from an estimated \$345,824 down to \$243,633.

Personnel Services Director Tess Barger presented cost-of-living adjustment (COLA) scenarios. The board reviewed a proposed 2.8% retroactive COLA for 2026 (matching the Social Security Administration baseline), which would represent approximately \$543,000–\$544,000 annually across all funds (with ~\$432,000 affecting the General Fund). The workshop also covered position reclassifications and department staffing proposals ahead of formal adoption scheduled for August.

Vice-Chair Winfield called the Regular Meeting to order at 5:17 p.m.

Pledge of Allegiance

Citizens to be Heard

Brian Cash spoke with concern regarding the importance of water conservation efforts when considering planning efforts.

Dale Weiss, speaking on behalf of the Grand Water and Sewer Service Agency, spoke in detail regarding the agencies data and experience driven efforts at water stewardship.

Pete Gross spoke with concern regarding water availability supporting future development and suggested applying operations research in making decisions about and optimizing special events and associated economic activity.

Mary O'Brien stated that the draft Water Use and Preservation Element of the General Plan did not appropriately account for the impacts of climate change.

Dwight Johnston expressed gratitude to the Commission for their hard work, stating that it was responsible for improvement with the economy and with affordable housing.

Kylie Hostetler spoke to advocate for a full-time victim's advocate position in the County Attorney's Office.

Kevin Clyde spoke with gratitude to the Commission for listening to the local established agencies when considering water issues.

Susie Johnston spoke with appreciation to the Commission for their efforts in expanding affordable housing inventory.

Shane Firestack expressed gratitude in general for the hard work that they dedicate to the County.

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.

4. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes**
- B. Ratification of Payment of Bills**
- C. Ratification Of Match Letter for The FEMA FMA (Flood Mitigation Assistance) 10% County Match Letter for Grant Application**
- D. Ratification Of the Chair's Signature on The Sidewalk Plans for The East Holyoak Lane Project**
- E. Ratification Of Utah Wildfire Resource MOU Between Utah Division of Forestry, Fire And State Lands and Grand County Emergency Management**
- F. Ratification Of Google Advertiser Verification for Discover Moab**
- G. Letter Of Support to BLM For Colorado River Trail - National Recreation Trail Designation**
- H. Letter Supporting Nicas Request for Additional Parking at Brands Trails To BLM**
- I. Grant Award Contract - Motorized Trail Maintenance Initiative**
- J. Grant Award Contract - Non-Motorized Trail Optimization for Class 1 Emtb**
- K. Contract Amendment for Master Services Agreement Between Karsh Hagen Madden (Formerly Madden Media) And Grand County/Moab Office of Tourism**
- L. Children's Justice Center Contract Amendment/Renewal**
- M. Approval Of IPAWS And Emergency Alerts Addendum to Emergency Management Regional Mutual Aid Agreement**
- N. USGS Salinity Study Amendment to Contract**
- O. GCSO Position Backfill Requests**

Motion by Commissioner McCurdy to approve the Consent Agenda excepting Item A, as read by the Chair

Motion Seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 6-0, Hedin absent

5. Special Events- High Impact Events Ready to Review (Chief Deputy Clerk/Auditor Jenibeth Jones)

Presentation

The following Intent to Apply (ITA) Submissions were received by the deadline for review during the Quarter 3 Commission Meeting. As per the Special Events Ordinance, all high impact ITA's submitted for the year are reviewed by the County Commission quarterly: Off-Road America – Moab Rendezvous, Moab Run the Rocks, Desert Gravel and Moab Bikefest.

Motion by Commissioner McCurdy to approve the High Impact Event Submissions as presented

Motion seconded by Commissioner Martinez

Discussion

Commissioners asked about law enforcement staffing for traffic control and coordination with local emergency services during peak event hours. Jones confirmed that the Sheriff's Office and EMS had reviewed the plans and approved the proposed safety protocols.

Motion passes 5-2, Hedin and Hadler opposed

Public Hearing

2. Ordinance amending Ordinance 725 dealing with the Major Utility Overlay

At 4:13 p.m. Chair McCandless opened the Public Hearing, to be left open until 5pm on Wednesday, June 29

Presentation

The original ordinance #725 passed on November 5, 2025. It included a date of 12/31/25 in item #3. The City's financing sources changed since the ordinance passed. The date has been removed in this ordinance. No other changes were made. The Commission will consider suspending the rules and voting on the Ordinance at this meeting

6. Subdivision Minor Subdivision, application #2612

(Item postponed)

7. Resolution Adopting Jahries Plat Amendment, application #2613

(Item postponed)

8. Ordinance Water Use & Preservation Element of the General Plan (Planning and Zoning Director Andrew Jackson)

Presentation

This proposed amendment adds the Water Use and Preservation Element (06-01-26 Edition) to the Grand County General Plan. State law requires the County's general plan to include a water element like this one. The Element is a planning guide, not a regulation. It looks at how growth affects water use and systems, and identifies ways to use less water in new and existing development and in the County's own operations. It does not regulate private property, grant water rights, or guarantee water service. Those matters remain governed by state law and the local water providers.

Motion by Commissioner Martinez to approve the ordinance Water Use & Preservation Element of the General Plan

Motion seconded by Commissioner McCurdy

Discussion

Commission discussion centered around compliance with state law, with Martinez defending what he saw as a comprehensive and well-studied approach.

Motion passes 6-1, Hedin opposed

9. Ordinance Burr Oaks Subdivision (Planning and Zoning Director Andrew Jackson)

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. The Planning Commission held a public hearing on June 8, 2026 and voted 7-0-0 to recommend that the County Commission approve the rezone. Staff recommends the County Commission take public comment, review the request against the Land Use Code criteria, and adopt the ordinance.

Motion by Commissioner McCurdy: after reviewing the staff report, the applicant statement, public comments, the Spanish Valley future land use plan, and the rules in land use code section 9.2.5 2.5 and finding that the rezone from rural residential to large lot residential fits the general plan and future land use plan and meets the rezoning rules along with finding number one: it fits the county general plan and Spanish valley future land use plan, two: supports efficient land use, three: fits nearby development including blue vista subdivision, four: can be served by enough public services, five: does not harm public health, safety, or welfare

Motion Seconded by Commissioner McCandless

Discussion

Commissioners raised concerns regarding narrow road shoulders, existing traffic density, and pedestrian safety along Zimmerman Lane. Commissioners Hedin, Hadler, McGann, and Winfield expressed reluctance to increase density until road infrastructure improvements could be addressed.

Motion fails 3-4, Hedin, Hadler, McGann, and Winfield opposed

Motion to deny by Commissioner Hedin: after reviewing the staff report, applicant statement, public comments, the Spanish Valley future land use map and land use code section 9.2.5, I move to deny this application because the action does not fit the character of the neighborhood and existing infrastructure which would provide for the health safety and welfare of the community, the proposed action constitutes spot zoning and does not provide a sufficient community benefit.

Motion seconded by Commissioner McGann

Motion passes 4-3, McCandless, Martinez, and McCurdy opposed

10. Resolution Establishing an Audit Coordination Incentive Program for Component Units of Grand County (Commission Administration)

Presentation

The purpose of this Resolution is to establish an incentive program encouraging component units of Grand County to engage the same independent audit firm selected by Grand County and to timely provide financial records necessary for completion of their annual audits.

Motion by Commissioner McCurdy to approve the resolution establishing an audit coordination incentive program for component units of Grand County

Motion seconded by Commissioner Hadler

Discussion

Commissioners supported the proactive approach, agreeing that incentivizing early compliance saves administrative hours and reduces audit preparation costs across all entities.

Motion passes 7-0

11. Ordinance amending Ordinance 725 – Major Utility Overlay for City of Moab Water Tank (Planning and Zoning Director Andrew Jackson)

(Item postponed)

12. Consideration for adoption of a resolution authorizing the issuance and sale of not more than \$1,000,000 aggregate principal amount of Transportation Sales Tax Revenue Bonds Series 2026; and related matters (Financial Advisor Marcus Keller)

Presentation

The County is bonding for a loan from CIB for the Jackson St. Storm Drain Project and pledging transportation sales tax revenue as the source for repayment of the loan.

Financial Advisor Marcus Keller (Crews & Associates) and Bond Counsel Garrett Gross (Gilmore & Bell) presented a parameters resolution authorizing up to \$1,000,000 in aggregate principal amount of Transportation Sales Tax Revenue Bonds for road and stormwater infrastructure projects, while setting a public hearing for August 18, 2026.

Motion by Commissioner McCurdy to approve the resolution authorizing the issuance and sale of not more than \$1,000,000 aggregate principal amount of Transportation Sales Tax Revenue Bonds Series 2026; and related matters and call for a public hearing at the August 18, 2026 Commission Meeting.

Motion seconded by Commissioner Hadler

Discussion

Vice-Chair Winfield (who sits on the Permanent Community Impact Board / CIB) noted that recent contractor bids came in lower than original engineering estimates. He warned that because the overall project cost dropped, CIB might proportionally reduce its loan/grant package, which could increase the required local match drawn from the Stormwater Mitigation Fund by \$152,303.

Bond Counsel Garrett Gross clarified that the resolution sets maximum ceiling limits ("parameters"), which protects the county by allowing them to lock in lower actual borrowing amounts later without having to re-authorize the resolution.

Motion passes 7-0

Closed Session

At 7:23 p.m., motion by Commissioner Hadler to enter closed session for the purposes of discussing the character professional competence, or physical or mental health of an individual

Motion to enter closed session seconded by Commissioner McCurdy

Motion passes 7-0

Motion by Commissioner Hadler to exit closed session

Motion to exit closed session seconded by Commissioner McCurdy

Motion passes 7-0

Vice-Chair Winfield adjourned the meeting at 7:36 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	7.21.2026 REG GCC MINUTES approved - 9/2/26, 7:18 AM.pdf
STATUS	● Signed
STATUS TIMESTAMP	2026/09/02 23:58:57 UTC

Activity

 SENT	dvanhorn@grandcountyutah.gov sent a signature request to: - Gabriel Woytek (gwoytek@grandcountyutah.gov) - Melodie J. McCandless (mmccandless@grandcountyutah.gov)	2026/09/02 13:18:39 UTC
 SIGNED	Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)	2026/09/02 15:09:10 UTC
 SIGNED	Signed by Melodie J. McCandless (mmccandless@grandcountyutah.gov)	2026/09/02 23:58:57 UTC
 COMPLETED	This document has been signed by all signers and is complete	2026/09/02 23:58:57 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.