



# GRAND COUNTY COUNCIL REGULAR MEETING

Grand County Council Chambers  
125 East Center Street, Moab, Utah

## AGENDA

Tuesday, February 7, 2017

4:00 p.m.

- ❑ **Call to Order**
- ❑ **Pledge of Allegiance**
- ❑ **Approval of Minutes** (Diana Carroll, Clerk/Auditor)
  - A. January 17, 2017 (City-County Council Joint Meeting)
  - B. January 17, 2017 (County Council Meeting)
  - C. January 31, 2017 (County Council Special Meeting)
- ❑ **Ratification of Payment of Bills**
- ❑ **Elected Official Reports**
- ❑ **Council Administrator Report**
- ❑ **Department Reports**
  - D. 2016 Noxious Weed Control Report (Tim Higgs, Weed Supervisor)
  - E. Update on Jail Remodel (Rick Bailey, Emergency Management Director), Postponed from January 17, 2017
- ❑ **Agency Reports**
  - F. Accepting the Utah Division of Wildlife Resources (UDWR) PILT Payment (Chris Wood, Southeast Regional Supervisor, UDWR)
  - G. Public and Parental Defender Semi-annual Reports (Don Torgersen, Public Defender)
  - H. Semi-annual Housing Authority of Southeastern Utah (HASU) Report (Ben Riley, HASU Director)
  - I. Introduction of Elizabeth "Libby" Nance, new Moab Mosquito Abatement District Manager (Bob Phillips, former MMAD Manager)
  - J. Utah State University Extension, Grand County report for 2016 (Michael Johnson, County Director, USU Extension/Grand County)
- ❑ **Citizens to Be Heard**
- ❑ **Presentations** (none)
- ❑ **General Business- Action Items- Discussion and Consideration of:**
  - K. Approving proposed 2017 Standard Cooperative Agreement for Utah State University Extension Educational Work (Michael Johnson, County Director, USU Extension/Grand County)
  - L. Approving proposed improvements of silt removal and disposal at the Moab Boat Ramp (Eli Tome, Utah Division of Forestry, Fire and State Lands)
  - M. Approving proposed bid award for the purchase of a 2017 Ford F150 Special Service Vehicle Package (Darrel Mecham, Chief Deputy)
  - N. Approving proposed letter to BLM requesting minor changes to the Moab Resource Management Plan Travel Plan to facilitate improvements to the Porcupine 4x4 Trail (Andrea Brand, Sand flats Recreation Area, Director)

- O. Approving proposed amendments to the job descriptions of the Council Office part-time position and the Travel Council's "Information and Event Planner" position by transferring the special event permitting responsibilities to the Travel Council position (Ruth Dillon, Council Administrator and John West, Human Resources Director)
- P. Approving proposed ground lease between Grand County and Arches Aviation, LLC for the construction of a hangar at Canyonlands Field (Judd Hill, Airport Manager)
- Q. Approving proposed ground lease between Grand County and Pinnacle Helicopters, LLC for the construction of a hangar at Canyonlands Field (Judd Hill, Airport Manager)
- R. Approving seven individual proposed ground lease agreements between Grand County and William and Whitney Hawley for a nested T-hangar development at Canyonlands Field (Judd Hill, Airport Manager)
- S. Prioritizing and approving updated Capital Improvement Projects List for government entities within Grand County as a prerequisite to applying for funding by the Permanent Community Impact Fund Board (CIB) (Ruth Dillon, Council Administrator)
- T. Approving Council membership/subscription renewals for 2017-2018 (Ruth Dillon, Council Administrator)
- **Consent Agenda- Action Items**
  - U. Approving proposed 2017 letter of support for a grant for the Moab Music Festival
  - V. Adopting proposed Resolution approving Lammert Minor Record Survey located at 2630 Mesa Road
  - W. Adopting proposed Resolution approving Wagner Minor Record Survey located at 2998 Rim Rock Road
  - X. Approving proposed Buyer's Order with Morgan Valley Polaris for the Weed Department, State Contract # MA290, for purchase of a 2017 Polaris UTV in the amount of \$9,736.26
- **Discussion Items**
  - Y. Discussion on sustainability of the local Professional Rodeo Cowboys Association (PRCA) rodeo (Kirk Pearson, Canyonlands Rodeo Committee Chairman)
  - Z. Discussion on calendar items and public notices (Bryony Hill, Council Office Coordinator)
- **Public Hearings- Possible Action Items**
  - AA. Public Hearing to hear public input on County substance use disorder and mental health needs (Karen Dolan, Executive Director, Four Corners Community Behavioral Health)
  - BB. Public Hearing to hear public input on a proposed rezone of property from Rural Residential (RR) to Small Lot Residential (SLR) located at 3552 Spanish Valley Drive, Moab, Utah (Community Development Representative)
  - CC. Public Hearing to hear public input on a proposed resolution approving a Conditional Use Permit (CUP) application for the Red Sands Habitation RV Park, located at Highway 191, in a Highway Commercial Zone District (Community Development Representative)
- **General Council Reports and Future Considerations**
- **Closed Session(s)** (if necessary)
- **Adjourn**

**NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS.** In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend County Council meetings are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at: (435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of Grand County Council may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

**At the Grand County Council meetings/hearings any citizen, property owner, or public official may be heard on any agenda subject.** The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

**Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Wednesday prior to a regular Council Meeting and forty-eight (48) hours prior to any Special Council Meeting.** Information relative to these meetings/hearings may be obtained at the Grand County Council's Office, 125 East Center Street, Moab, Utah; (435) 259-1346.

**A Council agenda packet is available at the local Library, 257 East Center St., Moab, Utah, (435) 259-1111 at least 24 hours in advance of the meeting.**



**GRAND COUNTY COUNCIL  
Special Joint City/County Meeting  
125 East Center Street  
Moab, Utah**

**January 17, 2017**

The Grand County Council met in Special Session on the above date in the County Council Chambers located at 217 East Center Street, Moab, Utah. The meeting was called to order by Chair Jaylyn Hawks at 11:35 a.m. In attendance were Council Members Jaylyn Hawks, Mary McGann, Greg Halliday, Curtis Wells, Evan Clapper, and Chris Baird, along with Clerk/Auditor Diana Carroll and Council Administrator Ruth Dillon. Council Member Rory Paxman was absent. Others present were: Mayor Pro-tem Kyle Bailey Council Members Heila Ershdi, Rani Derasary, Kalen Jones and City Manager David Everitt.

**Discussion Items**

**A. Brief Affordable Housing Update**

Moab City Community Services Director Amy Weiser gave update on the status of Affordable Housing Plan.

**B. Economic Development Workshop**

Council Administrator Ruth Dillon gave an update based on information from a County Council workshop. The committee currently working on Economic Development will continue to meet and come up with a potential plan to bring to both Councils.

**C. Creating a Community Reinvestment Area (CRA) for the purpose of establishing funding for the University campus and/or infrastructure**

County Council Member Chris Baird led discussion regarding the creation of a Community Reinvestment Area (CRA) to establish a funding source for future university development.

**Adjourn**

The meeting was adjourned at 3:40 p.m.

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Jaylyn Hawks  
Grand County Council Chair

**ATTEST:**

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Diana Carroll,  
Grand County Clerk/Auditor



## GRAND COUNTY COUNCIL REGULAR MEETING

Grand County Council Chambers  
125 East Center Street  
Moab, Utah

January 17, 2017

The regular session of the Grand County Council was called to order at 4:00 p.m. by Chair Jaylyn Hawks on the above date in the Council Chambers of the Grand County Courthouse located at 125 East Center Street, Moab, Utah. In attendance were Council Members Jaylyn Hawks, Chris Baird, Mary McGann, Greg Halliday, Rory Paxman, Evan Clapper and Curtis Wells along with Grand County Clerk/Auditor Diana Carroll and Council Administrator Ruth Dillon. The Pledge of Allegiance was led by Council Member Evan Clapper.

### **Approval of Minutes (Diana Carroll, Clerk/Auditor)**

**A. December 20, 2016, Postponed from January 3, 2017**

**B. January 3, 2017 (County Council Meeting)**

**MOTION:** Motion by Council Member Mary McGann to approve the minutes from the December 20, 2016 and January 3, 2017 Council Meetings, as amended and authorize the Chair to sign all associated documents. Motion seconded by Council Member Chris Baird carried 7 – 0.

### **Ratification of Payment of Bills**

**MOTION:** Motion by Council Member Chris Baird to approve payment of bills presented in the amount of \$1,270,034.32. Accounts payable check numbers 95513 - 95716 totaling \$1,091,672.66 and payroll in the amount of \$178,361.66 confirming all bills presented were within budgeted appropriations. Motion seconded by Council Member Rory Paxman carried 7 - 0 by roll-call vote.

### **Council Administrator Report**

Ruth Dillon reported that she is currently conducting annual evaluations of Department Heads.

### **Department Reports**

**C. 2016 Uranium Mill Tailings Remedial Action (UMTRA) Report (Lee Shenton, UMTRA Liaison)**

UMTRA Liaison Lee Shenton gave an update of the Moab UMTRA Project including Operations Status, tailings removed, project goals, ground water conditions and remediation and public awareness.

Airport Manager Judd Hill announced that the County is eligible to apply for a grant to for \$100-150,000 grant to repair the parallel taxi-way. The project is not in the current budget. It was the consensus of the Council to allocate the matching funds from TRCC.

**D. 2017 Moab Tourism Expo Announcement (Callie Tranter, Travel Council Administrative Assistant)**

Travel Council Administrative Assistant Callie Tranter invited Council Members to attend the 2<sup>nd</sup> Annual Moab Tourism Expo on March 2, 2017.

**E. Update on Jail Remodel (Rick Bailey, Emergency Management Director)**

Item postponed until the next meeting.

### **Citizens to Be Heard**

Joe Kingsley spoke from the audience regarding a code enforcement officer. Joe volunteered himself and John Fogg to be on a committee to help raise funds to help citizens who cannot afford to clean up.

**General Business- Action Items- Discussion and Consideration of:**

**F. Adopting proposed resolution extending the Conditional Use Permit (CUP) for the production water facility at Harley Dome (Lee Shenton, UMTRA Liaison)**

Lee Shenton gave the background information.

John Weisheit spoke from the audience requesting the resolution include the DOGM stipulation regarding a test well.

**MOTION:** Motion by Council Member Chris Baird to adopt the proposed resolution, as revised, approving the extension of the CUP for the Harley Dome permit from Armada Water Assets for the production water facility at Harley Dome and authorize the Chair to sign all associated documents. Motion seconded by Council Member Curtis Wells carried 7 – 0.

**G. Approving purchase of a 2017 F350 Ford extended cab service truck with a flatbed (Bill Jackson, Roads Supervisor)**

**MOTION:** Motion by Council Member Rory Paxman to approve the purchase of a 2017 F350 Ford extended cab service truck from Ken Garff Ford of American Fork, Utah in the amount of \$35,974.21 with an installed flatbed from Semi Service Inc. of Salt Lake City, Utah in the amount of \$3,994.97 for a total of \$39,969.18 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 7 – 0.

**H. Approving purchase for a 2017 F350 Ford truck with dump bed (Bill Jackson, Roads Supervisor)**

**MOTION:** Motion by Council Member Mary McGann to approve the purchase of a 2017 F350 Ford Truck with dump bed from Ken Garff Ford of American Fork, Utah in the amount of \$36,957.16 with an installed dump bed from Semi Service of Salt Lake City, Utah in the amount of \$10,940.64 for a total of \$47,897.80 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Greg Halliday carried 7 – 0.

**I. Approving purchase of 2017 Freightliner truck, body dump, 12 foot Henderson snow plow and 14 cubic yard spreader (Bill Jackson, Roads Supervisor)**

**MOTION:** Motion by Council Member Chris Baird to approve the purchase of one new Freightliner truck from Freightliner of Utah in Salt Lake City in the amount of \$101,674.42 and the purchase of one new body dump, on new Henderson snow plow and one new spreader from Semi Services Inc. in the combined amount of \$71,321.06 for a total of \$172,995.48 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 7 – 0.

**J. Approving proposed contract award to architectural firm for design of the expansion of the terminal building of Canyonlands Field (Judd Hill, Airport Manager)**

**MOTION:** Motion by Council Member Mary McGann to approve the contract award and acceptance of a fee proposal in the amount of up to \$110,000 for architectural services for the concept design and cost study for the Terminal Building Project at Canyonlands Field, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 7 – 0.

**K. Approving 1.) Support for State of Utah resolution to require the United States Department of Energy to allocate adequate funding to complete the Moab UMTRA Remediation Project by 2025 and 2.) Proposed letter to be emailed to Arizona, Nevada and California Officials asking for their support of said Resolution (Council Member McGann or Ruth Dillon, Council Administrator)**

**MOTION:** Motion by Council Member Mary McGann to support the State of Utah to require the United States Department of Energy to allocate adequate funding to complete the Moab UMTRA remediation project by 2025 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Greg Halliday carried 7 – 0.

**MOTION:** Motion by Council Member Mary McGann to approve the proposed letter to be sent to officials in California, Nevada and Arizona asking for the support of the State of Utah resolution to require the United States Department of Energy to allocate adequate funding to complete the Moab UMTRA remediation project by 2025 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Greg Halliday carried 7 – 0.

**L. Approving Volunteer Appointments to District and County Boards and Commissions (Council Liaison to the Board or Ruth Dillon, Council Administrator):**

**1. Council on Aging Board**

**MOTION:** Motion by Council Member Chris Baird to approve the re-appointment of Joe Chacon, Donna McNeely, and Adrien Taylor to serve on the Council on Aging, with terms expiring 12/31/2020 and in the mid-term appointment of Sandy McKimmey, with term ending 12/31/2018, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 7 – 0.

**2. Library Board**

**MOTION:** Motion by Council Member Evan Clapper to approve the re-appointment of Kathleen McHugh to serve on the Library Board, with term expiring 12/31/2020 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 7 – 0.

**3. Transportation District Board**

**MOTION:** Motion by Council Member Greg Halliday the appointment of Charlie Harrison with term expiring 12/31/2020 and for mid-term appointment of Rob Welch term expiring December 31, 2019 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 6 – 1 with Council Member Baird opposed.

**Consent Agenda- Action Items**

**M. Declaring as surplus 106 redundant arena metal halide lighting fixtures and 7 ballasts**

**N. Adopting proposed resolution approving amendments to the Council on Aging Bylaws to meet every other month beginning February, rather than monthly**

**O. Approving annual grant award from the Utah Division of Emergency Management for the Grand County Community Emergency Response Team (CERT) program in the amount of \$3000 for November 21, 2016 through December 31, 2017**

**P. Approving FY 2016 State Homeland Security Program Grant allocation in the amount of \$223,499 for September 1, 2016 through June 30, 2019 for Spillman Software (year 2), interoperable communications, projects equipment, and emergency response equipment**

**Q. Approving 2017 Planning Grant Application with Utah Hazardous Materials Emergency Preparedness (HMEP), Utah Division of Emergency Management**

**R. Approving proposed state fiscal year 2016 contract amendment #1 with Southeastern Utah Association of Local Governments (SEUALG) Area Agency on Aging to increase cash-in-lieu for human services programs**

**MOTION:** Motion by Council Member Chris Baird to approve the Consent Agenda and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 7 – 0.

**Discussion Items**

**S. Calendar items and public notices (Bryony Hill, Council Office Coordinator)**

**General Council Reports and Future Considerations**

Council Member McGann

- Attended Cemetery District and Solid Waste District Board meetings.

Council Member Halliday

- Attended the Transportation Special Service District, Thompson Fire District and Thompson Water District Board meetings.

Council Member Wells

- Spoke to GWSSA and Travel Council regarding upcoming meetings.

Council Member Hawks

- Attended a workshop mobilizing the MAPS committee again. Council Members McGann and Wells will attend future MAPS meetings.

**Council Member Paxman**

- Attended the Airport, OSTA and Weed Board meetings.

**Council Member Baird**

- Attended Trail Mix meeting.

**Adjourn**

The meeting was adjourned at 6:10 p.m.

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Grand County Council Chair  
Jaylyn Hawks

**ATTEST:**

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Grand County Clerk/Auditor  
Diana Carroll



**GRAND COUNTY COUNCIL  
Special Administrative Workshop Meeting  
125 East Center Street  
Moab, Utah**

**January 31, 2017**

The Grand County Council met in Special Session on the above date in the County Council Chambers located at 125 East Center Street, Moab, Utah. The meeting was called to order by Chair Jaylyn Hawks at 9:00 a.m. In attendance were Council Members Jaylyn Hawks, Mary McGann, Greg Halliday, Curtis Wells, Evan Clapper, and Chris Baird, along with Clerk/Auditor Diana Carroll and Council Administrator Ruth Dillon. Council Member Rory Paxman was absent.

**Discussion Items**

**Action Items – Discussion and Consideration of:**

**A. Approving proposed letter to Representative Ryan Zinke, the pending Secretary of Interior, inviting him to visit with Grand County Council (Council Member Baird)**

**MOTION:** Motion by Council Member Chris Baird to approve the proposed letter to Representative Ryan Zinke, the pending Secretary of Interior, inviting him, along with Representatives Chaffetz and Bishop, to visit with Grand County Council and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 5 – 1 with Council Member Wells opposed.

**Joint County Council – Airport Board Workshop**

**B. Airport expansion workshop (Judd Hill, Airport Manager)**

Airport Manager Judd Hill presented an informative powerpoint presentation regarding the upcoming infrastructure expansion and FAA funding changes.

**Adjourn**

The meeting was adjourned at 10:45 a.m.

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Jaylyn Hawks  
Grand County Council Chair

**ATTEST:**

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Diana Carroll,  
Grand County Clerk/Auditor

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**  
Agenda Item: D

<b>TITLE:</b>	2016 noxious Weed Control Report
<b>FISCAL IMPACT:</b>	None
<b>PRESENTER(S):</b>	Tim Higgs, Grand County Weed Supervisor

**Prepared By:**

Tim Higgs, Grand  
County Weed  
Supervisor  
435-259-1369  
[twhiggs@grandcountyuah.net](mailto:twhiggs@grandcountyuah.net)

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**BACKGROUND:**

Annual Report of what the Weed Department completed during 2016.

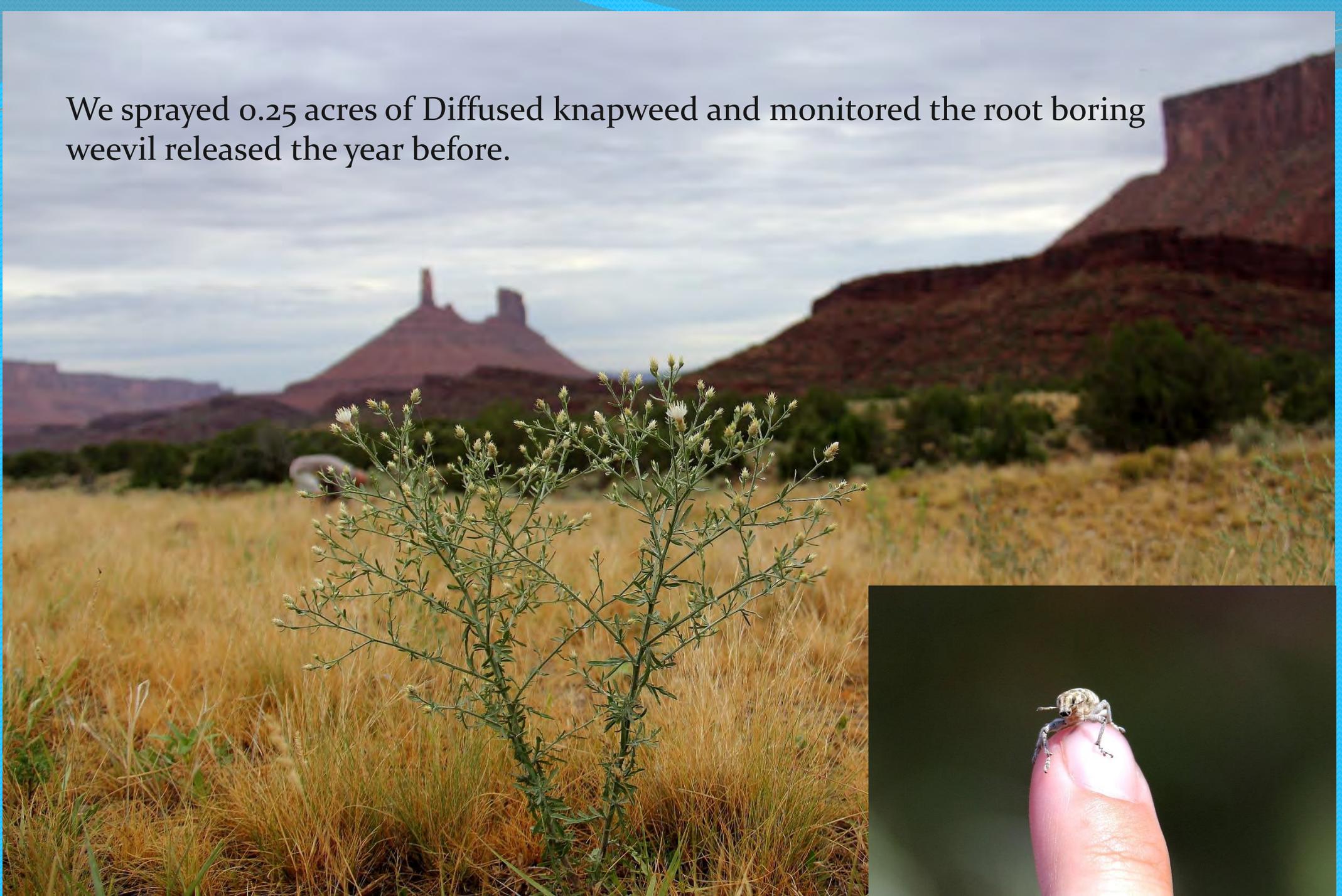
**ATTACHMENT(S):**

PDF of Power Point of a summary of work completed during 2016

Grand County Noxious Weed Control Departments Report To The Grand County Council  
February 7, 2017. By Tim Higgs



We sprayed 0.25 acres of Diffused knapweed and monitored the root boring weevil released the year before.



We sprayed 4.59 acres of Houndstongue  
And dug up 1,792 plants



We sprayed 41.4 acres of Hoary Cress This was paid for by a grant.



We dug up 1,102 plants of Musk Thistle and sprayed about 0.34 acres.



We sprayed 1.69 acres of Perennial Pepperweed.



We sprayed 16.171 acres of Russian  
knapweed



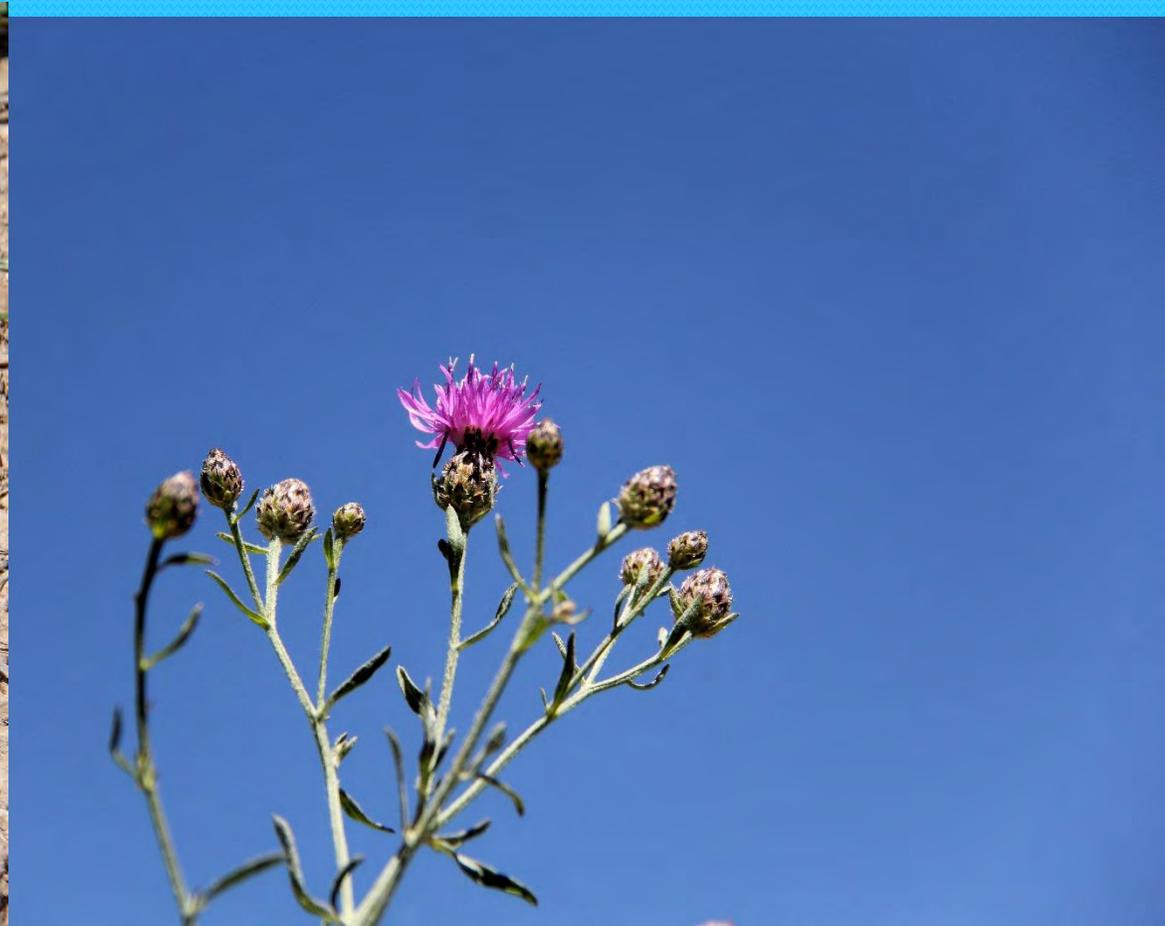
We collected enough galls for 71 releases to be spread through out Utah.  
The gall midges have now spread from Westwater Ranch to the Portals.



We dug up 628 plants and sprayed 0.25 acres of Scotch Thistle



We dug up 26 plants and sprayed 3.22 acres of Spotted knapweed



We dug up 975 plants and sprayed 2 acres of Black Henbane



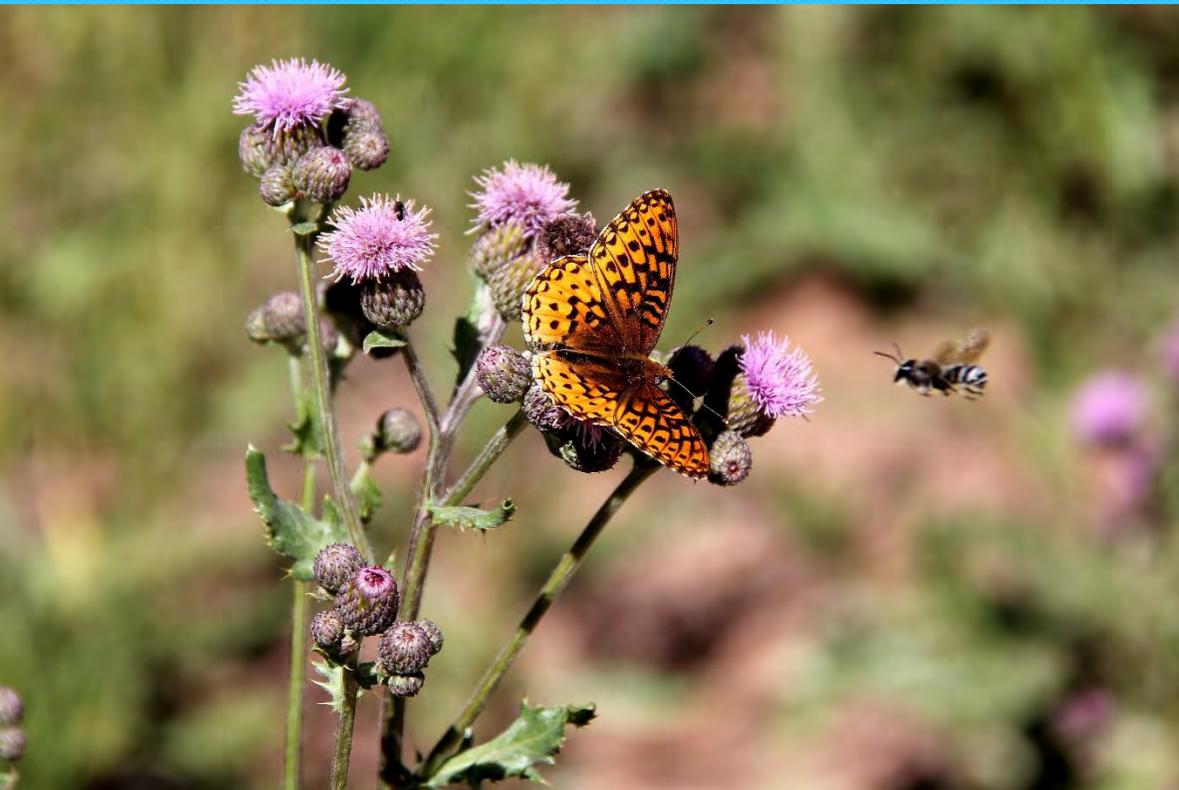
We only located 2 plants of  
Purple Loosestrife in the County



We did basal bark treatment on 41 acres of Tamarisk and Russian olives and did 0.9 acres of cut stump treatment.



We sprayed 0.25 acres of Canada Thistle



County Land sprayed: 60.21 acres, which includes the EOC, Old Spanish Trail Arena, Airport, and Road shed.  
Bike Path : 19.05 acres  
Kochia sprayed on BLM 1.43 acres



## County Trainings and webinars.

Attended 10 Trainings and Webinars and 8 County Leadership Meetings

## Regional and State wide meetings

Attended the Southeastern Utah Riparian Partnership meeting

Attended the Cross River Watershed meeting

Attended 2 Dolores River Partnership meetings

Attended 2 Cooperative Weed Management Area meetings

We went to a Pesticide Workshop Training

Attended the Annual Utah Weed Control Association Meeting

Attended the Utah Weed Supervisor Spring Training

We attended 2 Watershed Restoration



# National Meeting and Conference Calls

North America Invasive Species  
Management Association  
Annual Conference in Salt Lake City,  
Utah  
I had 5 conference calls and one in  
person meeting to plan for the  
conference



After photo

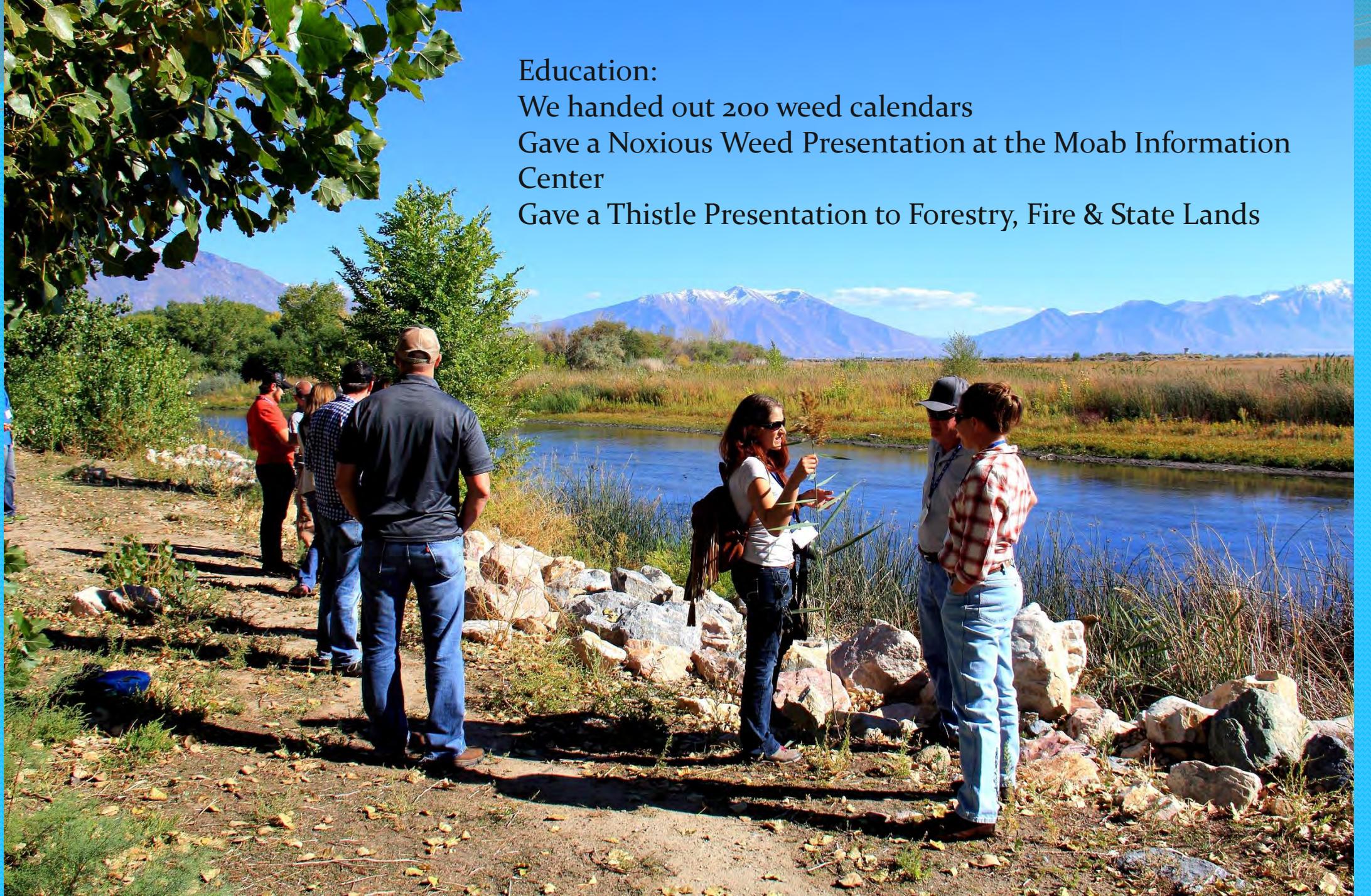


Education:

We handed out 200 weed calendars

Gave a Noxious Weed Presentation at the Moab Information Center

Gave a Thistle Presentation to Forestry, Fire & State Lands



# Comparison of work completed from 2012 to 2016

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Russian Knapweed	215.35	87.73	149.73	71.96	16.171
Spotted Knapweed	6.96	1	0.35	4.19	3.22 + 26 plants
Perennial Pepperweed	0.65	11.69	6.09	11.24	1.69
Scotch Thistle	24 plants	11 plants	390 plants	2,978 plants	628 plants
Hoary Cress	4.5	1.5	0.59	3.26	41.4
Roadsides	247.83	220.77	223.19	274.25	25.7
Black Henbane	3.5	50 plants	567 plants	535 plants	975 plants + 2 ac.
Musk Thistle	65 plants	1 acre	158 plants	2 acres	1,102 plants + 0.34
Tamarisk & Russian Olive	15.02	6.02	12.7	90.4 acres	41.9

# Questions



**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: F

<b>TITLE:</b>	Accepting the Utah Division of Wildlife Resources (UDWR) PILT Payment
<b>FISCAL IMPACT:</b>	A check in the amount of \$4,358.49 will be delivered to Grand County at this council meeting
<b>PRESENTER(S):</b>	Chris Wood, Southeastern Regional Supervisor

**Prepared By:**

Chris Wood, Regional  
Supervisor  
Utah Division of Wildlife  
319 N Carbonville Rd  
Ste A  
435-613-3701  
Chriswood@utah.gov

**BACKGROUND:**

UDWR owns and manages several Wildlife Management Areas (WMA) in Grand County. These include the Nash Wash WMA and the Scott M Matheson Wetlands Preserve. These lands are important to wildlife were purchased for public use and benefit.

**ATTACHMENT(S):**

Letter from Greg Sheehan, Director of UDWR

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A



**GARY R. HERBERT**  
*Governor*

**SPENCER J. COX**  
*Lieutenant Governor*

# State of Utah

## DEPARTMENT OF NATURAL RESOURCES

**MICHAEL R. STYLER**  
*Executive Director*

### Division of Wildlife Resources

**GREGORY J. SHEEHAN**  
*Division Director*

December 15, 2016

Grand County Council  
125 E. Center Street  
Moab, Utah 84532-2429

RE: In-Lieu Tax Payment  
Amount: \$4,358.49  
Check No.: F11615445

Dear Council Members:

Enclosed is a check for the year 2016 contractual in-lieu tax payment on land the Division of Wildlife Resources owns in Grand County. The money used to pay the in-lieu tax is provided by hunters and anglers in your county and across the state.

These lands are important to wildlife and to the many hunters and anglers in Grand County. I appreciate the Council's support as a partner in managing Utah's wildlife.

Please contact me if we can be of further assistance.

Sincerely,

Gregory Sheehan  
Director

GS/sh  
Enclosure



# TORGERSON LAW OFFICES, P.C.

454 EAST MAIN STREET, SUITE 100

PO BOX 955

PRICE, UT 84501

DON M. TORGERSON

(435) 637-7011

FAX (435) 636-0138

[www.pricelawyers.com](http://www.pricelawyers.com)

January 31, 2017

Grand County Council  
125 East Center Street  
Moab, UT 84532

## ***Re: Grand County Public Defender Report***

Dear Grand County Council:

The total number of cases we have been appointed to is accurate, all other numbers are approximate.

Date of Reporting: August 1, 2016 – December 31, 2016

Total number of criminal case appointments: 72

- District Court: 65
- Justice Court: 7

Initial charges in the *Information*:

- 1<sup>st</sup> Degree Felony: 1
- 2<sup>nd</sup> Degree Felony: 16
- 3<sup>rd</sup> Degree Felony: 30
- Class A Misdemeanor: 35
- Class B Misdemeanor: 60
- Class C Misdemeanor: 20
- Infraction: 8

Orders to Show Cause: 12

Appeals from Justice Court: 0

Cases Dismissed after Information or Order to Show Cause filed: 5

Cases Settled/Negotiated: 51

- 1<sup>st</sup> Degree Felony: 0
- 2<sup>nd</sup> Degree Felony: 0
- 3<sup>rd</sup> Degree Felony: 10
- Class A Misdemeanor: 22
- Class B Misdemeanor: 25
- Class C Misdemeanor: 7
- Infraction: 1
  - Prison Sentence: 5
  - Jail Sentence: 13
  - Court Probation: 21
  - Supervised Probation: 13
  - Fine: 37
  - Community Service: 10
  - DNA Sample: 18
  - Assessment: 18
  - Restitution: 3
  - Drug Court: 0
- Plea in Abeyance: 5
- Probation Revoked and Reinstated: 7
- Probation Terminated Unsuccessfully: 2

Total Juvenile Court active cases: 28

- Delinquency cases: 5
  - New appointments during reporting period: 3
  - Closed cases during reporting period: 5
- Welfare cases: 23
  - New appointments during reporting period: 8
  - Closed cases during reporting period: 2

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Torgerson", with a long horizontal flourish extending to the right.

Don M. Torgerson  
don.torgerson@gmail.com

## **HASU Biannual Report for February 7th, 2017**

1. 2017 Financials/Budget:
  - a. HASU just submitted its ninth Mutual Self Help grant which funds most of our operations - this is a two year grant.
  - b. We are currently waiting for our auditors to finish our FY 2016 organizational audit. The board will review our six-month budget to actual at its February board meeting.
2. Section 8/Housing Choice Voucher:
  - a. Currently 44 vouchers are issued for the Section 8 program.
  - b. The waiting list for the Voucher program is open and taking applications. The wait for a Voucher is around one year.
3. Crown (rent to own):
  - a. All Crown homes in Blanding, Monticello and Moab are occupied
  - b. Crown now has 4 projects with a total of 21 homes; 13 in Moab, four in Blanding, four in Monticello. Compliance periods will end and families will have first right to buy homes in Rim Hill (off Boulder Ave.), Monticello and Blanding in 2018.
4. Cinema Courts:
  - a. As of mid-January there were five vacancies; two one-bedrooms and three two-bedrooms. Waiting list for all units are as followed; 9 on the one-bedroom, 19 on the two-bedroom and 13 on the three-bedroom.
  - b. Currently undergoing yearly audit. No major maintenance issues at this time besides construction of a smokers pavilion on the north side of the property.
5. The Virginian Apartments:



- a. We have one upcoming one-bedroom vacancy that will be filled from our waiting list. Waiting list for one-bedroom units is over a year and two to three months for the two-bedroom units.

6. Mutual Self-Help Program:

- a. HASU is currently building 10 homes in the 'Valley View' subdivision on Mill Creek Dr. We have closed on five more lots and are awaiting the award of our ninth MSH grant to construct 19 more homes in the next two years. Upon award of grant nine we will close on five more applicants for another group of 10 starting spring 2017.
- b. These homes have 10-year payback deed-restrictions to incentivize homeowners to maintain as their primary residence.
- c. We have an option contract signed on another eight lots at Valley View to build in fall 2017.

7. Future Development

- a. HASU is currently in the pre-development/feasibility stage on a four-acre piece of property off of Southgate Dr. in Spanish Valley. We are anticipating up to 32 homes that will be mix of MSH owner-builder homes and tax-credit permanently affordable rentals. Currently the zoning is HC but we hope to apply for a rezone that will allow construction of single-family detached residences for a portion of the site.
- b. Our focus for the next affordable housing project looks to be an independent senior living project on the hospital campus. We are currently engaged with the Health Care Special Service District who owns the site. HASU will look to submit a Low Income Housing Tax Credit (LIHTC) application in October to fund the project. LIHTC's are the primary source of funding for affordable housing programs and carry a 99-year deed restriction to rent to households of varying income levels below 60%.



**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: J

<b>TITLE:</b>	Utah State University Extension, Grand County Report for 2016
<b>FISCAL IMPACT:</b>	
<b>PRESENTER(S):</b>	Michael Johnson, County Director, USU Extension/Grand County

**Prepared By:**

Bryony Hill  
Council Office  
Coordinator  
435-259-1346

**BACKGROUND:**

An overview of *some* activities undertaken during 2016 in Grand County such as Horticulture, Agriculture/Natural Resources, 4-H Youth, Health/Nutrition/Food Safety, Financial and Volunteer Income Tax Assistance (VITA).

**ATTACHMENT(S):**

1. Report

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

Utah State University Extension, Grand County Report for 2016  
This is an overview of *some* activities undertaken in Grand County during 2016.

**Staff:**

**Michael Johnson**

Agriculture and Natural Resources, Horticulture, 4H, & FCS - County Director

**Kira Rindlisbacher**

Office Assistant II/4-H Coordinator (January 1 to March 15)

**Penny Richards**

Office Assistant/4-H Coordinator (June 6 to September 16)

**Anita Maestas**

Office Assistant/4-H Coordinator (November 10 to present)

**Programs - Issues:**

**Horticulture:**

Requests for horticulture/gardening information represent one of the largest contact points with Grand County citizens. Horticultural information can be found from an overwhelming number of sources including books, internet and more. Unfortunately much of that information is written for other areas, with specific interests or opinions in mind, or at the worst with wildly exaggerated suggestions presented as fact that can't work except within very specific climatic and soil conditions and even then at times only with luck. A considerable amount of money and time can go into a landscape and if plant material isn't cared for properly (especially trees) much of that can be a waste. As such Mike strives to be the best source of research based gardening information for our area.

The Grand County Extension office is regularly called and/or visited so local citizens can ask a variety of gardening questions and not a month goes by where Mike doesn't get a call or visit (or stopped around town). Mike was asked to teach a class on horticultural/gardening topics for the local Utah Native Plant Society group. He visited homeowner and business sites to help with plant related problems. He assisted a variety of businesses with horticulture/landscaping issues in 2016 including: City of Moab, Landscaper Arran Barnum, Red Cliffs Lodge, Orchard Villa Homeowners Association, Rec Board/Arena, Orkin, Hide Out Golf Course, Canyonlands Watershed Council, Green Solutions, Spanish Valley Cemetery, Grand County Weed Department and others.

To further assist our community and surrounding area Mike wrote 26 articles for The Times Independent in 2016 of which 21 covered horticultural issues. Most of these articles are on The Times Independent website and besides the average newspaper run of 3500 copies per edition the articles are being accessed online. As of the middle of December 2016 twenty-four (24) of the articles written in 2016 had been published on the website and been viewed 26,293 times. The articles from 2007 to 2015 have seen 56,023 additional views since the last count in December 2015.

**Agriculture/Natural Resources:**

Agricultural producers contacted Mike requesting assistance with crop or animal issues/questions as well as water/irrigation and for 2016 included Castle Valley Farms, Wilson Farms and other farmers and ranchers.

Examples of contacts included: one of our alfalfa producers continued to have concerns with the blue alfalfa aphid and questions relating to growth issues across his fields. Mike visited with him and requested assistance from our pasture and soil specialists (Dr. Earl Creech and Dr. Grant Cardon) to

answer his questions and offer other information. Mike also helped to identify other insect pests in his field and take alfalfa weevil samples for a state wide study initiated by USU Extension.

One of our cattle producers asked for help in obtaining record books for his cattle operation which Mike obtained for him. Another had a pond on his property which started experiencing algae issues the last couple of years so Mike visited with him on site. That visit led to enlisting the help of our water specialist Dr. Nancy Mesmer who enlisted the help of the Utah Department of Water Quality. At this time it's believed we have determined causes and solutions. Another property owner called requesting information about structures, etc., needed to house horses safely on their property and with the help of our horse specialist Dr. Karl Hoopes we provided them with information. Other requests concerned insect, disease, and weed problems.

The Grand County Extension staff continues to provide Utah Department of Agriculture and Food (UDAF) Pesticide Applicator testing opportunities here in Grand County. In 2016 we saw 10 individuals from local companies/organizations including Grand County Weed Department, NPS, a local ag producer, Mosquito Abatement, a golf course, and a commercial pesticide control operation. Offering the UDAF pesticide test here in Grand County in the short term allows local individuals to take the pesticide applicator test without driving to Price or SLC. In the long term it increases the likelihood those taking the test are better equipped to understand issues relating to the spraying of any type of pesticides, insuring their safety and others in our community.

Mike also worked with departments/agencies on other agricultural or natural resource issues including the Utah Division of Forestry, Fire and State Lands, Grand County Weed Department, NPS, Utah Department of Ag and Food and others.

#### **4-H -Youth:**

Staffing changes made the 2016 4-H season interesting. Kira Rindlisbacher (4-H Coordinator from January to mid-March) developed and led an afterschool program with BEACON and also a program for home schooled youth. Kira started the development of the summer 4-H club program and Mike continued development after Kira left following the birth of her second child.

Our summer 4-H club program enlisted help from 13 volunteer leaders. We had 3 clubs take place in June and the others from the last week in June through the first week in August. Clubs held in June included Clover buds for ages 5 to 7, a Hair and Make-up Camp, and an Art club. Clubs held from the end of June through the first week of August included board games, cookie creations, family history, folk dancing, a 2<sup>nd</sup> art club, a hiking club, 2 clubs held at the Museum of Moab (relating to local history and including crafts and other fun activities), a sewing club, a Spanish club and a variety club teaching various craft projects learned by leaders who attended the last state wide 4-H leader meeting. All the clubs provided at least 6 hours of leader/youth interaction and learning.

Penny Richards was hired just before the summer program started and she worked with the club leaders for the summer. Penny resigned in September 2017 and in November Anita Maestas was hired and continues in the position.

We held three meetings with our 4-H Volunteer leaders in 2016 where we discussed 4-H and how to improve the program and what other clubs/activities we could offer.

We also received requests to provide activities for youth at 2 community events: Relay for Life (August) and Child Abuse Prevention's Make 1 Take 1 event (December). Extension staff and volunteers (both teens and adults) helped at those events.



Winter 2016 Afterschool Club – STEM activities



Summer 2016 - Cookie Creations



Summer 2016 - Board Games



Summer 2016 - Sewing



Summer 2016 – Variety Craft Club “Paracord bracelets”

### **Health/Nutrition/Food Safety:**

The Extension office continues to serve as a site for food service personnel to take the Food Safety Manager Certification (FSMC) test. This certification is required by the state and Mike works with the Southeastern Health Department to notify establishments of this opportunity. This year Mike assisted 14 individuals from 13 establishments with taking the FSMC testing (total of 16 tests) including 7 restaurants, a food truck, 1 hotel, and 4 businesses or other organizations.

Mike also discussed food storage (canning, drying and freezing) related questions with local citizens during the year and provided pressure canner gauge testing.

### **VITA:**

In the fall of 2008 Mike was asked to develop an IRS VITA (Volunteer Income Tax Assistance) site here in Grand County and in 2016 we had our eighth year of tax assistance with the help of 2 local volunteers.

During the 2016 tax season, our local volunteers and Extension staff used Taxwise to prepare returns for 118 households (156 filers considering those who were married and/or had dependents). This number included 36 senior citizens and 21 individuals reporting they were permanently disabled.

The filers had an average adjusted gross income of \$17,428 (median AGI was \$16,512). They received a total of \$116,492 in Federal and State refunds. This amount included \$27,629 in Earned Income Tax Credit received by 38 filers. This is a key antipoverty provision established by congress. While this credit can help those persistently paid low wages, for most families it is temporary help during hard times for those that work. Research suggests that as many as 20% of families that could receive this credit for whatever reason fail to apply for it, as such it's important that these VITA sites help get the word out.

Additionally, 12 families received \$13,432 in Child Tax Credits which are important for low-income families as it reduces child poverty and research shows that increases in family income of as little as \$1,000 can improve a child's test scores.

Another possible measure of the importance of this program is that 31 of the 118 filers (26%) received refunds totaling more than one month's adjusted gross income.

### **Other:**

Organizations/Agencies/Companies cooperated with and/or assisted this year (partial list): Grand County School District/BEACON program; Interact Club, Grand County Weed Dept., City of Moab, Utah Department of Agriculture and Food (UDAF), Utah Division of Forestry, Fire and State Lands, Grand County Recreation Special Service District, Community Action Partnerships, Grand County

Prevent Child Abuse, Moab Mosquito Abatement, the National Park Service, Eklecticafe, Red Rock Bakery, Fiesta Americana, Moab Golf Course, Desert Bistro, Green River PACT, Interact Club, Moab Giants, Homewood Suites Hotel, and Pony Express Coffee Shop among others.

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: K

<b>TITLE:</b>	Approving Proposed 2017 Standard Cooperative Agreement for Utah State University Extension Educational Work
<b>FISCAL IMPACT:</b>	\$64,606 for Fiscal Year 2017 (within budget)
<b>PRESENTER(S):</b>	Michael Johnson, County Director, Utah State University Extension/Grand County

**Prepared By:**

Michael Johnson  
 County Director  
 USU Grand County  
 Extension  
 125 West 200 South  
 435-259-7558  
[mike.johnson@usu.edu](mailto:mike.johnson@usu.edu)

**FOR OFFICE USE ONLY:**

**Attorney Review:**

Complete in prior  
 years

**RECOMMENDATION:**

I move to approve the 2017 Standard Cooperative Agreement between Grand County and Utah State University to fund extension educational work in Grand County and authorize the Chair to sign all associated documents.

**BACKGROUND:**

Each year the County renews a cooperative agreement with Utah State University (USU) to provide programming that will improve the lives of residents in Grand County. The County Extension service initially was known for its agricultural services but now provides resources and information for homeowners, businesses and others in a variety of topic areas including horticulture, finances, parenting, personal interactions, food safety, youth education and more; the mission of the extension services is summarized in a section of the cooperative agreement to be:

USU Extension shall provide and administer extension educational work within the county which is directed at improving the quality of life for people in the county, enhancing economic opportunity with the county and sustaining the natural resources of the county. Educational activities, field days, local leadership development, training schools, etc. are a part of the Extension's educational work and expenses.... The Extension educational work and related program activities shall help the residents of the county analyze their problems, develop solutions, and thereby attain a richer and more satisfying life.

Michael Johnson, the County Agent will be present at the meeting to answer any questions concerning the range of programs and services that the County Extension Services provide.

With the approval of this agreement, the County will fund \$64,606 of the USU anticipated operating costs. These funds have already been appropriated in the County's budget.

**ATTACHMENT(S):**

Proposed Cooperative Agreement

2017 COOPERATIVE AGREEMENT FOR UTAH STATE UNIVERSITY  
EXTENSION SERVICES – Grand County

This Cooperative Agreement (“Agreement”) is dated as of the last dated signature below and is between Grand County ("County") and Utah State University (“USU”), via its Cooperative Extension Service, to promote and provide cooperative extension services (“Extension Services”).

Whereas, USU is the land-grant university in the state of Utah, as authorized by the federal Morrill Acts of 1862 and 1890 (7 U.S.C. §§301-308 and U.S.C. §§321-329), and

Whereas, the federal Smith-Lever Act of 1914 (7 U.S.C. §§341-349) established Extension Services, a collaboration of the U.S. Department of Agriculture and the land-grant universities, and

Whereas, the Utah Legislature has established an extension service at USU (U.C.A. §53B-18-201) and has enabled Utah’s various counties to become a cooperative collaborator in promoting Extension Services, specifically:

USU "may enter into cooperative contracts with the United States Department of Agriculture, county or city officers, private or public organizations, corporations, and individuals, to share the expense of establishing and maintaining an agricultural extension service. The county legislative body of each county may provide sufficient funds to ensure that the agricultural extension service functions properly in its county" (U.C.A. §53B-18-202); and

Whereas, USU has organized its extension service as follows:

(a) Extension faculty and staff, who directly serve specific counties; (b) Extension county directors, who coordinate the services within a specific county; (c) Extension administrators, who coordinate and supervise Extension Services for a multi-county area; (d) on-campus extension faculty, who provide extension service content expertise; and (e) the USU Vice President for Extension, who oversees and administers Extension Services.

Therefore, USU and the County agree as follows:

1. Term and Renewal. This Agreement shall be for the period beginning January 1 and ending December 31 (“Term”). USU and the County have had a long-standing relationship concerning Extension Services and anticipate that this Agreement will be renewed annually. At the time this Agreement is renewed, USU and the County may review specific program objectives for Extension Services in the future and evaluate past accomplishments.

2. USU Employees. USU shall assign and provide funding for one or more USU employees to perform Extension Services within the County. USU shall appoint one USU employee to act as the Extension County Director for the County (such appointments shall be satisfactory to both USU and the County). Additional employees may be funded by USU, the County, or a combination of USU and the County, as may be mutually agreed. All USU employees shall be governed by USU policies and procedures.

3. Support Staff. The County shall provide USU with the dollar amount set forth in Appendix A to fund USU in obtaining support staff (e.g. secretary, program assistant, volunteer leaders, office manager, office specialist, etc.) to support Extension Services within the County. Such support staff shall be (i) USU employees whose employment is governed by USU policies and procedures, and (ii) supervised by USU.

4. Facilities and Equipment. The County shall provide adequate facilities, including office space, furnishings, and other necessary equipment, for the extension employee(s) and support staff within the County. The County shall provide the following facilities: Offices (#2), conference room and storage room at 125 West 200 South, Moab, Utah. Any furnishings, equipment, or other property purchased by the County, shall remain as the property of the County. Any equipment or other property purchased by USU, shall remain as the property of USU. By April 1, 2017, each of USU and County agree to provide the other party with a current inventory of its property used in conjunction with Extension Services in the County.

5. Operating Budget. The County shall provide in its annual County budget a total operating budget of \$64,606 for Extension Services. The financial support shall include, but is not limited to, support staff, telephone service, office equipment, supplies, travel expenses, staff in-service training, facility expenses, etc. The total dollar amount of the operating budget shall not be exceeded by USU without the prior written consent of the County. A summary of the budget items and anticipated expenditures are set forth in Appendix A. The County may subdivide the budgeted items listed in the summary to conform to the County's system of account titles.

6. Extension Services. USU shall provide and administer Extension Services within the County, which are directed at improving the quality of life for people in the County, enhancing economic opportunity within the County, and sustaining the natural resources of the County. Educational activities, field days, local leadership development, training schools, etc., are part of Extension Services and expenses for such are acceptable for reimbursement from the operating budget provided by the County.

7. Coordination. The Extension County Director, with the advice and consent of Extension administrators shall directly coordinate all Extension Services, the operating budget, and the support staff within the County.

a. Extension Services shall help the residents of the County analyze their problems, develop solutions, and thereby attain a richer and more satisfying life. Extension Services shall be designed to render effective educational service and to stay within the total dollar amount of the above-recited operating budget.

b. The Extension County Director shall manage the operating budget in accordance with generally accepted accounting principles. Flexibility between budget categories is allowed and adjustments may be made within budget categories for efficient program emphasis and financial management. Reimbursement or purchasing requests for budgeted expenditures shall be submitted to the County in accordance with County procedures. Extension employees shall keep accurate and detailed records of expenses incurred in accordance with County fiscal procedures.

8. No Discrimination. USU and the County shall provide Extension Services to all segments of the County's population without discrimination based on race, color, sex, age, disability, religion, or national origin.

9. Liability. USU and County are governmental entities under the "Utah Governmental Immunity Act." Consistent with the terms of that Act, USU and County agree that each party is responsible and liable for its own wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither party waives or intends to waive any defenses or limits of liability otherwise available under the Governmental Immunity Act.

IN WITNESS THEREOF the parties hereto have caused this Agreement to be duly executed on their behalf by a duly authorized representative as of the Effective Date set forth above.

<b>County:</b> By: _____ Print Name: Title: Date: _____	<b>Utah State University:</b> By: _____ Kenneth White Vice President for Extension Date: _____
By: _____ Print Name: Title: Date: _____	
By: _____ Print Name: Title: Date: _____	

**Appendix A**  
**Budget Items and Anticipated Expenditures for Term**

ACCESS CODE (for County Use if needed)	DESCRIPTION	DOLLAR AMOUNT
	Salaries (Office Assistant)	31,200
	Employee Benefits	13,751
	Convention Expense	850
	Subscriptions & Memberships	265
	Travel	1,750
	Office Expenses & Supplies	2,200
	Equipment Maintenance	240
	Rent	10,000
	Programming	2,500
	Fuel	1,250
	Special Dept. Supplies	500
	Miscellaneous Supplies	100
<b>TOTAL</b>		<b>64,606</b>

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: L

<b>TITLE:</b>	Approving proposed improvements of silt removal and disposal at the Moab Boat Ramp
<b>FISCAL IMPACT:</b>	None
<b>PRESENTER(S):</b>	Eli Tome, Utah Division of Forestry, Fire and State Lands

**Prepared By:**

Eli Tome  
Utah FFSL  
1165 S Hwy 191  
Suite 6  
Moab, UT 84532  
(435) 210-0362

**RECOMMENDATION:**

I move to approve proposed improvements at the Moab Boat Ramp and authorize the Chair to sign a letter of support on behalf of Grand County, UT.

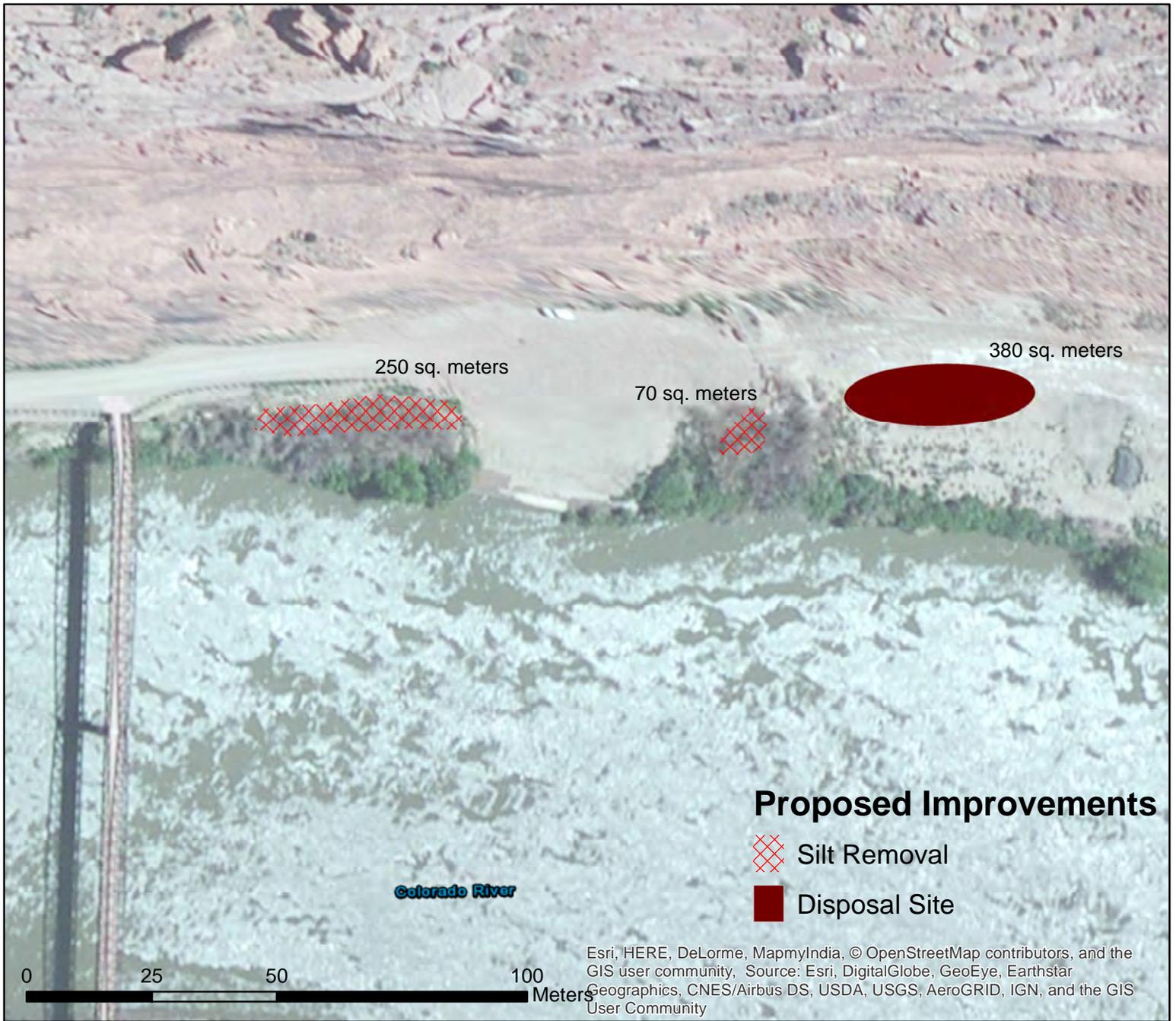
**ATTACHMENT(S):**

1. Proposed Improvements at the Moab Boat Ramp
2. Email regarding FF&SL Moab boat ramp silt Removal Project U-15-0673s

**FOR OFFICE USE ONLY:**

**Attorney Review:**

None Requested



# Proposed Improvements at Moab Boat Ramp

The Division of Forestry, Fire and State Lands along with Utah State Parks and Grand County are proposing the above improvements at the Moab Boat Ramp. The two areas labeled as silt removal are where we are proposing to remove silt which has previously been removed from, and piled next to the cement boat ramp. The area labeled as disposal site is where we are planning to take the removed silt, out of the high water area.

We have not had an engineer determine the high water mark in this area, and it would be cost prohibitive to do so. We encourage Army Corps engineers to examine the accompanied photos and document as well as examine this map to determine if the area is within Army Corps Jurisdiction or requires a permit from the Army Corps.



# Proposed Improvements at Moab Boat Ramp

## Need for Improvements

During peak use periods throughout the spring and summer the Moab boat ramp can be an extremely crowded place. As more people use Lion's Park on the south side of the river, folks travel across the beautiful pedestrian bridge and wander to the boat ramp for a better view of the river. These 'wanderers' can crowd the ramp and cause safety issues when trucks are backing trailers to load and unload boats.

Additionally, there is no good place to park at the boat ramp area, or very limited areas suitable for parking. Rocks can fall from the cliff and have been known to hit cars parked at the bottom of the redrock. Parking can get really crowded during peak use periods, and more vehicles are put at risk at the bottom of the cliff.

## Solution I: Picnic Area

One reason that folks wander across the bridge and meander around the boat ramp area is that the beautiful pedestrian bridge is essentially a bridge to nowhere, for those on foot. FFSL and State Parks are proposing to level out an area on the downstream end of the boat ramp area. This area currently is a thicket of invasive weeds (Kochia and Tamarisk) and piles of silt that were likely moved there by outfitters from the boat ramp over the years.

We are proposing to remove/level the silt in the red area identified in photo 1. After leveling an area, we'd like to put a picnic table there, and plant some trees to provide shade for visitors in the future. After all, the grant for Grand County (Recreation and Public Purposes Act) states that this area must be used for picnicking and boat docking, it's far time for a picnic table and picnicking area.

Our intent is to have folks use this day use area instead of crowding the boat ramp. There will be easy access to the river from this leveled off area with the removal of already dead and cut tamarisk from lower on the site. All of the silt will be placed behind the gate on the upstream side, and some will be used to help build mounds to place irrigation barrels and PVC tubing to irrigate the restoration site adjacent to this area.

After the area is leveled off this winter, we will seed the area with a native seed mix (also used at the adjacent restoration area) and will plant 5 cottonwoods, 2 box elders and 2 Gooding's Willows. With these improvements, we will decrease congestion and conflict on the boat ramp, increase the value of the pedestrian bridge, allow safe access to the Colorado River and provide shade to folks enjoying the view of the river for decades to come.

## Solution 2: Parking Area

The upstream end of the parking area is partially covered by silt. FFSL and State Parks removed silt from the upper half of the boat ramp area last winter, nearly doubling the usable ramp space. Folks are hesitant to park their vehicles here, so they don't block usable space. With the removal of small amount of silt we can create an additional 5-10 parking spaces. The silt again will be placed behind the gate. The red area in photo 2 shows the silt we are proposing to remove. We will remove the silt to the natural line at the gate and rocks, and will provide a grated area down to the river here that non-motorized boats may utilize in high water as well.



Photo 1: Downstream Future Picnic Area, Outlined in Red



Photo 2: Upstream Silt Removal, Future Parking and River Access Area



Photo 3: Future Picnic Area; lumpy silt area will be flattened to match grade of the road and even with the boat ramp at the bottom.



Photo 4: Picnic Area Future Grade; matching boat ramp and leveled out for a picnic area.



Photo 5: Parking area on the left, picnic area on the right



Eli Tome &lt;etome@utah.gov&gt;

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## FF&SL Moab Boat Ramp Silt Removal Project U-15-0673s.

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Pectol, Michael A CIV USARMY CESPCK (US) <Michael.A.Pectol@usace.army.mil>  
To: Eli Tome <etome@utah.gov>  
Cc: Laura Ault <lauraault@utah.gov>, Jeffrey Arbon <jarbon@utah.gov>

Thu, Jan 26, 2017 at 3:16 PM

Hi Eli,

I think you'll be okay- it appears that both the excavation and disposal areas are outside the ordinary high water mark of the Colorado River. Therefore, no permit would be required from our office. Thanks for touching base with us,

Mike Pectol

U.S. Army Corps of Engineers

(801) 295-8380, ext. 15 [Michael.A.Pectol@usace.army.mil](mailto:Michael.A.Pectol@usace.army.mil)

Customer Service Hours: 9am - 3pm. I will be available to answer/return phone calls and respond to emails during these hours.

For more information regarding our program or to submit a customer service survey, please visit our website:

<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>

-----Original Message-----

From: Eli Tome [mailto:[etome@utah.gov](mailto:etome@utah.gov)]

Sent: Wednesday, January 25, 2017 5:21 PM

To: Pectol, Michael A CIV USARMY CESPCK (US) <[Michael.A.Pectol@usace.army.mil](mailto:Michael.A.Pectol@usace.army.mil)>

Cc: Laura Ault <[lauraault@utah.gov](mailto:lauraault@utah.gov)>; Jeffrey Arbon <[jarbon@utah.gov](mailto:jarbon@utah.gov)>

Subject: Re: [EXTERNAL] Re: FF&SL Moab Boat Ramp Silt Removal Project U-15-0673s.

Mike,

I attached a map of the project that includes the area of silt removal that we are proposing.

I want to reiterate that the silt piles we are proposing to move are piles of silt that were previously scraped off the boat ramp by local outfitters, and piled on the side of the river above the banks. We are proposing to move this silt out of the way to alleviate crowding issues here during the busy boating season. We can do this at minimal cost right now through in-kind labor donation and a minimum restoration project budget including a few trees to plant and a native plant seed mix.

We have not had an engineer determine the ordinary high water mark here, so I cannot provide that information to you on the map. I encourage you to look at the photos in the previously supplied document, and to look at this map closely for your determination on that subject.

It is my personal assessment that this project work is occurring above the ordinary high water mark and out of your jurisdiction, and is small-scale enough to not warrant a lengthy and expensive permit, similar to the previous silt removal project for which you did not require a permit last year.

Please let me know if I can provide any further detail or information to you, and as always feel free to call me for clarification.

Respectfully,

On Wed, Jan 25, 2017 at 3:31 PM, Pectol, Michael A CIV USARMY CESPCK (US) <[Michael.A.Pectol@usace.army.mil](mailto:Michael.A.Pectol@usace.army.mil)> <mailto:[Michael.A.Pectol@usace.army.mil](mailto:Michael.A.Pectol@usace.army.mil)>> wrote:

Eli,

Can you provide a plan view/ map of the project area showing the ordinary high water mark of the river and highlighting all the individual work areas? I can't really tell from the pictures where our line of jurisdiction would be in relation to the activity. Thanks,

Mike Pectol  
U.S. Army Corps of Engineers  
(801) 295-8380, ext. 15 <tel:%28801%29%20295-8380%2C%20ext.%2015> [Michael.A.Pectol@usace.army.mil](mailto:Michael.A.Pectol@usace.army.mil)  
<mailto:Michael.A.Pectol@usace.army.mil>

Customer Service Hours: 9am - 3pm. I will be available to answer/return phone calls and respond to emails during these hours.

For more information regarding our program or to submit a customer service survey, please visit our website:  
Blocked<http://www.spk.usace.army.mil/Missions/Regulatory.aspx> <Blocked<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>>

-----Original Message-----

From: Eli Tome [mailto:[etome@utah.gov](mailto:etome@utah.gov) <mailto:[etome@utah.gov](mailto:etome@utah.gov)> ]  
Sent: Monday, January 23, 2017 2:24 PM  
To: Pectol, Michael A CIV USARMY CESP (US) <[Michael.A.Pectol@usace.army.mil](mailto:Michael.A.Pectol@usace.army.mil) <mailto:[Michael.A.Pectol@usace.army.mil](mailto:Michael.A.Pectol@usace.army.mil)> >  
Cc: Laura Ault <[lauraault@utah.gov](mailto:lauraault@utah.gov) <mailto:[lauraault@utah.gov](mailto:lauraault@utah.gov)> > ; Jeffrey Arbon <[jarbon@utah.gov](mailto:jarbon@utah.gov) <mailto:[jarbon@utah.gov](mailto:jarbon@utah.gov)> >  
Subject: [EXTERNAL] Re: FF&SL Moab Boat Ramp Silt Removal Project U-15-0673s.

Mike,

If you recall, the Army Corps ended up not requiring a permit for us to remove the silt from this boat ramp area after Monson submitted this SHPO clearance to you.

The Division of Forestry, Fire and State Lands, along with State Parks and Grand County are looking in to further improvements at this site, which involve moving more silt that was previously scraped from the boat ramp and piled on the adjacent area (by private river users, not agencies). We are proposing to move these piles of silt to enhance the recreational use and assets at this location and use the silt at a restoration area upstream and adjacent to this location to create hill mounds and swales.

I attached a brief report outlining what we are looking at completing here.

I wanted to check in with the Army Corps before we move any silt to see if we need to pursue a permit. Right now, all of the work we are proposing is coming from in-kind donation from FF&SL and State Parks, and there is no budget for this project. Likely, if Army Corps requires a permit we would not be able to proceed with the project until we seek further funding.

Since this project is similar in nature to the boat ramp silt removal, I'm hoping that your determination from the previous silt removal project will apply to this small project as well. Likely it will only take us a day and a half to move the silt deposited here, out of the floodplain area and to the adjacent restoration site.

Feel free to review the attached project description and call or email me with any further questions. (435) 210-0362 <tel:%28435%29%20210-0362> <tel:(435)%20210-0362>

Thank you,

On Thu, Sep 24, 2015 at 1:26 PM, Monson Shaver <[monsonshaver@utah.gov](mailto:monsonshaver@utah.gov) <mailto:[monsonshaver@utah.gov](mailto:monsonshaver@utah.gov)> > <mailto:[monsonshaver@utah.gov](mailto:monsonshaver@utah.gov) <mailto:[monsonshaver@utah.gov](mailto:monsonshaver@utah.gov)> > > wrote:

Mike, Eli,

find attached a cultural resource inventory report, map, SHPO cover page and ACOE consultation letter for the FF&SL permit. I do not have the ACOE project number. The DWR recommends a determination of no historic properties affected.

This is another example of the waste of money these types of cultural resource inventories are for the state. We need to work on this process.

Monson

--

Monson Shaver  
Archaeologist  
Utah Division of Wildlife Resources  
W [801-538-4864](tel:801-538-4864) <tel:801-538-4864> <tel:801-538-4864 <tel:801-538-4864> >  
Cell [801-674-8787](tel:801-674-8787) <tel:801-674-8787> <tel:801-674-8787 <tel:801-674-8787> >

--

Eli Tome  
[\(435\) 210-0362](tel:(435)210-0362) <tel:%28435%29%20210-0362> <tel:(435)%20210-0362>  
Southeast Sovereign Lands Coordinator

Utah Division of Forestry, Fire and State Lands  
1165 South Highway 191, Suite 6  
Moab, Utah 84532  
[etome@utah.gov](mailto:etome@utah.gov) <mailto:etome@utah.gov> <mailto:etome@utah.gov <mailto:etome@utah.gov> >

[Quoted text hidden]

**GRAND COUNTY  
COUNTY COUNCIL MEETING**

**FEBRUARY 7, 2017**

Agenda Item:M

<b>TITLE:</b>	Approving Bid Award for the Purchase of <u>one</u> Vehicle for the Sheriff's Office
<b>FISCAL IMPACT:</b>	Within budget
<b>PRESENTER:</b>	Darrel J Mecham, Chief Deputy

Prepared By:  
**DARREL MECHAM**

**FOR OFFICE USE ONLY:**

Attorney Review:

n/a

**RECOMMENDATION:**

I move to approve the bid award for the purchase of 1 2017 Ford F150 ssv Package From Ken Garff Ford of American Fork. For the amount of \$34,068 with six year 100 thousand mile warranty. The warranty is a \$2400 dollar option

**BACKGROUND:**

The Sheriff's Office obtained pricing from Utah State Contract vendor Ken Garff of American Fork.

**Ken Garff Ford:**

F150 special service pickup 5.0L V8-**\$34,068**

With the 3.5L ecoboost option-**\$34,678**

The recommendation is to accept the bid from Ken Garff Ford in American Fork.

Bid is within budget.

**ATTACHMENT(S):**

Copies of bid submitted

==>

Dealer: F56557

2017 F-150

Page: 1 of 2

Order No: Q001 Priority: C1 Ord FIN: QS050 Order Type: 5B Price Level: 750

Ord PEP: 101A Cust/Flt Name: GRAND COUNTY PO Number:

RETAIL

RETAIL

W1E F150 4X4 CREW \$36755

168 FLOOR CARPET \$145

145" WHEELBASE

SELECTSHIFT

UX INGOT SILVER

PRO TRAILER AST

S CLTH NO CONSOLE NC

SYNC

G MED EARTH GRAY

53A TRAILER TOW PKG 895

101A EQUIP GRP 2255

AM/FM CD

.XL SERIES

.POWER EQUIP GRP

TOTAL BASE AND OPTIONS 45930

.CRUISE CONTROL

XL MID DISCOUNT (750)

99G 3.5L V6 GTDI 2095

XL DISCT CHRМ OR SPORT (500)

44G ELEC 10-SPDAUTO 500

TOTAL 44680

.265/70R-17

\*THIS IS NOT AN INVOICE\*

XL9 3.55 ELEC LOCK 470

\* MORE ORDER INFO NEXT PAGE \*

7000# GVWR

F8=Next

FRT LICENSE BKT NC

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QC082541

Truck  
You pays \$31,378.25

J. 1/26/17 +600 2 extra keys  
+ 600/100K warranty \$2400  
+ 300 tint all windows  
#34678

MSRP \$40100  
State Rebate <\$8800>  
State Fee \$78.25 \$31300  
Fuel \_\_\_\_\_  
Other \_\_\_\_\_  
Quote \$31,378.25  
Customer Grand County

Ken Garff | American Fork  
Ford  
Phone: 801-763-8800  
Cell: 801-362-1261  
Fax: 801-763-8895  
jime@kengarff.com  
JIM ELLIOTT  
COMMERCIAL FLEET MANAGER  
597 East 1000 South  
American Fork, UT 84003  
www.kengarfford.com

==>

Dealer: F56557

2017 F-150

Page: 2 of 2

Order No: Q001 Priority: C1 Ord FIN: QS050 Order Type: 5B Price Level: 750

Ord PEP: 101A Cust/Flt Name: GRAND COUNTY PO Number:

RETAIL

RETAIL

AUTO START/STOP

XL MID DISCOUNT

\$(750)

655 EXT RANGE TANK 445

XL DISCT CHRМ OR SPORT (500)

66S SSV PKG 50

TOTAL 44680

76C REARVIEW CAMERA 250

\*THIS IS NOT AN INVOICE\*

86A XL CHROME PKG 775

.CHROME BUMPERS

.FOG LAMPS

.17" SILVER ALUM

SP DLR ACCT ADJ

SP FLT ACCT CR

FUEL CHARGE

B4A NET INV FLT OPT NC

DEST AND DELIV 1295

TOTAL BASE AND OPTIONS 45930

F7=Prev

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC082541

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Dealer: F56557

2017 F-150

Page: 1 of 2

Order No: Q001 Priority: C1 Ord FIN: QS050 Order Type: 5B Price Level: 750

Ord PEP: 101A Cust/Flt Name: GRAND COUNTY PO Number:

RETAIL

RETAIL

W1E F150 4X4 CREW \$36755  
145" WHEELBASE

168 FLOOR CARPET \$145  
SELECTSHIFT

UX INGOT SILVER  
S CLTH NO CONSOLE NC

PRO TRAILER AST  
SYNC

G MED EARTH GRAY  
101A EQUIP GRP 2255

53A TRAILER TOW PKG 895  
AM/FM CD

.XL SERIES

TOTAL BASE AND OPTIONS 45130

.POWER EQUIP GRP

XL MID DISCOUNT (750)

.CRUISE CONTROL

XL DISCT CHRМ OR SPORT (500)

99F 5.0L V8 FFV ENG 1795

TOTAL 43880

446 ELEC 6-SPD AUTO

.265/70R-17

\*THIS IS NOT AN INVOICE\*

XL9 3.55 ELEC LOCK 470  
7000# GVWR

\* MORE ORDER INFO NEXT PAGE \*

FRT LICENSE BKT NC

F8=Next

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QC082541

*Truck  
your price \$30768 73*

*J 1/23/17*

*+600 extra key  
+ 4 year/100k warranty  
\$2400  
+ 300 tint all window*

*\$34068*

MSRP \$39492  
State Rebate <38900>  
State Fee \$7673  
Fuel \_\_\_\_\_  
Other \_\_\_\_\_  
Quote \$30768 73  
Customer Grand County

**Ken Garff** | American Fork  
**Ford**

Phone: 801-763-6800  
Cell: 801-362-1261  
Fax: 801-763-6895  
jime@kengarff.com

**JIM ELLIOTT**  
COMMERCIAL FLEET MANAGER

597 East 1000 South  
American Fork, UT 84003  
www.kengarfford.com

==>

Dealer: F56557

2017 F-150

Page: 2 of 2

Order No: Q001 Priority: C1 Ord FIN: QS050 Order Type: 5B Price Level: 750

Ord PEP: 101A Cust/Flt Name: GRAND COUNTY PO Number:

RETAIL

RETAIL

655	EXT RANGE TANK	\$445	XL MID DISCOUNT	\$(750)
66S	SSV PKG	50	XL DISCT CHRМ OR SPORT	(500)
76C	REARVIEW CAMERA	250	TOTAL	43880
86A	XL CHROME PKG	775	*THIS IS NOT AN INVOICE*	

.CHROME BUMPERS  
 .FOG LAMPS  
 .17" SILVER ALUM  
 FLEX FUEL  
 SP DLR ACCT ADJ  
 SP FLT ACCT CR  
 FUEL CHARGE

B4A NET INV FLT OPT NC  
 DEST AND DELIV 1295

TOTAL BASE AND OPTIONS 45130

F7=Prev

F1=Help F2=Return to Order  
 F4=Submit F5=Add to Library

F3/F12=Veh Ord Menu

S099 - PRESS F4 TO SUBMIT

QC082541

**GRAND COUNTY**  
**COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

<b>TITLE:</b>	Approving proposed letter to BLM requesting minor changes to the Moab Resource Management Plan Travel Plan to facilitate improvements to the Porcupine 4x4 Trail
<b>FISCAL IMPACT:</b>	Up to \$7,000 from Sand Flats Capital Improvements Budget
<b>PRESENTER:</b>	Andrea Brand, Director, Sand Flats Recreation Area (SFRA)/ Grand County; Bill Jackson, Road Supervisor, Grand County Road Department

**Name & Contact Information:**

Andrea Brand  
 Director, Sand Flats  
 Recreation Area,  
 Moab, UT 84532  
 435-259-1386  
 abrand@  
 grandcountyutah.net

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**RECOMMENDATION:**

I move to approve the proposed letter to BLM requesting minor changes to the 2008 Moab Resource Management Plan Travel Plan on two sections of the Porcupine 4x4 trail and also requesting permit of improvements at the intersection of the Porcupine 4x4 trail and the Porcupine Rim trail to address safety concerns, maintain access and prevent off road travel, and authorize the Chair to sign all associated documents.

**BACKGROUND:**

The first area is 1 mile in from the Porcupine 4x4 entrance off the Sand Flats road. At this location a stretch of the trail has become impassable to UTVs due to eroded steep ledges. This reroute would involve using 25 feet of user created trail and then connecting back onto the official trail. Improvements would be done by Sand Flats staff and would involve installing signage and a post and cable barrier. This area is difficult to access and the road department does not want to bring heavy equipment into this location.

For the second section these improvements would entail blocking off 30 feet of the existing impassable trail section from both ends and adopting a nearby user created trail that is 10-30 feet away from the existing trail. The disturbance would involve moving and using nearby boulders to block this trail and do some minor improvements to the user created trail. This would involve some trail widening and surface work to make the user created trail more sustainable.

The intersection of the Porcupine 4x4 trail and the Porcupine Rim trail is .5 mile in from the Porcupine Rim trailhead. Due to erosion it has become extremely difficult for vehicles to make the turn from the Porcupine Rim trail to the Porcupine 4x4 trail and vice versa. Currently full size vehicles have to proceed farther up the Porcupine Rim trail and find an area to turn around and return to access the Porcupine 4x4 trail. These improvements would entail cutting into the nearby slickrock section 20-25 feet long and 10 feet out.

The cut would also be to a depth equivalent to current road level, approximately 3-4 feet down on the uphill side from the existing trail to widen this area.

If this proposal is granted the Grand County Road Department would do the heavy equipment work and Sand Flats staff would install signs and post

and cable barriers where necessary.

**Attachment(s):**

Draft letter to BLM concerning Porcupine 4x4 Trail Improvements Proposal,  
Porcupine 4x4 Trail Improvements Proposal, Map



February 7, 2017

**Ms. Christina Price**  
**US Department of the Interior/Bureau of Land Management Moab Field Office**  
82 East Dogwood  
Moab, Utah 84532

Dear Ms. Price,

Grand County is requesting that the Bureau of Land Management make minor changes to the 2008 Moab Resource Management Plan Travel Plan on two sections of the Porcupine 4x4 trail and also permit improvements at the intersection of the Porcupine 4x4 trail and the Porcupine Rim trail. This proposal, Porcupine 4x4 Trail Improvements Proposal (enclosed), was given to the BLM in January 2017 and the title and EA number is *Porcupine Rim 4x4 Route Small Reroutes* DOI-BLM-Y010-2017-0088-EA. These proposed improvements would address safety concerns, maintain access and prevent off road travel. If this proposal is granted the Grand County Road Department would do the heavy equipment work and Sand Flats staff would install signs and post and cable barriers where necessary.

Thank you for your consideration,

Jaylyn Hawks  
Grand County Council Chair

Cc: Andrea Brand, Director Sand Flats Recreation Area/ Grand County  
Bill Jackson, Road Supervisor, Grand County Road Department  
Glen Arthur, Assistant Road Supervisor, Grand County Road Department

Enclosures: Porcupine 4x4 Trail Improvements Proposal, Map



## **Proposed Improvements for the Porcupine 4x4 Trail Sand Flats Recreation Area/ Grand County**

Grand County is requesting that the BLM make minor changes to the Travel Plan on two sections of the Porcupine 4x4 trail and also permit improvements at the intersection of the Porcupine 4x4 trail and the Porcupine Rim trail. These proposed improvements would address safety concerns, maintain access and prevent off road travel. If this proposal is granted the Grand County Road Department would do the heavy equipment work and Sand Flats staff would install signs and post and cable barriers where necessary. These areas are shown on the attached map.

The first area is 1 mile in from the Porcupine 4x4 entrance off the Sand Flats road. At this location a stretch of the trail has become impassable to UTVs due to eroded steep ledges. This reroute would involve using 25 feet of user created trail and then connecting back onto the official trail. Improvements would be done by Sand Flats staff and would involve installing signage and a post and cable barrier. This area is difficult to access and the road department does not want to bring heavy equipment into this location.

For the second section these improvements would entail blocking off 30 feet of the existing impassable trail section from both ends and adopting a nearby user created trail that is 10-30 feet away from the existing trail. The disturbance would involve moving and using nearby boulders to block this trail and do some minor improvements to the user created trail. This would involve some trail widening and surface work to make the user created trail more sustainable.

The intersection of the Porcupine 4x4 trail and the Porcupine Rim trail is .5 mile in from the Porcupine Rim trailhead. Due to erosion it has become extremely difficult for vehicles to make the turn from the Porcupine Rim trail to the Porcupine 4x4 trail and vice versa. Currently full size vehicles have to proceed farther up the Porcupine Rim trail and find an area to turn around and return to access the Porcupine 4x4 trail. These improvements would entail cutting into the nearby slickrock section 20-25 feet long and 10 feet out. The cut would also be to a depth equivalent to current road level, approximately 3-4 feet down on the uphill side from the existing trail to widen this area.

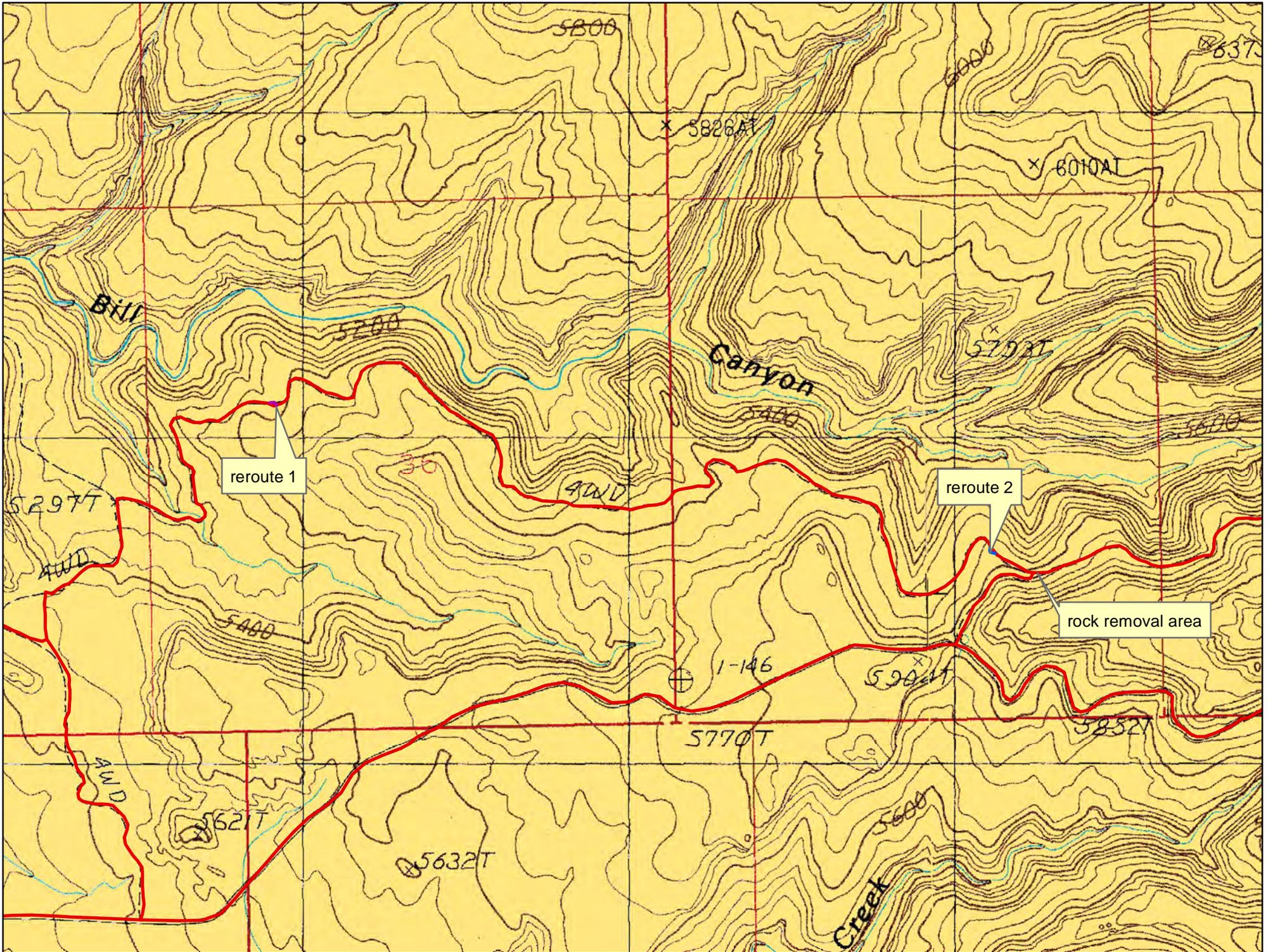
Thank you for your consideration,

Andrea Brand, Director  
Sand Flats Recreation Area/Grand County

Bill Jackson, Road Supervisor  
Road Department, Grand County

Glen Arthur, Assistant Road Supervisor  
Road Department, Grand County

# Proposed road improvements on PR 4X4



**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: O

<b>TITLE:</b>	Approving proposed amendments to the job descriptions of the Council Office part-time position and the Travel Council's "Information and Event Planner" position by transferring the special event permitting responsibilities to the Travel Council position
<b>FISCAL IMPACT:</b>	None
<b>PRESENTER(S):</b>	Ruth Dillon, Council Administrator

**Prepared By:**

Ruth Dillon  
 Council Administrator  
 259-1347  
 &  
 Bryony Hill  
 Council Office Coordinator  
 259-1346

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**RECOMMENDATION:**

I move to approve the proposed amendments to the job descriptions of the Council Office part-time position and the Travel Council's "Grand County Information and Event Planner" position by transferring the special event permitting responsibilities to the Travel Council position.

**BACKGROUND:**

On December 20, 2016 the Council approved amendments to the part-time Council Office Assistant job description (Grade 7) to include special event permitting responsibilities in addition to clerical responsibilities; the position was renamed to Special Event Permitting Specialist with a recommendation for a future grade change to Grade 10. See attached agenda summary.

In January the position was advertised; the Information and Event Planner (Grade 10) from the Travel Council responded, with support from the Travel Council Executive Director, by requesting to assume the special event permitting responsibilities. Two other applications were also received.

Discussions were then held with the respondent, followed by discussions with the Human Resources Director and Travel Council Executive Director, to ensure that the special event permitting responsibilities indeed fit within the current Travel Council position, and whether the additional responsibilities could be assumed along with the current workload. It was agreed that special events are tourism-related and that permitting responsibilities could be included in the existing Travel Council job description without requiring a grade change and without placing undue burden on staff.

The Travel Council's Information and Event Planner was then interviewed; a status update to the interview process will be provided at the Council meeting.

By transferring the special event permitting job duties to the Travel Council, we feel that a return to the part-time Council Office Assistant job description will better serve the function of the Administrator's office, providing needed clerical relief.

**ATTACHMENT(S):**

1. Proposed redlined amendments to the part-time Council Office Assistant job description (removing the special event permitting responsibilities and renaming the position back to Office Assistant)

2. December 20, 2016 agenda summary
3. Proposed redlined amendments to the Travel Council's "Grand County Information and Event Planner" job description

## Grand County

Job Description

<b>Job Title:</b> <del>Special Event Permit Specialist</del> <u>Council Office Assistant</u>		
<b>Department:</b> County Council Office		
<b>Location:</b> 125 East Center Street, Moab Utah		
<b>Reports to:</b> Council Administrator		
<b>Pay Range:</b>	<b>Type of Position:</b>	<b>Job Status:</b>
<b>Grade</b> <u>497</u>	<input type="checkbox"/> Full time	<input type="checkbox"/> Exempt
<b>Revised</b> <u>12/2016/2/2017</u>	<input checked="" type="checkbox"/> Part time	<input type="checkbox"/> Non-exempt
	<input type="checkbox"/> Seasonal	<input type="checkbox"/> Grant funded
	<input type="checkbox"/> Emergency	<input type="checkbox"/> Enterprise
		<input type="checkbox"/> Elected
		<input type="checkbox"/> Public Safety
		<input type="checkbox"/> Safety Sensitive
		<input type="checkbox"/> On-call
		<input type="checkbox"/> Appointed

**Job Summary**

Under the direction of the Council Administrator, performs administrative and complex administrative duties in the County Council Office, ~~with an emphasis on processing special event permit applications.~~

**Supervision**

Received: Council Administrator

Given: None

**Essential Duties**

- ~~• Point of contact for applicants submitting special event applications.~~
- ~~• Point of contact for staff, and coordinating agencies for special event permit applications.~~
- ~~• Reviews applications for completeness and current information; distributes applications to Special Event Coordinating Committee, in a manner that highlights relevant department impacts. Troubleshoots requests with affected departments prior to permit approval.~~
- ~~• Facilitates and schedules regular meetings with the Special Event Coordinating Committee Members, drafts agendas, provides supporting materials and leads the informational meeting; if necessary, coordinates meetings with special event organizer applicants, co-operating agencies, land managers, and others in processing the applications.~~
- ~~• Proactively handles any arising issues and troubleshoot any emerging problems with applicants and Special Event Coordination Committee.~~
- ~~• Maintains and updates special event log; maintains special event page that describes the application process, guidelines, and instructions.~~
- ~~• Conduct pre and post event evaluations and reports on outcomes.~~
- ~~• Coordinates activities/projects with County Departments and outside agencies. Coordinates County events.~~
  - Assists the Council Office Coordinator and Council Administrator in the following:
    - Greets visitors, answers telephones, provides information requiring knowledge of County and department policies and procedures, handles complaints, and refers concerns to appropriate persons.
    - Performs highly confidential administrative duties and corresponds with businesses, public agencies and citizens regarding County information.
    - Develops and maintains filing systems, controls records, indexes, and a variety of databases including district boards, County boards, commissions, & committees.
    - Collects, organizes, prepares data for a variety of forms, reports, records, and applications, and obtains signatures as necessary.
    - Drafts and prepares letters, reports, statements, memorandums, public notices, and other materials from copy, rough draft, and other sources.
    - Receives, screens, distributes, and prioritizes incoming mail within the Council Administrator's office.
    - Schedules and makes arrangements for calendar appointments, conferences, travel reservations, and meetings for the Council Administrator & County Council Members.

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- Maintains inventories and orders supplies and materials for Council Administrator's Office.
- Prepares, posts, and distributes Council agenda items, prepares packets with essential backup data, supporting documents & agenda summaries.
- Prepares monthly meeting calendars.
- Assists with updating of pertinent portions of the County's website, namely the [Special-Events page](#); Council Administrator/Council page; Boards, Commissions, & Committees page; Districts page; Partnerships page; & Public Notices page, as needed.
- Assists others in completing forms and other tasks as assigned.
- Performs data gathering and research on specific subjects.
- Collaborates and assists Council Office & other departments to accomplish County objectives as needed.
- Other duties as assigned by the Council Administrator & Council Office Coordinator.

### **Knowledge, Skills & Abilities**

#### **Knowledge of:**

- Knowledge of modern office practices and procedures.
- Basic office equipment including postage machine, digital imager, scanner, printers and calculator.

#### **Skills in:**

- Reading, writing, and basic math.
- Computer programs, including Microsoft Office (Outlook, Word, Excel) and Internet use.
- Adobe Acrobat 9 Professional and Microsoft Publisher a plus.
- Document composition.

#### **Ability to:**

- Follow verbal and written instructions.
- Handle numerous tasks concurrently.
- Maintain cooperative relationships with those contacted in the course of work activities.
- Effectively prioritize and manage own work schedule.
- Clearly communicate verbally and in writing, and maintain confidentiality of these communications.
- Able to use correct grammar, spelling, and punctuation.
- Maintain records, files, and reports, and maintain confidentiality of these documents.
- Make independent judgments and effectively direct the work of others.
- Establish effective working relationships with staff and general public.
- Demonstrate initiative in problem solving and ability to prioritize workload without constant supervision.
- Use tact and self control when communicating.

### **Physical Demands**

- Typically sit at a desk or table, occasionally walk, stand or stoop.
- Work for sustained periods of time maintaining concentrated attention to detail.
- Occasionally lift, carry, push, pull or otherwise move objects weighing up to 30 pounds.

### **Working Conditions**

- Potentially stressful, busy and fast-paced.
- Extensive public contact.
- Work is performed in an office, conference room, or other environmentally controlled room.
- Requires varied hours due to evening meetings.

### **Education & Experience**

- High school diploma or equivalent.
- Prefer advanced administrative training including, word processing, office procedures, telephone skills, and interpersonal communication; and work experience performing administrative functions.
- Three (3) years' related office experience.
- Equivalent combinations of education and experience may also be considered when screening applications for minimum qualifications.

### **Special Requirements**

- Must possess a valid Utah driver's license.
- Must successfully pass a criminal background check.
- Successful completion of pre-employment drug screening is required.
- A twelve-month probationary period is a prerequisite to this position.
- Will be required to occasionally travel to attend out of town training.
- Regularly attends meetings in the evenings.

*The above statements are intended to describe the general nature and level of work being performed by the person(s) assigned to this job. They are not intended to be an exhaustive list of all duties, responsibilities, and skills required of personnel so classified. The approved class specifications are not intended to and do not infer or create any employment, compensation, or contract rights to any person or persons. This updated job description supersedes prior descriptions for the same position. Management reserves the right to add or change duties at any time. Grand County is an EEO/ADA employer.*

I \_\_\_\_\_ have reviewed the above job description.

Employee Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**DECEMBER 20, 2016**

Agenda Item: CC

<b>TITLE:</b>	Approving proposed job description amendments to rename the part-time Council Office Assistant position to a part-time Special Event Permit Specialist position and to include essential duties and accountabilities related to processing special event applications
<b>FISCAL IMPACT:</b>	Reclassification from a Grade 7 to a Grade 10 is recommended, but not yet budgeted; at this higher grade, the budget impact would be less than \$2,256 per year (at a Step 1)
<b>PRESENTER(S):</b>	Ruth Dillon, Council Administrator

**Prepared By:**

KaLeigh Welch  
Council Office Assistant  
(435) 259-1342  
[kwelch@grandcountyutah.net](mailto:kwelch@grandcountyutah.net)  
with  
Ruth Dillon  
Council Administrator  
(435) 259-1347  
[rdillon@grandcountyutah.net](mailto:rdillon@grandcountyutah.net)

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**RECOMMENDATION:**

I move to approve the proposed job description amendments to rename the part-time Council Office Assistant position to a part-time Special Event Permit Specialist position and to include essential duties and accountabilities related to processing special event permits, effective January 1, 2017.

**BACKGROUND:**

Revisions are recommended to reflect the main job duties that have been assigned to this position. Major changes to the Office Assistant job description include the addition of:

- Point of contact for applicants submitting special event applications.
- Point of contact for staff, and coordinating agencies for special event permit applications.
- Reviews applications for completeness and current information; distributes applications to Special Event Coordinating Committee in a manner that highlights relevant department and agency impacts. Troubleshoots requests with affected agencies and departments prior to permit approvals.
- Facilitates and schedules regular meetings with the Special Event Coordinating Committee Members and co-operating agencies, if necessary; provides follow-up communication to applicant, if necessary.
- Proactively handles any arising issues and troubleshoots any emerging problems with applicants and Special Event Coordination Committee.
- Maintains and updates special event log; maintains special event web page that describes the application process, guidelines, and instructions.
- Conducts pre- and post- event evaluations and reports on outcomes.

As evidenced in the job description, the position will also include the various Office Assistant duties for added support in the Council's Office.

With a resignation of this part-time position having been recently announced to occur March 31, 2017, it will be necessary to begin

advertising the job opening in early 2017. This will allow time to attract the best candidate—especially since part-time, unbenefited positions are sometimes difficult to attract. We also hope to offer a 40 hours of training during March.

The amended job description will much more accurately reflect the requirements of the position.

**ATTACHMENT(S):**

1. Redlined Job Description

## Grand County Job Description

Job Title: Grand County Information and Event Planner		
Department: Moab Area Travel Council		
Location: 84 North 100 East, Moab Utah		
Reports to: Travel Council Executive Director		
Pay Range: Grade 10  Revised: <a href="#">07/2012-02/2017</a>	Type of Position  <input checked="" type="checkbox"/> Full-time Part-time Seasonal Temporary <input checked="" type="checkbox"/> Benefits	Job Status  <input checked="" type="checkbox"/> Exempt <input checked="" type="checkbox"/> Non Exempt Safety Sensitive On Call Public Safety

### **Job Summary**

The primary purpose of this position is to support the pro-active vision of Grand County to increase tourism through events (i.e., ~~Business-business~~ meetings, retreats, meetings, reunions, festivals and special events) ~~with an emphasis on the winter season/year round. He/She will actively solicit business through reactive and proactive direct sales.~~ The ~~planner-Planner~~ will be primarily responsible for providing visitor information in response to telephone calls and other request sources and for processing special event permit applications. The Planner will assist in the development and carrying out of the departments' annual strategic plan.

### **Supervision**

Given: None

Received: Travel Council Executive Director

### **Essential Duties**

- Promotes public and private venues and facilities in Grand County.
- Responds to visitor questions on the telephone and other request sources concerning Moab and surrounding areas, the Canyonlands Travel Region and the state of Utah.
- Enter data on a daily basis, keep the database up to date and complete the mail out each day.
- Prepares and mails response packets, travel planners and other collateral.
- Keeps an up to date notebook of information available at the desk at all times.
- Keeps informed of new business openings, business changes and additions.
- Keeps the student request file updated, makes up the packets, and keeps them available at all times.
- Distributes Moab travel guides to visitor centers and travel agencies.
- Solicits and coordinates group business for Grand County
- Creates an inventory of venues available and the uses of such
- Researches, identifies, solicits and negotiates to bring sports and special events to Grand County
- Develops solicitation list of appropriate events for Grand County

2/3/2017

- Coordinates the use of Grand County Venues by introducing promoters to Grand County facility managers or Grand County businesses to book venues.
- ~~Increases winter visitor ship for Grand County. Develops performance measures that demonstrate increases in winter visitor ship that are directly related to their job performance.~~
- Facilitates bidding and solicitation activities with private and public parks, recreation departments/facilities, and meeting facilities in Grand County
- ~~Secures any grants available to offset cost to attend Trade Shows, workshops or sales missions.~~
- Identifies business and growth opportunities for Grand County within an assigned market segment(s).
- ~~Assists with the organizing, developing and implementation of a comprehensive sales and marketing program for the Travel Council.~~
- Develops marketing campaigns and promotions to attract events and have them book Grand County over other competing destinations
- Develops Grand County's image and identity as a meeting and convention destination with the smaller meetings market
- Participates in sales missions, blitzes, and direct sales activities.
- Attends appropriate industry meetings, conventions and trade shows.
- Point of contact for applicants submitting special event applications.
- Point of contact for staff, and coordinating agencies for special event permit applications.
- Reviews applications for completeness and current information; distributes applications to Special Event Coordinating Committee, in a manner that highlights relevant department impacts. Troubleshoots requests with affected departments prior to permit approval.
- Facilitates and schedules regular meetings with the Special Event Coordinating Committee Members, drafts agendas, provides supporting materials and leads the informational meeting; if necessary, coordinates meetings with special event organizer applicants, co-operating agencies, land managers, and others in processing the applications.
- Proactively handles any arising issues and troubleshoots any emerging problems with applicants and Special Event Coordination/Coordinating Committee.
- Maintains and updates special event log; maintains special event web page that describes the application process, guidelines, and instructions.
- Conduct pre- and post- event evaluations and reports on outcomes.
- Coordinates activities/projects with County Departments and outside agencies. Coordinates County events.

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#### EVENTS:

- Keeps informed of upcoming events and using the information to maintain an updated calendar of events.
- Submits events calendar to publications and on line sources to increase event participation, and awareness.
- Works with event organizers to locate venues, services
- Secures event follow up results

#### OTHER:

- Takes the daily mail to the post office and picks up the incoming mail.
- Maintains and cleans the postage machine.
- Keeps inventory stock organized, overseeing incoming and outgoing brochures and reporting them to the Administrative Assistant for inventory control.
- Writes articles and news releases about the Moab area that maybe used by various medias. All articles and release will require prior approval of the Director before submission.
- Work with staff to create and maintain press kits, keep them up to date and have kits made up and ready for distribution.
- Screens daily newspapers, magazines and Internet for information, stories and press releases pertaining to Moab, Grand County and the surrounding area.
- Prepares bills and mails checks in the absence of the Administrative Assistant. (based on longevity)
- Attends Travel Council Board meetings and keeps minutes in the absence of the Administrative Assistant.

2/3/2017

- Works on all special projects with the Executive Director.
- Other duties as assigned by the Travel Council Executive Director

### **Knowledge, Skills & Abilities**

#### **Knowledge of:**

- Expanded knowledge of attractions, visitor services and the area within Grand County and surrounding Moab, as well as knowledge of Utah as a whole.
- Event planning
- Venue logistics

#### **Skills in:**

- Interpersonal relationships
- Decision making
- Basic computer skills, including experience with Windows XP, Word, Excel and Access programs and using the internet
- Advertising and marketing

#### **Ability to:**

- Represent the County effectively and comfortably both orally and in writing
- Maintain cooperative relationships with others
- Prioritize and manage own work schedule

### **Physical Demands**

- Typically sits at a desk or table, occasionally walk, stand or stoop
- Work for sustained periods of time maintaining concentrated attention to detail
- Occasionally lift, carry, push, pull or otherwise move objects weighing up to 30 pounds

### **Working Conditions**

- Potentially stressful, busy and fast-paced
- Frequent public contact
- Work is primarily performed in an office or other environmentally controlled room
- Requires frequent travel away from home and in some instances for periods of greater than 5 days.

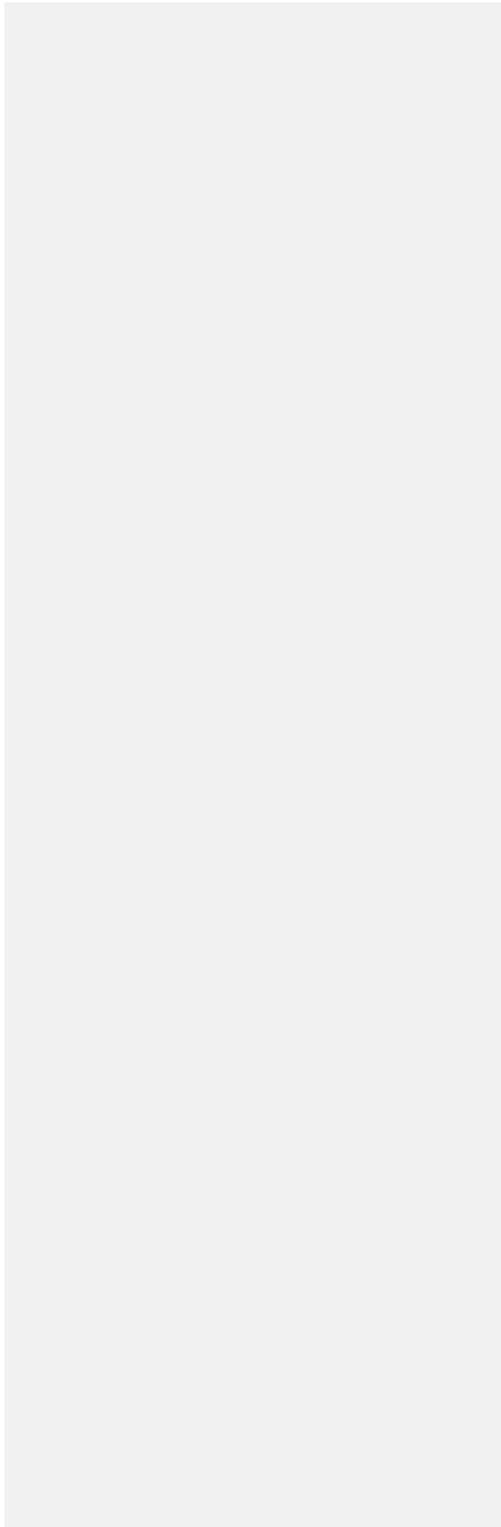
### **Education & Experience**

- A high school diploma or equivalent is required. A college degree is preferred.
- A minimum of one year specialized training in public relations, marketing, general business or related field.
- A minimum of two years experience directly related to the convention and meeting industry, with a demonstrated record of sales/marketing experience.
- Equivalent combinations of education and experience may also be considered when screening applications for minimum qualifications.
- Must have a valid driver's license

### **Special Requirements**

- A twelve -month introductory period is a prerequisite to this position.
- Successful completion of pre-employment drug screening is required.
- Must exercise tact and judgment in communicating with people; requires a well developed sense of timing and self control when communicating.

***The above statements are intended to describe the general nature and level of work being performed by the person(s) assigned to this job. They are not intended to be an exhaustive list of all duties, responsibilities, and skills required of personnel so classified. The approved class specifications are not intended to and do not infer or create any employment, compensation, or contract rights to any person or persons. This updated job description supersedes prior descriptions for the same position. Management reserves the right to add or change duties at any time. Grand County is an EEO/ADA employer.***



**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: P

<b>TITLE:</b>	Approving proposed ground lease between Grand County and Arches Aviation, LLC for the construction of a hangar at Canyonlands Field
<b>FISCAL IMPACT:</b>	\$1840.00 Annual Ground Lease
<b>PRESENTER(S):</b>	Judd Hill, Airport Manager

**Prepared By:**

Judd Hill  
 Airport Manager  
[jhill@grandcountyutah.net](mailto:jhill@grandcountyutah.net)  
 435-259-4849

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**RECOMMENDATION:**

I move to approve the proposed ground lease between Grand County and Arches Aviation, LLC for the construction of a hangar at Canyonlands Field, and authorize the Chair to sign all associated documents.

**BACKGROUND:**

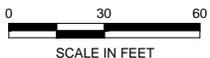
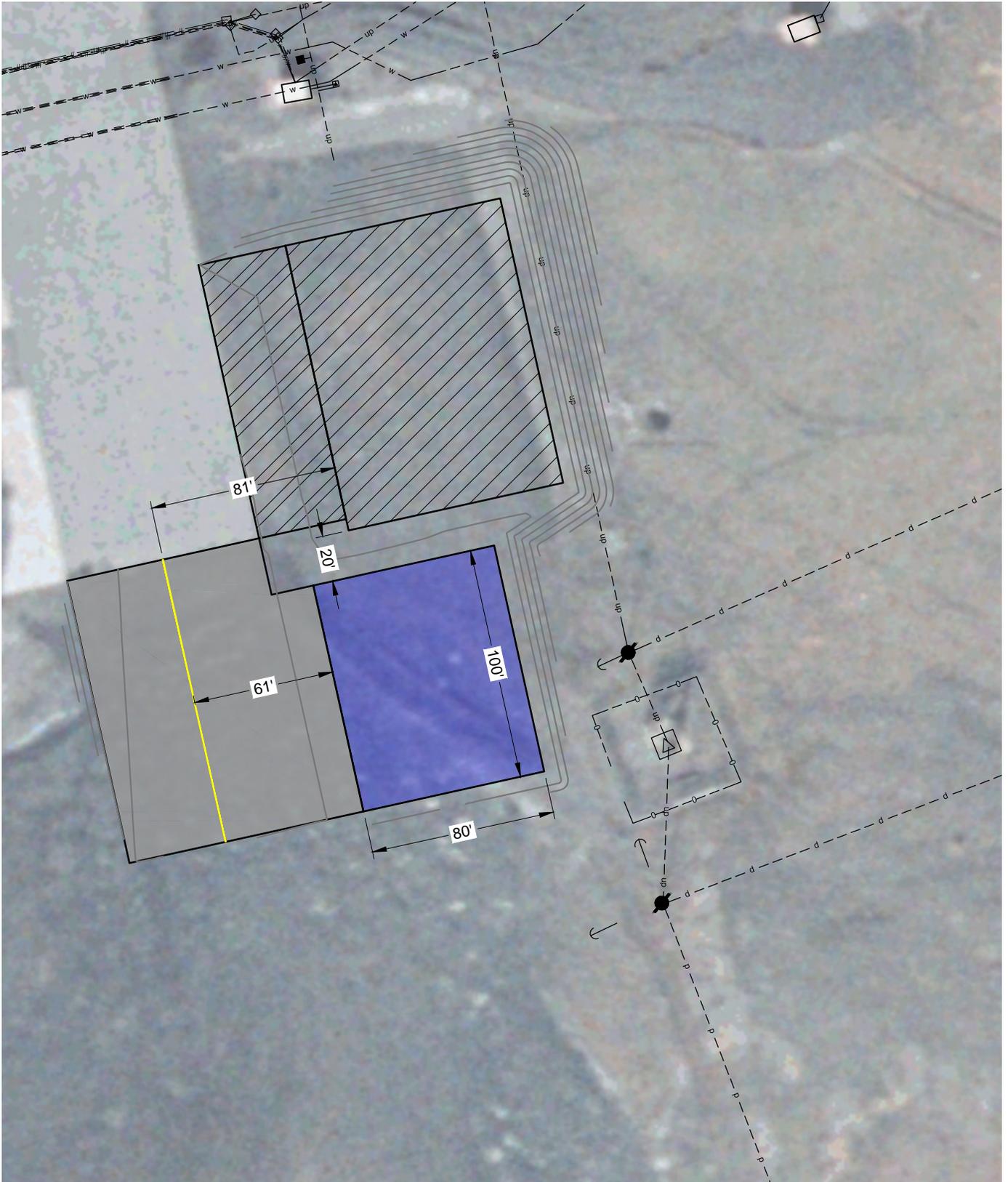
Arches Aviation, LLC (Officers Benjamin Byrd and Jason Taylor) would like to build a 100' x 80' hangar at Canyonlands Field. This hangar would be located to the south of the ARFF/Administration building beyond the extent of the current taxiway. While it is in the Airport Layout Plan to extend the paved taxiway in the future, it would be the responsibility of the lease holder to establish access to the hangar.

This would be for a 30 year ground lease that would go from February 1, 2017 to February 28, 2047.

The Airport Board reviewed this project at its January 13<sup>th</sup> meeting, and unanimously voted to recommend this lease to the County Council.

**ATTACHMENT(S):**

- 1) Location of Hangar
- 2) Summary of Ground Lease



SCALE IN FEET



**ARMSTRONG**  
PLANNING ENGINEERING CONSTRUCTION

GRAND JUNCTION, CO: 970.242.0101 PHOENIX, AZ: 602.803.7079  
DENVER, CO: 303.296.4949 ALBUQUERQUE, NM: 505.508.2192  
www.armstrongconsultants.com

CANYONLANDS FIELD  
GRAND COUNTY, UTAH

**80' x 100' HANGAR**

SCALE: PER BAR SCALE	DATE: 01/2017
DRAWN: LKB	FILE: 100X120 HANGAR
CHK'D: JZP	JOB NO.: IMISC.REQ\Hangar-Byrd-Taylor

## Agenda Summary for Arches Aviation LLC Ground Lease at Canyonlands Field

The County-adopted boiler plate ground lease for Canyonlands Field would be used for this ground lease. The following information is used in the boiler plate this lease.

The contract will be interred into as of February 1, 2017 between Grand County and Arches Aviation LLC. The hangar will be (100' x 80') 8,000 square feet, more or less, as described in Exhibit A (attached).

### Section 1 – Term

The terms of this lease shall be for a period of 30 years, commencing on February 1, 2017 and expiring at midnight on February 28, 2047.

### Section 2 – Rent

The tenant agrees to pay Grand County \$1,840 annual rent (subject to periodic increases). This rate is based on the current base rate of \$0.23/sq ft/year.

### Section 25 – Notice and Place for Payment of Fees

Arches Aviation, LLC  
Benjamin Byrd and Jason Taylor  
483 Kachina Way  
Moab, Utah 84532  
435-260-1487  
[jason@westernriver.com](mailto:jason@westernriver.com) or [benbyrdconstructionmoab@gmail.com](mailto:benbyrdconstructionmoab@gmail.com)

Attest (Dated signatures required):

Benjamin Byrd (Officer)

Jason Taylor (Officer)

Jaylyn Hawks, Grand County Council Chair

Diana Carroll, County Clerk

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: Q

<b>TITLE:</b>	Approving proposed ground lease between Grand County and Pinnacle Helicopters, LLC for the construction of a hangar at Canyonlands Field
<b>FISCAL IMPACT:</b>	\$690.00 Annual Ground Lease
<b>PRESENTER(S):</b>	Judd Hill, Airport Manager

**Prepared By:**

Judd Hill  
 Airport Manager  
[jhill@grandcountyutah.net](mailto:jhill@grandcountyutah.net)  
 435-259-4849

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**RECOMMENDATION:**

I move to approve the proposed ground lease between Grand County and Pinnacle Helicopters, LLC for the construction of a hangar at Canyonlands Field, and authorize the Chair to sign all associated documents.

**BACKGROUND:**

This lease was unanimously approved by the Council on October 18, 2016. Due to a lapse in time, these contracts are being re-presented to the Council for signature by the new Council Chair.

The contract will still be for base time period of 30 years, but would now end on February 28, 2047 instead of November 30, 2046.

*Previous Summary from 10/18/16:*

Pinnacle Helicopters is a locally-based company that has been operating out of Canyonlands Field for several years. In order to be more established within the community, they would like to build a 50' x 60' hangar on the airport for helicopter operations. The builder will be responsible for connecting with existing power, water, and sewage.

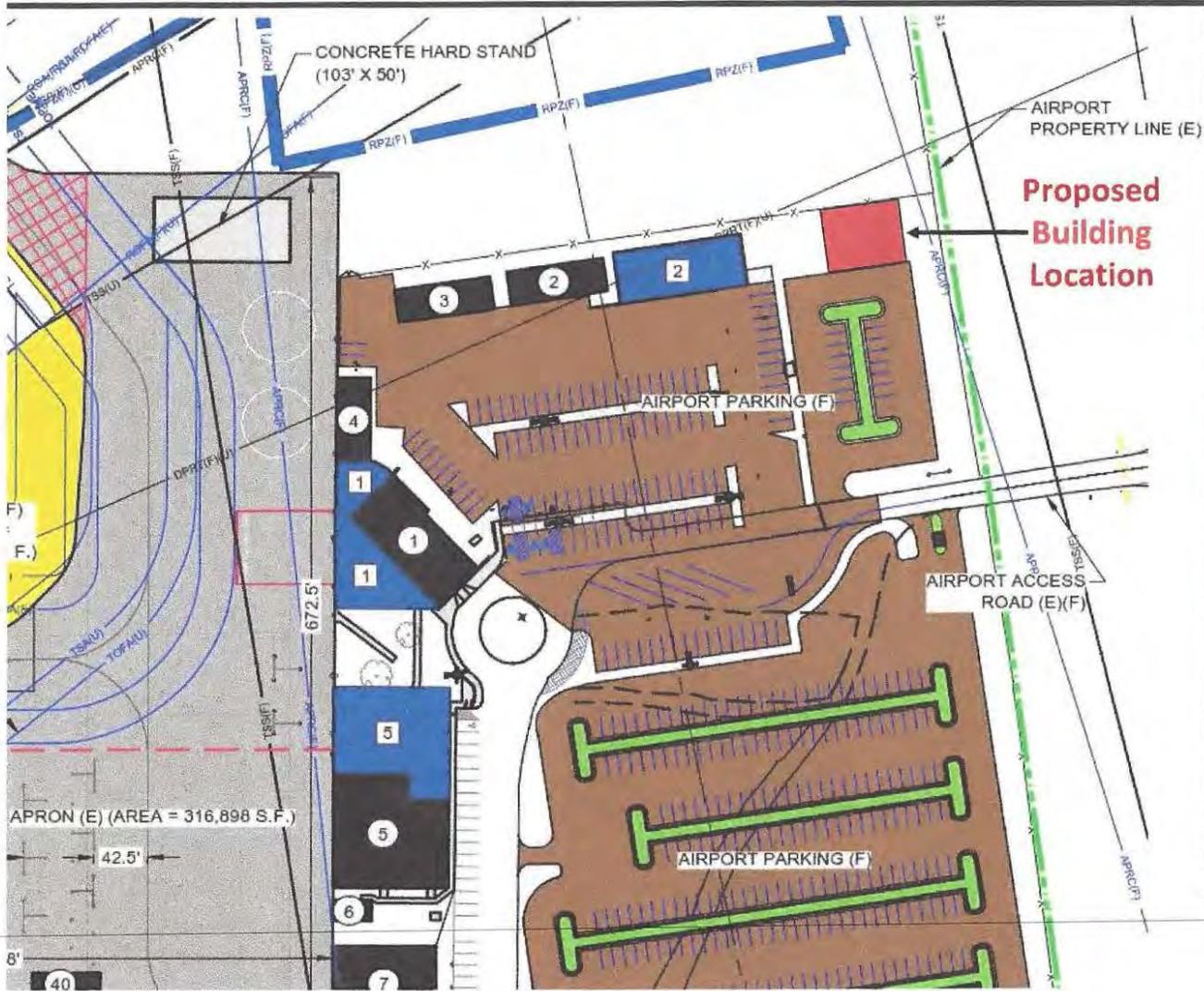
The development of this hangar will allow for their operations to continue, while also decreasing the use of current facilities.

The Airport Board reviewed this proposal at the October 3<sup>rd</sup> meeting and voted unanimously to recommend the development.

The newly adopted boiler-plate ground lease would be used for hangar.

**ATTACHMENT(S):**

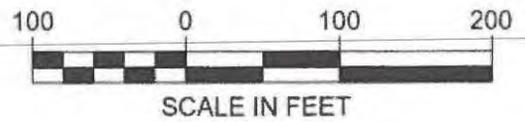
- 1) Location of Hangar
- 2) Summary of Ground Lease



**Proposed  
Building  
Location**

**ARMSTRONG**  
 PLANNING ENGINEERING CONSTRUCTION

COLORADO: 970.242.0101  
 ARIZONA: 602.803.7079  
 NEW MEXICO: 505.508.3192  
[www.armstrongconsultants.com](http://www.armstrongconsultants.com)



## Agenda Summary for Pinnacle Helicopters LLC Ground Lease at Canyonlands Field

The County-adopted boiler plate ground lease for Canyonlands Field would be used for this ground lease. The following information is used in the boiler plate this lease.

The contract will be interred into as of February 1, 2017 between Grand County and Pinnacle Helicopters LLC. The hangar will be (50' x 60') 3,000 square feet, more or less, as described in Exhibit A (attached).

### Section 1 – Term

The terms of this lease shall be for a period of 30 years, commencing on February 1, 2017 and expiring at midnight on February 28, 2047.

### Section 2 – Rent

The tenant agrees to pay Grand County \$690 annual rent (subject to periodic increases). This rate is based on the current base rate of \$0.23/sq ft/year.

### Section 25 – Notice and Place for Payment of Fees

Pinnacle Helicopters, LLC.  
Attn: Ben Black  
PO Box 1091  
Moab UT 84532  
435-220-0041  
ben@pinnaclehelicopters.com

Attest (Dated signatures required):

Ben Black (Officer)

Jaylyn Hawks, Grand County Council Chair

Diana Carroll, County Clerk

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: R

<b>TITLE:</b>	Approving seven individual proposed ground lease agreements between Grand County and William and Whitney Hawley for a nested T-hangar development at Canyonlands Field
<b>FISCAL IMPACT:</b>	\$1,932 Total Annual Ground Lease
<b>PRESENTER(S):</b>	Judd Hill, Airport Manager

**Prepared By:**

Judd Hill  
 Airport Manager  
[jhill@grandcountyutah.net](mailto:jhill@grandcountyutah.net)  
 435-259-4849

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**RECOMMENDATION:**

I move to approve 7 individual proposed ground leases between Grand County and William and Whitney Hawley for the development of 7 nested T-hangars at Canyonlands Field, and authorize the Chair to sign all associated documents.

**BACKGROUND:**

These leases were unanimously approved by the Council on October 18, 2016. Due to a lapse in time, and a request to change the approved contracts from William Hawley to William and Whitney Hawley, these contracts are being re-presented to the Council for signature by the new Council Chair.

The contract will still be for base time period of 30 years, but would now end on February 28, 2047 instead of November 30, 2046.

*Previous Summary from 10/18/16:*

One of the most common types of hangars developed on airports throughout the country are nested T hangars. These consist of multiple separate hangars under one roof.

William (an Airport Board member) and Whitney Hawley proposed to develop a T-hangar consisting of 7 individual hangars, each with their own lease. The entire structure will be 168' x 50'. Five of the hangars will be 1038 sq ft, and the two hangars on the end will be 1605 sq ft.

These will be located south of existing hangars, on undeveloped land. The location can work with our existing master plan.

The Airport Board reviewed this proposal at the October 3<sup>rd</sup> meeting and voted unanimously to recommend the development; Mr. Hawley abstained from the vote.

The newly adopted boiler-plate ground lease would be used for each of the 7 different units.

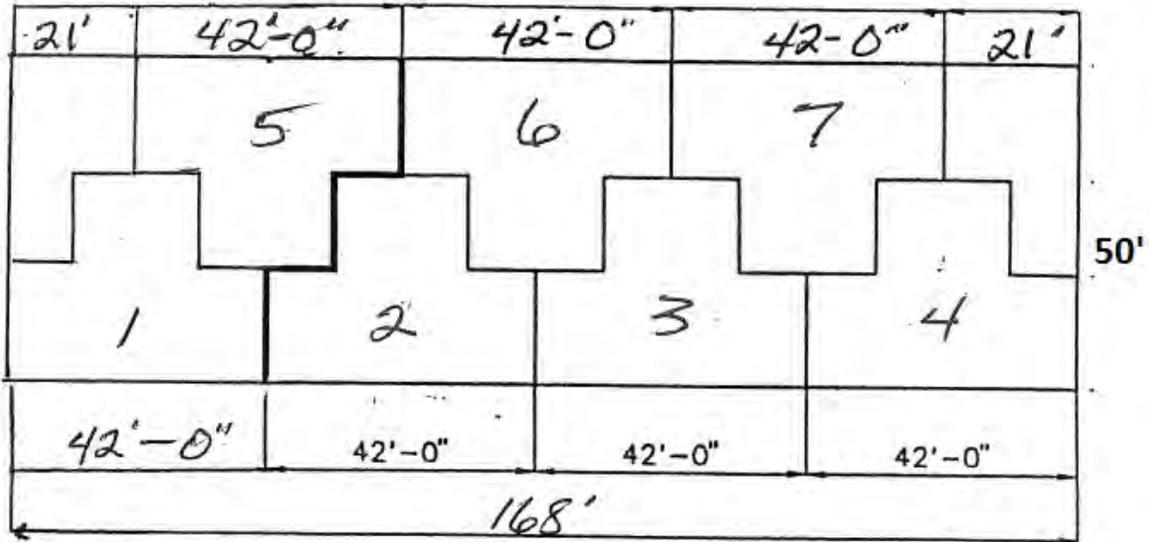
**ATTACHMENT(S):**

- 1) Location of Building
- 2) Summary of ground leases

Appendix A

2016 – Grand County – Canyonlands Field ‘Plane Lucky’ Hangars

Layout of 7 Nested T-Hangars



**T-HANGAR**

Betty Kay  
435-723-7346  
Brigham City

Cost Breakdown of 7 Hangars:

Hangar # – Square Feet – Annual Cost on Lease

#1 – 1038 – \$238.74

#2 – 1038 – \$238.74

#3 – 1038 – \$238.74

#4 – 1038 – \$238.74

**#5 – 1605 – \$369.15**

#6 – 1038 – \$238.74

**#7 – 1605 – \$369.15**

## Location of Nested T-Hangars



William or Whitney Hawley  
445 W Hale Ave  
Moab UT 84532  
801-230-6893  
whawleyx2@gmail.com

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: S

<b>TITLE:</b>	Prioritizing and Approving Proposed Updates to the Capital Improvement Projects List for Proposed Projects within Grand County for Submission to Southeastern Utah Association of Local Governments (SEUALG) for Potential Funding by the Permanent Community Impact Fund Board (CIB)
<b>FISCAL IMPACT:</b>	County match monies will be required for County CIB grant and/or loan applications made during CY 2017
<b>PRESENTER(S):</b>	Ruth Dillon, Council Administrator

**Prepared By:**

Ruth Dillon  
 Council Administrator

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**RECOMMENDATION:**

I move to approve the proposed updates to the capital improvement projects list for proposed projects within Grand County, as amended and prioritized per today's Council discussion, for submission to the Southeastern Utah Association of Local Governments for potential funding by the Permanent Community Impact Fund Board.

**BACKGROUND:**

The annual due date for submitting the Council-prioritized Permanent CIB list to SEUALG (aka ALG) is **March 1<sup>st</sup>**, followed by a final due date of April 1<sup>st</sup> for submitting approved Council minutes.

The countywide interagency workshop was held September 2016 (prior to budget season) to update the CIB list. Since that time, other requests for updates have been made and noted.

On October 18, 2016, due to agenda time constraints, the Council discussed only the *County-specific* projects for the purposes of preparing to budget for CIB match monies; priorities were not specifically discussed. Additional updates have been made since then due to new information.

Capital improvement projects must appear on the list in order for an entity to apply for CIB funding, whether or not they apply elsewhere.

This matter is now before the Council again to 1) make any needed changes to Grand County's projects and 2) prioritize all projects prior to approving the list.

Priorities are A (high priority), B (medium priority), and C (low priority); such priorities are intended for *internal* use in planning. Additional priority levels may be employed, such as A-1, A-2, A-3, B-1, B-2, B-3, etc.

**ATTACHMENT(S):**

1. Draft updated CIB list – redlined against last year's list
2. Draft updated CIB list – clean copy

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**  
 Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	A	Moab Valley Fire Protection District	New Fire <u>and</u> Rescue Truck	<del>\$350,000</del> <u>400,000</u>	<del>Local</del> <u>MVFD</u>	<del>\$20</del> <u>40,000</u>	<del>\$340</del> <u>200,000</u>	<del>\$340</del> <u>200,000</u>	<del>2017</del> <u>2018</u>	
					CIB	<del>\$340</del> <u>200,000</u>				
A	A	Grand County Municipal Building Authority for Canyonlands Field Airport	Expansion/Upgrade of Runway 3/21	<u>\$13,000,000</u>	Federal (FAA) 90.63%	<u>\$11,781,900</u>			<u>6/2017</u>	
					State (UDOT-Aeronautics) 4.685%	<u>\$609,050</u>				
					Local	<u>\$309,050</u>				
					CIB	<u>\$300,000</u>				
A	A	Grand County Municipal Building Authority for Canyonlands Field Airport <u>FUNDED</u>	Expansion of Footprint of Main Terminal Secured Area (boarding & restroom)	<del>\$1,900,000</del> <u>1,490,000</u>	Local	\$500,000	<del>\$1,400,000</del> <u>500,000</u>	<u>\$490,000</u>	6/2016	
					CIB	<del>\$1,400,000</del> <u>990,000</u>				

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	C	Grand County Municipal Building Authority for Old Spanish Trail Arena or Grand County Recreation SSD	Replace Existing Well with Larger One for New Ballfields	\$200 <u>150,000</u>	CIB County	TBD \$75,000	\$200 <u>75,000</u>		<del>10/2016</del> 2/2017	
A	A	Grand County Municipal Building Authority for EMS	New Metal Ambulance Bay on Old Senior Center Property (includes small storm water retention basin)	\$450,000	Local	\$150,000	\$150,000	\$150,000	6/201 <u>7</u> <del>6</del>	EMS Fund Balance
A	B	Grand County Municipal Building Authority for the Grand Center	Pavilion at the Grand Center 30'x60'	\$150,000	Local Donation	\$100,000	\$50,000		10/2016	
A	A	Grand County or City of Moab	Road and Utility Corridor for Workforce Housing, Commercial	\$53, <u>020,000</u>	USU/EDA	\$1,600,000	\$1,000,000	\$600,000	<u>10</u> 6/2016	Cost recovery fee
					Moab City	\$375,000				

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
			Development, and Higher Education Development		Grand County	\$225,000				
					State Small Urban Road Fund	\$1,200,000 (\$1mm funded, includes commitments of \$100,000 each from Grand County & Moab City)				
					CIB	\$1,600,000				
					UDOT	\$550,000				
A	A	Grand County for Road Dept.	Jackson Street Drainage Mitigation Project Phase I – Design & Construction of Detention Basin	\$400,000 (assumes State designation of "High Hazard," yet to be determined)	Local	\$ <del>1</del> 200,000	\$ <del>2</del> 300,000		2/2017	
					CIB	\$ <del>2</del> 300,000				
A	A	City of Moab	Waste Water Treatment Plant Facilities Upgrade	\$10,000,000	City	\$2,000,000				
					GWSSA	TBD				
					DWQ	TBD				
					USDA	TBD		\$5,000,000	2016	
					CIB	\$5,000,000				
A	A	Grand County Transportation SSD <del>IN</del> PROCESS/FUNDE	Federal Lands Access Program (2yr funding program): Fed Hwy 46 La Sal Mountain Loop Rd.	\$7,900,000	Federal Lands Access Program	\$ <del>7,365,200</del> 13,000,056 (appropriated)				

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**  
 Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022											
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff	
					Sources	Shares	Grant	Loan			
		<u>D</u>	(Phase I)			GCTSSD	$\frac{\$267,400}{\$944,000} = 28.3\%$ <u>\$944,000 total match</u>	\$267,400		2/2016	
						CIB	\$267,400				
A	<u>BA</u>	Spanish Valley Water & Sewer Improvement District	<u>Fire Flow Pump for Navajo Ridge Area Culinary and Fire Water System Upgrade</u>	<u>\$150,000</u> <u>5,300,000</u>		Local	<u>TBD</u> <u>\$500,000</u>			<u>2016/2017</u>	<u>Impact fees / User Rates</u>
						CIB	<u>\$150,000</u> <u>2,300,000</u>	<u>\$75,000</u> <u>1,250,000</u> <u>0</u>	<u>\$75,000</u> <u>1,250,000</u> <u>0</u>		
						CIB	<u>\$2,500,000</u>				
B	B	Castle Valley Town	Update 1988 Drainage Study & Recommendations	\$35,000		Local		\$35,000		TBD	
						CIB	\$35,000				
A	C	Grand County for Community Development	Spanish Valley Bike & Pedestrian Path	<u>TBD</u> <u>\$2,850,000</u>		CIB	TBD	TBD		2017	

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
C	B	Grand County for Canyonlands Field Airport	Installation of CCTV Security System	\$75,000	CIB		\$75,000		2017/2018	
A	A	City of Moab	Highway 191 Gateway Plan/Storm Water Drainage Improvements along Hwy	<del>\$1,200,000</del> \$5,000,000	City	<del>TBD</del> \$200,000	\$250,500,000 (grant/loan)		2016/2017	
					State Parks Scenic Byway					
					Federal					
					UDOT	\$2,500,000				
					CIB	\$250,500,000				
AB	B	Grand County for Road Dept.	Re-Alignment Improvements to Spanish Valley Drive and Millcreek Drive Intersection (including Storm Drainage)	\$1,500,000	Local Impact Fees	TBD	TBD		2017/TBD	
					CIB	TBD				
A		City of Moab	Water Tank	<del>\$12</del> \$500,000	Division of Drinking Water	\$24,000,000	\$500,000 (grant/loan)		10/2016	
					City Impact Fees	\$500,000				
					CIB	\$500,000				
A	B	Grand County	Half-Mile Gap of Colorado River Pathway (Phase A, paved path &	\$2,510,000	Local	TBD	TBD		2018 <del>6</del>	

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**  
 Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
			high retaining wall)		CIB	TBD				
A	B	Grand County	Half-Mile Gap of Colorado River Pathway (Phase B, elevated paved path/bridge)	\$4,334,000	CIB	TBD	TBD		TBD	
B		Town of Castle Valley	Culinary Well/Fill Station	\$50,000	CIB	\$50,000		\$50,000	6/2017	
B	B	Grand County for Canyonlands Field Airport	Expansion and Paving of Car Parking Lot at Airport	\$750,000	CIB	<del>\$750,000</del> TBD	<del>\$750,000</del> TBD		2017	
AB	A	Grand County for Road Dept.	Rim Village Drainage Mitigation Project	\$3,000,000	Local Impact Fees	TBD	\$2,875,000	\$2,875,000	TBD	
					CIB	\$2,875,000				

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**  
 Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A		Castle Valley Fire District	Fire Protection Water	\$175,000	CIB		\$175,000		<del>2016</del> TBD	
A		Castle Valley Fire District	Castle Valley Fire Station and Interagency Regional Center	\$750,000	CIB		\$750,000		2017	
B	B	City of Moab	Storm Drainage, Detention Basins, Out Fall	\$6,000,000	City		TBD	\$3,000,000	<del>2016</del> 2018	
					DWQ	\$3,000,000				
					CIB	\$3,000,000				
<u>BC</u>	B	USU- Moab & Grand County School District	Votech Center for Adults and College, Combined with the High School's	\$5,000,000	GCSD Land	TBD	\$5,000,000		<del>2018</del> 2020	

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**  
 Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
			New Facility (Technical, Science and Art Center)			CIB	\$5,000,000			
A		Town of Castle Valley	Ingress/Egress Improvement Project <u>(Note: Culvert under CV Drive)</u>	\$230,000	Local	\$30-50,000	\$130,000		2018	
					USDA	\$50,000				
					CIB	TBD				
B	C	City of Moab, Grand Co., San Juan Co., & Grand Water & Sewer Service Agency, <u>USGS</u>	Ground Water Study – Mathematical Modeling	\$300,000	City of Moab	TBD	TBD		2018	
					Grand County	TBD				
					San Juan	TBD				
					GWSSA	TBD				
					CIB	TBD				
					<u>USGS</u>	<u>TBD</u>				
B	C	Grand County	New Airport Terminal	<del>\$7,500,000</del> \$12,0	TBD					

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**  
 Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
		Municipal Building Authority for Canyonlands Field Airport		<u>00,000</u>	TBD	TBD	TBD		<u>2022/2039</u>	
					TBD	TBD				
					TBD	TBD				
B		Grand County	Jackson Street Drainage Mitigation Project Phase II – Conveyance System to Pack Creek	\$950,000	Local	TBD	TBD		2018	
					CIB	TBD				
C	C	Canyonlands Health Care SSD	Parking and Landscaping for Extension of the Long Term Care Center	\$1,500,000	SSD	\$250,000	\$1,250,000		6/2019	
					CIB	\$1,250,000				
<u>A</u>		<u>Grand County – Solid Waste</u>	<u>Improvements for Recycling Center and</u>	<u>\$250,000</u>	<u>Local</u>	<u>50%</u>	<u>½ Grant</u> <u>½ Loan</u>		<u>6/2017</u>	

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**  
 Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity District	Project Description <u>Above Ground Truck Scale</u>	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
						CIB	50%			
C	C	Spanish Valley Water & Sewer	Sewer Main Line Upgrade for USU Development Property	\$5,000,000	Local	\$1,000,000		\$4,000,000	<del>2018</del> 2019	
						CIB	\$4,000,000			

DRAFT

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

Prioritized and Approved by Grand County Council 2-2-2016, DRAFT for 2-7-2017

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	A	Moab Valley Fire Protection District	New Fire and Rescue Truck	\$400,000	MVFD	\$200,000	\$200,000		2018	
					CIB	\$200,000				
A	A	Grand County Municipal Building Authority for Canyonlands Field Airport FUNDED	Expansion of Footprint of Main Terminal Secured Area (boarding & restroom)	\$1,490,000	Local	\$500,000	\$500,000	\$490,000	6/2016	
					CIB	\$990,000				
A	C	Grand County Municipal Building Authority for Old Spanish Trail Arena or Grand County Recreation SSD	Replace Existing Well with Larger One for New Ballfields	\$150,000	County	\$75,000	\$75,000		2/2017	
					CIB	\$75,000				

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

Prioritized and Approved by Grand County Council 2-2-2016, DRAFT for 2-7-2017

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	A	Grand County Municipal Building Authority for EMS	New Metal Ambulance Bay on Old Senior Center Property (includes small storm water retention basin)	\$450,000	Local	\$150,000	\$150,000	\$150,000	6/2017	EMS Fund Balance
					CIB	\$300,000				
A	A	City of Moab	Road and Utility Corridor for Workforce Housing, Commercial Development, and Higher Education Development	\$3,200,000	USU/EDA	\$1,600,000	\$1,000,000	\$600,000	10/2016	Cost recovery fee
					Moab City	\$375,000				
					Grand County	\$225,000				
					State Small Urban Road Fund	\$1,200,000 (\$1mm funded, includes commitments of \$100,000 each from Grand County & Moab City)				
					CIB	\$1,600,000				
					UDOT	\$550,000				

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

Prioritized and Approved by Grand County Council 2-2-2016, DRAFT for 2-7-2017

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	A	Grand County for Road Dept.	Jackson Street Drainage Mitigation Project Phase I – Design & Construction of Detention Basin	\$400,000 (assumes State designation of "High Hazard," yet to be determined)	Local	\$200,000	\$200,000		2/2017	
					CIB	\$200,000				
A	A	Grand County Transportation SSD FUNDED	Federal Lands Access Program (2yr funding program): Fed Hwy 46 La Sal Mountain Loop Rd. (Phase I)	\$7,900,000	Federal Lands Access Program	\$13,000,056 (appropriated)			2/2016	
					GCTSSD	\$676,600 = \$944,000 total match				
					CIB	\$267,400				
A	B	Spanish Valley Water & Sewer Improvement District	Culinary and Fire Water System Upgrade	\$7,800,000	Local	TBD	TBD	TBD	6/2017	
					USRDA	TBD				
					CIB	TBD				

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

Prioritized and Approved by Grand County Council 2-2-2016, DRAFT for 2-7-2017

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
B	B	Castle Valley Town	Update 1988 Drainage Study & Recommendations	\$35,000	Local CIB	\$35,000	\$35,000		TBD	
A	C	Grand County for Community Development	Spanish Valley Bike & Pedestrian Path	\$2,850,000	CIB	TBD	TBD		2017	
C	B	Grand County for Canyonlands Field Airport	Installation of CCTV Security System	\$75,000	CIB		\$75,000		2018	
A	A	City of Moab	Highway 191 Gateway Plan/Storm Water Drainage Improvements along Hwy	\$5,000,000	City State Parks Scenic Byway Federal UDOT CIB	\$200,000 \$2,500,000 \$500,000	\$500,000 (grant)		6/2017	
B	B	Grand County for Road Dept.	Re-Alignment Improvements to Spanish Valley Drive and Millcreek Drive Intersection (including Storm Drainage)	\$1,500,000	Local Impact Fees CIB	TBD TBD	TBD		TBD	
A		City of Moab	Water Tank	\$2,500,000	Division of Drinking Water	\$2,000,000	\$500,000 (grant)		10/2016	

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

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GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
						City Impact Fees				
						CIB	\$500,000			
A	B	Grand County	Half-Mile Gap of Colorado River Pathway (Phase A, paved path & high retaining wall)	\$2,510,000	Local	TBD	TBD		2018	
					CIB	TBD				
A	B	Grand County	Half-Mile Gap of Colorado River Pathway (Phase B, elevated paved path/bridge)	\$4,334,000	CIB	TBD	TBD		TBD	
B		Town of Castle Valley	Culinary Well/Fill Station	\$50,000	CIB	\$50,000		\$50,000	6/2017	
B	B	Grand County for Canyonlands Field Airport	Expansion and Paving of Car Parking Lot at Airport	\$750,000	CIB	TBD	TBD		2017	
B	A	Grand County for Road Dept.	Rim Village Drainage Mitigation Project	\$3,000,000	Local Impact Fees	TBD				

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

Prioritized and Approved by Grand County Council 2-2-2016, DRAFT for 2-7-2017

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
						CIB	\$2,875,000	\$2,875,000		TBD
A		Castle Valley Fire District	Fire Protection Water	\$175,000	CIB		\$175,000			TBD
A		Castle Valley Fire District	Castle Valley Fire Station and Interagency Regional Center	\$750,000	CIB		\$750,000			2017
B	B	City of Moab	Storm Drainage, Detention Basins, Out Fall	\$6,000,000	City		TBD	\$3,000,000	2018	
					DWQ	\$3,000,000				
					CIB	\$3,000,000				
C	B	USU- Moab & Grand County School District	Votech Center for Adults and College, Combined with the High School's	\$5,000,000	GCSD Land	TBD		\$5,000,000		2020

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

Prioritized and Approved by Grand County Council 2-2-2016, DRAFT for 2-7-2017

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
			New Facility (Technical, Science and Art Center)			CIB	\$5,000,000			
A		Town of Castle Valley	Ingress/Egress Improvement Project (Note: Culvert under CV Drive)	\$230,000	Local	\$30-50,000	\$130,000		2018	
					USDA	\$50,000				
					CIB	TBD				
B	C	City of Moab, Grand Co., San Juan Co., & Grand Water & Sewer Service Agency, USGS	Ground Water Study – Mathematical Modeling	\$300,000	City of Moab	TBD	TBD		2018	
					Grand County	TBD				
					San Juan	TBD				
					GWSSA	TBD				
					CIB	TBD				
					USGS	TBD				
B	C	Grand County	New Airport Terminal	\$12,000,000	TBD					

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**

Prioritized and Approved by Grand County Council 2-2-2016, DRAFT for 2-7-2017

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
		Municipal Building Authority for Canyonlands Field Airport				TBD	TBD		2039	
						TBD	TBD			
						TBD	TBD			
B		Grand County	Jackson Street Drainage Mitigation Project Phase II – Conveyance System to Pack Creek	\$950,000	Local	TBD	TBD		2018	
						CIB	TBD			
C	C	Canyonlands Health Care SSD	Parking and Landscaping for Extension of the Long Term Care Center	\$1,500,000	SSD	\$250,000	\$1,250,000		6/2019	
						CIB	\$1,250,000			
A		Grand County – Solid Waste	Improvements for Recycling Center and	\$250,000	Local	50%	½ Grant ½ Loan		6/2017	

**PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017**  
 Prioritized and Approved by Grand County Council 2-2-2016, DRAFT for 2-7-2017

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity District	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
			Above Ground Truck Scale		CIB	50%				
C	C	Spanish Valley Water & Sewer	Sewer Main Line Upgrade for USU Development Property	\$5,000,000	Local	\$1,000,000		\$4,000,000	2019	
					CIB	\$4,000,000				

DRAFT

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Agenda Item: T

<b>TITLE:</b>	Approving Council membership/subscription renewals for 2017-2018
<b>FISCAL IMPACT:</b>	\$1,400 is budgeted for 2017 Council Subscriptions & Memberships
<b>PRESENTER(S):</b>	Ruth Dillon, Council Administrator

**Prepared By:**

Ruth Dillon  
 Council Administrator  
 (435) 259-1347  
 rdillon@grandcountyutah.net

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**RECOMMENDATION:**

I move to approve payment from the Council Subscriptions & Memberships line item, as proposed, for renewal of the following:

Organization	Annual Amount	Council Budget	Status
<b>Moab Chamber of Commerce</b>	\$275	Subscriptions & Memberships	Needs renewal 5/2017
<b>National Association of Counties (NACo)</b>	\$450	Subscriptions & Memberships	Paid based on 2016 approval
<b>Public Lands News</b>	\$297	Subscriptions & Memberships	Needs renewal as of 3/2017
<b>Federal Parks &amp; Recreation</b>	\$257	Subscriptions & Memberships	Needs renewal as of 3/2017
<b>Total Proposed</b>	<b>\$1,279.00</b>		
<b>Subscription &amp; Memberships Budget</b>	<b>\$1,400.00</b>		
<b>Balance</b>	<b>= \$121.00</b>		

**BACKGROUND:**

The subscriptions/memberships listed in the table above were approved by Council on May 17, 2016. This is the Council's opportunity to make any changes in subscriptions and memberships for 2017-18.

**ATTACHMENT(S):**

1. NACo Grand County Membership Dues
2. Resources Publishing Co. - Public Lands News
3. Resources Publishing Co. - Federal Parks & Recreation



National Association of Counties  
PO Box 79007  
Baltimore, MD 21279-0007  
Phone: 888.407.NACo (6226) x291  
Direct: 202.942.4291  
Fax: 866.467.1825  
EIN# 53-0190321

ID: 49019

Ms. Diana Carroll  
Clerk/Auditor  
Grand County  
125 E Center St  
Moab, UT 84532-2429

### Invoice

Invoice #: 151482  
Invoice Date: 10/1/2016

### Description

### Dues Amount

#### County Membership Dues

01/01/2017 - 12/31/2017

\$450

NACo knows you have a difficult job. Counties are continually asked to do more with less. Federal unfunded mandates and unnecessary regulations make your job harder. But you aren't working on this alone, NACo is here to help.

Spend a moment looking at the enclosed NACo Participation and Benefits Report. Membership in NACo connects you with an important support network to help you excel in county government. Please return this invoice by December 31 to renew your membership for 2017, or let us know if you need to wait until the new year begins.

Thank you for your continued membership in NACo!

If there is any additional information you need, please contact Alex Koroknay-Palicz, Membership Coordinator, at 1-888-407-NACo (6226) x291 or e-mail [akpalicz@naco.org](mailto:akpalicz@naco.org).

*"2017"*  
*10-4111-210*

Amount Paid: \$0

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**Amount Due: \$450**

## Bryony Chamberlain

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**From:** Public Lands News <james@publiclandnewsletter.com>  
**Sent:** Tuesday, November 29, 2016 9:15 AM  
**To:** Grand County Council  
**Subject:** Public Lands News renewal nears

Dear Subscriber,

Account: PL #9795

This is a reminder that your subscription to *Public Lands News* will expire in a few short weeks.

Please take a moment right now to make sure you don't miss a single information-packed issue!

Your renewed subscription will extend:

From: March 1, 2017  
Expire: February 28, 2018

You may also renew your subscription 1. By a phone call to (703) 553-0552 (Visa and MasterCard accepted); 2. By FAX to (703) 553-0558; or 3. By mail to the address below.

**Renew today!**

1 year \$297  
2 years \$535

Cordially,

Gerrie Castaldo  
Subscription Manager

<b>Public Lands News</b> ____ 1 year (24 issues - electronic) \$297 ____ 2 years \$535 <input type="checkbox"/> Payment enclosed <input type="checkbox"/> Charge my credit card ( <input type="checkbox"/> Visa <input type="checkbox"/> MasterCard) Card # _____ Expiration date _____ Name on card _____ Signature _____ Phone _____ <input type="checkbox"/> Bill My Organization <b>MAIL BILL TO:</b> Name _____ Address _____ City _____ State _____ Zip _____	<b>SHIP TO: PL: #9795</b> Name _____ Title _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email: _____ <b>RETURN TO:</b> <b>Public Lands News,</b> PO Box #41320, Arlington VA 22204
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## Bryony Chamberlain

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**From:** Federal Parks & Rec <james@federalparksandrec.com>  
**Sent:** Tuesday, February 02, 2016 8:06 AM  
**To:** Council  
**Subject:** Federal Parks & Rec is expiring

Account FP#9527

Dear Subscriber,

Your subscription to *Federal Parks and Recreation* newsletter is about to expire. Unless you act immediately I must terminate your subscription before the next issue goes to press.

Your renewed subscription will extend:

From: March 1, 2016  
Expire: February 28, 2017

TO RENEW, CALL (703) 553-0552 TODAY! I'll see you don't miss any issues. You may also renew by FAX to (703) 553-0558; or by mail.

**Renew today!**  
1 years \$257

Sincerely,  
James B. Coffin  
Publisher

<b>Federal Parks and Recreation</b> _____ 1 year (24 issues - electronic) \$257 <input type="checkbox"/> Payment enclosed <input type="checkbox"/> Charge my credit card ( <input type="checkbox"/> Visa <input type="checkbox"/> MasterCard) Card # _____ Expiration date _____ Name on card _____ Signature _____ Phone _____  <input type="checkbox"/> Bill My Organization <b>MAIL BILL TO:</b> Name _____ Address _____ City _____ State _____ Zip _____ Phone _____	<b>SHIP TO:</b> <b>FP#9527</b> Name _____ Title _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email: _____  <b>RETURN TO:</b> <b>Federal Parks and Recreation</b> PO Box #41320, Arlington VA 22204 Phone: to (703) 553-0552 Fax (703) 553-0558
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**CONSENT AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

Consent Agenda Item: U-X

<b>TITLE:</b>	<p>U. Approving proposed 2017 letter of support for a grant for the Moab Music Festival</p> <p>V. Adopting proposed Resolution approving Lammert Minor Record Survey located at 2630 Mesa Road</p> <p>W. Adopting proposed Resolution approving Wagner Minor Record Survey located at 2998 Rim Rock Road</p> <p>X. Approving proposed Buyer's Order with Morgan Valley Polaris for the Weed Department, State Contract # MA290, for purchase of a 2017 Polaris UTV in the amount of \$9,736.26</p>
<b>FISCAL IMPACT:</b>	See Corresponding Agenda Summary, if any
<b>PRESENTER(S):</b>	None

**Prepared By:**  
 Bryony Hill  
 Council Office Coordinator  
 435-259-1346  
 bchamberlain@grandcountyutah.net

**FOR OFFICE USE ONLY:**  
**Attorney Review:**  
 N/A

**RECOMMENDATION:**

I move to adopt the consent agenda as presented and authorize the Chair to sign all associated documents.

**BACKGROUND:**

See corresponding agenda summary, if any, and related attachments.

**ATTACHMENT(S):**

See corresponding agenda summary, if any, and related attachments.



**GRAND COUNTY COUNCIL MEMBERS**  
**Jaylyn Hawks (Chair) · Mary McGann (Vice Chair)**  
**Chris Baird · Evan Clapper · Greg Halliday**  
**Rory Paxman · Curtis Wells**

February 7, 2017

To Whom It May Concern:

The Moab Music Festival is a significant event for Moab and Grand County both culturally and economically, and I am writing on behalf of the Grand County Council to urge you to support this important Utah cultural institution.

The Festival's educational programs provided by the artist in residence for children and youth in the Grand County Schools and for adults interested in music have been a wonderful addition to our community over the years. The Festival is one of our major links to the world of international caliber professional musicianship, bringing not only world class classical, but also jazz and traditional musicians to our community.

From a tourism perspective, the Festival brings in a large group of affluent visitors during our late summer shoulder season. Festival time in our community is good for business and good for the many local people who enjoy the fine musicianship that is a hallmark of the Festival.

I hope you will help nurture Moab's cultural and economic environment with a grant to the Moab Music Festival.

Sincerely,

Jaylyn Hawks  
Grand County Council Chair

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**

February 7, 2017

Agenda Item: V

<b>TITLE:</b>	Adopting proposed Resolution approving Lammert Minor Record Survey located at 2630 Mesa Road.
<b>FISCAL IMPACT:</b>	none
<b>PRESENTER(S):</b>	Community Development Department

**Prepared By:**

Mary Hofhine,  
Community  
Development  
Department

**RECOMMENDATION:**

Move to adopt the proposed resolution approving the Lammert Minor Record Survey and authorize the Chair to sign all associated documents.

**BACKGROUND:**

See Staff Report

**FOR OFFICE REVIEW  
ONLY:**

**Attorney Review:**

None requested

**STAFF RECOMMENDATION:**

Approve

**Attachment(s):**

Staff report  
Minor record survey plat  
Resolution  
Approval of utilities and fire department



## STAFF REPORT

**MEETING DATE:** December 6, 2016

**TO:** Grand County Council

**FROM:** Community Development Department *Staff*

**SUBJECT:** Lammert - Minor Record Survey

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### STAFF RECOMMENDATION

Approve

### PURPOSE

Minor record survey is intended to provide an expeditious, one-time process for small, low impact developments no more than 3 lots where roads and utilities necessary to serve the subdivision are in place consistent with all applicable county standards at the time of application and resulting lots are in compliance with the underlying zoning.

### BACKGROUND

Michael Zane and Deana J. Lammert, Applicants, are requesting approval of a 2-lot minor record survey, located at 2630 Mesa Road, Moab, Utah.

The subject property consists of approximately 2.13 acres and is zoned Large Lot Residential (LLR). Maximum LLR development density is one (1) unit per ½ acre. Proposed parcels are developed with residences and out buildings. In 2004 Land Use Code the second dwelling was permitted on the property, accessory dwellings were allowed to be on lots as long as they were sited on the parcel to be divided at a later time. The applicant has provided the needed documentation to subdivide the lot.

### LAND USE APPLICATION REVIEW

#### Land Use Code Section 9.7.6

Major subdivision review, including Preliminary and Final Plat, shall not be required where all of the following conditions exist:

1. *Each Minor Record Survey shall include no more than 3 lots, each for single-family residential use.*

**FINDING:** This criterion has been met.

2. *All roads and trails needed to serve the new lots are in place adjacent to the proposed lots, and either:*

a. *The property was fully developed in compliance with applicable County standards prior to the adoption of the LUC [January 4, 1999] and building permits were issued for a single-family dwelling on each lot, and access easements and driveways are in place that provide adequate access for residents and emergency vehicles; or*

b. *The property has frontage on a street or road that is either improved to County standards or accepted for County maintenance, and no new streets, roads or extensions need to be widened, dedicated or constructed.*

**FINDING:** These criteria have been met. Lots have frontage on Mesa Road.

3. *No utilities, other than individual service lines, need to be extended to serve the parcel and the necessary utilities are in place immediately adjacent to the parcel.*

**FINDING:** This criterion has been met. The utility providers have provided signatures of approval on the application. (see attached)

4. *Drainage improvements are in place; or such required drainage improvements will be installed prior to the issuance of a Building Permit(s) for the subdivision lot(s), and the Minor Record Survey includes the following note:*

*Note: No Building Permit(s) shall be issued for a structure(s) on any lot(s) approved by this resolution prior to the completion of drainage improvements in accordance with the requirements of Grand County Land Use Code, Sec. 6.7A, and Drainage Detention Basin.*

FINDING: This criterion has been met;

5. *There are no other problems of public concern.*

FINDING: Staff finds no other problems of public concern.

#### **CONCLUSION**

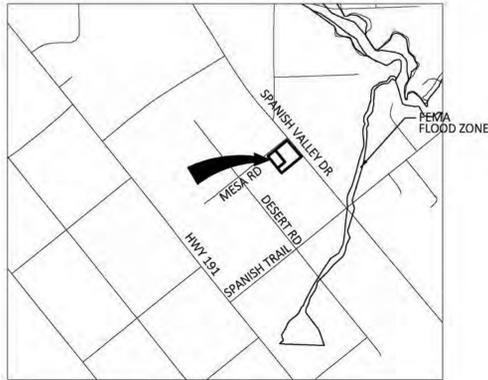
All agencies have signed the application or sent written approval stating they have reviewed the plat for ability to serve and adequate existing and future easements.

Applicant provided staff with all required submittals including the title report, minor record survey plats, and fee. This is an administrative process; no public hearing requirements are needed. The Council meeting agenda serves as the public meeting notice.

#### **ATTACHMENTS**

1. MRS Plat
2. Signature page of agencies approval

VICINITY MAP



(NOT TO SCALE)

**LAMMERT**  
MINOR RECORD SURVEY  
WITHIN GOVERNMENT LOT 13, LOCATED IN SECTION 21,  
TOWNSHIP 26 SOUTH, RANGE 22 EAST  
SALT LAKE BASE AND MERIDIAN

Surveyor's Certificate

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

PARCEL 1

Beginning at a point on the south edge of Mesa Road, said point being South 39°30'00" East 33.01 feet from the northern most corner of Government lot 13, Section 21, Township 26 South, Range 22 East, Salt Lake Base and Meridian and running thence South 39°30'00" East 264.11 feet; thence South 52°08'00" West 312.73 feet; thence North 37°52'00" West 75.50 feet; thence North 52°08'00" East 116.01 feet; thence North 37°52'07" West 188.50 feet; thence North 52°08'00" East 189.20 feet; to the point of beginning, having an area of 59,700 square feet, 1.37 acres.

PARCEL 2

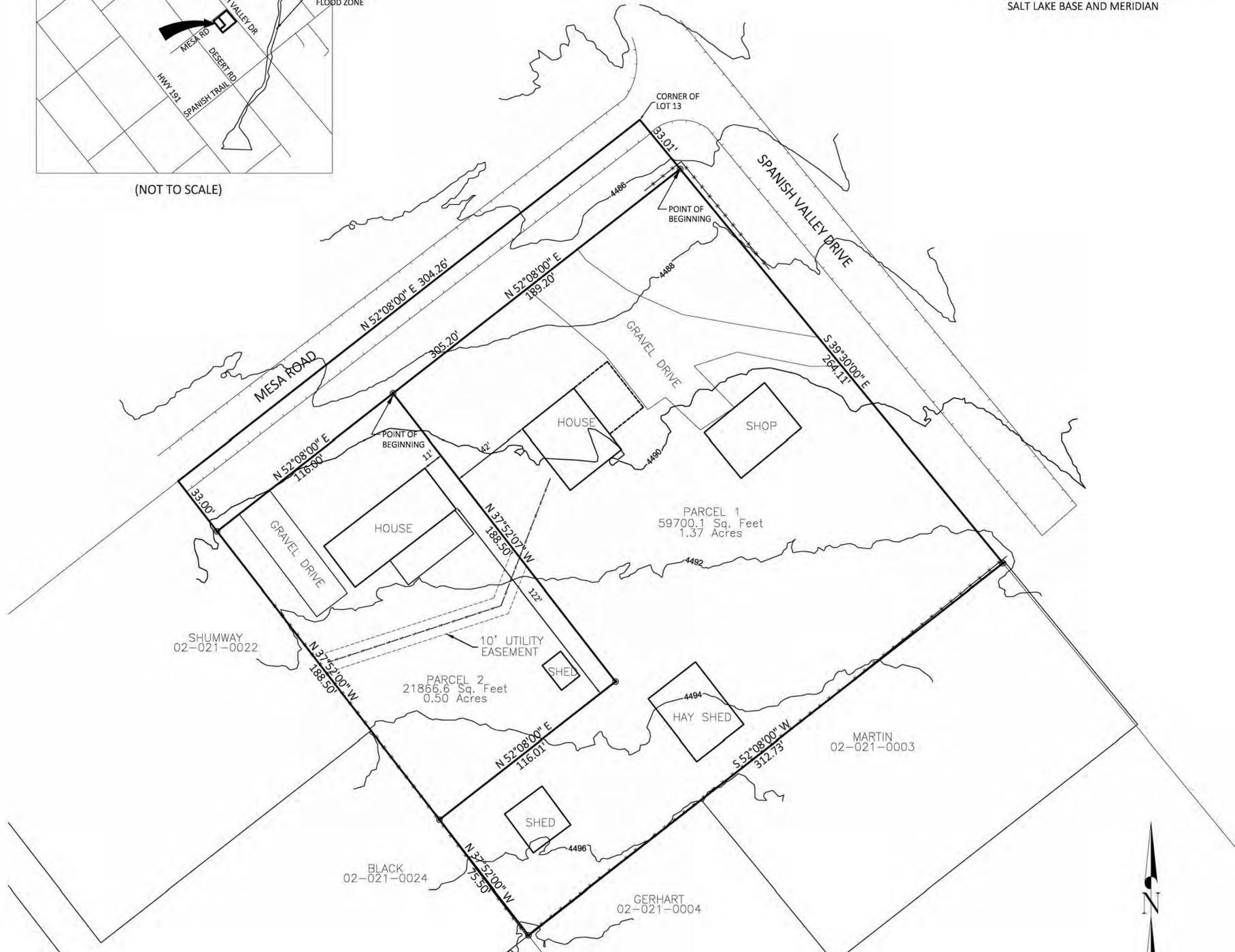
Beginning at a point on the south edge of Mesa Road, said point being South 39°30'00" East 33.01 feet and South 52°08'00" West 189.20 feet from the northern most corner of Government lot 13, Section 21, Township 26 South, Range 22 East, Salt Lake Base and Meridian and running thence South 37°52'07" East 188.50 feet; thence South 52°08'00" West 116.01 feet; thence North 37°52'00" West 188.50 feet; thence North 52°08'00" East 116.00 feet to the point of beginning, having an area of 21,867 square feet, 0.50 acres.

ROAD DEDICATION DESCRIPTION

Beginning at the northern most corner of Government lot 13, Section 21, Township 26 South, Range 22 East, Salt Lake Base and Meridian and running thence South 39°30'00" East 33.01 feet; thence South 52°08'00" West 305.20 feet; thence North 37°52'00" West 33.00 feet; thence North 52°08'00" East 304.26 feet to the point of beginning, having an area of 10056.11 square feet, 0.231 acres.

UTILITY EASEMENT

Beginning at a point on the west boundary of Parcel 2, said point being South 39°30'00" East 33.01 feet and South 52°08'00" West 305.20 feet and South 37°52'00" East 82.00 feet from the northern most corner of Government lot 13, Section 21, Township 26 South, Range 22 East, Salt Lake Base and Meridian and running thence North 72°00'18" East 98.38 feet; thence North 21°18'38" East 27.34 feet to the west boundary of Parcel 1; thence South 37°52'07" East 11.64 feet; thence South 21°18'38" West 26.11 feet; thence South 72°00'18" West 99.50 feet; thence North 37°52'00" West 10.63 feet to the point of beginning.

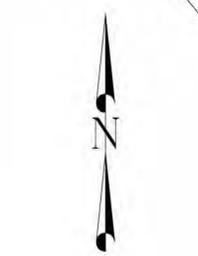


Lucas Blake  
License No. 7540504

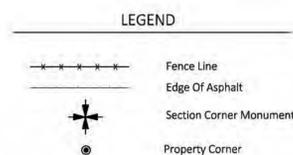
Narrative

The Basis of Bearings is South 52°08'00" West along the right of way line of Mesa Road.

The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground and to split the original parcel into two new parcels as shown and described hereon.



WITHIN GOVERNMENT LOT 13, LOCATED IN SECTION 21,  
TOWNSHIP 26 SOUTH, RANGE 22 EAST  
SALT LAKE BASE AND MERIDIAN



COUNTY COUNCIL APPROVAL  
PRESENTED TO THE GRAND COUNTY COUNCIL THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
\_\_\_\_\_  
COUNTY CLERK                      CHAIRMAN, GRAND COUNTY COUNCIL

ZONING APPROVAL  
APPROVED BY THE GRAND COUNTY ZONING ADMINISTRATOR  
\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
\_\_\_\_\_  
ZONING ADMINISTRATOR



Project	178-16
Date	12/27/16
Sheet	1 OF 1

A restriction of impervious area not to exceed 15 percent of the lot or less than 7000 square feet per lot shall be permitted. If a permit is applied for that will exceed the restriction, applicant will provide a drainage plan for improvements in accordance with the requirements of the Grand County Land Use Cod Sec. 6.7, Drainage, prior to the issuance of the building permit.

**RESOLUTION \_\_\_\_\_ 2017**

**A RESOLUTION OF THE GRAND COUNTY COUNCIL  
APPROVING LAMMERT MINOR RECORD SURVEY**

**WHEREAS**, Michael Zane and Deana J. Lammert (“herein after referred to as “Applicants”) submitted an application for a Minor Record Survey, a parcel of land located on Lot 13, Section 21, T26S, R22E, SLB&M, Grand County, Utah

**Parcel 1** - Beginning at a point on the South edge of Mesa road, said point being South 39°30’00” East 33.01 feet from the northern most corner of Government Lot 13, Section 21 T26S,R22E, SLB&M and running thence south 39°30’00” East 264.11 feet; thence South 52°08’00”West 312.73 feet; thence North 37°52’00” West 75.50 feet; thence North 52°09’00” East 116.01 feet; thence North 37°52’07” West 188.50 feet; thence North 52°08’00” East 189.20 feet; to the point of beginning having an area of 1.37 acres.

**Parcel 2** - Beginning at a point on the south edge of Mesa Road, said point being south 39°30’00” East 33.01 feet and south 52°08’00” West 189.20 feet from the northern most corner of Government lot 13, Section 21 T26S, R22E, SLB&M and running thence south 37°52’07” East 188.50 feet; thence South 52°08’00” West 116.01 feet; thence North 37°52’00” West 188.50 feet; thence North 52°08’00” East 116.00 feet to the point of beginning having an area of .50 acres.

**Road Dedication** – Beginning at the northern most corner of Government lot 13, Section 21 T26S, R22 E, SLB&M and running thence South 39°30’00” East 33.01 feet; thence South 52°08’00” West 305.20 feet; thence North 37°52’00” West 33.00 feet; thence North 52°08’00” East 304.26 feet to the point of beginning.

**WHEREAS**, Minor Record Surveys are subject to the criteria established by Sec. 9.7 of the *Grand County Land Use Code*;

**WHEREAS**, the applicant has applied for a two (2) lot minor record survey in a Large Lot Residential District, which requires minimum half acre lots;

**WHEREAS**, each proposed lot has an existing residential home and accessory structures; in the 2004 Land Use Code, Section 3.3, accessory dwellings were allowed, providing the dwelling was situated on the lot to allow for further subdivision;

**WHEREAS**, the application has been processed in accordance with the requirements of Sec. 9.7 of the Grand County Land Use Code and the application complies with the established criteria;

**WHEREAS**, the Grand County Council has considered all evidence and testimony presented with respect to the subject application in a public meeting on February 7, 2017;

**NOW, THEREFORE, BE IT RESOLVED** that the Grand County Council hereby grants approval of the Lammert Minor Record Survey and authorizes the Chairman to sign the Minor Record Survey and associated documents.

**PASSED, ADOPTED, AND APPROVED** by the Grand County Council in open session this 7<sup>th</sup> day of February 2017 by the following vote:

*Those voting aye:* \_\_\_\_\_  
*Those voting nay:* \_\_\_\_\_  
*Those absent:* \_\_\_\_\_

ATTEST:

Grand County Council

\_\_\_\_\_  
Diana Carroll, Clerk/Auditor

\_\_\_\_\_  
Jaylyn Hawks, Chairman

**PROJECT INFORMATION**

Project name: Lammert Mrs.  
General location of the property: 2030 MESA RD  
Size of the subject property: 2.13 acres      Number of lots: 2  
Surrounding land uses: Residential  
Current Zoning: LLR district

**REQUIRED SIGNATURES** (or attach letter of approval by the agency)

**Agency will review for ability to serve the lots and adequate existing and future easements.**

FEMA Floodplain Adm. M. J. [Signature]      N/A (provide map of site)  
Moab Valley Fire Department [Signature]  
Grand County Road Supervisor [Signature] for Bill Jackson  
Grand Water and Sewer Service Agency Dana [Signature]  
Rocky Mountain Power [Signature]

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**

February 7, 2017

Agenda Item: W

<b>TITLE:</b>	Adopting proposed Resolution approving Wagner Minor Record Survey located at 2998 Rim Rock Road.
<b>FISCAL IMPACT:</b>	none
<b>PRESENTER(S):</b>	Community Development Department

**Prepared By:**

Mary Hofhine,  
Community  
Development  
Department

**RECOMMENDATION:**

Move to adopt the proposed resolution approving the Wagner Minor Record Survey and authorize the Chair to sign all associated documents.

**BACKGROUND:**

See Staff Report

**FOR OFFICE REVIEW  
ONLY:**

**Attorney Review:**

None requested

**STAFF RECOMMENDATION:**

Approve

**Attachment(s):**

Staff report  
Minor record survey plat  
Resolution  
Approval of utilities and fire department



## STAFF REPORT

**MEETING DATE:** February 7, 2017

**TO:** Grand County Council

**FROM:** Community Development Department *Staff*

**SUBJECT:** Wagner- Minor Record Survey

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### STAFF RECOMMENDATION

Approve

### PURPOSE

Minor record survey is intended to provide an expeditious, one-time process for small, low impact developments no more than 3 lots where roads and utilities necessary to serve the subdivision are in place consistent with all applicable county standards at the time of application and resulting lots are in compliance with the underlying zoning.

### BACKGROUND

Susan Wagner, Applicant, is requesting approval of a 2-lot minor record survey, located at 2998 Rim Rock Road, Moab, Utah.

The subject property consists of approximately 2.0 acres and is zoned Rural Residential (RR). Maximum RR development density is one (1) unit per acre. Proposed Parcel 1 and 2 are developed with residences and out buildings. In 2004 Land Use Code the second dwelling was permitted on the property, accessory dwellings were allowed to be on lots as long as they were sited on the parcel to be divided at a later time. The applicant has provided the needed documentation to subdivide the lot.

The Applicant will provide dedication of the needed ROW for Rim Rock Drive.

### LAND USE APPLICATION REVIEW

#### Land Use Code Section 9.7.6

Major subdivision review, including Preliminary and Final Plat, shall not be required where all of the following conditions exist:

1. *Each Minor Record Survey shall include no more than 3 lots, each for single-family residential use.*

FINDING: This criterion has been met.

2. *All roads and trails needed to serve the new lots are in place adjacent to the proposed lots, and either:*

a. *The property was fully developed in compliance with applicable County standards prior to the adoption of the LUC [January 4, 1999] and building permits were issued for a single-family dwelling on each lot, and access easements and driveways are in place that provide adequate access for residents and emergency vehicles; or*

b. *The property has frontage on a street or road that is either improved to County standards or accepted for County maintenance, and no new streets, roads or extensions need to be widened, dedicated or constructed.*

FINDING: These criteria have been met. Lots have frontage on Rim Rock Drive, applicant will be dedicating additional Right of Way to the County for Rim Rock Drive.

3. *No utilities, other than individual service lines, need to be extended to serve the parcel and the necessary utilities are in place immediately adjacent to the parcel.*

FINDING: This criterion has been met. The utility providers have provided signatures of approval on the application. (see attached)

4. *Drainage improvements are in place; or such required drainage improvements will be installed prior to the issuance of a Building Permit(s) for the subdivision lot(s), and the Minor Record Survey includes the following note:*

*Note: No Building Permit(s) shall be issued for a structure(s) on any lot(s) approved by this resolution prior to the completion of drainage improvements in accordance with the requirements of Grand County Land Use Code, Sec. 6.7A, and Drainage Detention Basin.*

**FINDING:** This criterion has been met; the County's contract engineer has reviewed the plat and recommends approval since the lots are currently built out.

5. *There are no other problems of public concern.*

**FINDING:** Staff finds no other problems of public concern.

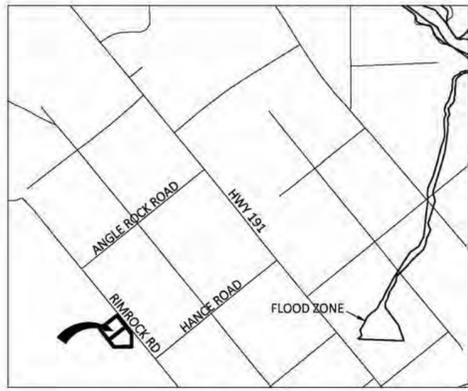
#### **CONCLUSION**

All agencies have signed the application or sent written approval stating they have reviewed the plat for ability to serve and adequate existing and future easements.

Applicant provided staff with all required submittals including the title report, minor record survey plats, and fee. This is an administrative process; no public hearing requirements are needed. The Council meeting agenda serves as the public meeting notice.

#### **ATTACHMENTS**

1. MRS Plat
2. Signature page of agencies approval

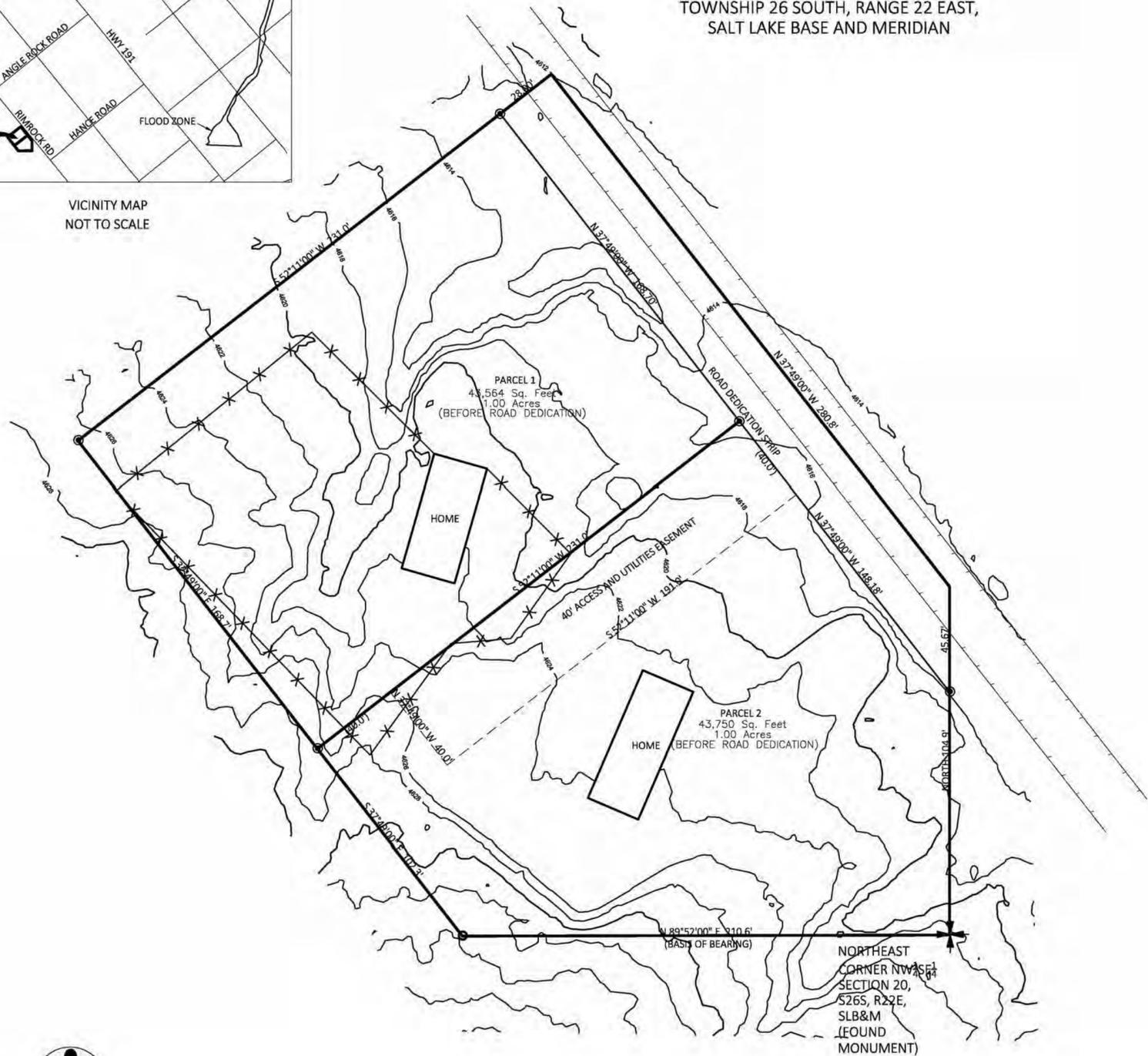


VICINITY MAP  
NOT TO SCALE

# WAGNER

## MINOR RECORD SURVEY

LOCATED IN THE NE QUARTER OF  
SECTION 20,  
TOWNSHIP 26 SOUTH, RANGE 22 EAST,  
SALT LAKE BASE AND MERIDIAN



**Surveyor's Certificate**  
I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

**Parcel 1**  
**Boundary Description**  
Beginning at a point North 104.90 feet and North 37°49'00" West 148.18 feet from the Northeast corner of the NW¼SE¼ section 20, T26S, R22E, SLB&M and running thence North 37°49'00" West 168.70 feet; thence South 52°11'00" West 231.00 feet; thence South 37°49'00" East 168.70 feet; thence North 52°11'00" East 231.00 feet to the point of beginning.

**Parcel 2**  
Beginning at the Northeast corner of the NW¼SE¼ section 20, T26S, R22E, SLB&M and running thence North 104.9 feet; thence North 37°49'00" West 148.18 feet; thence South 52°11'00" West 231.00 feet; thence South 37°49'00" East 102.30 feet; thence North 89°52'00" East 210.60 feet to the point of beginning.

**40' Easement for ingress, egress and utilities to be encumbered on parcel 2 for use of parcel 1**  
Beginning at point North 104.93 feet and North 37°49'00" West 108.18 feet from the Northeast corner of the NW¼SE¼ section 20, T26S, R22E, SLB&M and running thence South 52°11'00" West 191.00 feet; thence North 37°49'00" West 40.00 feet; thence North 52°11'00" East 191.00 feet; thence South 37°49'00" East 40.00 feet to the point of beginning.

**Road Dedication Strip**  
Beginning at a point North 00°00'26" East 104.90 feet from the Northeast corner of the NW¼SE¼ section 20, T26S, R22E, SLB&M and running thence North 45.67 feet; thence North 37°49'00" West 280.80 feet; thence South 52°11'00" West 28.00 feet; thence South 37°49'00" East 316.88 feet to the point of beginning.  
thence South 52°11'00" East 219.00 feet; thence South 37°49'00" East 40.00 feet to the point of beginning.

Lucas Blake  
License No. 7540504

**Narrative**  
The Basis of Bearings is N 89°52' E between a found rebar corner and monument at the Northeast corner NW¼SE¼ of Section 20, Township 26 South, Range 22 East, Salt Lake Base and Meridian.  
The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 20,  
TOWNSHIP 26 SOUTH, RANGE 22 EAST,  
SALT LAKE BASE AND MERIDIAN

### COUNTY COUNCIL APPROVAL

PRESENTED TO THE GRAND COUNTY COUNCIL THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
COUNTY CLERK                      CHAIRMAN, GRAND COUNTY COUNCIL

### ZONING APPROVAL

APPROVED BY THE GRAND COUNTY ZONING ADMINISTRATOR  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
ZONING ADMINISTRATOR



### LEGEND

- Fence Line
- Edge Of Asphalt
- Section Corner Monument
- Property Corner
- Found Property Corner

A restriction of impervious area not to exceed 15 percent of the lot or less than 7000 square feet per lot shall be permitted. If a permit is applied for that will exceed the restriction, applicant will provide a drainage plan for improvements in accordance with the requirements of the Grand County Land Use Cod Sec. 6.7, Drainage, prior to the issuance of the building permit.

Project	143-16
Date	2/1/17
Sheet	1 OF 1

**RESOLUTION \_\_\_\_\_ 2017**

**A RESOLUTION OF THE GRAND COUNTY COUNCIL  
APPROVING WAGNER MINOR RECORD SURVEY**

**WHEREAS**, Susan Wagner (“herein after referred to as “Applicant”) submitted an application for a Minor Record Survey, a parcel of land located in the NE Quarter of Section 20, T26S, R22E, SLB&M, Grand County, Utah

**Parcel 1** - Beginning at a point on the North 104.90 feet and North 37°49’00” West 148.18 feet from the Northeast corner of the NW ¼ SE ¼ Section 20, T26S, R22E, SLB&M and running thence North 37°49’00” West 168.70 feet; thence South 52°11’00” West 231.00 feet; thence South 37°49’00” East 168.70 feet; thence North 52°11’00” East 231.00 feet to the point of beginning.

**Parcel 2** - Beginning at the Northeast corner of the NW ¼ SE ¼ section 20 T26S, R22E, SLB&M and running thence North 104.9 feet; thence North 37°49’00” West 148.18 feet; thence 52°11’00” West 231.00 feet; thence South 37°49’00” East 102.30 feet; thence North 89°52’00” East 210.60 feet to the point of beginning.

**Road Dedication** – Beginning at a point North 00°00’26” East 104.90 feet from the Northeast corner of the NW ¼ SE ¼ Section 20 T26S, R22 E, SLB&M and running thence North 45.67 feet; thence North 37°49’00” West 280.80 feet; thence South 52°11’00” West 28.00 feet; thence South 37°49’00” East 316.88 feet to the point of beginning.

**WHEREAS**, Minor Record Surveys are subject to the criteria established by Sec. 9.7 of the *Grand County Land Use Code*;

**WHEREAS**, the applicant has applied for a two (2) lot minor record survey in a Large Lot Residential District, which requires minimum half acre lots;

**WHEREAS**, each proposed lot has an existing residential home and accessory structures; in the 2004 Land Use Code, Section 3.3, accessory dwellings were allowed, providing the dwelling was situated on the lot to allow for further subdivision;

**WHEREAS**, the application has been processed in accordance with the requirements of Sec. 9.7 of the Grand County Land Use Code and the application complies with the established criteria;

**WHEREAS**, the Grand County Council has considered all evidence and testimony presented with respect to the subject application in a public meeting on February 7, 2017;

**NOW, THEREFORE, BE IT RESOLVED** that the Grand County Council hereby grants approval of the Wagner Minor Record Survey and authorizes the Chairman to sign the Minor Record Survey and associated documents.

**PASSED, ADOPTED, AND APPROVED** by the Grand County Council in open session this 7<sup>th</sup> day of February 2017 by the following vote:

Those voting aye: \_\_\_\_\_  
Those voting nay: \_\_\_\_\_  
Those absent: \_\_\_\_\_

ATTEST:

Grand County Council

\_\_\_\_\_  
Diana Carroll, Clerk/Auditor

\_\_\_\_\_  
Jaylyn Hawks, Chairman

**PROJECT INFORMATION**

Project name: Wagner MRS  
General location of the property: BimRock BD  
Size of the subject property: 2.0 acres      Number of lots: 2  
Surrounding land uses: Res.  
Current Zoning: RR district

**REQUIRED SIGNATURES** (or attach letter of approval by the agency)

**Agency will review for ability to serve the lots and adequate existing and future easements.**

FEMA Floodplain Adm. [Signature] (provide map of site)  
Moab Valley Fire Department [Signature]  
Grand County Road Supervisor [Signature]  
Grand Water and Sewer Service Agency [Signature] (existing services)  
Rocky Mountain Power [Signature]

**SUPPORTING MATERIALS**

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

<b>TITLE:</b>	Approving proposed Buyer's Order with Morgan Valley Polaris for the Weed Department, State Contract # MA290, for purchase of a 2017 Polaris UTV in the amount of \$9,736.26
<b>FISCAL IMPACT:</b>	\$6,000 of county funds and \$4,000 from the BLM, within budget
<b>PRESENTER(S):</b>	Tim Higgs, Grand County Weed Supervisor

**Prepared By:**

Tim Higgs, Grand  
 County Weed  
 Supervisor  
 435-259-1369  
[twhiggs@grandcountyu  
 tah.net](mailto:twhiggs@grandcountyu<br/>
  tah.net)

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**RECOMMENDATION:**

I move to approve the proposed contract with Morgan Valley Polaris to purchase a 2017 Ranger 570 Full size UTV, and for the chair to sign all associated documents.

**BACKGROUND:**

The County Weed Board suggested that we buy an UTV to replace the old 1997 ATV saying it would be safer than getting another ATV. The BLM has already given the county \$4,000 toward the purchase of this equipment. This will make it so we may get to areas that a truck cannot go and a smaller chance of getting stuck in sand. This equipment will be used a lot on BLM ground and other areas where needed. Morgan Valley Polaris is under State Contract with the State of Utah contract number MA290.

**ATTACHMENT(S):**

Quote from Morgan Polaris from the State Contract # MA290

Morgan Valley Polaris  
 800 East 100 South  
 Morgan UT 84050  
 801-829-6403

GRAND COUNTY WEED CONTROL

Buyer's Order

Date 02/01/2017  
 Order No.  
 Salesman

125 East Center Street  
 Moab Utah 84532  
 H

W 435-259-1369 C

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2017	Temporary M	Temporary MU		TEMP	\$9,082.28

Options:

Manufacturer Retail Price	\$0.00
	(\$9,082.28)
Dealer Unit Price	\$9,082.28
Factory Options	\$0.00
Added Accessories	\$653.98
Freight	\$0.00
Dealer Prep / Rigging Fee	\$0.00
Tire Tax	\$0.00
Service Contract	\$0.00
Property / Liability	\$0.00
Processing	\$0.00
Rebate	\$0.00
<b>Cash Price</b>	<b>\$9,736.26</b>
Trade Allowance	\$0.00
Payoff	\$0.00
<b>Net Trade</b>	<b>\$0.00</b>
<b>Net Sale</b> (Cash Price - Net Trade)	<b>\$9,736.26</b>
Sales Tax	\$0.00
Title/License/Registration Fees	\$0.00
Document or Administration Fees	\$0.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00
<b>Total Other Charges</b>	<b>\$0.00</b>
<b>Sub Total</b> (Net Sale + Other Charges)	<b>\$9,736.26</b>
Cash Down Payment	\$0.00
<b>Amount to Pay/Finance</b>	<b>\$9,736.26</b>

Windshield \$370.99 D  
 Roof \$282.99 D

Notes:

2017 Ranger 570 R17RCA57A1

Trade Information

**Monthly Payment of \$0.00 For 0 Months at 0.00% Interest**

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

\*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer Signature \_\_\_\_\_ Dealer Signature \_\_\_\_\_

Thank You for Your Business!

# February 2017

January 2017							March 2017						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30	31	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	<ul style="list-style-type: none"> <li>9:00AM - 9:00AM Council Admin Workshop (if needed) (Chambers)</li> </ul> 31	<ul style="list-style-type: none"> <li>5:00PM - 5:00PM Agenda Summaries Due</li> </ul> 1	<ul style="list-style-type: none"> <li>5:30PM - 5:30PM Mosquito Abatement District (District Office)</li> <li>7:00PM - 7:00PM Grand Water &amp; Sewer Service Agency (District Office)</li> </ul> 2	3	4
5	<ul style="list-style-type: none"> <li>1:00PM - 1:00PM Housing Task Force, Interlocal (Chambers)</li> <li>5:00PM - 5:00PM Airport Board (Chambers)</li> </ul> 6	<ul style="list-style-type: none"> <li>8:30AM - 8:30AM Safety &amp; Accident Review Committee (Chambers)</li> <li>4:00PM - 4:00PM County Council Meeting (Chambers)</li> </ul> 7	<ul style="list-style-type: none"> <li>5:30PM - 5:30PM Pipeline Safety Meetings (Grand Center)</li> <li>6:00PM - 6:00PM Planning Commission (Chambers)</li> <li>7:00PM - 7:00PM Thompson Springs Fire District (Thompson)</li> </ul> 8	<ul style="list-style-type: none"> <li>4:00PM - 4:00PM Solid Waste Management SSD (District Office)</li> <li>7:00PM - 7:00PM Thompson Springs Water SSD (Thompson)</li> </ul> 9	<ul style="list-style-type: none"> <li>8:00AM - 1:30PM County Legislature Day (State Capitol)</li> </ul> 10	11
12	<ul style="list-style-type: none"> <li>12:30PM - 12:30PM Council on Aging (Grand Center)</li> <li>7:00PM - 7:00PM Conservation District (Youth Garden Project)</li> </ul> 13	<ul style="list-style-type: none"> <li>11:00AM - 11:00AM Trail Mix Committee (Grand Center)</li> <li>3:00PM - 3:00PM Travel Council Advisory Board (Chambers)</li> <li>5:30PM - 5:30PM OSTA Advisory Committee (OSTA)</li> <li>6:00PM - 6:01PM Cemetery Maintenance District (Sunset Memorial)</li> <li>6:00PM - 6:00PM Transportation SSD (Road Shed)</li> </ul> 14	<ul style="list-style-type: none"> <li>12:00PM - 12:00PM Children's Justice Center Advisory Board (City Chambers)</li> <li>5:00PM - 5:00PM Agenda Summaries due</li> <li>7:00PM - 7:00PM Recreation SSD (City Chambers)</li> </ul> 15	<ul style="list-style-type: none"> <li>12:00PM - 12:00PM Housing Authority Board (City Chambers)</li> <li>1:30PM - 4:30PM Exemplary / Performance Review Committee Meeting (Chambers)</li> <li>4:00PM - 4:00PM Arches SSD (Fairfield Inn &amp; Suites)</li> <li>7:00PM - 7:00PM Grand Water &amp; Sewer Service Agency (District Office)</li> </ul> 16	17	18
19	<b>President's Day</b> <ul style="list-style-type: none"> <li>8:00AM - 5:00PM County Offices Closed</li> </ul> 20	<ul style="list-style-type: none"> <li>12:00PM - 12:30PM Chamber of Commerce (Zions Bank)</li> <li>4:00PM - 4:00PM County Council Meeting (Chambers)</li> </ul> 21	<ul style="list-style-type: none"> <li>1:00PM - 1:00PM Homeless Coordinating Committee (Zions Bank)</li> <li>6:00PM - 6:00PM Planning Commission (Chambers)</li> </ul> 22	<ul style="list-style-type: none"> <li>1:00PM - 1:00PM Association of Local Governments (ALG) (Price)</li> <li>5:30PM - 5:30PM Canyonlands Healthcare SSD (Moab Regional Hospital)</li> </ul> 23	24	25
26	27	28	<ul style="list-style-type: none"> <li>5:00PM - 5:00PM Agenda Summaries Due</li> </ul> 1	<ul style="list-style-type: none"> <li>5:30PM - 5:30PM Mosquito Abatement District (District Office)</li> <li>7:00PM - 7:00PM Grand Water &amp; Sewer Service Agency (District Office)</li> </ul> 2	3	4

# March 2017

February 2017							April 2017						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
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5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28					23	24	25	26	27	28	29
							30						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	<ul style="list-style-type: none"> <li>5:00PM Agenda Summaries Due</li> </ul> 1	<ul style="list-style-type: none"> <li>5:30PM Mosquito Abatement District (District Office)</li> <li>7:00PM Grand Water &amp; Sewer Service Agency (District Office)</li> </ul> 2	3	4
5	<ul style="list-style-type: none"> <li>1:00PM Housing Task Force, Interlocal (Chambers)</li> <li>4:00PM Noxious Weed Control Board (Grand Center)</li> <li>5:00PM Airport Board (Chambers)</li> </ul> 6	<ul style="list-style-type: none"> <li>8:30AM Safety &amp; Accident Review Committee (Chambers)</li> <li>4:00PM County Council Meeting (Chambers)</li> </ul> 7	<ul style="list-style-type: none"> <li>6:00PM Planning Commission (Chambers)</li> <li>7:00PM Thompson Springs Fire District (Thompson)</li> </ul> 8	<ul style="list-style-type: none"> <li>3:00PM Sand Flats Stewardship Committee (EMS Training Room)</li> <li>4:00PM Solid Waste Management SSD (District Office)</li> <li>5:30PM Library Board (Library)</li> <li>7:00PM Thompson Springs Water SSD (Thompson)</li> </ul> 9	10	11
12	<ul style="list-style-type: none"> <li>7:00PM Conservation District (Youth Garden Project)</li> </ul> 13	<ul style="list-style-type: none"> <li>11:00AM Trail Mix Committee (Grand Center)</li> <li>3:00PM Travel Council Advisory Board (Chambers)</li> <li>5:30PM OSTA Advisory Committee (OSTA)</li> <li>6:00PM Cemetery Maintenance District (Sunset Memorial)</li> <li>6:00PM Transportation SSD (Road Shed)</li> </ul> 14	<ul style="list-style-type: none"> <li>1:00PM Moab Area Watershed Partnership (Water District Office)</li> <li>5:00PM Agenda Summaries due</li> <li>7:00PM Recreation SSD (City Chambers)</li> </ul> 15	<ul style="list-style-type: none"> <li>9:00AM Canyon Country Partnership (CCP) (Moab)</li> <li>12:00PM Housing Authority Board (City Chambers)</li> <li>1:30PM Exemplary / Performance Review Committee Meeting (Chambers)</li> <li>4:00PM Arches SSD (Fairfield Inn &amp; Suites)</li> <li>7:00PM Grand Water &amp; Sewer Service Agency (District Office)</li> </ul> 16	<ul style="list-style-type: none"> <li>10:00AM Historical Preservation Commission (Grand Center)</li> </ul> 17	18
19	20	<ul style="list-style-type: none"> <li>12:00PM Chamber of Commerce (Zions Bank)</li> <li>4:00PM County Council Meeting (Chambers)</li> </ul> 21	<ul style="list-style-type: none"> <li>1:00PM Homeless Coordinating Committee (Zions Bank)</li> <li>6:00PM Planning Commission (Chambers)</li> </ul> 22	<ul style="list-style-type: none"> <li>12:00PM Local Emergency Planning Committee (Fire Dept)</li> <li>1:00PM Association of Local Governments (ALG) (Price)</li> <li>5:30PM Canyonlands Healthcare SSD (Moab Regional Hospital)</li> </ul> 23	24	25
26	27	<ul style="list-style-type: none"> <li>2:45PM Mental Health Board (Green River)</li> <li>5:00PM Public Health Board (Green River)</li> </ul> 28	<ul style="list-style-type: none"> <li>5:00PM Agenda Summaries Due</li> </ul> 29	30	31	1



## Employment Opportunities

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### **Code Enforcement Officer (Part-Time)**

Posted January 10, 2017 8:00 AM | Closes February 28, 2017 5:00 PM

Job Summary Oversees the code enforcement program for Grand County. The Code Enforcement Officer is responsible for ensuring all steps of the Code Enforcement Protocol... [Full Description](#)

[Apply Online](#)

### **Deputy Clerk/Auditor III (Accounts Payable)**

Posted January 24, 2017 8:00 AM | Closes February 10, 2017 5:00 PM

Job Summary The Deputy Clerk/Auditor III works under the direct supervision of the Grand County Clerk/Auditor performing a variety of general clerical and departmental... [Full Description](#)

[Apply Online](#)

### **Emergency Medical Technician - Basic**

Posted March 15, 2016 8:00 AM | Closes March 31, 2017 5:00 PM

Job Summary Under the supervision of the Director of Emergency Medical services , this position requires current Utah Emergency Medical ... [Full Description](#)

[Apply Online](#)

### **GCSO - Assistant Food Service Manager in Jail**

Posted February 19, 2016 | Closes March 31, 2017 5:00 PM

Must Complete Sheriff's Office Application Click Here to Download Job Summary Under the supervision of the Food Service Manager, assists in planning... [Full Description](#)

### **GCSO Corrections Officer**

Posted May 10, 2016 | Closes March 31, 2017 5:00 PM

Must Complete Sheriff's Office Application Click Here to Download Job Summary Under the supervision of the Assistant Jail Commander the Corrections Officer is a... [Full Description](#)

### **GCSO Patrol Deputy**

Posted September 27, 2016 9:00 AM | Closes March 31, 2017 5:00 PM

Must Complete Sheriff's Office Application Click Here to Download Job Summary Under the direct supervision of the Patrol Supervisor the Deputy Sheriff... [Full Description](#)

### **Library Clerk (Part time)**

Posted January 30, 2017 8:00 AM | Closes March 31, 2017 5:00 PM

Job Summary Under the direction of the Head of Adult Services, the Library Clerk performs duties relevant to the daily operations of the Library. The Library Clerk will... [Full Description](#)

[Apply Online](#)

### **Sand Flats Recreation Area - Technician Apprentice**

Posted February 2, 2017 8:00 AM | Closes February 17, 2017 5:00 PM

Job Summary Under the direct supervision of the Operations Coordinator, the Recreation Technician Apprentice is a job-training program for high school students... [Full Description](#)

[Apply Online](#)

# *Make a difference in your community ...*

## **Become a Grand County Board or District Volunteer**

**NOTICE OF COUNTY BOARD END OF THE YEAR VACANCIES for Citizen Participation.** The following *Grand County Boards, Commissions & Committees* will have vacancies at year end. Must reside in Grand County unless otherwise indicated, have the appropriate expertise when required by law, and agree to abide by the County's Conflict of Interest Ordinance. Applications are due: **Open Until Filled**

COUNTY BOARD, COMMISSION OR COMMITTEE	VACANCIES	TERM EXPIRATION
Historical Preservation Commission	1	12/31/2020
(May reside in Grand, Emery or San Juan County)	1	12/31/2018

**NOTICE OF DISTRICT BOARD END OF THE YEAR VACANCIES for Citizen Participation.** The following *District Boards* in Grand County will have vacancies at year end. Must reside in Grand County; must be a registered voter within the District; may not be an employee of the District. Applications are due: **Open Until Filled**

DISTRICT BOARD	Vacancies	Term Expiration

For more information call Bryony Hill at (435) 259-1346. Interested applicants shall complete the "Board, Commission, and Committee Certification and Application Form" available at <http://grandcountyutah.net/194/Boards-Commissions-Committees> or at the County Council's Office. Completed forms may be emailed to [council@grandcountyutah.net](mailto:council@grandcountyutah.net) or delivered to Grand County Council Office, 125 E Center, Moab, UT 84532. All new qualified applicants will be interviewed. The County Council will begin making appointments for these volunteer positions during a regular Council meeting at the beginning of the New Year

Board member responsibilities and board meeting dates are available at <http://grandcountyutah.net/194/Boards-Commissions-Committees>



Utah Governor's Office of  
Economic Development

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UTAH  
ASSOCIATION OF  
COUNTIES

The Unifying Voice for County Government

# Rural Day on the Hill

*in conjunction with*

# County Officials Day

ADVANCING URBAN & RURAL PARTNERSHIPS

**FEBRUARY 10, 2017** | 8:00 a.m. - 1:30 p.m.

State Office Building Auditorium  
& Capitol Rotunda

- 8:00 a.m.** Welcome
- 8:10 a.m.** Legislative Q&A with Sen. Ralph Okerlund, Sen. Kevin Van Tassell, Rep. Scott Sandall and more
- 8:45 a.m.** Governor's Rural Partnership Board update and legislative report
- 9:15 a.m.** Gov. Gary R. Herbert
- 9:30 a.m.** "Remote Rural IT Jobs: HealthEquity Success in Price"
- 10:00 a.m.** Networking break
- 10:30 a.m.** Lt. Gov. Spencer J. Cox
- 10:45 a.m.** "Coal to Carbon Fiber Research"
- 11:15 a.m.** Utah Association of Counties budgetary and legislative report
- 11:45 p.m.** Adjourn to Capitol Rotunda
- 12:00 p.m.** County officials lunch and networking

**RSVP:**  
<http://uacnet.org/event/2017-legislature-day/>

With support from:



## 2017 SPECIAL EVENTS

Date	Event Name		Permit Status
<b>FEBRUARY</b>			
	18	Moab Red Hot, 33k & 55k run	in process
<b>March</b>			
	10-12	Moab Thaw	Permit in process
	11-14	Moab Skinny Tire Festival - Road Cycling	
	18	Moab Half Marathon	Permit approved
	25	Behind the Rocks, Mad Moose Event	Permit in process
	25-27	Moab Rocks Mountain Bike Stage Race	Permit in process
	31- Apr 2	Outerbike	

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**  
 Agenda Item: AA

<b>TITLE:</b>	Public Hearing to Hear Public Input on County Substance Use Disorder and Mental Health Needs
<b>FISCAL IMPACT:</b>	None
<b>PRESENTER(S):</b>	Karen Dolan, Executive Director of Four Corners Community Behavioral Health, Inc.

**Prepared By:**  
 Danielle Henrie,  
 Administrative Asst.  
 Four Corners  
 Community Behavioral  
 Health, Inc.  
 P.O. Box 867  
 Price, Utah 84501  
 435-637-7200 x301  
 doman@fourcorners.ws

**BACKGROUND:**

The County is the local mental health and substance use disorder authority. Four Corners Community Behavioral Health, Inc. is contracted to provide services for the community needs. Both Medicaid and the State require an annual public hearing to allow public input regarding these community needs.

**ATTACHMENT(S):**

Signature of hearing Grand 2017  
 Grand public hearing ad 2017

**FOR OFFICE USE ONLY:**  
**Attorney Review:**

## **Grand County Local Authority Public Hearing for Citizen Input**

Utah Code 17-43-201 and 17-43-301<sup>1</sup> require that each local authority establish mechanisms allowing for direct citizen input and review and evaluate mental health and substance abuse needs and services, including needs and services for persons incarcerated in a county jail or other county correctional facility.

Grand County held a public hearing for such purposes on February 7, 2017 at the Grand County Courthouse.

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Council Chair Jaylyn Hawks

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Date

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<sup>1</sup> The division has links to the code on its web site at <http://www.hsds.state.ut.us/ct.htm>

## PUBLIC HEARING

Four Corners Community Behavioral Health, Inc. and the Grand County Council members, as the local authority of substance use disorder and mental health, invite Medicaid enrollees and other community members to give input regarding the mental health and substance use disorder treatment needs in Grand County at a public hearing on February 7, 2017. Input from citizens, clients and families will be used in planning services and in decision making during this next fiscal year. The public hearing will be held as part of the regularly scheduled Grand County Council meeting, on Tuesday, February 7, 2017 at 4:00 pm in the Grand County Council Chambers, 125 East Center Street, Moab, Utah. For more information please contact FCCBH, Inc. at 435-637-7200.

**AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**FEBRUARY 7, 2017**

<b>TITLE:</b>	Public Hearing to Hear Public Input on a Proposed Ordinance for a rezone of a 20 acre parcel of land from Rural Residential (RR) to Small Lot Residential (SLR), Located at 3552 Spanish Valley Drive.
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Zacharia Levine, Community Development Director

Prepared By:  
**ZACHARIA LEVINE**  
**GRAND COUNTY**  
**COMMUNITY**  
**DEVELOPMENT DIRECTOR**

**FOR OFFICE USE ONLY:**  
**Attorney Review:**

N/A

**RECOMMENDATION:**

Amendments to the Grand County Zoning Map are legislative decisions that should be supported by the Grand County General Plan, Future Land Use Plan, evolving community needs, and health, safety, and welfare. A rezone of the subject parcel is not currently supported by the General Plan or Future Land Use Plan.

Motions are made in the positive and then voted on accordingly. The vote, for or against the motion, will reflect the decision of Council.

**MOTION**

Move to approve the rezone of the Carmichael’s 20 acre parcel of land, located at 3552 Spanish Valley Drive from Rural Residential to Small Lot Residential and sign all associated documents.

**PLANNING COMMISSION RECOMMENDATION**

The Grand County Planning Commission reviewed the referenced application in a public hearing on January 11, 2017 and voted to forward an *unfavorable recommendation* to the Grand County Council for the following reason: The proposed rezone request is not supported by the Future Land Use Plan as identified in the adopted 2012 General Plan.

**BACKGROUND:**

See staff report attached.

**ATTACHMENT(S):**

1. Staff Report and accompanying materials
2. Citizen Comments

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## S T A F F   R E P O R T

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**MEETING DATE:** February 7, 2017 Public Hearing  
**TO:** Grand County Council  
**FROM:** Planning Staff  
**SUBJECT:** **Application to Rezone Approximately 20 Acres of Property Owned by the Carmichaels, located on Spanish Valley Drive North of Rim Village, from Rural Residential to Small Lot Residential**

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### POSSIBLE COURSES OF ACTION

Amendments to the zoning map are legislative decisions. The State of Utah grants land use authorities the discretion to make zoning changes with guidance from their general plans, considerations of public health, safety and welfare, and changing community needs. The County Council should reference findings for Sec. 9.2.7 of the Land Use Code (LUC), Issues for Consideration, and consistency with the Future Land Use Plan.

Motions are made in the positive and then voted on accordingly. The vote, for or against the motion, will reflect the decision of Council.

There are several important factors to consider for rezone applications, which are discussed below.

### BACKGROUND

#### **Introduction**

This application is submitted by the property owners, Gary and Judy Carmichael, and representatives, Dave and Danielle Pope (Applicants), who are seeking a rezone from Rural Residential (RR) to Small Lot Residential (SLR). The area proposed for rezone consists of 20 acres of vacant land located on Spanish Valley Drive, north of Rim Village. Surrounding properties are zoned RR (1 unit/acre) and MFR-PUD (2,200 square foot condominium sites). In 1998, at the time of approval, the MFR-PUD was designated as the R-3 zone district and eventually became Rim Village.

#### **History**

Land southeast of the Carmichael property was first classified as R-3 in the 1970s, permitting up to 1 residential unit per 2,200 square foot lot. Today, the R-3 zone district is classified as Small Lot Residential (SLR) with a base zone density of five (5) units per acre. A non-conforming, light industrial business, Beeman Drilling, is used for the storage of equipment and is located north of the property in question.

The Rim Village rezone occurred in the 1970s, prior to the adoption of a Future Land Use Plan. During this period, properties were zoned according to existing, on-the-ground activities or based on anticipation of installing public sewer lines. Rim Village was developed in 1998 as a single-family mixed use condominium project with the density of 2,200 square feet per unit as allowed in the 1998 Land Use Code and associated zoning map.

To date, the majority of land in Spanish Valley south of Spanish Trail Road is zoned Rural Residential (RR), with the exception of Rim Village.

**ZONING STANDARDS**

**Use**

Article 3 of the land use code establishes uses permitted within each zone district. Single-, two-family and town house uses are permitted by right in both the existing (RR) and proposed (SLR) zone districts. The site’s access will be Spanish Valley Drive, a major collector street. A rezone to SLR will additionally allow for the development of a manufactured home community by conditional use.

**Density and Lot Dimension**

Article 5 establishes densities by zone district. Under the current RR zoning, the subject parcel would accommodate up to 1 unit per acre. The requested zone change to SLR would accommodate between 5 and 7.5 units per acre with any density increases above 5 units per acre requiring both open space and affordable housing. RR single-family standards are designed to accommodate low density, rural neighborhoods. SLR single-family standards will accommodate smaller lots and more compact development.

**Table 1:** A rezone to SLR will allow for a gross maximum density of 100 to 150 dwelling units.

Zone District	Project Acreage	Units Per Acre	Total Allowed Density	Up-Zone
Existing RR	20	Conventional: 1	20 units	<u>80 to 130 additional units</u>
Proposed SLR	20	Conventional: 5 *Incentive 1: 6.5 *Incentive 2: 7.5	100 to 150 units	

*\*A minimum of 50 percent of the bonus dwelling units in “Density Incentive 1” and a minimum of 70 percent of the bonus dwelling units in “Density Incentive 2” must be affordable housing restricted in accordance with the requirement of Sec. 6.14 of Grand County Land Use Code.*

**Traffic**

Spanish Valley Drive is a major north-south collector roadway that runs the length of Spanish Valley and into San Juan County. It is a two-lane unapproved roadway with approximately 26 feet of pavement along its entire length no curb, gutter, or sidewalk. (Spanish Valley Transportation Master Plan, July 2010). Without additional information, Planning Commission should consider the impacts of possible additional traffic on Spanish Valley Drive and other streets within the nearby vicinity. If commuters are looking for quick access to Highway 191, Resource Blvd, Beeman Drive, and Meador Drive through Rim Village may also be impacted with additional traffic.

The ITE Trip Generation Manual assumes that single-family homes generate an average of ten daily trips (ADTs) per household.

**GENERAL PLAN**

Through the adoption of the 2012 General Plan Update, Grand County adopted a Future Land Use Plan (FLUP) for the first time. The FLUP was the result of numerous public workshops and serves as an important long range planning tool for Grand County, Moab City, SITLA, and special service districts. Adherence to such documents helps enable local entities to ensure adequate availability of public services (e.g. law enforcement, fire, emergency services) and public facilities (e.g. water supply, sewer, roads, drainage). When considering an application to rezone, the Commission should consider consistency with the FLUP.

The FLUP designates specific areas within Grand County as appropriate for certain uses and growth. In particular, The FLUP calls for small lots and compact housing near Moab City with decreasing tiers of density and rural development patterns further out.

*Figure 4.15, Future Land Use Plan –Spanish Valley* designates the land south of Spanish Trail Road, including the subject parcel, as “Rural Residential”.

**LAND USE CODE**

Rezoning is a discretionary decision, meaning the County may reasonably decide the request either way. In addition to the policies outlined in the General Plan and Future Land Use Plan, the Land Use Code offers further guidance in Sec 9.2.7, Issues for Consideration. The Applicant’s response to each issue is provided in attached materials. Staff comments are provided below.

A positive finding with respect to each issue is not required.

**Sec. 9.2.7 Issues for Consideration**

**1. Was the existing zone for the property adopted in error?** No, the parcel has been historically used as a rural alfalfa field, which is an allowed use in the RR zone district.

2. Has there been a change of character in the area (e.g. installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)? Sewer and water lines were extended in the 1980s. The Spanish Valley Transportation Master Plan identifies deficiencies on Spanish Valley Drive, such as curb, gutter, road widths and suggests recommended improvements, including widening of Spanish Valley Drive to three lanes. The County has developed Old Spanish Trail Arena (OSTA) into a secondary community park, including soccer fields and ball parks.

Prior to the adoption of a Future Land Use Plan, the parcel adjacent to the Carmichael parcel was rezoned to a MFR (R-3) zone district which has developed into a condominium and townhome development.

In 2009, Grand County and Moab City adopted an Interlocal Affordable Housing Study and Plan, which outlined the growing need for housing units affordable to moderate- and low-income households. One tool, among many, for increasing the availability of affordable housing units is to increase housing densities. Nevertheless, smart growth planning theory and current knowledge of long-term infrastructure maintenance, transportation, social, and healthcare costs dictate that compact development near commercial centers has many advantages. Staff encourages County Council to engage in a healthy conversation about the merits of this rezone application in light of the Moab Area's increasing affordability gap and affordable housing deficit, as well as future growth patterns in the Spanish Valley area of Grand County. Notably, the Applicants have proposed a variety of development programs, including a combination of mobile homes, stick-built and detached single family dwellings, overnight accommodations, and a homeowners association. While a rezone does not guarantee that any proposed development will come to fruition, it is not clear to staff the Applicant is committed to a single project idea. Of course, should a rezone be granted, the Applicant is free to construct any development that is allowed in the new zone district by the land use code.

3. Is there a need for the proposed use(s) within the area or community? Smaller, more compact development is needed throughout Grand County. Such development limits vehicle miles traveled, promotes efficient infrastructure (and maintenance), and enables people to live close to where they work and obtain goods and services. More housing supply, at any density, is needed in Grand County. In 2012 the General Plan addressed this need through the adoption of a Future Land Use Plan (FLUP), The FLUP designates areas for potential growth and increased residential density.

4. Will there be benefits derived by the community or area by granting the proposed rezoning? Benefits derived from the proposed up-zone include: additional housing stock, increased development rights for the property owner, and increased property taxes for Grand County.

Granting the proposed rezone in its current form does not guarantee that any of the long term benefits outlined in the General Plan and Land Use Code necessary to support an increase in residential density will be addressed. These include: preservation of rural character (through either clustered development, varying lot sizes, or open space), multimodal transportation, proximity to town, or an affordable housing component.

5. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the Plan's zoning map amendment guidelines? The proposed rezone is not supported by the Future Land Use Plan or the vision, goals, and strategies identified in the General Plan.

6. Should the development be annexed to a City? No, the City does not provide any services.

7. Is the proposed density and intensity of use permitted in the proposed zoning district? Single-family detached housing and two-family duplex or townhomes are permitted by right in the SLR zone district. A rezone to SLR will additionally allow for the development of a manufactured home community by conditional use.

8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts? Staff makes no assumptions about the type of development a rezone would facilitate in the property, although it is likely to be of a density closer to what is seen in Rim Village and developments near City limits. As noted above, it is not clear to staff the Applicant is committed to a single project concept or land use activity (residential and/or residential/commercial, which would not be allowed by the current or requested zoning designation). In any case, such an outcome would affect the overall scenic quality of the area, as it would transform an alfalfa field to a residential subdivision. However, staff recognizes that Rim Village to the south, a high density commercial condominium development to the north has already created significant visual and traffic impacts on the area. In recent years, Grand County has also approved the development of the Old Spanish Trail Arena. In the near future, a proposed USU campus to the north will inevitably create visual and traffic impacts on the south-US 191 and Spanish Valley Drive corridors. Of course, granting a substantial increase in residential density in an area farther from town than identified in the FLUP's infill or transitional zones, will result in indirect environmental impacts such as increased traffic on roads and additional sewer and water needs.

9. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated? Conventional subdivision in the SLR zone permits 5 units per acre (8,700 sq. ft. lots). With the exception of the condominium development located at Rim Village, lots south of Spanish Trail Road have been developed to RR one unit per acre density. The vast majority of lots south of Spanish Trail Road remain one acre or greater in size.

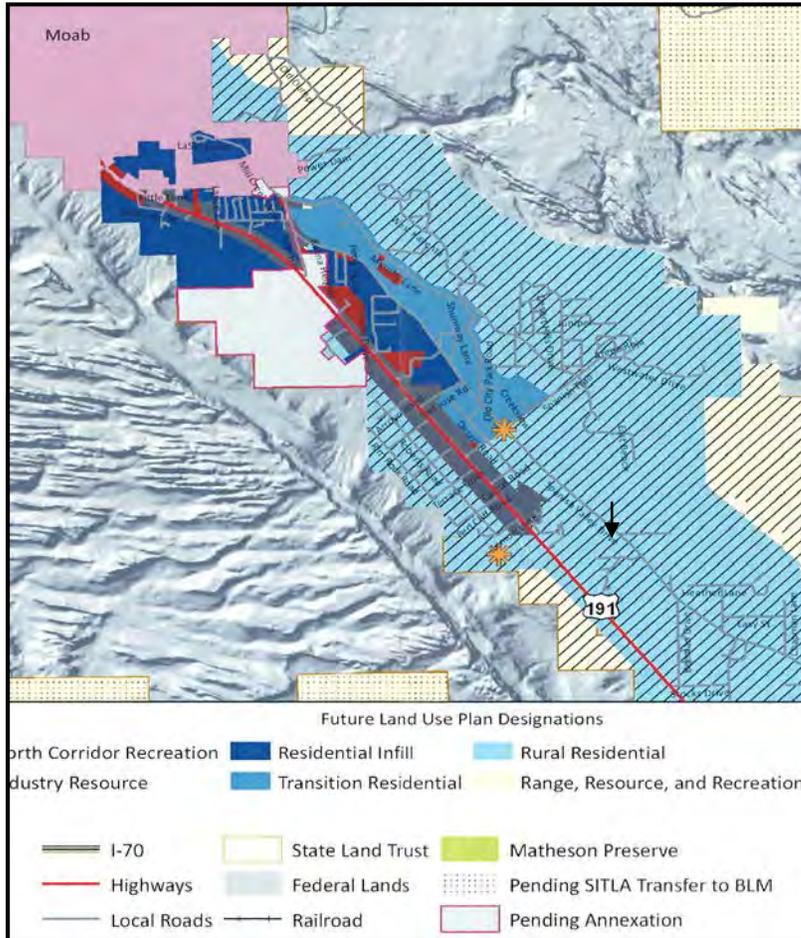
10. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development? Staff anticipates all public facilities and services necessary to serve the development will be available. GWSSA and the County Road Department have not provided letters for the ability to serve the additional units or the expense to extend or upgrade the services.

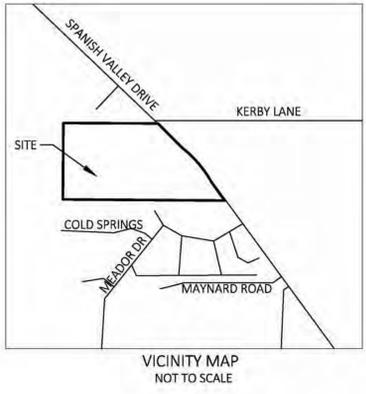
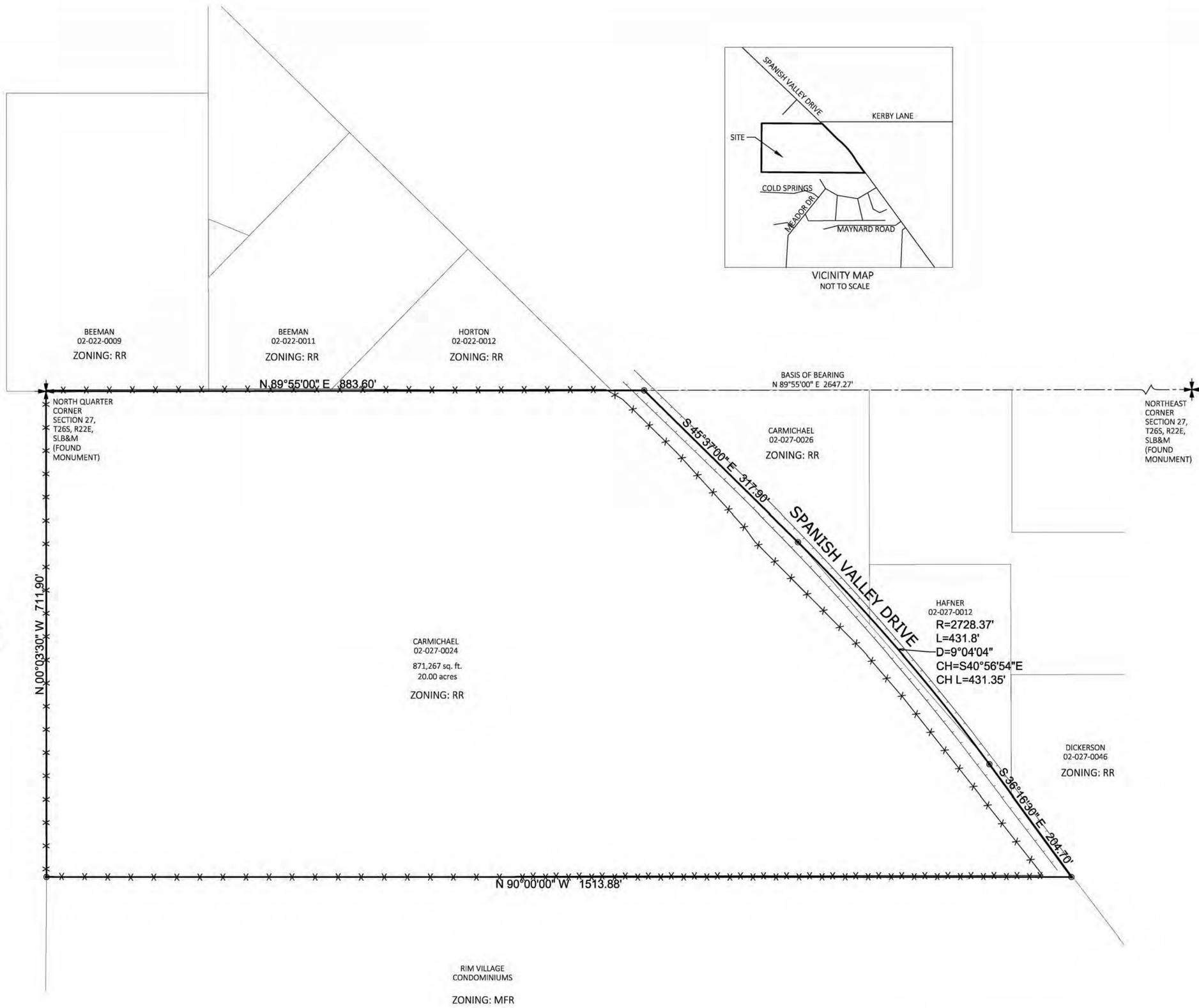
11. Does the proposed change constitute spot zoning?

The best way to avoid spot zoning is to make rezoning decisions based on the FLUP, future growth patterns, and community needs.

**Public Notices**

The public notice for rezone review was posted in the newspaper of general circulation *U.C.A. 17-27a-205* and *Land Use Code Sec. 9.1.8 B.2.*, posted on site, and the Utah Public Meeting Notice Website at <http://pmn.utah.gov/>, as required for public hearing. Additional a public notice was sent by mail to property owners within 100 feet of the proposed rezone.



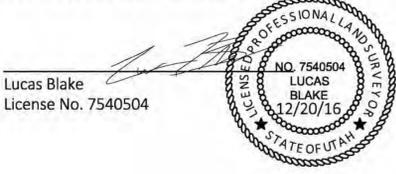


Surveyor's Certificate

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

Boundary Description

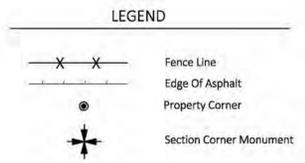
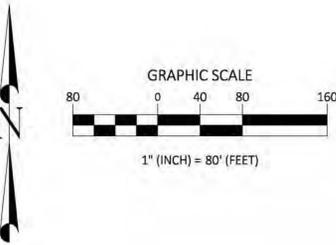
Beginning at the North Quarter corner of Section 27, Township 26 South, Range 22 East, Salt Lake Base and Meridian, proceeding thence North 89°55' East 883.6 feet to the center line of Spanish Valley Drive; thence along said center line South 45°37' East 317.9 feet; thence along a 9°04'04" degree curve 431.8 feet (chord bears South 40°56'54" East 431.35 feet (deed call: 2°10'); thence South 36°16'30" East 204.70 feet; thence West 1513.88 feet to the West line of the Northeast Quarter of said Section 27; thence North 0°03'30" West 711.90 (711.80) feet to the point of beginning.



Lucas Blake  
License No. 7540504

Narrative

The Basis of Bearings is North 89°55'00" East between the found North Quarter corner and the found Northeast corner of Section 27, Township 26 South, Range 22 East, Salt Lake Base and Meridian.  
  
The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.



LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 22 EAST SALT LAKE BASE AND MERIDIAN

**BOUNDARY SURVEY**  
3552 SPANISH VALLEY DRIVE  
MOAB, UT 84532  
**GARY & JUDY CARMICHAEL**



Project	048-15
Date	7/22/15
Sheet	1 of 1

GRAND COUNTY  
02-027-0031  
ZONING: RR

BEEMAN  
02-022-0009  
ZONING: RR

BEEMAN  
02-022-0011  
ZONING: RR

HORTON  
02-022-0012  
ZONING: RR

CARMICHAEL  
02-027-0026  
ZONING: RR

HAFNER  
02-027-0012  
R=2728.37'  
L=431.8'  
D=9°04'04"  
CH=S40°56'54"E  
CH L=431.35'

DICKERSON  
02-027-0046  
ZONING: RR

CARMICHAEL  
02-027-0024  
871,267 sq. ft.  
20.00 acres  
ZONING: RR

RIM VILLAGE  
CONDOMINIUMS  
ZONING: MFR

N 89°55'00" E 883.60'

BASIS OF BEARING  
N 89°55'00" E 2647.27'

N 00°03'30" W 711.90'

N 90°00'00" W 1513.88'

### **Purpose**

The purpose for developing this property is to provide affordable housing in Moab. We are requesting a zone change from RR to SLR for this purpose. We will develop the entire 20 acre property into a beautiful residential community.

Like many developments, buyers will be able to choose from a few pre-designed homes. What will be different from other development is that buyers will have the option to purchase, rent and even do a lease option on a home, giving the residence of Moab ample opportunities to get into a home of their own.

As part of the development we will have strict CC&R's for the residence to adhere to, to keep up the integrity of the community. The community will also be run by a full time on site management team. (see community info below)

The housing shortage in Moab is critical at this time and there is no relief in the near future, outside this proposal. Many employers are struggling to find good help that will stay long term due to the high cost of housing. Although there is a large amount of development happening in Moab none of it is considered affordable. This project will help Moab take huge strides towards an affordable housing solution.

We believe that our plan is for the betterment of the existing Moab community and a solid strategy to help get and keep new members of the community. We believe we offer a viable option to those looking to make Moab their home.

As mentioned, buyers will have the option to purchase, rent or even lease option a home in this development. The Price points are as follows:

- Home plus land purchase starting at \$170,000
- Home purchase with land lease starting at \$70,000
- Rents starting at \$900

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**Sources for market research: Deseret News: Special Report: Utah's 'Mighty Five' put the squeeze on Moab, Springdale By Amy Joi O'Donoghue@amyjoi16 Published: Oct. 6, 2016; Moab planning commission; Moab Valley Multicultural Center; Grandcountyutah.net- Grand County and City of Moab HOUSING STUDY and AFFORDABLE HOUSING PLAN**

---

### **Moab Market Research**

The economic health of Moab and Grand County and the economic well-being of its citizens are directly linked. The affordability of housing directly affects every other aspect of

household economics as well as the economics of the community as a whole. The need for this Housing Study and Affordable Housing Plan was primarily driven by a number of interrelated issues and although the study was done over 10 years ago the the need remains the same.

- Housing prices have increased at a faster rate than wages, decreasing the relative affordability of the housing market.
- Employee-recruitment and employee-retention efforts are challenged by high housing costs.
- Low and median income workers find themselves priced out of single family homes, and many are unable to find lower priced rental units in good condition.
- In 1996, the Utah legislature passed a law that requires all communities to adopt an affordable housing plan that addresses the current need for affordable housing, as well as needs looking at least five years into the future. Given the changes in the community since the City of Moab and Grand County first adopted their plans, engaging in a process to adopt a new, community-wide plan has become even more important.
- Housing affordability, however, has declined significantly since 2003.
- The housing challenge in Grand County is a function of four primary factors: low household income, high housing costs, the influence of external market demand and the condition of the housing inventory.
- Low household income: 44.8% of Grand County households in 2005 had an Adjusted Gross Income of less than \$20,000 per year. 47.2% of all jobs are Tourism and Recreation industry related. The average 2006 Leisure and Hospitality sector wage was \$14,438 per year. The average payroll wage increased 34% from 2000 to 2006.
- High housing costs: The 2006-2007 average sales price of all types of homes was \$265,452. A "typical" 4 person household can afford a \$194,981 home, meaning we have an affordability gap of about \$70,471. Rental housing monthly rents increased 74% from 2000 to 2006.
- External market demand: The local housing market has experienced increased external market demand for second/seasonal homes, retirement homes, and general investment properties. External market real estate purchasers have the ability to and typically do bid at higher home purchase prices than those supported by prevailing wages in the local market. Each home sold at an increased price reduces the quantity of housing that otherwise could be sold to the local market at its particular need and price point, and increases the sales price of all housing in the inventory.
- Condition of the housing inventory: SEUALG's 2005 Consolidated Plan reported that 1,507 or 35% of all Grand County housing units are either in Dilapidated or Unacceptable condition. As a consequence, many homes at the time of sale do not meet loan qualification standards. Wage earners who require a mortgage for home purchase are therefore excluded from potential purchase. Homes in need of major repairs are appealing to an external

market investor for cash purchase, remodel or demolition, and resale at a much higher price.

- A summary of the rental housing and homeownership housing need is reported in the tables below. 7 Rental Housing Need Summary Year # Units 2006 / 2007 Rental Housing Gap 105 2012 Projected Rental Housing Gap 135 2006 / 2007 Total Rental Housing Deficit (including units in dilapidated or unacceptable condition) 194 2012 Projected Total Rental Housing Deficit (including units in dilapidated or unacceptable condition) 224 Homeownership Housing Need Summary Year # Units 2006 / 2007 Home Ownership Housing Gap 186 2012 Projected Home Ownership Housing Gap 261 2006 / 2007 Total Home Ownership Housing Deficit (including units in dilapidated or unacceptable condition) 313 2012 Projected Total Home Ownership Housing Deficit (including units in dilapidated or unacceptable condition) 388

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With its spectacular red rock scenery and proximity to two national parks and Dead Horse State Park, Moab has always been a draw for adventure seekers.

Sakrison believes that the Utah Office of Tourism's successful Mighty Five campaign promoting the national parks in Utah cemented Moab's tourism economy.

"You can't close the door. The door got opened," he said. "But you can try to manage it. That is what you can do. We have tried. We have been successful in some respects and other respects we have not. I worry about that. I worry about the quality of life for the people who live here year-round."

### **Housing crunch**

The Moab area is in the thralls of an affordable housing crisis, propelled by a number of factors that include zoning ordinances that discourage high-density development, and the proliferation of vacation homes and overnight rentals that promise property owners quick and easy cash, but take inventory away from the locals.

"You'd be hard-pressed to find anyone who has not been impacted by the housing crisis," said Rhiana Medina, executive director of the Moab Valley Multicultural Center.

The nonprofit helps minority communities and at-risk residents by providing a variety of services, including helping individuals and families find stable housing.

Medina, who began volunteering at the center in 2010, said it took her nearly four months to find a place to live. She worked three jobs for five years to afford housing.

"I have a personal connection to the housing shortage."

The national parks and other employers struggle to recruit workers, with the challenges of affordable housing cutting across the majority of occupations, impacting recruitment of schoolteachers, police officers and nurses.

In Springdale, many people can't afford the housing, and in Moab, there's little housing to be had.

"There is a great sense of urgency," said Zacharia Levine, Grand County's director of community development.

"A few years ago the folks who were feeling the greatest pinch on affordable housing were the service workers making low wages. ... One of the things that has changed is that folks in every single strata are now feeling the impacts, and you are struggling to find employees who are willing to be here."

Levine said zoning ordinances designed to preserve the "rural" feel of Moab worked against housing affordability.

"In our community there is still a strong desire for single family detached dwellings," Levine said, adding they comprise 70 percent of the housing stock.

Levine said the area has a few apartment complexes, but not many, and there is an extreme gap in mid-density housing such as duplex units or six- to 12-unit housing options.

"There is this term called the missing middle."

Those who want to live and work in Moab face tough choices.

"Our best guess is that we currently have 1,000 households that are cost-burdened, paying more than 30 percent of their income toward housing," Levine said. "In terms of keeping pace with current population and the trends, we are another 500 units short of what we need today. There are a lot of families that are doubled up."

### **Housing the workforce**

A quarterly report for the first part of 2016 by the Moab Chamber of Commerce illustrates the problem, pointing to significant hotel and resort growth that contributed to \$15 million in commercial development.

With new business comes new workers — 70 percent of the area's workforce is employed in the entertainment and leisure industry — but housing is not keeping pace.

Levine said the proliferation of short-term rentals for vacation getaways is making the affordable housing issue even more complicated for the Moab area.

"Second and even third homeowners are coming in and purchasing dwelling units for commercial purposes," he said. "We need to be able to retain some housing for long-term permanent residents or we won't have any long-term permanent residents."

Both Moab and Springdale leaders say finding workers is one of the toughest challenges they face.

"Almost every restaurant is begging for people," Smith said. "People come into town, it is really crowded, but they expect quick service."

Colin Fryer, who owns three older hotels in Moab and the Red Cliffs Lodge, employs 160 people and has turned to an international pool of employees to fill his job vacancies.

"The impact that would have on Moab's housing market is unfathomable," he said.

While lack of affordable housing is a problem plaguing most communities, Levine said Grand County's status as a destination for tourists makes the challenge worse. "I would be hard-pressed to find a community across the country that does not have a housing affordability problem," Levine said. "Grand County's is exacerbated by our economic profile due to the tourism industry."

Levine said that over the years, there was community resistance of high-density housing in the Moab area, but that is starting to change.

"The reality is that for a long time, for decades, the goal was to preserve the rural character in Moab and Grand County. What that meant to most people is low density."

It also means expensive housing.

Approximately 95 percent of all real estate listings for homes in the Moab area are out of reach for moderate income families, a community dynamic that Levine says threatens the future of the region if leaders don't act to prioritize affordable housing.

"Housing is economic development if you think about it. You cannot continue to grow your economy without providing housing for your workforce."

Elected leaders have dusted off an affordable housing plan from 2009 and formed an inter-local task force to dive headlong into the issue.

"There are no panaceas in the realm of affordable housing," Levine said. "But if we want to continue to evolve as a community in positive ways, we are going to need to overcome"

### **Company**

Dave and Danielle Pope have been in the real estate business their entire adult life. They have owned and operated building companies and restoration companies but the most relative experience has come from the investment brokerage they owned in Ohio. In 2004 Dave and Danielle moved across the country to a market they only knew from the research they had performed to open a real estate investment firm. From scratch they built relationships with city officials, builders, mortgage companies, and insurance companies. They worked directly with investors looking to start or expand their passive income real estate holdings. They found properties, set up the funding, made any repairs, found solid tenants and managed the properties for them. They built a full service property management/tenant placement company to handle all their investor's properties because they were finding other companies were not taking care of their clients the way they wanted them to. None of their investors were local, many lived as far as Hawaii and were not able to drop by and check on their properties, therefore it was Dave and Danielle's responsibility to make sure their investment was always running optimally. Their business thrived and they received the President's award from the Ohio board of Realtors for 3 years in a row and the Cash flow award from their investors. They managed over 100 single and multifamily properties. In 2008 when the market crashed, lenders would no longer fund non-owner occupied loans, which were 100% of their business. Our investors were no longer able to purchase investment properties but Dave and Danielle's company continued to manage the investments that their clients had in Ohio.

Currently Dave specializes in large loss projects for insurance companies. He works daily with building and zoning officials, Fireman, insurance companies, subcontractors, families and businesses owners. He manages all aspects of the projects from them putting out the fire to demolition, design, building, up to helping the families or business taking occupancy again. Danielle is a real estate consultant with Team Bickmore, one of the top producing RE/Max teams in Utah.

### **Community**

This beautiful residential community will be developed in 3-4 phases. There will be an office with a clubhouse which families can use for family parties or community celebrations, a community pool, onsite laundry facilities, a playground and picnic area. We will have extra storage/parking for off road vehicles. There will plenty of parking and so no on street parking will be allowed. Please see below for the plot map and possible homes we will be offering:

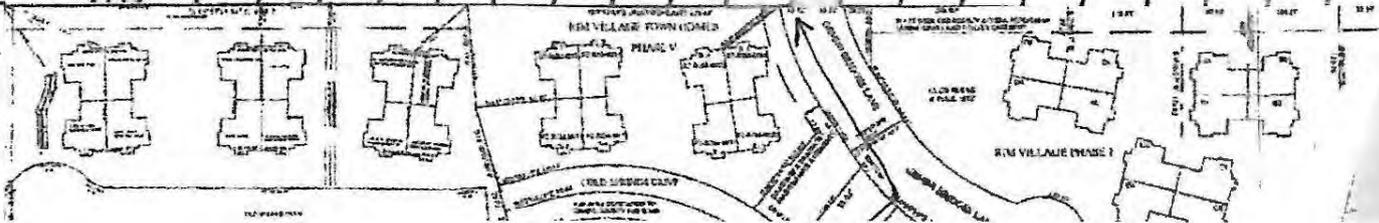


Not to Scale

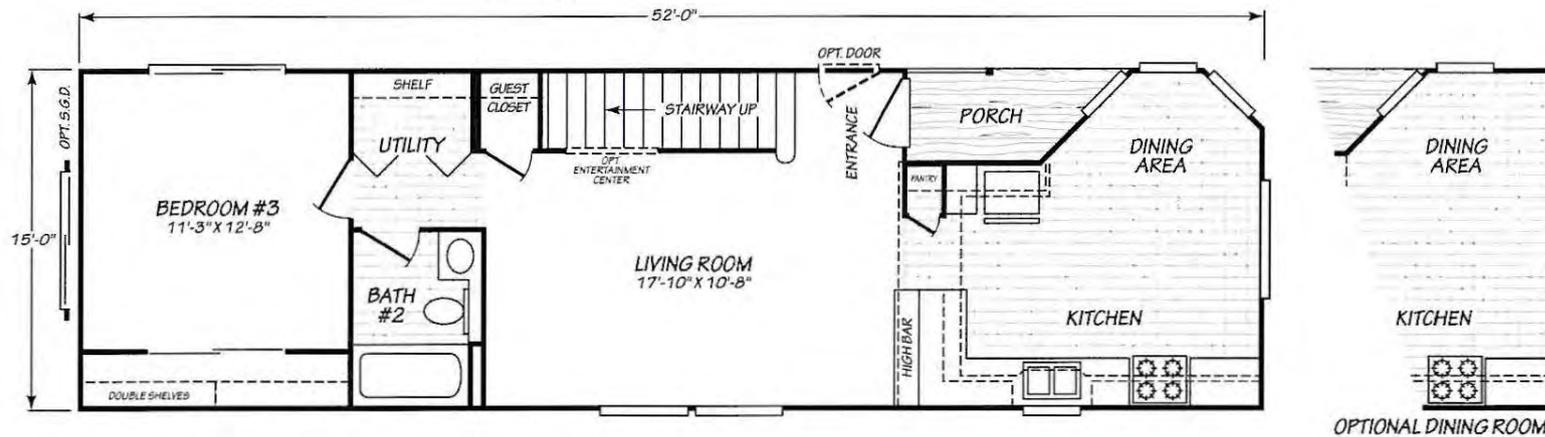
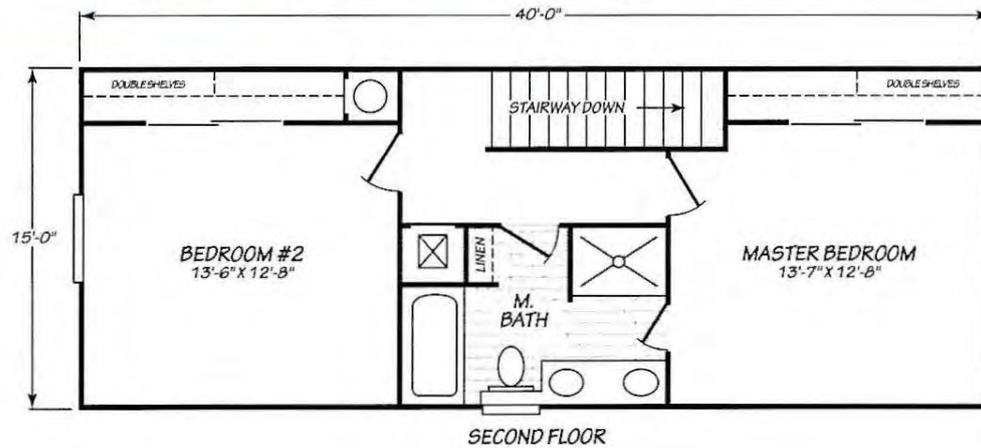
Spanish Valley Drive

NORTH

Rim Village



# CHESTNUT MANOR



## MODEL 15523T

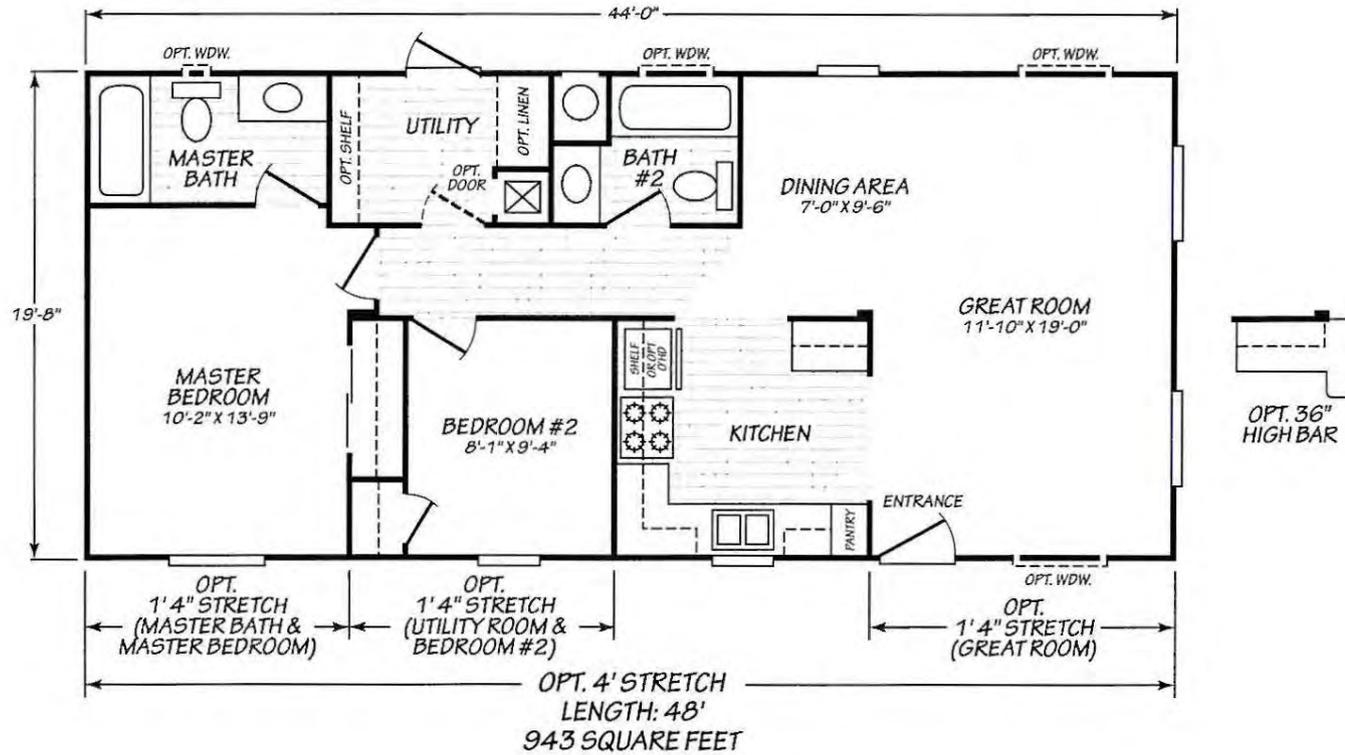
3 Bedroom • 2 Bath • 1,317 Square Feet

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# CROWNPOINTE XTREME



## MODEL 20442L

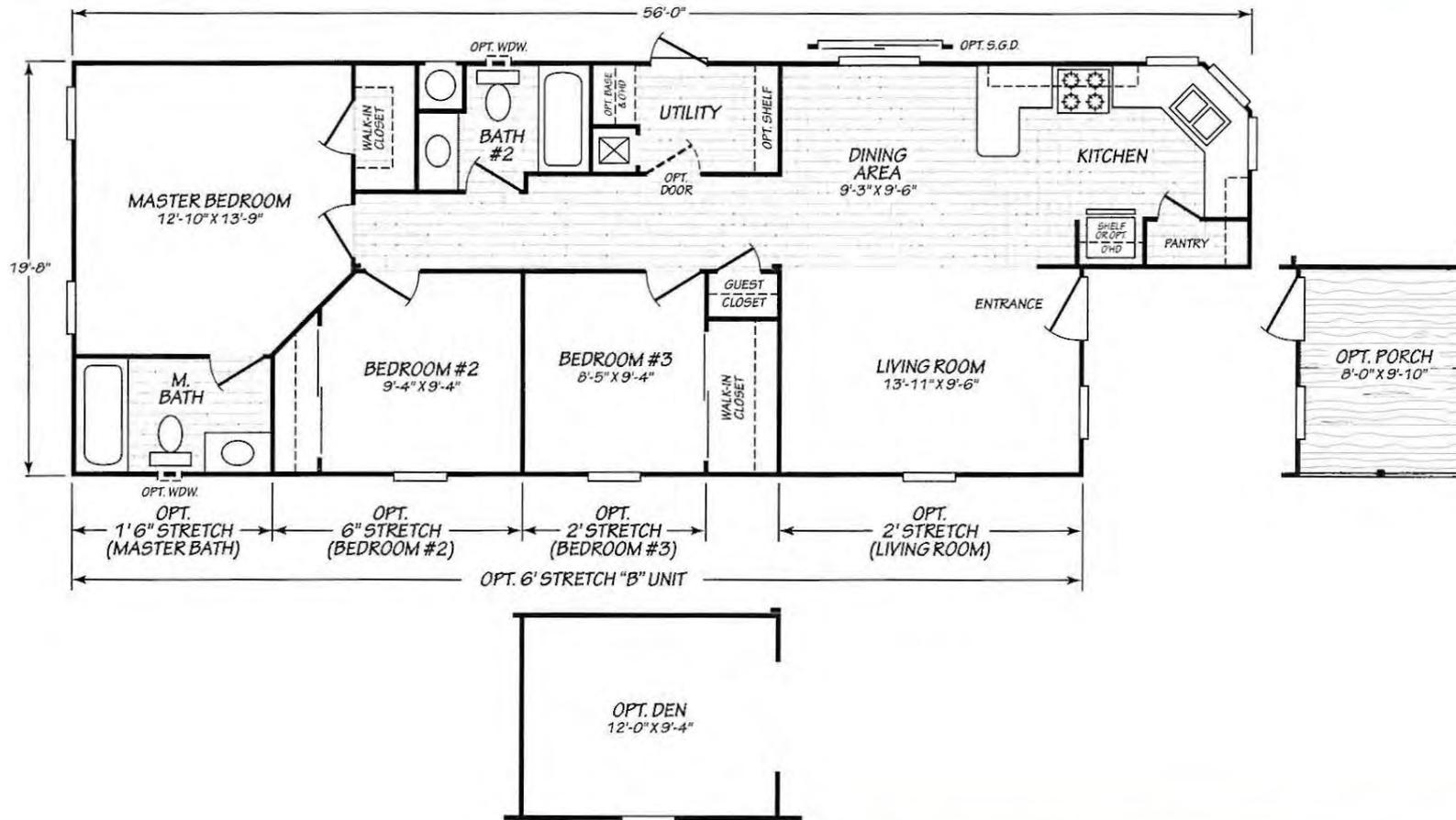
2 Bedroom • 2 Bath • 865 Square Feet

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# CROWNPOINTE XTREME



## MODEL 20563K

3 Bedroom • 2 Bath • 1,022 Square Feet

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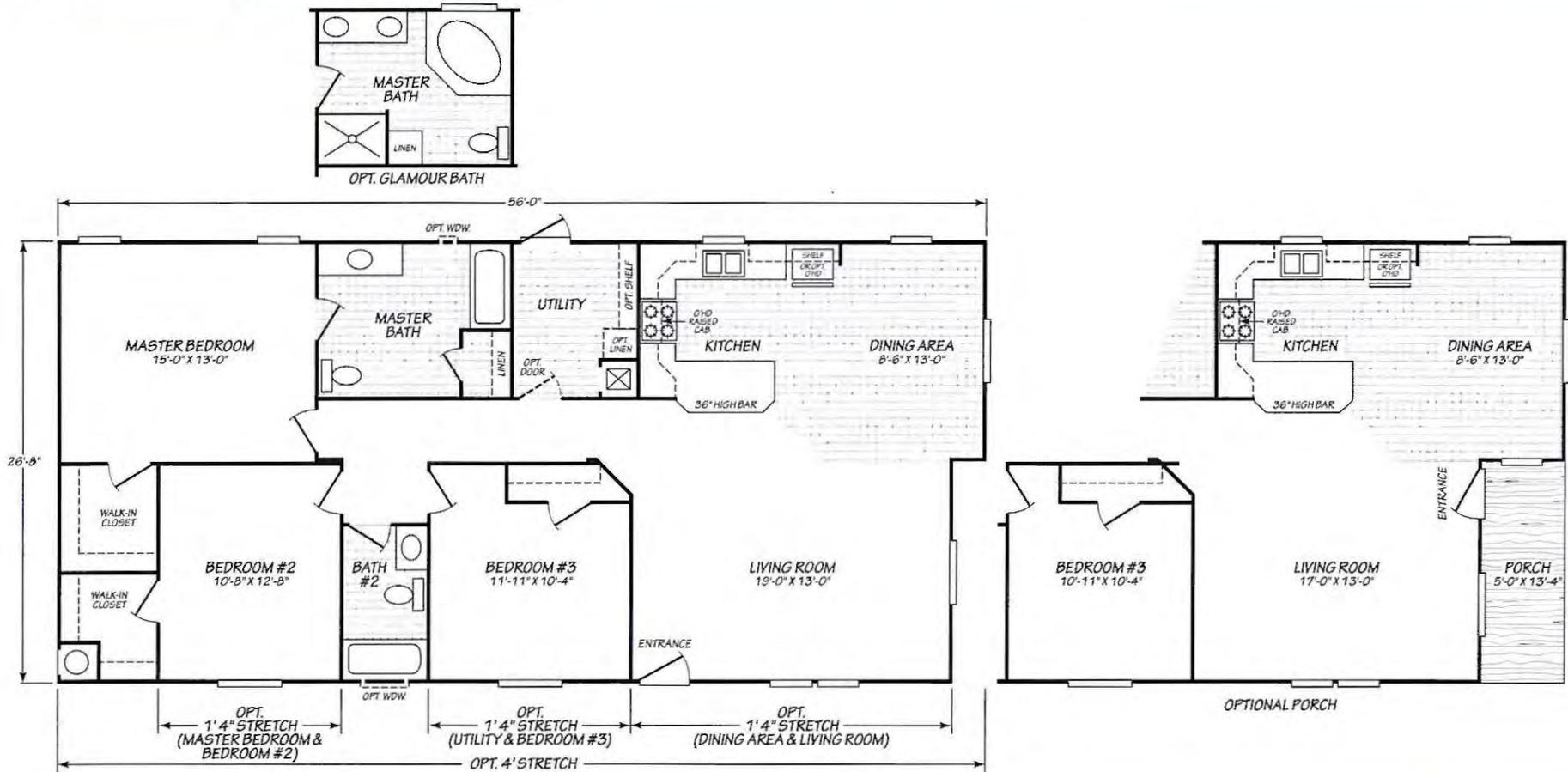
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PX/220/DEC13  
PFS APPROVAL\_8/22/12



# CROWNPOINTE XTREME



## MODEL 28563X

3 Bedroom • 2 Bath • 1,466 Square Feet

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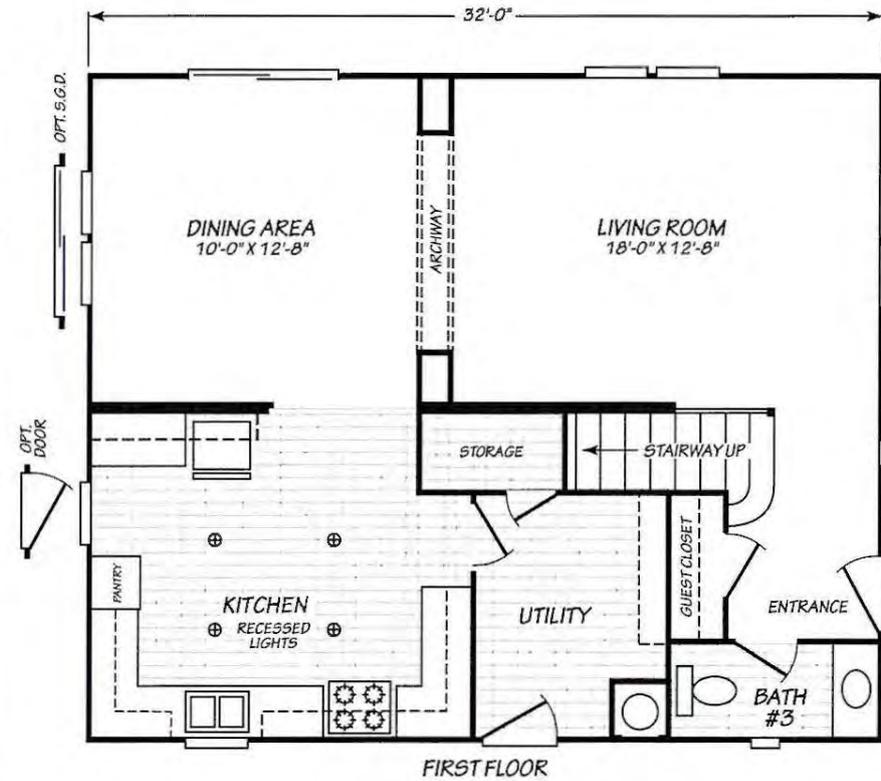
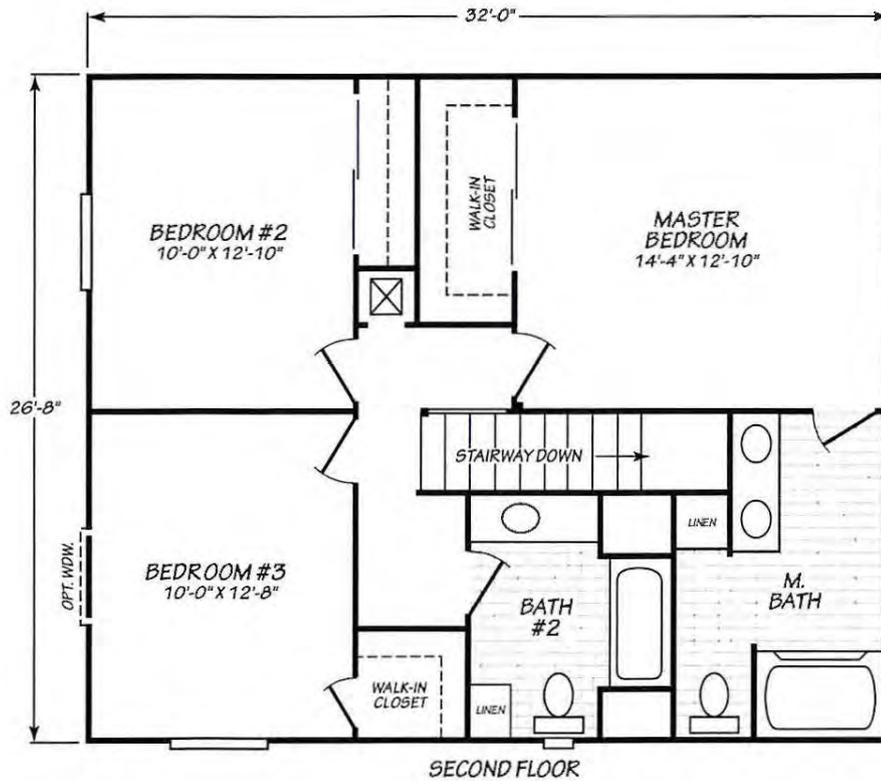
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PX/220/JAN14  
PFS APPROVAL\_1/15/14



# CHESTNUT MANOR



## MODEL 28323X

3 Bedroom • 2½ Bath • 1,706 Square Feet

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**GRAND COUNTY, UTAH**  
**ORDINANCE \_\_\_\_\_ (2017)**

**APPROVING A REZONE FROM RURAL RESIDENTIAL TO SMALL LOT RESIDENTIAL**

**WHEREAS**, Gary G and Judy D Carmichael, (Applicants) is the owner of record of approximately 20 acres of real property in Section 27, T 26 S, R 22 E, SLBM, Grand County, Utah, more specifically described as follows;

Beginning at the N ¼ corner Section 27, T26S, R22E SLM and proceeding thence S84°58'E 565.8 ft., from the witness corner to the North ¼ corner Section 17, T26S, R22E, SLBM (true ¼ corner bears S88°15'W 31.68 ft. from said witness corner) proceeding thence S49°56'00"E 238.48 ft., thence S40°40'30"W 215.14 ft., thence N50°01'00"W 181.20 ft., thence N25°44'33"E 222.30 ft. to the point of beginning and containing 20 acres, more or less.

**WHEREAS**, the Applicants have submitted an application requesting a rezone of the subject property from Rural Residential, (RR) to Small Lot Residential, (SLR) as defined by the Grand County Land Use Code (LUC);

**WHEREAS**, in a public hearing on January 11, 2017 the Grand County Planning Commission considered all evidence and testimony presented with respect to the subject application and forwarded an unfavorable recommendation to the Grand County Council, as the proposed rezone is not supported by the Future Land Use Plan as identified in the General Plan that was developed in 2012;

**WHEREAS**, due notice was given that the Grand County Council would meet to hear and consider the proposed rezone in a public hearing on February 7, 2017;

**WHEREAS**, the County Council has heard and considered all evidence and testimony presented with respect to the subject application and has determined that the adoption of this ordinance is in the best interests of the citizens of Grand County, Utah;

**NOW, THEREFORE, BE IT ORDAINED** by the County Council that it does hereby \_\_\_\_\_ the rezone of the subject property from Rural Residential, to Small Lot Residential, based on rezone criteria.

**PASSED, ADOPTED, AND APPROVED** by the Grand County Council in open session this \_\_\_\_ day of \_\_\_\_\_ 2017 by the following vote:

*Those voting aye:* \_\_\_\_\_

*Those voting nay:* \_\_\_\_\_

*Those absent:* \_\_\_\_\_

**ATTEST:**

**Grand County Council**

\_\_\_\_\_  
Diana Carroll, Clerk/Auditor

\_\_\_\_\_  
Jaylyn Hawks, Chair



3552 Spanish Valley Dr

© 2015 Google

38°31'08.05" N, 109°29'04.51" W elev 14

January 12, 2017 via e-mail

Hello Zacharia --

I am writing to comment on the rezoning of 3552 Spanish Valley Dr. My husband and I had intended to attend the meeting tonight but the evening became complicated with a family health problem. I am hoping this note will arrive in time.

My concern is not so much a development in that area, but infrastructure related to any development.

First, I do not believe that a rezoning should be granted in order to sell a piece of property.

Second, I do not believe that ANY developments should go in along Spanish Valley Dr., especially developments of 160-260 homes, before Spanish Valley Dr is improved. Spanish Valley Drive needs a complete rebuild from town to Ken's Lake to accommodate the growth that has already taken place. The road needs shoulders at the very least, and needs to be widened to include a bike path/pedestrian trail in the best case scenario.

Third, the drainage on that piece of property and that area of Spanish Valley is inadequate. Every time we get downpours, there is near catastrophic flooding along Spanish Valley Dr and on that parcel of land.

Last, I see that the developers want to put in a "mobile home community" that would be deemed "affordable" but also allow for overnight rentals so that owners could pay their mortgages by renting out their units. A mobile home community does not seem compatible with the area, certainly not with Rim Village. A "mobile home park" doesn't seem like the right direction to go in our community; tiny homes, a cluster community with small stick built homes and green space -- something like that would be wonderful (once the drainage issue and Spanish Valley Dr. issues are addressed), but a mobile home community doesn't fit.

I respectfully ask that this zoning change be denied.

Thank you.

Janet and Robert Buckingham  
4136 Spanish Valley Dr  
Moab, UT 84532  
435-260-2460

**From:** John Ingham  
**To:** [Zacharia Levine](#)  
**Subject:** Carmichael rezoning.  
**Date:** Wednesday, January 11, 2017 12:33:18 PM

---

Please don't do this high density rezoning. As a nearby homeowner I feel it would drastically devalue our home.  
John Ingham

Sent with AquaMail for Android  
<http://www.aqua-mail.com>

Dear Planning Commission Members,

We are writing to communicate our concerns re: the request for upzoning of the Carmichael 20 acre parcel at 3552 Spanish Valley Rd.

This zone change would be counter to the County's General Plan and FLUP. The 2012 plan represents the needs and wishes of this community. It represents thoughtful and wise land use planning, concerns for the preservation of existing neighborhoods, and management of growth. We believe that upzoning this parcel would constitute "spot zoning". We are very concerned about what we see as a tendency on the part of some individuals to justify radical upzoning based on proximity. The example of Rim Village springs to mind. Each piece of rural property that is upzoned becomes the rationale for the same action relative to any adjoining or nearby property. As residents of this neighborhood we find this haphazard game of dominos very distressing.

The stated plans for the Carmichael parcel would result in the sort of densities that could be desirable "close to town", but not in the middle of a rural residential and agricultural neighborhood. We are concerned about the kinds of impacts that could be expected from a dense 150 unit residential development- especially in regards to traffic and wear and tear on Spanish Valley Road.

The general Plan of 2012 values the preservation of rural neighborhoods and aims to manage growth for the benefit of the overall community. We believe that this value can and should be preserved. We do not see doing so as contradictory to the goal of providing attainable and affordable housing to all Grand County residents. However, we do oppose the notion of growth as the great, irresistible, universal good. Rather we see it as a force to be managed for the good of the whole community- rather like water. We need the rain, not the flood!

The developers (Dave & Danielle Pope) seem to suggest that their manufactured home community would be an ideal solution to our affordable housing problem. The implication is that this supposed solution justifies spot zoning this property. There are many concerns to be addressed before one should accept this reasoning. First, without an assured housing ordinance in place, there is no assurance that this plan would be carried out by the Popes or anyone else.

Secondarily, one must consider the risks and difficulties with manufactured homes as affordable housing. The Popes seem to suggest in their letter to you that they plan on a conventional community. The phrase "our community office" seems to allude to a landowner/landlord type of structure in which residents pay space rent and do not own the ground beneath their homes. For working class families who wish to buy a manufactured home, the price tag may seem appealing, but loans can be expensive if they do not own the land. If the homes have been "set" previously, many lenders will not consider making a loan. Resale may be very difficult. These homes depreciate rapidly, so building equity is equally difficult. Owners may find themselves "stuck" and unable to "upgrade" to a more conventional home. The worst of all, both owners and renters risk being evicted or having the landowner decide to close the site. This is not uncommon when the rental homes begin to need costly repair and/or when the price of the land outweighs the value of the manufactured home community. Many owners of these homes have simply walked away because they could not afford to pay the cost of a reset. Both owners and renters are often at the mercy of landowners who decide to raise rents. If you cannot afford to relocate,

you cannot take advantage of more reasonable fees elsewhere. Imagine what could happen here if a manufactured home community of 150 low or moderately low income individuals found themselves evicted due to a property sale.

The Popes have clearly indicated their interest in selling homes to non-residents and managing those units as overnight housing. Overtime, might we not see a larger and larger % of homes in their community converted to this type of use? If they are retaining ownership of the land and charging non-resident owners space rent plus the customary 40% property management fees, income generated by these rentals might overshadow revenue from locally owned or rented homes.

For this community to truly function as the answer to our prayers, numerous conditions would need to be present. When manufactured home communities are owned by the residents, are deed restricted, properly maintained, and have wise management by residents for residents, they can function well as affordable housing. At the very least they need to be rent controlled. What assurances will the County have that all these conditions will be present? Do the advantages of this type of housing outweigh its obvious risks and drawbacks?

Thanks you for your time and attention to our concerns.

Ken & Bonita Kolb

3649 Kerby Lane

Spanish Valley

Dear County Council Members,

Jan. 30, 2017

We are writing to communicate our concerns re: the request for upzoning of the Carmichael 20 acre parcel at 3552 Spanish Valley Rd.

This zone change would contradict the County's General Plan and Future Land Use Plan. The County's 2012 Plan consists of a tremendous amount of citizen input, wise land use planning, concerns for the preservation of existing neighborhoods, and management of growth. We are very concerned about what we see as a tendency to justify radical upzoning based on proximity. The example of Rim Village springs to mind. Each piece of rural property that is upzoned becomes the rationale for the same action relative to any adjoining or nearby property. This undermines the very purpose & function of land use planning.

The up-zone request for the Carmichael parcel would result in a 750% increase in residential density. We are concerned about the kinds of impacts that could be expected from a 150 unit residential development- especially in regards to traffic and wear and tear on Spanish Valley Road.

The General Plan of 2012 values the preservation of rural neighborhoods and aims to manage growth for the benefit of the whole community. We believe that this value can and should be preserved. We do not see doing so as contradictory to the goal of providing attainable and affordable housing to all Grand County residents. However, we do oppose the notion of growth as the ONE & ONLY, irresistible, universal good. Rather we see it as a force to be managed for the good of the entire community- like water. We need the rain, not the flood!

The developers (Dave & Danielle Pope) seem to suggest that their manufactured home community would be an ideal solution to our affordable housing problem. The implication is that this solution justifies spot zoning this property. There are many concerns to be addressed before you should accept this reasoning. **First, without an assured housing ordinance in place, there is no assurance that this plan would be carried out by the Popes or anyone else.**

Secondarily, one must consider the risks and difficulties with manufactured homes as affordable housing. The Popes seem to suggest in their letter to you that they plan on a conventional community. The phrase "our community office" seems to allude to a landowner/landlord type of structure in which residents pay space rent and do not own the ground beneath their homes. For working class families who wish to buy a manufactured home, the price tag may seem appealing, but loans can be expensive if they do not own the land. If the homes have been "set" previously, many lenders will not consider making a loan. Resale may be very difficult. These homes depreciate rapidly, so building equity is equally difficult. Owners may find themselves "stuck" and unable to "upgrade" to a more conventional home.

Worst of all, both owners and renters risk being evicted or having the landowner decide to close the site. This is not uncommon when the rental homes begin to need costly repair and/or when the price of the land outweighs the value of the manufactured home community. Many owners of these homes have simply walked away because they could not afford to pay the cost of a reset. Both owners and renters are often at the mercy of landowners who decide to raise rents. If you cannot afford to relocate, you cannot take advantage of more reasonable fees elsewhere. Imagine what could happen here if a

manufactured home community of 150 low or moderately low income individuals found themselves evicted due to a property sale.

The Popes have clearly indicated their interest in selling homes to non-residents and managing those units as overnight housing. Overtime, might we not see a larger and larger % of homes in their community converted to this type of use? If they are retaining ownership of the land and charging non-resident owners space rent plus the customary 40% property management fees, income generated by these rentals might overshadow revenue from locally owned or rented homes.

For this community to truly function as the answer to our prayers, numerous conditions would need to be present. When manufactured home communities are owned by the residents, are deed restricted, properly maintained, and have wise management, they can function well as affordable housing. At the very least they need to be rent controlled. What assurances will the County have that all these conditions will be present? Do the advantages of this type of housing outweigh its obvious risks and drawbacks?

Thanks you for your time and attention to our concerns.

Ken & Bonita Kolb

3649 Kerby Lane

Spanish Valley

**From:** Mary Hofhine  
**To:** [Abbey Scott](#); [Bob Obrien](#); [Cricket Green](#); [d.tubbs@comcast.net](mailto:d.tubbs@comcast.net); [Gerrish Willis](#); [Mary McGann](#); [moabking@gmail.com](mailto:moabking@gmail.com); [Rachel Nelson](#); [Zacharia Levine](#)  
**Subject:** FW: Carmichael zone change request  
**Date:** Wednesday, January 11, 2017 1:50:54 PM

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Will have hard copy at the meeting.

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**From:** Lisa Paterson [<mailto:lpater1@hotmail.com>]  
**Sent:** Wednesday, January 11, 2017 1:49 PM  
**To:** Mary Hofhine  
**Subject:** Carmichael zone change request

Thank you for distributing to all Planning Commission members:

Dear Planning Commission Members,

I was just now informed of the Carmichael's request to rezone their land ([3552 Spanish Valley Dr](#)) previous to sale.

I urge you to deny this request as you have done so in the past. There are absolutely no guarantees in place to bind the buyers to the current 'affordable housing' manufactured home plan. As has been demonstrated recently by the Arroyo Crossing owners, a zone change doesn't mean there land will not be put back in the market. That land is now for sale again with the new zoning applicable to resale. It is only fortunate that Arroyo Crossing's zone change agreement contained a deed restriction requiring a clearly specified number of affordable dwelling. There is no such deed restriction on the Carmichael proposal.

This is a dangerous precedent to set. I urge you to deny the Carmichael's rezone request.

I have other concerns about the Pope proposal for this land that I will address in another letter as time permits.

Thank you for your time and consideration given to each decision made as a Planning Commission member.

Sincerely,

Lisa Paterson  
2729 Old City Park  
Moab, Utah

Lisa Paterson Coaching  
Gently Held, Deeply Seen  
<http://www.lisapatersoncoaching.com/>

3411 Creekside Lane,  
Moab, UT 84532

Jan. 30, 2017

Dear County Council Members,

I'm writing to the Council to communicate my concerns regarding the most recent request for up-zoning of the Carmichael property, a 20-acre parcel at 3552 Spanish Valley Drive, Moab, UT 84532.

This zone change appears to contradict the County's General Plan and Future Land Use Plan. The County's 2012 Plan received citizen input, land use planning, and addressed concerns for the preservation of existing neighborhoods and management of growth. This up-zoning application attempts to justify an up-zoning based on vague future promises, emotion, and conjecture, rather than well-defined and properly communicated plans.

David and Danielle Pope apparently believe that their manufactured home community would be an ideal solution to Grand County's affordable housing problem. There are several reasons why I believe the particular proposed development may not benefit the residents of Grand County or our visitors in the ways they imagine.

1. This application undermines the purpose and function of land use planning. I do not agree that the letter and outline as submitted by the property owner and potential developer gives sufficient assurances that can justify a re-zone vote from the full council at this stage. I think it wastes the Council's valuable time to ask for a re-zone before submitting a more complete plan for review by the Planning Committee. There is no assurance that this plan would be carried out by the Popes, or by anyone else who may subsequently own the property. The proposal is sketchy and not well-informed.
2. A recent moratorium by Moab City Council on new connections to the sewer system indicated that the current infrastructure cannot cope with additional connections (with the exception of primary residences) until 2018 at the earliest. It seems like at least part of the Pope's proposal could further burden that particular infrastructure, to the detriment of Moab City's ability to protect the Colorado River from pollutants such as *E. coli*. The river is, of course, one of the very reasons our visitors come here.
3. The proposed development including rental units would likely increase other pressures on our local infrastructure, such as traffic volume on Spanish Valley Drive during peak visitor weekends. Spanish Valley Drive is already a sub-par county road with poor drainage in some areas due to runoff from the Spanish Valley Arena and/or Rim Village/Vistas. Drainage may also be a potential concern for this development and those who live near it.
4. The Pope proposal indicates that the dwellings would be in some way prefabricated. This means that the planned development would provide fewer skilled construction jobs for the area workforce, as the homes will be brought in already partially constructed. Prefabricated homes, unless the aesthetic appearance is carefully controlled, can also negatively impact

property values in surrounding streets and subdivisions. As one of those nearby residents, I would prefer to have more information than was supplied in the Pope's outline proposal before I could endorse such a type of development.

I hope the Council will agree with me that much more information is needed in order to make a properly informed decision.

Sincerely,

Marian Boardley

Grand County Resident

## Bryony Chamberlain

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**From:** Sarah LaBrec <sflabrec@gmail.com>  
**Sent:** Monday, January 30, 2017 1:25 PM  
**To:** Grand County Council  
**Subject:** Carmichael Property

I am writing to request that you do NOT upzone the Carmichael Property. If this property is zoned for higher density, it will increase traffic and pollution on Spanish Valley. We will eventually get more inversion days, as "commuter" traffic increases in the valley. We do not have public transportation, so please keep higher density zoning close to the city.

Thank you.

Sarah LaBrec  
3880 Kerby Lane

## Bryony Chamberlain

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**From:** John Cannino <jcannino@yahoo.com>  
**Sent:** Tuesday, January 31, 2017 3:54 PM  
**To:** Grand County Council  
**Subject:** Carmichael property

Dear County Council Members,

Jan. 30, 2017

We are writing to communicate our concerns re: the request for upzoning of the Carmichael 20 acre parcel at 3552 Spanish Valley Rd.

This zone change would contradict the County's General Plan and Future Land Use Plan. The County's 2012 Plan consists of a tremendous amount of citizen input, wise land use planning, concerns for the preservation of existing neighborhoods, and management of growth. We are very concerned about what we see as a tendency to justify radical upzoning based on proximity. The example of Rim Village springs to mind. Each piece of rural property that is upzoned becomes the rationale for the same action relative to any adjoining or nearby property. This undermines the very purpose & function of land use planning.

The up-zone request for the Carmichael parcel would result in a 750% increase in residential density. We are concerned about the kinds of impacts that could be expected from a 150 unit residential development- especially in regards to traffic and wearand tear on Spanish Valley Road.

The General Plan of 2012 values the preservation of rural neighborhoods and aims to manage growth for the benefit of the whole community. We believe that this value can and should be preserved. We do not see doing so as contradictory to the goal of providing attainable and affordable housing to all Grand County residents. However, we do oppose the notion of growth as the ONE & ONLY, irresistible, universal good. Rather we see it as a force to be managed for the good of the entire community- like water. We need the rain, not the flood!

**The developers (Dave & Danielle Pope) seem to suggest that their manufactured home community would be an ideal solution to our affordable housing problem. The implication is that this solution justifies spot zoning this property. There are many concerns to be addressed before you should accept this reasoning. First, without an assured housing ordinance in place, there is no assurance that this plan would be carried out by the Popes or anyone else.**

Secondarily, one must consider the risks and difficulties with manufactured homes as affordable housing. The Popes seem to suggest in their letter to you that they plan on a conventional community. The phrase "our community office" seems to allude to a landowner/landlord type of structure in which residents pay space rent and do not own the ground beneath their homes. For working class families who wish to buy a manufactured home, the price tag may seem appealing, but loans can be expensive if they do not own the land. If the homes have been "set" previously, many lenders will not consider making a loan. Resale may be very difficult. These homes depreciate rapidly, so building equity is equally difficult. Owners may find themselves "stuck" and unable to "upgrade" to a more conventional home.

Worst of all, both owners and renters risk being evicted or having the landowner decide to close the site. This is not uncommon when the rental homes begin to need costly repair and/or when the price of the land outweighs the value of the manufactured home community. Many owners of these homes have simply walked away because they could not afford to pay the cost of a reset. Both owners and renters are often at the mercy of landowners who decide to raise rents. If you cannot afford to relocate, you cannot take advantage of more reasonable fees elsewhere. Imagine what could happen here if a manufactured home community of 150 low or moderately low income individuals found themselves evicted due to a property sale.

The Popes have clearly indicated their interest in selling homes to non-residents and managing those units as overnight housing. Overtime, might we not see a larger and larger % of homes in their community converted to this type of use? If they are retaining ownership of the land and charging non-resident owners space rent plus

the customary 40% property management fees, income generated by these rentals might overshadow revenue from locally owned or rented homes.

For this community to truly function as the answer to our prayers, numerous conditions would need to be present. When manufactured home communities are owned by the residents, are deed restricted, properly maintained, and have wise management, they can function well as affordable housing. At the very least they need to be rent controlled. What assurances will the County have that all these conditions will be present? Do the advantages of this type of housing outweigh its obvious risks and drawbacks?

Sincerely, John Cannino and Barbara Wheeler

Sent from my iPad

**From:** William Love  
**To:** [Zacharia Levine](#)  
**Cc:** [Grand County Council](#)  
**Subject:** Rezoning of 3552 Spanish Valley Drive  
**Date:** Monday, January 9, 2017 10:37:02 AM

---

Please Distribute

Grand County Planning commission  
125 E Center Street  
Moab, Utah 84532

Subject: Rezone of 3552 Spanish Valley Drive

The infrastructure for this high density development is not in place.

This property is part of a major storm water drainage system. Storm water drains from the west side of the valley through Rim Village and crosses this property with no natural channel leading to Pack Creek.

A large storm in 2014 over flowed the Rim Village Retention Pond. The storm water crossed the property and flowed down Spanish Valley Road and did extensive damage to the ROW. This cost the Grand County Taxpayer an unknown amount of dollars to repair. Large volumes of water flowing in the ROW are a danger to the health and welfare of the residents.

Spanish Valley Road can barely handle the current traffic on busy weekends. The Grand County Traffic Plan proposes that the road should be multiple lanes.

Grand County needs to complete all storm water and road infrastructure improvements prior to approving high density development on Spanish Valley Road.

**Approving high density development without proper infrastructure is poor planning**

Bill love

2871 E Bench Rd

Moab, Utah 84532

## **Bryony Chamberlain**

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**From:** glen <glen.lathrop@hotmail.com>  
**Sent:** Wednesday, February 01, 2017 9:21 PM  
**To:** Grand County Council  
**Subject:** Carmichael Property rezone

I am writing to protest the proposed Carmichael Property rezone.

This is basically the same proposal that came before the council last year, and the issues are the same as last time. This rezone does not comply with the Grand County Master Plan. That should be the end of the discussion.

I am concerned that everyone is talking about the importance of affordable housing and yes it is an important issue. But we should not sacrifice existing low density neighborhoods to meet the high density needs of affordable housing.

Please vote no.

Glen J. Lathrop  
(42 year resident)

**AGENDA SUMMARY  
GRAND COUNTY PLANNING COMMISSION  
February 7, 2017**

<b>TITLE:</b>	Public Hearing to Hear Public Comment on a Proposed Resolution Approving a Conditional Use Permit application for Red Sands Habitation RV Park, located at Highway 191, in a Highway Commercial Zone District
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Mary Hofhine, Planning and Zoning Administrator

**Prepared By:**  
**MARY HOFHINE**  
**GRAND COUNTY**  
**PLANNING & ZONING**  
**ADMINISTRATOR**

**FOR OFFICE USE ONLY:**  
**Attorney Review:**  
  
N/A

Council Policy is to wait until the next regular meeting of the Council to act on the public hearing agenda item in order allow for additional public input.

**RECOMMENDED MOTION :**

Move to approve the resolution for Red Sands Habitation RV Park, Conditional Use with the following condition:

**Compatibility to Surrounding Residential Areas.** Due to the proximity to residential properties, a 6 foot high solid fence adjacent to the SLR zone district shall be installed and three policies shall be instituted:

- a. No outside burning, and
- b. Noise curfew of 10:00 p.m.
- c. No parking on the interior roadway.

**BACKGROUND:**

See Staff Report

**ATTACHMENT(S):**

- Staff Report
- Agency approval signature page
- Site Plan
- Applicants narrative
- County Engineers approval letter



# S T A F F   R E P O R T

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**MEETING DATE:** Red Sands Habitation – Matt Niesen  
**TO:** Grand County Council  
**FROM:** Community Development Department  
**SUBJECT:** **Public Hearing** - Conditional Use Application Red Sands Habitation, Matt Niesen Applicant

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## **PLANNING COMMISSION RECOMMENDATION**

The Grand County Planning Commission reviewed the referenced application in a public hearing on January 11, 2017 and voted send a favorable recommendation to the County Council for the Red Sands Habitation RV park with the following conditions prior to going to County Council:

1. **Lighting Cut Sheets.** Applicant shall provide cut sheets for all exterior lighting to comply with Sec. 6.6 of the Grand County Land Use Code; **done**
2. **Compatibility to Surrounding Residential Areas.** Due to the proximity to residential properties, a 6 foot high solid fence adjacent to the SLR zone district shall be installed and three policies shall be instituted:
  - a. No outside burning, and
  - b. Noise curfew of 10:00 p.m.
  - c. No parking on the interior roadway.
3. **Drainage report.** Approval of the final drainage report from the County Engineer. **done**

## **BACKGROUND**

### **A. General**

This application is submitted by property owner and project developer, Mathew Niesen (Applicant). The subject site is zoned Highway Commercial (HC) and consists of approximately 0.67 acres. The Applicant is developing a small RV/campground with full-service sites located off Highway 191 on an approximately 20 foot access/utility easement. Surrounding properties are zoned HC and SLR and includes commercial and single-family residential uses.

The applicant is requesting a conditional use permit and site plan approval for a campground and recreational vehicle (RV) park (LUC Sec. 3.2.2.L). The proposed site plan provides for seven sites, each site will be 2,070 square foot sites to accommodate Park Model RV's permanently placed. Each site will accommodate one parking space as required, staff has requested additional parking. The 2,070 square foot site is large enough to accommodate the RV and at least two parking spaces.

Sec. 6.10 Compatibility Standard - The applicant's narrative states that there will be opaque screening with trees and shrubs, staff is requiring that screening on the back adjacent to the residential zones be an opaque fence for privacy for the residences adjacent to the commercial area.

### **Campground & General Development Standards**

#### **Campground Use-specific Standards**

Recreational vehicle/ camp parks are a conditional use in the HC zone district. The application

complies with the use-specific standards developed for campgrounds found in Use Specific Standards 3.2.3L

1. *Each space may be occupied only by persons using travel trailer, truck campers, small cabins (traditional KOA-style) and tents for overnight, short duration or seasonal camping.* Site plan demonstrates compliance with this requirement, although the RV's will be on site and rented individually.

2. *Each RV / travel trailer space shall be at least 1200 square feet in area.* Site plan demonstrates compliance with this requirement; site will be 2,070 square feet.

3. *Each cabin or tent space shall be at least 800 square feet in area.*  
No cabin/tent sites are proposed

4. *Each space shall be at least 30 feet in width.*  
Each space is 30 feet in width.

5. *Each park shall be served by public water and sewer facilities.*  
All utilities are available to the site. GWSSA and RMP have approved the proposal. (see signature page)

6. *No space shall be located more than 200 feet from water and sewage service building.*  
RV spaces are full hook-up, which includes water, sewer, and power.

7. *The County may require landscaping and screening pursuant to the provisions of Sec. 6.4, Landscaping and Screening.*  
This lot is unique in that this tract does not have a bounding property line on a street, only an easement from a non-maintained easement. The landscaping standards are to create an attractive appearance along streets and highways as a screening device. This site would not accomplish that purpose.

8. *One tree of a species suitable for the area shall be provided for each two spaces, and shall be located in close proximity to those spaces. (Existing trees on the site may be used to satisfy this requirement.)*

Site plan demonstrates compliance with this requirement, there are no trees on the site and the Applicant will need to plant and irrigate trees to accomplish this purpose.

### **Site Plan & General Development Standards**

#### *A. Parking, Loading, and Refuse Areas*

Each RV space has parking. Additionally, the each site is large enough to accommodate additional parking.

#### *B. Driveways and Access*

Facility ingress and egress is off a 20 foot non-maintained access. Applicant shall post no parking signs on the internal roadway. Fire Department has approved the site. UDOT has seen the site plan and signed off for compliance.

#### *C. Fences and Walls*

See "H. Landscaped Screening and Compatibility Standards" below.

#### *D. Signs*

No signage is being proposed

*F. Lighting*

The Applicant has provided cut-sheets meeting the requirements of Sec. 6.6.

*G. Drainage*

Sec. 6.7 Drainage, the County Engineer has approved the drainage report. (attached)

*H. Compatibility Standards and Landscaped Screening*

The property is bound on the east by a SLR zone district; the north south and west boundaries are HC and are commercial. The applicant plans screening pursuant to Sec. 6.4 of the Land Use Code. A solid fence shall be installed adjacent to the residential zone.

*I. Operational Performance Standards*

Compliance with operational performance standards is an ongoing obligation. Impacts on the adjacent single family residence should be given consideration during the site planning process. Planning Commission must consider issues such as late night / early morning noise, parking area lights, and fire/smoke when considering the adequacy of proposed screening and landscaping. Due to the proximity to residential properties a no outside burn and a noise curfew of 10:00 pm policy is advised.

*J. Utilities*

Existing utilities are on site, Grand Water and Sewer Service Agency (GWSSA) has provided an approval signature.

**Conditional Use Permit Standards**

A conditional use because of its unique characteristics or potential impacts may not be compatible in some areas or may be compatible only if certain conditions are required that reasonably mitigate said impacts.

**1. Effect on Environment and 3. External Impacts**

This site is HC zone district, with residential zoning on the east side of the property. The applicant shall provide a six foot high screening fence on the residential property line.

**2. Compatible with Surrounding Area**

The site is adjacent to residential areas. A policy of no outside burning and a noise curfew of 10:00 PM are advised.

**4. Infrastructure Impacts Minimized**

All utilities are available; a drainage report was approved by the County Engineer. The Moab Valley Fire Department has provided approval.

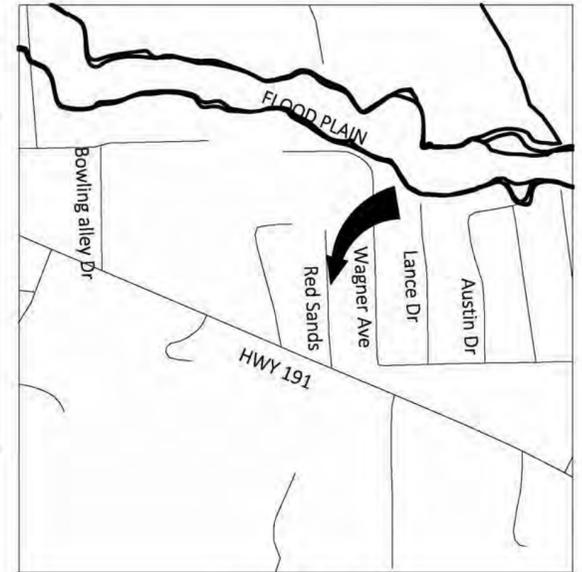
**5. Consistent with the LUC and General Plan**

The campground meets the use-specific standards outlined in the land use code. The location is within the commercial corridor as identified in the General Plan.

**6. Parcel Size**

No additional acreage is required.

# SITE PLAN



VICINITY MAP  
(NOT TO SCALE)

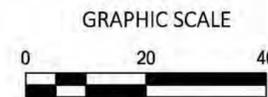


**SITE PLAN NOTES:**

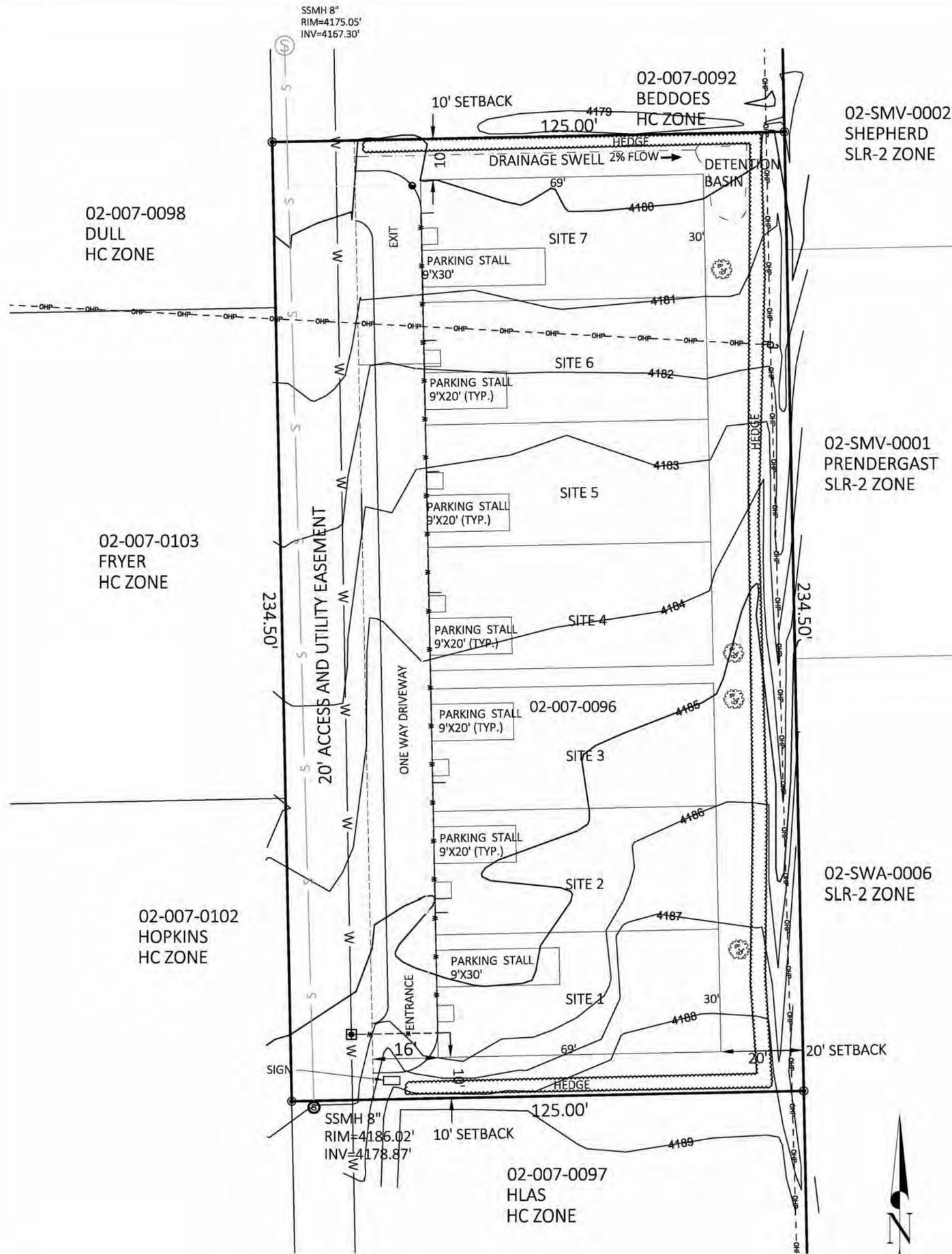
1. PROPERTY ZONED HC, 0.67 ACRES
2. ADJACENT USES INCLUDE RR (NORTH), HC (SOUTH, WEST), SLR-2 (EAST)
3. VEGETATION SCREENING REQUIRED ADJACENT TO RESIDENCES, PER COUNTY STANDARDS.
4. INSTALL 4" ABS SEWER PIPE TO EACH UNIT.
5. PROVIDE PEX PIPE WATER SERVICE TO EACH UNIT.
6. PARKING STALLS.
7. CONSTRUCT DUMPSTER ENCLOSURE SCREEN WITH 6' COMPLETELY OPAQUE WOODED FENCE.
14. INSTALL 4'X4' SIGN, COORDINATE WITH OWNER FOR LANGUAGE, MATERIALS, AND STYLE.
15. INSTALL LANDSCAPING PER GRAND COUNTY LAND USE CODE REQUIREMENTS (SECTION 6.4)
16. EXISTING DRAINING SWELL RUNNING ON EAST PORTION OF PARCEL IS NOT TO BE DISTURBED.
17. CONSTRUCT DRAINAGE SWELL AND DETENTION BASIN WITH 2:1 SIDE SLOPE (SEE DRAINAGE REPORT FOR DETAILS)
18. OUTDOOR LIGHTING WILL BE DECORATIVE LIGHTS ATTACHED TO EXTERIOR OF UNITS.
19. PARKING WILL BE ACCESSED FROM ONE WAY DRIVE TO REDUCE TRAFFIC ON EASEMENT. LOW LANDSCAPING WILL BE USED WEST OF DRIVEWAY TO ALLOW FIRE ACCESS.

**LEGEND**

	Power Pole		Flag Pole		Storm Inlet (Square)		Fence Line
	Power Pole w/Light		Well Head		Storm Inlet (Round)		Edge Of Asphalt
	Light Pole		Satellite Dish		Catch Basin		Gas Line
	Guy Wire		Tower		Storm Pipe		Storm Drain Line
	Ground Light		Water Valve		Sanitary Clean Out		Sanitary Sewer Line
	Electric Manhole		Fire Hydrant		Gas Valve		Water Line
	Telephone Manhole		Water Meter		Gas Manhole		Overhead Power Line
	Telephone Pedestal		Sprinkler Head		Gas Meter		Direction Arrow
	Electric Meter		Tree (Size As Noted)		Water Manhole		Quarter Section Corner
	Cable Box		TALL GRASS		Sanitary Sewer Manhole		Section Corner Monument
	Air Conditioner Unit		Brass Cap Monument		Storm Drain Manhole		
	Railroad Signals		Found Property Corner		Street Sign		
	Property Corner		Handicap Parking				
	Test Pit						



1" (INCH) = 20' (FEET)



LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN

**SITE PLAN SURVEY**  
1171 Red Sands Road  
MOAB, UT 84532  
**Matt Niesen**



4290 Zimmerman Lane  
Moab, UT 84532  
435.260.0104

Project	152-16
Date	12/16/2016
Sheet	1 OF 1

Moab productions llc respectfully submits the following conditional use application for review. Application for a seven space RV park on 1171 Red sands rd. (behind Jimmy Foy's auto collision center). The spaces will be filled with energy efficient mobile homes to current HUD standards for our thermal zone. Opaque screening will be provided around the property with trees and shrubs 6' tall. Lighting will be attached to cabins consisting of down facing style lights and no all night lighting will be installed. The housing units will be aesthetically pleasing to the area. Currently the empty lot has become a dumping ground for non-working vehicles and trailers. Proposed development would beautify the area. Moab productions plans to rehabilitate and maintain easement road from Hwy. 191 to Red Sands development. Efforts will be made to ensure no surface run-off to adjacent lots during storm events.

Thank you for your timely consideration of this application.

-Mathew Niesen  
Principal member Moab productions llc.

2162 West Grove Parkway  
Suite #400  
Pleasant Grove, Utah 84062  
www.horrocks.com



Tel: 801.763.5100  
Salt Lake line: 532.1545  
Fax: 801.763.5101  
In state toll free: 800.662.1644

January 16, 2017

Mary Hofhine, Development Coordinator  
Grand County  
125 E. Center  
Moab, Utah 84532

**Subject: Matt Nieson Property on Red Sands Road – Drainage Review**

Dear Mary:

I have reviewed the requested corrections to the drainage study revised 1/10/17 for the Drainage Study for the Matt Nieson Property on Red Sands Road. The revised drainage study is approved.

This review was for the drainage and roadway portions of this phase and does not include a review of any other code requirement.

Please contact me if you have questions or need additional information.

Sincerely,  
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read "David Dillman", is written over the typed name.

David Dillman, P.E.  
Principal  
cc: file

Email address: KnowlesFurniture@yahoo.com

**PROJECT INFORMATION**

Project name: Red Sands Habitation  
General location of the property: directly North of 1233 US-191, Moab  
Size of the subject property: \_\_\_\_\_ acres  
Current Zoning: \_\_\_\_\_ district

**REQUIRED SIGNATURES** (or attach letter of approval by the agency)

**Agency will review for ability to serve the lots and adequate existing and future easements.**

Moab Valley Fire Department [Signature]  
Grand County Road Supervisor or UDOT emrad kurt McFarlane  
Grand Water and Sewer Service Agency [Signature]  
Rocky Mountain Power [Signature]  
FEMA Floodplain Adm. [Signature] (provide map of site)