



GRAND COUNTY COUNCIL REGULAR MEETING

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

AGENDA

Tuesday, March 1, 2016

2:00 p.m.

- ❑ **Joint County Council-County Planning Commission Workshop**
 - A. Housing Workshop (Zacharia Levine, Community Development Director)

3:45 p.m.

- ❑ **Recess**

4:00 p.m.

- ❑ **Municipal Building Authority Meeting**

4:10 p.m.

- ❑ **Call to Order**
- ❑ **Pledge of Allegiance**
- ❑ **Approval of Minutes** (Diana Carroll, Clerk/Auditor)
 - B. February 2, 2016 (Workshop and County Council Meeting), Postponed from February 16, 2016
 - C. February 16, 2016 (Workshop and County Council Meeting)
 - D. February 29, 2016 (Joint City-County Council Meeting)
- ❑ **Ratification of Payment of Bills**
- ❑ **Elected Official Reports**
- ❑ **Council Administrator Report**
- ❑ **Department Reports**
 - E. 2015 Noxious Weed Control Report (Tim Higgs, Weed Supervisor)
- ❑ **Agency Reports**
 - F. Housing Authority of Southeastern Utah (HASU) Quarterly Report (Benjamin Riley, HASU Executive Director)
- ❑ **Citizens to Be Heard**
- ❑ **Presentations**
 - G. Update on Fact Finding and Site Visits in Grand County from Statewide Domestic Violence/Sexual Assault Tribal Coalition (Annette Macfarlane, Chief Operations Officer and Paula Claymore, Executive Director, Restoring Ancestral Winds, Inc.)
- ❑ **Discussion Items**
 - H. Update on Progress towards Mitigating Neighborhood UTV Noise (Council Member McGann)
 - I. Discussion on Calendar Items and Public Notices (Bryony Chamberlain, Council Office Coordinator)
- ❑ **General Business- Action Items- Discussion and Consideration of:**
 - J. Approving Proposed Contract Award for Service and Maintenance of Heating, Ventilation, and Air Conditioning (HVAC) Systems in County Facilities (Marvin Day, Facilities Supervisor)
 - K. Approving Bid Award for the Purchase of a Tractor for Paved Path Work (Marvin Day, Facilities Supervisor)

- L. Approving Bid Award for the Purchase of Five Vehicles for the Sheriff's Office (Darrel Mecham, Chief Deputy, Sheriff's Office)
- M. Approving Bid Award for the Purchase of a Fifth Wheel Travel Trailer for the Grand County Sheriff's Office (Rick Bailey, Emergency Management Director)
- N. Granting an Easement to Rocky Mountain Power for Installation of Replacement of Main Power Cable to the Arena Site (Steve Swift, OSTA Manager)
- O. Approving Proposed Amended Helipad Use Agreement with Classic Air Medical, an Air Ambulance Company, at the Emergency Operations Center (Rick Bailey, Emergency Management Director)
- P. Approving Proposed Designation of the Heliport Located at the Grand County Emergency Operations Center as Either a "Government Facility" or an Accessory Use to a "Medical Facility" in Order to Comply with Highway Commercial Zoning Regulations (Zacharia Levine, Community Development Director, Rick Bailey, Emergency Management Director and Sheriff White, by phone)
- Q. Adopting Proposed Ordinance for a Rezone of Property from a Split Zone of Rural Residential (RR) and Highway Commercial (HC) to a Single Zone of Highway Commercial. The Property is Located at the Corner of Highway 191 and Sage Avenue (North of Sage Avenue) (Zacharia Levine, Community Development Director)
- R. Adopting Proposed Ordinance for a Rezone of Property from Range & Grazing (RG) to Rural Residential (RR). The Property is Located at 200 N. Thompson Canyon Road in Thompson Springs, Utah (Zacharia Levine, Community Development Director)
- S. Approving Proposed Letter to Utah Legislators Opposing House Bill 409, "Short-Term Rental Amendments" (Zacharia Levine, Community Development Director)
- T. Approving Proposed Letter of Support to the Department of Energy for Continued Funding of the UMTRA Project (Council Member McGann)
- U. Approving Proposed Letter to Congressman Chaffetz and Bishop in Response to the Congressman's Draft Public Lands Initiative (Chairwoman Tubbs)
- V. Approving Volunteer Appointment(s) to District and County Boards and Commissions:
 - 1. Recreation Special Service District (Chris Baird, Council Liaison for the Board)
- Consent Agenda- Action Items**
 - W. Approving Proposed Purchase Agreement with Spillman Technologies, Inc. for New Dispatch Software for Emergency Medical Services in the Amount of \$8,961.00
 - X. Approving Proposed Grant Agreement with Utah Department of Agriculture and Foods for the Control of Hoary Cress Invasive Species
 - Y. Approving Proposed Grant Agreement with Utah Department of Agriculture and Foods for the Control of Black Henbane Invasive Species
 - Z. Approving Retail Beer License for Canyonlands PRCA Rodeo Club to be Held at 3641 South Highway 191, June 2-4, 2016
 - AA. Approving Retail Beer License for Back of Beyond Paddle Race to be Held at Hittle Bottom, May 14, 2016
- Public Hearings- Possible Action Items** (none)
- 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.

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
March 1, 2016

Agenda Item: A

TITLE:	Housing Workshop
FISCAL IMPACT:	N/A
PRESENTER(S):	Zacharia Levine, Community Development Director

Prepared By:
ZACHARIA LEVINE
GRAND COUNTY
COMMUNITY
DEVELOPMENT
DIRECTOR

FOR OFFICE USE ONLY:

Attorney Review:

N/A

BACKGROUND:

The Grand County Council will address housing affordability in a series of workshops beginning at 2:00 pm ahead of each regular scheduled public meeting.

During the February 16, 2016, the next/top two priorities identified were code enforcement and assured housing. Code enforcement will be covered first, then assured housing policies.

Common code violations:

1. Unpermitted land development or construction.
2. Unpermitted structures used for residential use (e.g. RVs on residential lots)
3. Illegal overnight rentals.
4. Trash/debris/unregistered or inoperable vehicles

ATTACHMENT(S):

1. Understanding housing needs by income levels (Zacharia Levine, Community Development Director)
2. Code enforcement recommendations for small towns (Rural Planning Group)
3. Draft_Grand County Code Enforcement Procedure, with comments (Zacharia Levine, Community Development Director)
4. Code Violation Complaint Form, Draft_Code violation letter, Draft_Thank you letter (Zacharia Levine, Community Development Director)
5. FUTURE READING: Inclusionary Housing (Lincoln Institute of Land Policy)

Grand County: Housing Needs & Income

February 16, 2016

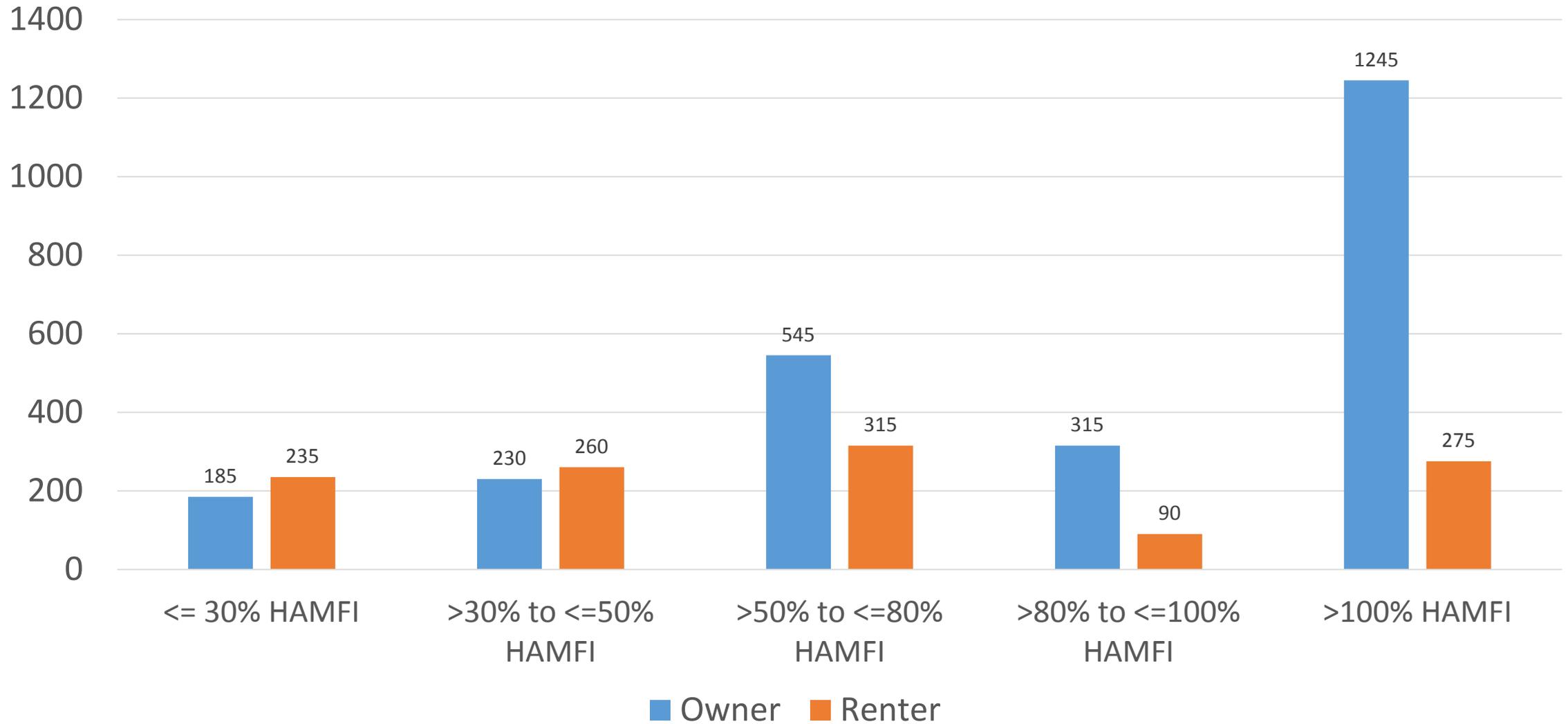
Zacharia Levine, MCMP

Grand County Community Development Director

Interlocal Housing Task Force Chair

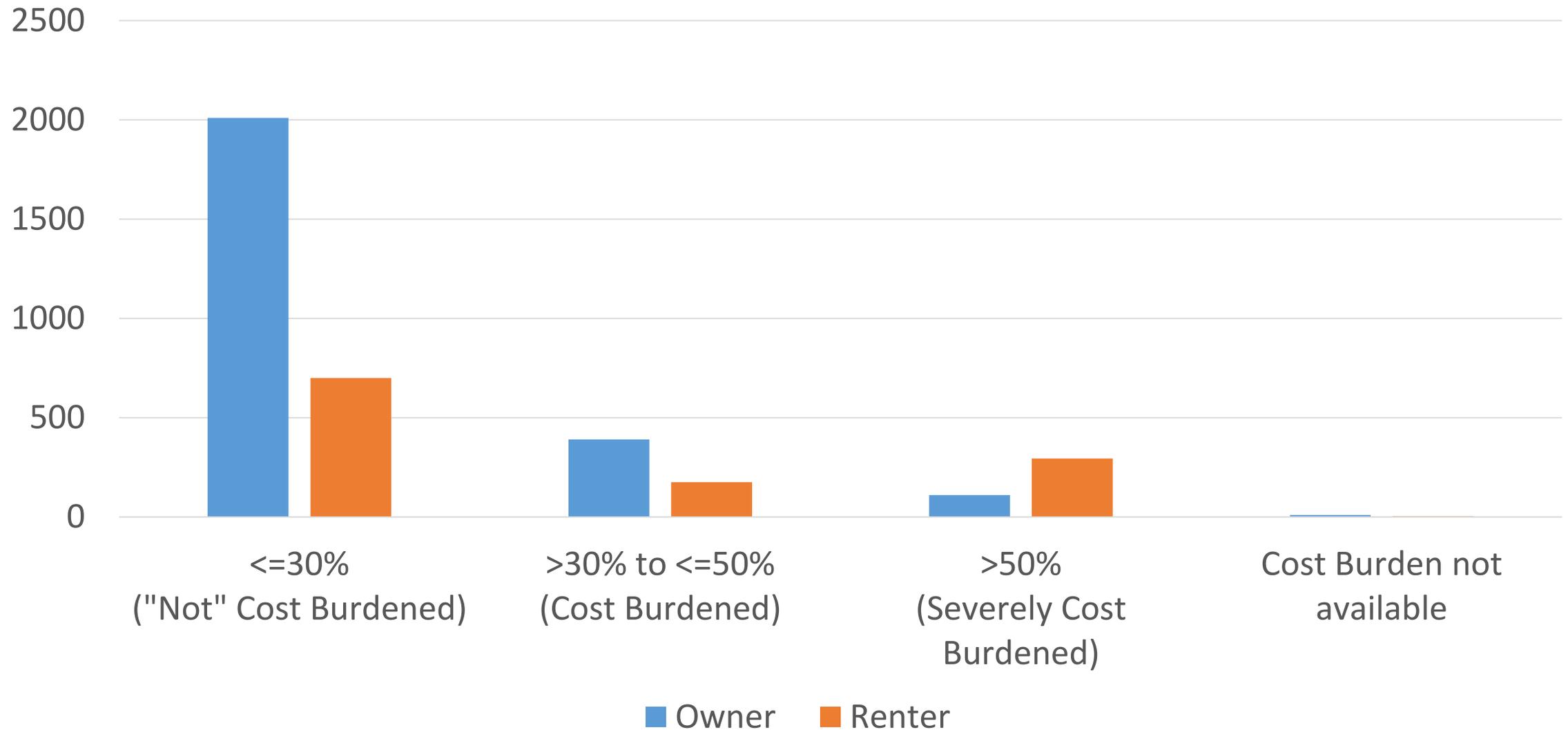


Number of Households by Income Level and Tenure



Sources: US Census, American Community Survey 2008 – 2012;
Department of Housing and Urban Development 2015

Number of Households by Level of Cost Burden



Sources: US Census, American Community Survey 2008 – 2012;
Department of Housing and Urban Development 2015

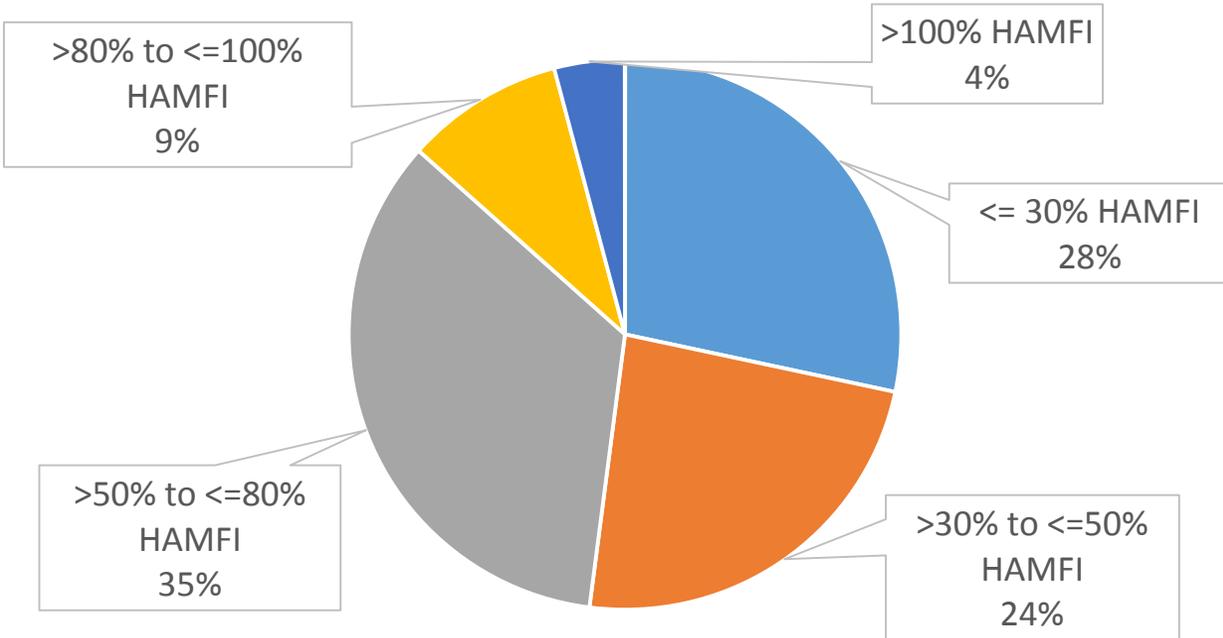
Cost-burdened and Severely Cost-burdened Households by Income Owners & Renters Combined

Income by Cost Burden (Owners and Renters)	Cost burden > 30%		Cost burden > 50%		Total HH within income level
<= 30% HAMFI	275	65.5%	210	50.0%	420
>30% to <=50% HAMFI	230	46.9%	150	30.6%	490
>50% to <=80% HAMFI	335	39.0%	45	5.2%	860
>80% to <=100% HAMFI	90	22.2%	0	0.0%	405
>100% HAMFI	40	2.6%	0	0.0%	1520
Total	970	26.3%	405	11.0%	3690

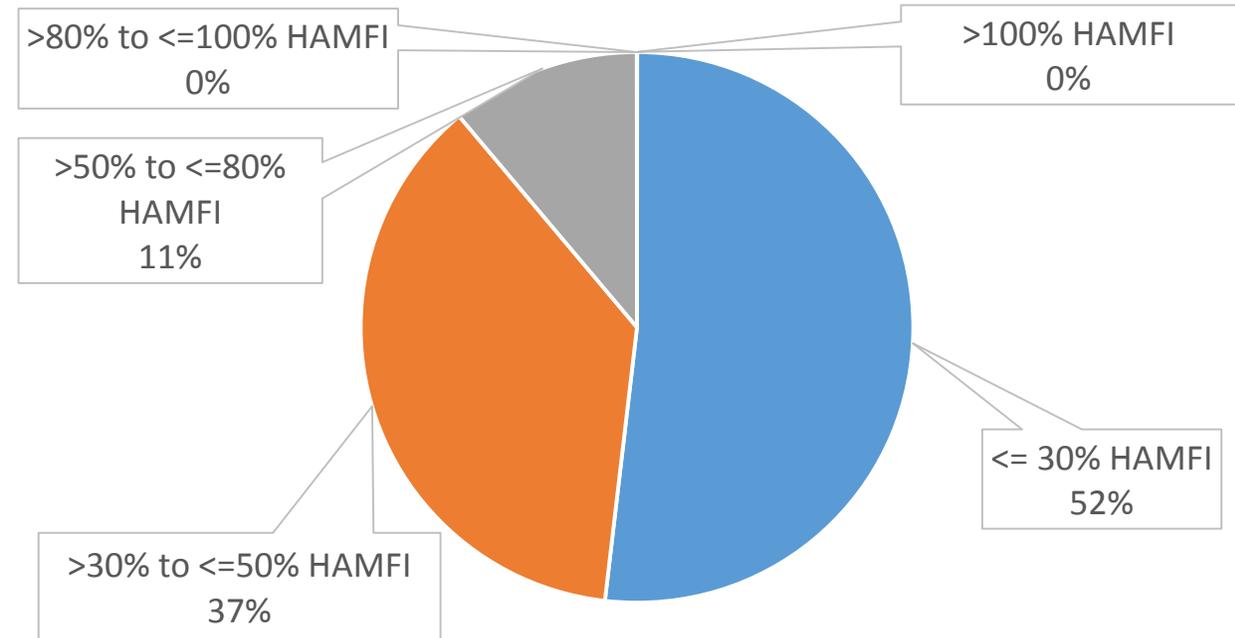
Sources: US Census, American Community Survey 2008 – 2012;
Department of Housing and Urban Development 2015

Share of Cost-burdened and Severely Cost-burdened Households by Income Owners & Renters Combined

Cost Burdened Households



Severely Cost Burdened Households



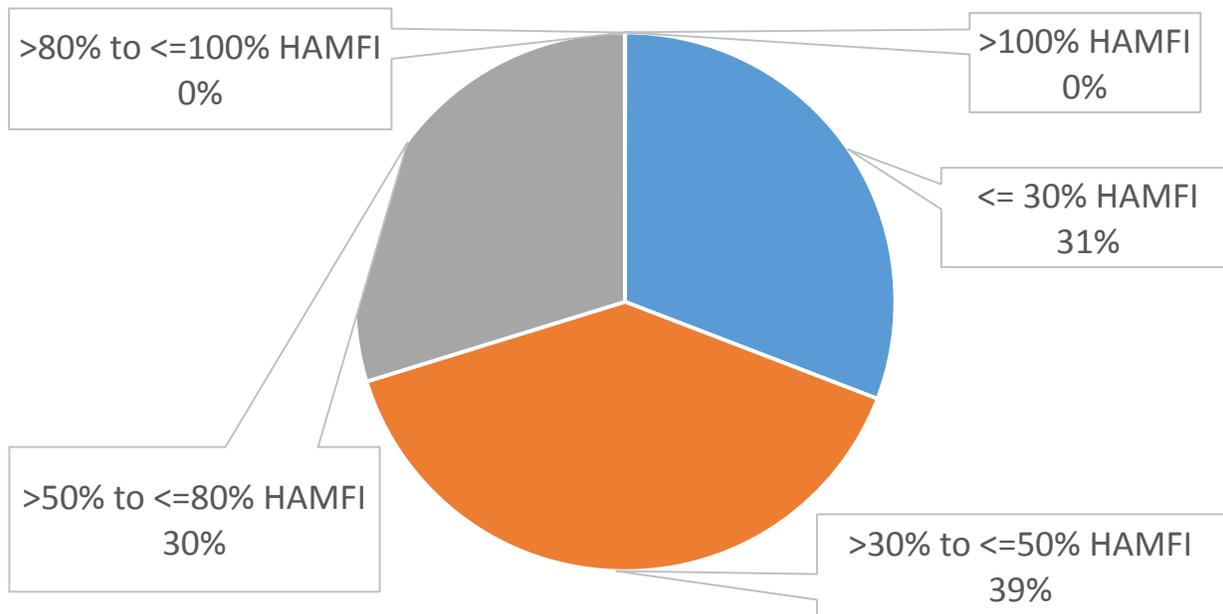
Cost-burdened and Severely Cost-burdened Households by Income Renters Only

Income by Cost Burden (Renters only)	Cost burden > 30%		Cost burden > 50%		Total HH within income level
<= 30% HAMFI	145	61.7%	145	61.7%	235
>30% to <=50% HAMFI	185	71.2%	135	51.9%	260
>50% to <=80% HAMFI	140	44.4%	15	4.8%	315
>80% to <=100% HAMFI	0	0.0%	0	0.0%	90
>100% HAMFI	0	0.0%	0	0.0%	275
Total	470	40.2%	295	25.2%	1170

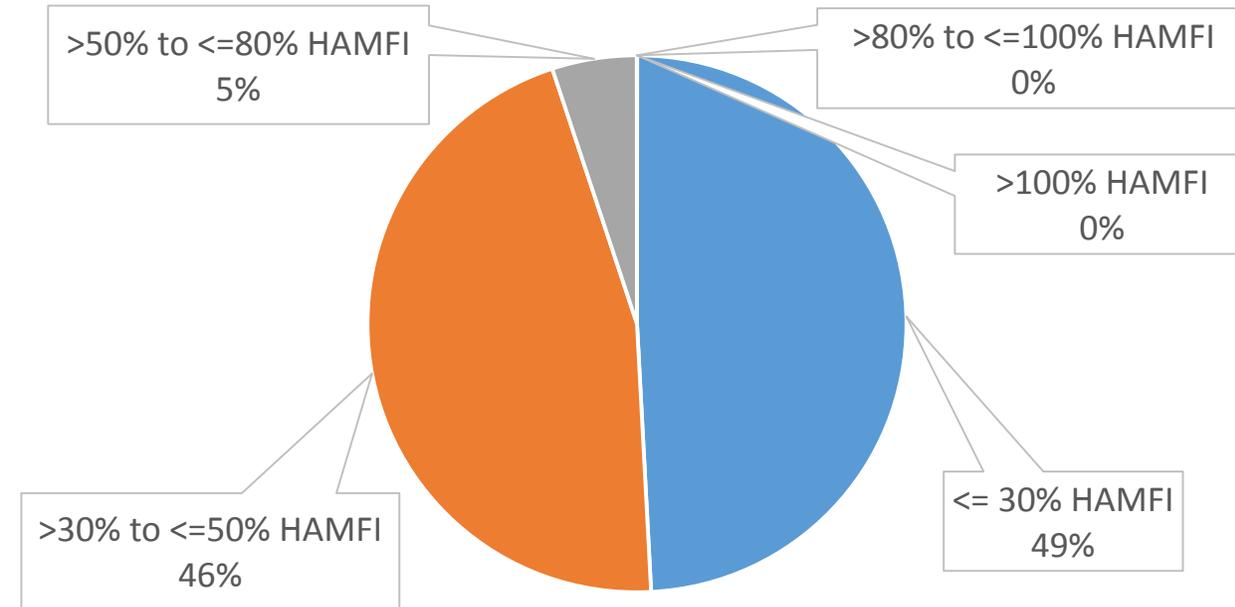
Sources: US Census, American Community Survey 2008 – 2012;
Department of Housing and Urban Development 2015

Share of Cost-burdened and Severely Cost-burdened Households by Income Renters Only

Cost Burdened Households



Severely Cost Burdened Households



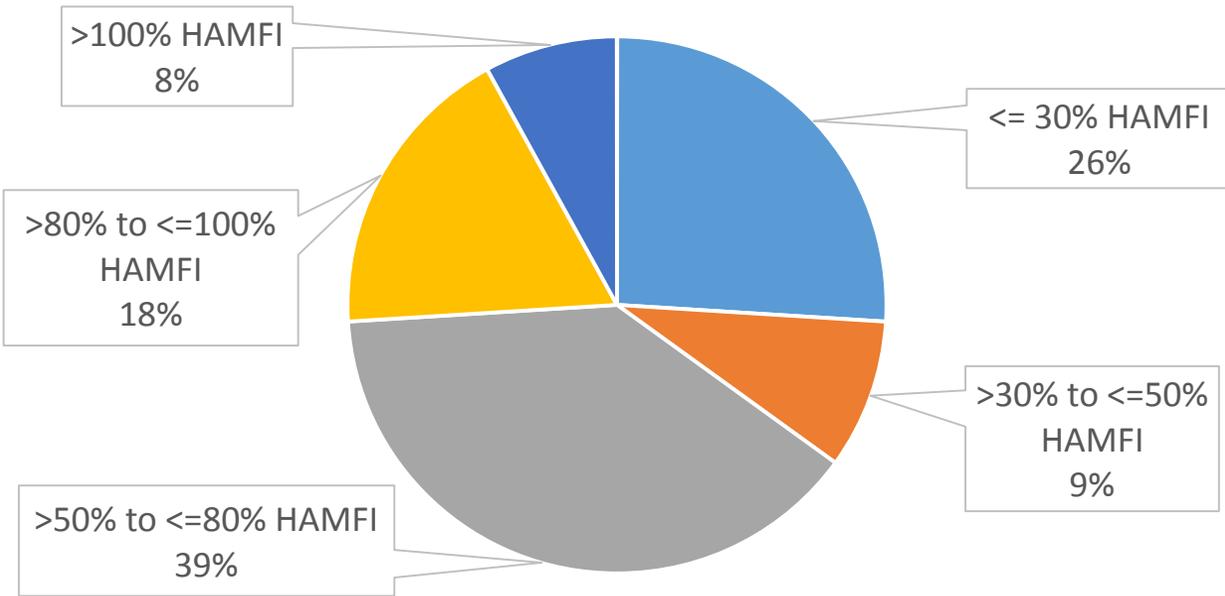
Cost-burdened and Severely Cost-burdened Households by Income Owners Only

Income by Cost Burden (Owners only)	Cost burden > 30%		Cost burden > 50%		Total HH within income level
<= 30% HAMFI	130	70.3%	65	35.1%	185
>30% to <=50% HAMFI	45	19.6%	15	6.5%	230
>50% to <=80% HAMFI	195	35.8%	30	5.5%	545
>80% to <=100% HAMFI	90	28.6%	0	0.0%	315
>100% HAMFI	40	3.2%	0	0.0%	1245
Total	500	19.8%	110	4.4%	2520

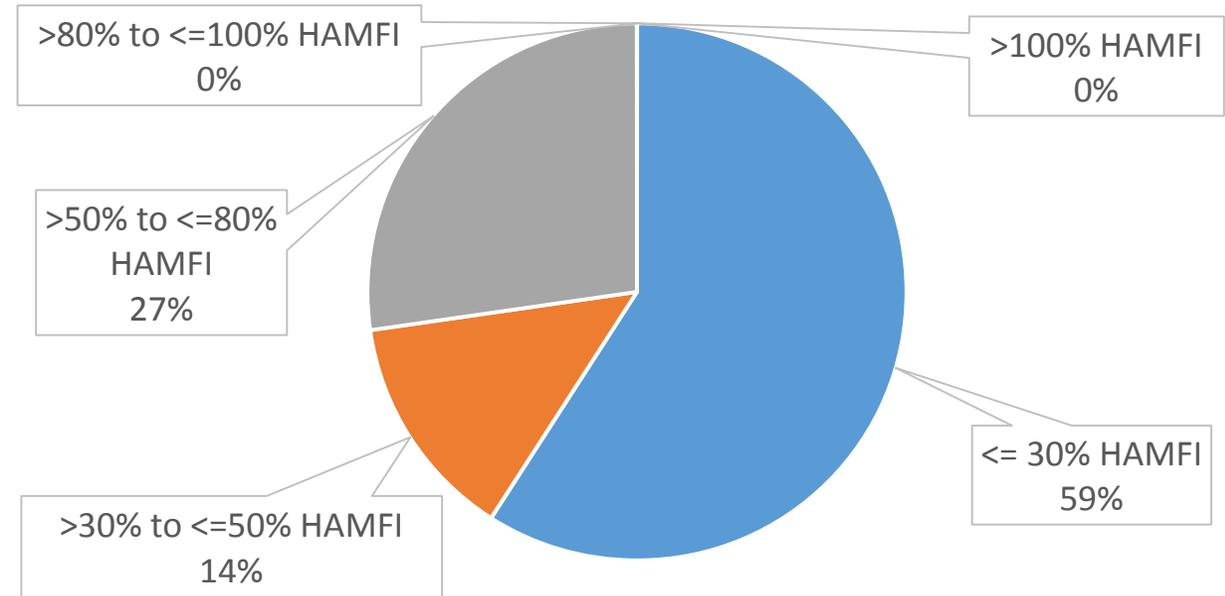
Sources: US Census, American Community Survey 2008 – 2012;
Department of Housing and Urban Development 2015

Share of Cost-burdened and Severely Cost-burdened Households by Income Owners Only

Cost Burdened Households



Severely Cost Burdened Households



CODE ENFORCEMENT

RECOMMENDATIONS FOR SMALL TOWNS



RURAL
PLANNING GROUP

UNDERSTANDING CODE

CODE: WHAT IS IT?

Codes are the parameters a city* places on what may be done and how it may be done within city or county limits. Cities and counties derive their authority to write and enforce code from the state constitution, their subsequent municipal charter, and statutes established by the state legislature; the charter outlines the authority of elected officials to manage affairs within the community through its code.

Code establishes how development may occur, requires care of personal property, and implements the goals and plans the city made in its general plan. It is important to note that municipal codes' authority comes from supporting the vision and goals in the community general plan and zoning map. If the codes do not have a direct connection to these broader documents, they can be viewed as arbitrary and create legal liabilities for communities.

*In this document "cities," "communities," and "municipalities" refer to towns, cities, and counties. Counties also create and enforce codes. The recommendations apply to all of these communities in a similar fashion.



ON-SITE ENFORCEMENT

All codes require enforcement. Codes that regulate how people use their personal property typically require city or county officials to visit site violations. The following are common code violations requiring on-site enforcement.

NUISANCE ORDINANCE

A nuisance can be almost anything, direct or indirect, that negatively affects other people's ability to use their property (e.g. loud music).

SOLID WASTE

Solid waste refers to garbage and debris. Having solid waste on private property is prohibited by most communities (e.g. junk cars and equipment in the yard).

ZONING

Zoning is included in code to allow for different uses. Businesses and/or residences in the wrong zone are common violations (e.g. unauthorized apartment).

ANIMAL CONTROL

Animal control ordinances address allowed types of animals, requirements for cleaning up after animals, noise, etc. (e.g. unauthorized farm animals).

SIGNS

The time, place, and manner of sign placement and use can be managed by communities through code (e.g. signs blocking walkways).

DANGEROUS BUILDINGS

Dangerous building code addresses health and safety hazards in homes, businesses, or planned additions (e.g. asbestos, unpermitted additions).



CODE ENFORCEMENT

BENEFITS

SENSE OF COMMUNITY

Community cohesiveness is closely associated with the look and feel of a community.

PUBLIC HEALTH & SAFETY

Code enforcement protects residents from potential hazards and health risks.

COMMUNITY & ECONOMIC DEVELOPMENT

Well-maintained communities attract tourism, new housing, and business development that evades poorly maintained communities.

PROPERTY VALUES

Property values stay higher when code enforcement protects neighborhoods from blight and other issues.

COMMUNITY IMAGE

Maintaining a clean community establishes a positive image of the community for residents and tourists alike.

PUBLIC WELFARE

Enforcement informs leaders of potential dangers and of residents who may need assistance in maintaining their property.

IMPLEMENTATION OF COMMUNITY VISION

Enforcing code is one of the primary tools a city has in implementing the long-term vision for the community.

QUALITY OF LIFE

A direct result of the benefits listed above, residents quality of life is directly tied to a city's decision to enforce its code.

DIFFICULTIES

MONETARY CONSTRAINTS

Most small towns and counties receive little revenue; this makes funding code enforcement difficult.

FEAR OF OFFENDING NEIGHBORS

Mayors and County Commissioners are not far removed from their constituents in small communities. Enforcing code on neighbors and friends is often personally difficult.

CONSISTENCY

Communities that have not enforced their code consistently in the past fear legal repercussions for starting to enforce now.

NO CAPACITY

Limited staffing raises the question of "what official or elected official has the time or know-how to enforce our code?"

NOBODY CARES (MOST OF THE TIME)

In many cases residents don't support enforcement until an issue directly affects them or their property.

POLITICAL CONSTRAINTS

Political leaders can be hesitant to support code enforcement when it causes frustration among voters.

The difficulties of code enforcement can seem insurmountable, leading communities to not enforce. This results in systemic problems that develop through long periods of not enforcing the code. As a direct result, residents do not gain the benefits of good code enforcement, and the systemic problems often become cyclical.

Simple enforcement programs can overcome monetary and capacity constraints. Enforcement strategies that incorporate public feedback and participation can help residents understand the positive aspects of code enforcement and garner public support for the code and its enforcement. Continuing to ignore enforcement will simply lead to increasing problems down the road.



STEPS TO GOOD CODE ENFORCEMENT

STEP #1: START AT THE PLAN

Good code enforcement starts long before city officials stand at a doorstep and ask a resident to clean up the half-dozen broken down cars in front of their home. *Good* code enforcement must be based on *good* code and good code must be based on a *good* general plan. Community plans must justify the provisions in the code which in turn justify the community in enforcing the code.

ACTION STEPS

1. Ensure your general plan accurately represents your community's long-term goals.*
2. Review the current code and zoning map to check for consistency with the general plan.*

*See worksheet at the end of this document

STEP #2: ENSURE YOU HAVE GOOD CODE

Good code does not mean *lots* of code. For most communities, having a thick code book can be more burden than blessing. Good code establishes guidelines that assist cities in reaching their long-term vision. Similarly, good code provides succinct, clear definitions of what is and is not allowed. City officials, especially the planning and zoning commission and city council,

should be familiar with the code. Having complicated code can often lead to confusion rather than clarity in decision making. Simplifying code instead provides the public and decision making bodies with the clarity needed to understand what is and is not permissible.

ACTION STEPS

1. Review current code for consistency with plans and zoning.
2. Consider code revisions for sections that are unclear, or that do not support the community's goals, vision, or plans.
3. If serious inconsistencies exist, consider a code rewrite.

A **good general plan** clearly and consistently outlines the long-term goals of community members and leaders. Consistency throughout the plan will provide solid backing for code enforcement within the community. To help ensure plans are implementable, think about how the goals and vision will be reflected in the code and how they could be enforced as the goals are being written.





STEP #3: ENFORCEMENT PRECEDENT & STRATEGY

Cities often neglect code enforcement until there is a controversial disturbance. This can place communities in legally difficult situations because the sudden enforcement of code can appear arbitrary, curtailing a specific instance of a use, or targeting a single resident or disturbance.

To avoid this potentially dangerous situation, communities should consistently enforce their codes. If they do not, they will have more difficulty defending the code's enforcement when enforcement is most needed.

Communities should adopt an enforcement framework and strategy that outlines their intended means of enforcing the code. Enforcement methods vary significantly based on a community's size, resources, culture, and needs. Communities should take these factors into account as they select enforcement strategies. Enforcement strategies that match capacity and community culture will be most successful.

Community engagement is legally required for amending or adopting code. Community leaders should go above and beyond the legal requirements for public outreach before and after adopting major shifts in their code or code enforcement strategy and process.

Providing the public with information will help ensure residents know what is expected of them and can provide valuable feedback on how rules should be enforced.

Informing and asking for citizen feedback does not mean allowing citizens to make all the decisions. Community leaders still bear responsibility for final rules. Using resident feedback to inform the code's writing and enforcement process will help community residents feel more ownership of the code and more comfortable with its implementation.

ACTION STEPS

1. Evaluate current enforcement methods for gaps and opportunities to improve.
2. Conduct a public meeting soliciting public comment on preferred enforcement measures.
3. Establish enforcement plan improvements and ensure the public is aware of the code's requirements.
4. Evaluate how consistently you can conduct enforcement with time and monetary constraints.
5. Do not commit to more enforcement (faster response, consistency of patrols, etc.) than is reasonable for your finances or employee capacity.



CODE ENFORCEMENT BRAINSTORM

Enforcement in the real-world can be extremely difficult. Typically, questions surrounding who, what, and when sum up the key concerns leaders have about enforcement. The following are ideas that address these issues. Many of these strategies can be used at the same time, and the list is not comprehensive. Leaders should tailor these ideas to fit their communities needs and culture.

STRATEGY WHAT OPTIONS OR PROGRAMS EXIST?

The following list of strategies are in use or provide flexibility for communities in their enforcement strategies. Community leaders should recognize that incentive and assistance programs provide more flexibility than purely punitive enforcement strategies (fines and legal proceedings). Incentives and assistance tend to better match the culture of small towns. Incorporating multiple strategies into a comprehensive compliance plan is the best way to maintain the community's culture while ensuring code enforcement occurs.



STRATEGY	PROS	CONS	EXPLANATION
Community Incentive Programs	<ul style="list-style-type: none"> • Incentivizes all community members • Reward instead of punishment • Low public resistance 	<ul style="list-style-type: none"> • Costs money • Takes time to set up program • Potentially complicated • Creates expectations 	Incentive programs provide benefits to the community when specific goals are reached. For instance, Duchesne County, Utah provides raffled prizes to community members when the community has collectively removed a set number of broken down vehicles from private property. Everyone who donates a car is a potential winner.
Individual Incentive Programs	<ul style="list-style-type: none"> • Incentive can match cost of compliance • Directly assists those in most need • Reward instead of punishment 	<ul style="list-style-type: none"> • Potential abuse • Community resistance 	Individual incentive programs provide rewards to the property owner who has come into compliance. RPG recommends caution in forming individual incentives as they can encourage community members to be in violation in order to qualify for the incentive. These incentives (such as reduced taxes for a period or free dump passes) can be safely used for new property owners who come into compliance within a specific timeframe after purchasing the property.
Education Programs	<ul style="list-style-type: none"> • Reduces ignorance • Increases peer pressure to comply • Community-wide 	<ul style="list-style-type: none"> • Takes time • Outreach and materials cost money • Less direct impact 	Community leaders should engage with and educate community members on the reasons for the codes they hope to enforce. Taking time for public outreach to teach explain code requirements and why they exist reduces the threat of backlash when codes are enforced.
Community Clean-Up Days	<ul style="list-style-type: none"> • Reminds residents of need to clean-up • Allows town and residents to work together • Reduces barriers for compliance 	<ul style="list-style-type: none"> • Staff and/or volunteer time • Cost of supporting services (dumpster, lost revenue for landfill access, etc.) 	Community clean-up days provide free dump access and community outreach supporting clean-up in specific timeframes. Cities can provide and optimize use of the equipment and physical capacity required to clean up property that some community members may not have. These programs can help residents come into compliance when the primary barriers to compliance are physical or equipment related.
Assistance Programs	<ul style="list-style-type: none"> • Directly assists those in most need • Creates “no excuses” for violators 	<ul style="list-style-type: none"> • Significant burden for limited staff • Expectations from residents for services • Potential abuse 	Similar to community clean-up days, assistance programs are a great way to help community members who are incapable of complying with code requirements on their own. Some communities provide one time financial support to bring property in compliance. Ideas include using public works employees and equipment or having the city council organize service crews ² . These programs require a clear definition of who qualifies for the services.
Short-Term Loans	<ul style="list-style-type: none"> • Reduces barriers • Directly assists those in most need • Generates some revenue 	<ul style="list-style-type: none"> • Requires capital • Complexity of loaning • Issues with non-repayment 	For minor to moderate violations, communities can provide small, low interest loans to residents to bring their property into compliance ³ .
Vacant Property Tax Increases	<ul style="list-style-type: none"> • Incentivizes vacant properties to be inhabited • Generates revenue 	<ul style="list-style-type: none"> • Citizen resistance • Community culture • Punishment instead of reward 	Louisville, Kentucky increases tax rates for abandoned properties by as much as three times that of well kept properties. Other communities increase tax rates for perpetually non-compliant properties, increasing the rate annually until it reaches compliance ⁴ .
Vacant Property Fines	<ul style="list-style-type: none"> • Incentivizes vacant properties to be inhabited • Generates revenue 	<ul style="list-style-type: none"> • Citizen resistance • Community culture • Punishment instead of reward 	Cincinnati, Ohio charges fees for vacant property and increases fees year-over-year until the property is inhabited or sold ⁵ .
Fine Structures	<ul style="list-style-type: none"> • Flexibility • Recouping costs 	<ul style="list-style-type: none"> • Too steep of a fine structure can create citizen resistance • Punishment instead of reward 	Communities can use multiple sets of fine structures that are informed by the severity and frequency of an infraction. The cost of enforcement should be a primary consideration when setting fine schedules, however it is unlikely fines will cover the entire cost of enforcement. These can be assessed after a hearing (inferring criminal violation) or as an administrative citation where the enforcement authority can cite the violator according to administrative rule without first having a trial.
Criminal Classification	<ul style="list-style-type: none"> • Flexibility • Motivate exceptionally resistant non-compliers 	<ul style="list-style-type: none"> • Citizen resistance • Community culture • Punishment instead of reward 	Communities can classify most violations as a Class B Misdemeanor. In Utah, this allows for a maximum fine of \$1,000 and up to six months in prison. Some municipalities in the country even classify severe violations as felonies ⁶ . Communities must bring suit for the violator to be found guilty of criminal offense. RPG recommends taking violators to court as a last resort, when public health and safety are clearly endangered as a result of the violation and the violator has received multiple warnings without bringing their property into compliance.

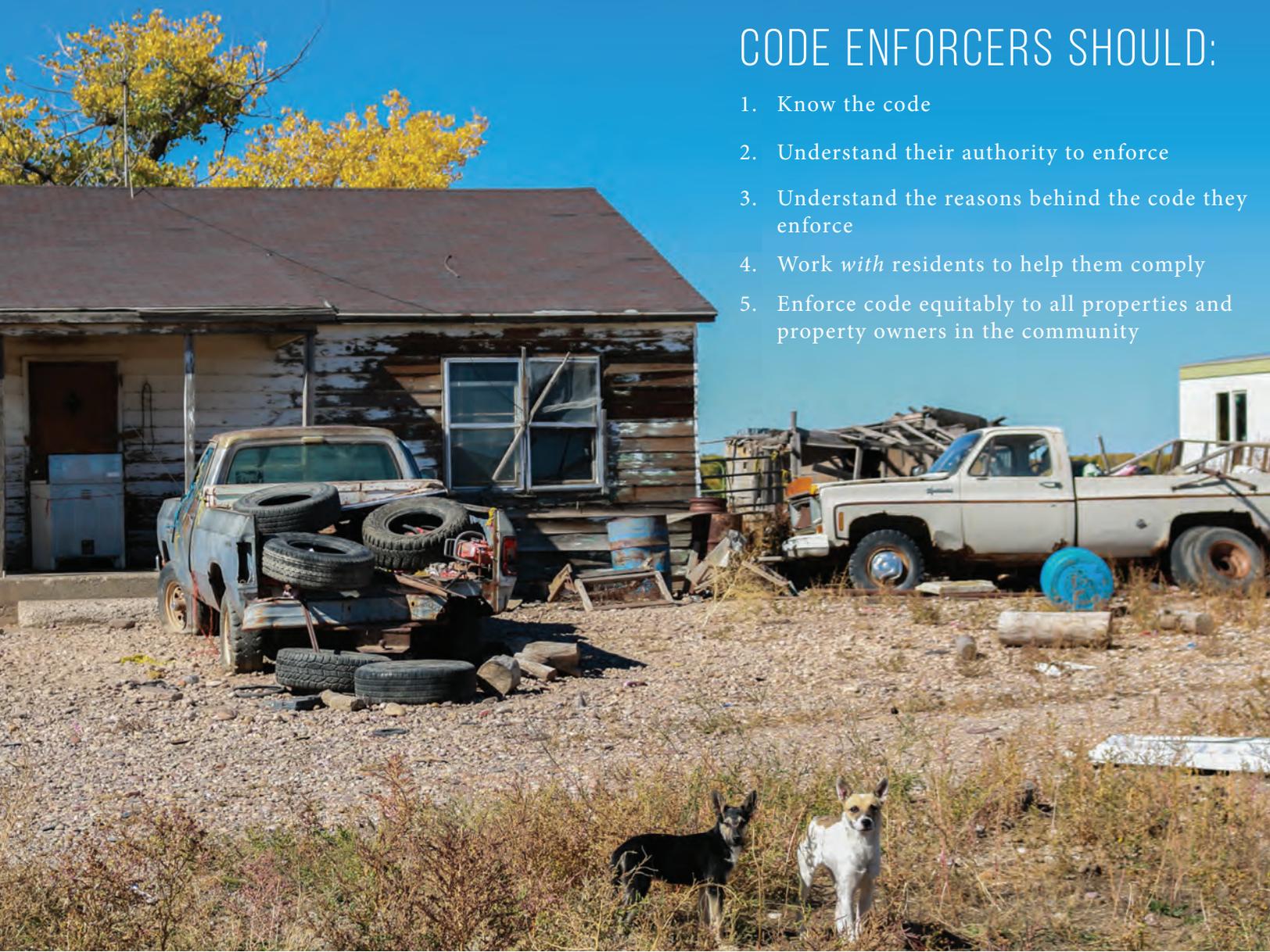
CAPACITY WHO CAN HELP?

Various groups are able to enforce code, including contractors, volunteers, and employees. The following is a list of people and groups that can be considered as small towns set up their compliance and enforcement plan structure. Generally, the community's executive authority is expected to ensure code enforcement occurs.

PERSON / ORG.	WHO & HOW
Enforcement Resource Sharing	Several communities in northern Utah currently share the cost of enforcement by having multiple jurisdictions pay a contractor (in many cases the local sheriff's office) to cite violations in their jurisdictions. Other communities also pay local law enforcement to issue fines and clean up violations.
Community Institutions (Churches, Clubs, etc.)	Local scout troops, churches, and service organizations are great resources for helping residents with trash, cars, or other blight problems. These local institutions can increase the number of residents aware of clean-up days and code requirements. They also reduce barriers for citizens resistant to city interference with their property. Public works vehicles and volunteers vehicles can be used in partnership with these institutions to maximize participation.
Citizens	Citizen complaints can be the primary information source for violations in the city. Online submission forms tied into community websites provide a low-cost means of collecting citizen complainants addresses, contact information, dates, and concise descriptions of violations before the complaint is submitted. These systems require a community to make someone available to follow up on complaints.
Planning & Zoning Commission	Planning and zoning commission members should know the code and the general plan; this knowledge makes them ideal candidates for an enforcement team. This can be done with compensation for commission members or pro bono. Flexibility should be provided to these groups to institute legal, yet creative, enforcement programs.
Neighboring Communities	For communities with no capacity to pay, trading services with neighboring communities can reduce costs and ensure enforcement. In this scenario, two neighboring cities would provide code violation warnings and fine violators for each other. This allows a third party to cite violations which may reduce interpersonal tensions in small towns. It also makes high-school sports games more interesting.
Private Company on Retainer	Similar to enforcement sharing, communities can put their code enforcement on retainer to a private entity. This provides arms-length, unbiased enforcement and helps ensure consistency across the community.
Citizen Inspectors	Cities can educate specific residents on the municipal code and train them on the cities enforcement procedures. The city can then allow these citizen inspectors to patrol their neighborhood, document violations, and begin the code enforcement process. Belligerent or repeatedly noncompliant cases should be referred to city officials ⁷ .

Relationships developed between code enforcers and community members are consistently recognized as the most important components of good enforcement. When enforcers know and can work with community members to come into compliance, enforcement helps solve, rather than create, problems for community members.





CODE ENFORCERS SHOULD:

1. Know the code
2. Understand their authority to enforce
3. Understand the reasons behind the code they enforce
4. Work *with* residents to help them comply
5. Enforce code equitably to all properties and property owners in the community

FREQUENCY WHEN SHOULD I ENFORCE? HOW OFTEN SHOULD I PATROL?

Enforcement should be conducted when there are violations (whether identified by citizens or community officials). Citizens don't always know what constitutes a violation or don't want to report their neighbors violations. City officials also rarely know everything occurring in their community. For these reasons, community inspections help inform enforcement needs.

Consistency is the most important consideration for enforcement over time. Available personnel and capital and the severity of code enforcement problems within a community are key considerations for developing an enforcement timeline. Based on these considerations, communities can create a compliance plan that incorporates specific enforcement strategies, who will carry out these strategies, and how frequently enforcement patrols or surveys will take place. Ensure your city has the manpower and budget to enact their compliance plans timeline.

Several communities along the Wasatch Front elect to only respond to resident complaints and blatant violations recognized by city officials; others have full-time enforcement specialists who patrol the city as their full-time job. In most small towns, a patrol that occurs once a year or every six months is sufficient to recognize new violations and begin enforcement procedures. The violations cited in these patrols require immediate follow-up to support and enforce compliance.

A community clean-up day is a great precursor to code violation patrols. Having the patrol after a clean-up day ensures residents have been provided a reminder and, in some cases, assistance to come into compliance. When a property is noncompliant after a well executed clean-up day, additional efforts will be necessary to ensure compliance.



BUT WHAT IF . . . WE HAVEN'T BEEN ENFORCING OUR CODE?

Communities that have not consistently enforced their code have placed themselves in a difficult situation, but continuing to not enforce code will only make things worse. Communities who find themselves in this situation should consider the following steps:

1. Conduct a general plan review, ensuring the plan accurately represents the residents' long-term desires for your community. If it does not, a general plan revision is needed.
2. Review the current code and evaluate how well it implements the vision laid out in the general plan. If the code does not support the plan, consider revising or hiring consultants to re-write the code to align with the general plan.

If the plan is acceptable, and the code supports the plan, communities should:

1. Develop a code enforcement plan.
2. Present the enforcement plan in a public meeting.
3. State that the city intends to enforce consistently moving forward.
4. Accurately enforce the code in perpetuity.

These steps cannot completely protect communities, however they do provide the basis for justifying a fresh start in enforcement and will ensure community members are aware of, and have the opportunity to comment on, expectations established in the code. It is not possible to enforce with 100 percent accuracy. Rather than waiting to have the perfect process or perfect code, leaders should ensure the code is viable and start enforcing at a pace that is feasible for the community in the long-run.

SAMPLE: ENFORCEMENT PROGRAM

ACTION	RESPONSIBLE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Plan audit*	Planning Commission	█											
Code audit*	Planning Commission		█	█									
Public meeting	Mayor			█									
Code compliance officer training	Planning Commission				█							█	
Community clean-up day	City Council				█							█	
Town-wide violation patrol	Code Enforcement					█							█
Complaint response	Code Enforcement	█	█	█	█	█	█	█	█	█	█	█	█

*Every five years. This is simply a generic recommendation. Cities should consider their rate of change in determining how often to review.

This sample enforcement plan is intentionally simple. It focuses on two community clean-up days, where clean-up occurs community wide, with assistance from public works. Most enforcement programs in very small towns should stay simple, and ensure they do not over-extend the town’s capacity to enforce. In this example, any empowered group could implement the enforcement program. This model would be carried out as follows:

- **Plan & Code Audit.** Every five years, the planning commission will audit the general plan and code, ensuring the plan still matches community goals and that the code serves to accomplish the goals in the general plan.
- **Public Meeting.** Each March the Mayor and City Council will host a public meeting, in which they will briefly explain the code’s requirements, the reasons for the code, and a brief explanation of how code is enforced within the city, including advertising the upcoming community clean-up. Treats should be provided.
- **Compliance Training.** Following the public meeting, the code enforcers (consisting of one council member, public works employee, and the city recorder) will be retrained on city code and proper code enforcement procedures.
- **Community Clean-Up Day.** A semi-annual Community Clean-Up Day will occur in the first two weeks of April and November. One free pass to the local landfill will be provided to each residence (large trailers could be used when landfills are not available).
- **Community Compliance Patrol.** During the two weeks following the clean-up day, city officials will patrol the community, providing notice to property owners of violations.[†]
- **Complaint Response.** During the rest of the year, the city will respond to citizen complaints via the city website’s code violation referral page.

[†] All notice of violations will follow the city’s enforcement model, with the maximum penalty being a class b misdemeanor for gross neglect and an unwillingness to work with city officials to remedy violations (see next page for example).



Working with local institutions, like churches, clubs, and political groups, to get the word out about enforcement measures, “clean-up days,” and other information will improve the turnout and results of city efforts to bring residences into compliance.

SAMPLE: ENFORCEMENT PROCESS

There are two primary methods of code enforcement: offering incentives or issuing penalties. This sample methodology incorporates an incentive/assistance program into a more traditional, penalty based system. Incorporated communities can adopt any process they deem valuable, provided it does not violate residents constitutional rights.

THIS MODEL *

In this model, a violation is observed and documented. Based on the nature of the violation, the resident is informed of their noncompliance with a written warning or notice of violation (with reference to the violated code). The city can then offer assistance or an incentive to come into compliance, or provide a warning of pending legal action and potential fines. If

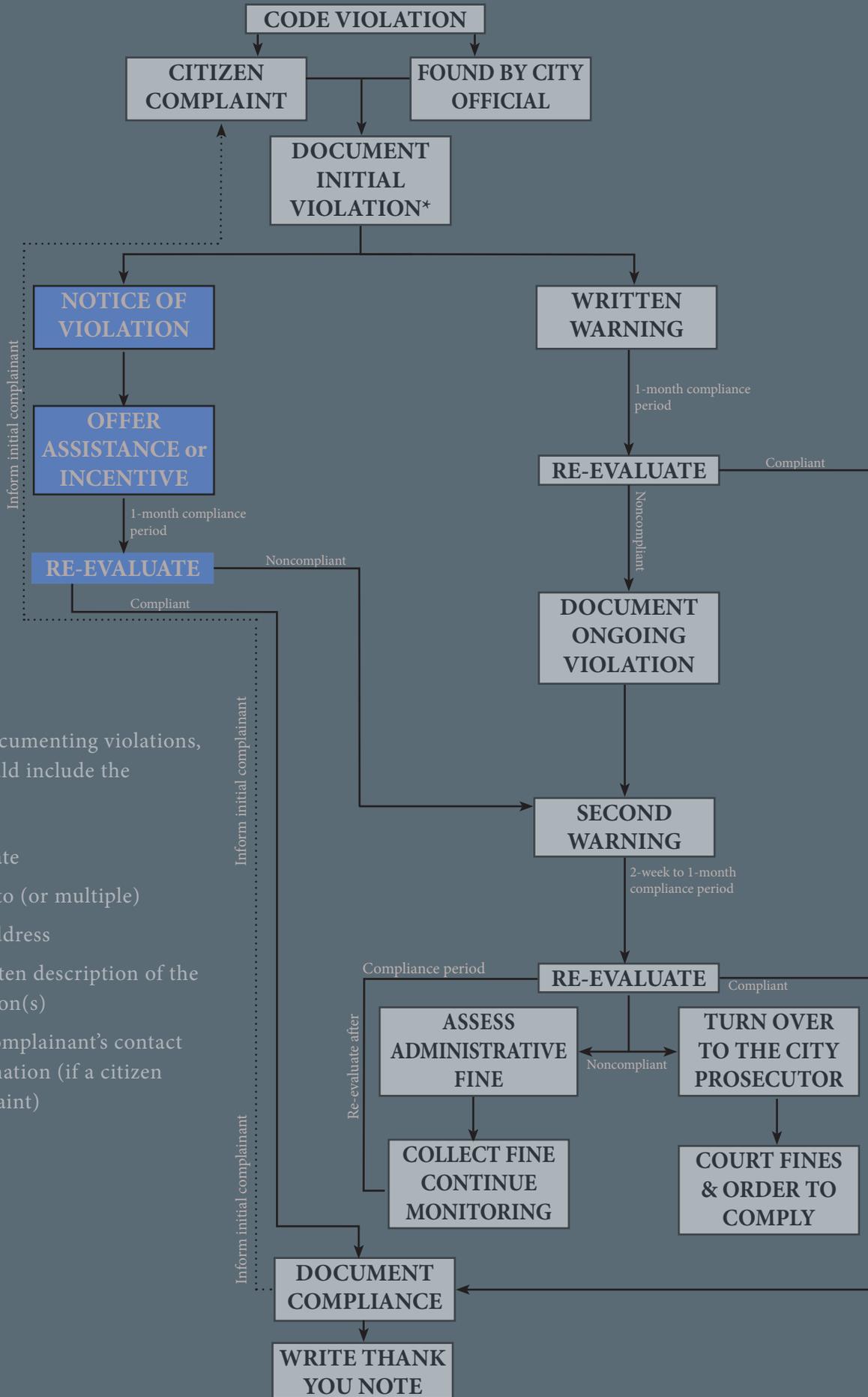
the resident does not take advantage of the assistance or incentive, or respond to an initial warning after a one-month compliance period, the ongoing violation will be documented. Then, a second warning will be issued, illustrating the city's intent to fine or seek a court ordered injunction to comply. After a two-week to one-month additional compliance period, the property will be re-evaluated, and an administrative fine will be assessed or the case will be turned over to the city (or county) prosecutor.

When compliant, the city will document compliance, issue a notice to the resident who made the initial complaint, and write a thank you note to the resident who brought their property into compliance.

*See Works Cited reference 8 for the sample enforcement procedure that informed this model.

Resources like the local health department can help with violations related to public health. The Utah Ordinance Compliance Association also provides community training on the threats of code violations and importance of complying. Local leaders should familiarize themselves with these and other resources.





*When documenting violations, cities should include the following:

1. The date
2. A photo (or multiple)
3. The address
4. A written description of the violation(s)
5. The complainant's contact information (if a citizen complaint)

Knowing the difference between a good or bad plan element can be difficult. Having multiple people analyze the plan can help identify areas of common concern. The planning commission should evaluate community plans with this document.



SAMPLE: PLAN & CODE AUDIT

The Rural Planning Group (RPG) uses this code and zoning audit to evaluate communities' codes, plans, and zoning maps. This audit considers many of the legal requirements (as per state laws) for municipalities' general plans, zoning, and code. This audit also assesses a community's plan and code consistency. Each area is scored based on a "red," "yellow," or "green" scale. Red indicates a community does not have the provision, yellow indicates the provision exists but is lacking, and green indicates that the provision is present and adequate. Additional criteria that address issues specific to individual municipalities are recommended as add-ins to the audit. Planning commissions or other city officials should be capable of completing this audit.

As community leaders complete this assessment, they often ask, "Well what do I do now?" The findings of this audit need to be shared with the elected officials who have the authority to create or authorize changes to the plan, map, and code. If things are in serious disarray, RPG recommends taking a hard look at updating or re-writing the community's general plan and orienting the code to the goals set forth in the general plan. This will ensure the community's code and zoning have a bearing towards the community's long-term ambitions.

PLANNING & ZONING ORDINANCE AUDIT

ITEM <small>Required by State code... (State code reference)</small>	CONDITION	NOTES
Do we have a General Plan? (10-9a-401)		
Do we have an official map? (10-9a-401, -407, 10-9a-103(34))		
Do we have a zoning ordinance? (10-9a-502)		
Do we have a zoning map? (10-9a-502, 505)		
Are our plans and ordinances publicly available?		

PLAN ELEMENTS Does it cover...

Transportation (10-9a-403)		
Affordable housing (10-9a-408) <small>(Towns are exempt from this requirement)</small>		
Land use (10-9a-403)		
Implementation strategy <i>(best practice)</i>		
Capital improvements plan <i>(aligned to GP 10-9a-406)</i>		

ORDINANCE REQUIREMENTS

Creates a Planning Commission (10-9a-301(1)(a))		
Establishes an appeal authority (10-9a-701)		
Residential facilities for elderly/persons w/disabilities (10-9a-516)		
Allows for compliant manufactured homes (10-9a-514)		
Addresses cell towers (can't prohibit)		
Reestablish nonconforming structure after calamity (10-9a-511)		
Allows for charter schools (10-9a-305)		
Allow for adult-oriented businesses		

PROCEDURES for...

Planning Commission (10-9a-302)		
Land use authority (10-9a-103(24))		
Appeal authority (10-9a-701)		

PUBLIC NOTICE

Have they been posting to the Utah Public Notice website?		
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GENERAL PLAN & CODE CONSISTENCY Do our plan and code work together to the community's ultimate goals?

Overall, how well are city goals and vision reflected in the code? <i>List community goals from each section of your general plan and review city code with each goal in mind. Using green, yellow, and red, describe if and how well current codes establish each goal.</i>		
---	--	--



The requirement is fulfilled and in good condition



The requirement is fulfilled but is in questionable condition



The requirement is not fulfilled



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Many Thanks To:

Paul Moberly, Michael Hansen, Shannon Ellsworth,
Keith Heaton, Evan Curtis, Michael Bryant, Brian
Carver, Mike Hyde, Emery Polelonema, The Utah
Department of Workforce Services, Meg Ryan, Utah
Division of Housing and Community Development,
and Kyle Slaughter



RURAL
PLANNING GROUP

Rev Feb 2016



GRAND COUNTY CODE ENFORCEMENT

ADMINISTRATIVE PROCEDURES & BEST PRACTICES

January 2016

Administrative Procedure for Enforcing the Code

This document sets forth the recommended procedures to enforce the Grand County (the “County”) Ordinances (the “Ordinances”). Code enforcement is essential to the effectiveness of all aspects of local government, so this document also serves as a means for collaboration amongst the many involved departments and officials. The County utilizes a complaint-based system, which in simpler terms means we do not go out looking for problems, but we also don’t ignore obvious issues simply because they have not been reported. Our objective is to use our limited resources as effectively as possible, with life/safety issues being the highest priority. The Community Development Director, Building Official, Southeastern Utah Health District Inspector, County Assessor, and Clerk-Auditor, in conjunction with the County Attorney, are responsible for determining which issues will be pursued and to what degree.

Procedural Overview

The following is a step by step guide for handling a routine Code Enforcement complaint. More detailed, issue-specific instructions follow.

1. A citizen will contact the County and report an issue, or a County official will observe a violation and trigger the code enforcement protocol.
2. If the complaint is a legitimate code violation, issue the complainant a Code Enforcement Complaint Form.
3. The Code Enforcement Complaint Form (see attached) includes the following:
 - a. Property Address
 - b. Complaint/violation
 - c. Complainants name, address, and phone number if they want to stay informed with the progress made, (this it is not required - it can be anonymous).
4. Inspect the property, and:
 - a. Take pictures
 - b. Get the correct property address, if applicable
 - c. Assess how the property is violating Code
5. Contact the Grand County Recorder (435-259-1332) and/or Assessor (435-259-1329) to get the property identification number, property owner information, and whether or not they are a repeat violator. Add this information to the Complaint Form.

Comment [ZL1]: We’ll need a database or enforcement log in order to accomplish this goal.

6. Provide a “courtesy notice” to the property owner via certified mail indicating the property is in violation of the Code, provide a code reference, and give a compliance date generally 10-14 days into the future. Attach a copy of the notice to the Complaint Form. If the address of the property owner is different than the property in violation, also send a notice to the tenant, if applicable.

7. When the compliance date has come, inspect the property, and:
 - a. Take pictures
 - b. If the property has reached compliance:
 - i. Write COMPLIANT on the top of the Complaint Form, with a date
 - ii. Provide the property owner a verbal or written thank you, and indicate the file has been closed.
 - c. If the property is still in non-compliance:
 - i. Provide a “second and final notice” to the property owner via certified mail, provide a code reference, and issue a new compliance date 10-14 days into the future. Attach a copy of the notice to the Complaint Form. If the address of the property owner is different than the property in violation, also send a notice to the tenant, if applicable.

8. When the second and final compliance date has come, inspect the property again, and:
 - a. Take pictures
 - b. If the property has reached compliance:
 - i. Write COMPLIANT on the top of the Complaint Form, with a date
 - ii. Provide the property owner a verbal or written thank you, and indicate the file has been closed.
 - c. If the property is still in non-compliance, submit all associated file materials to the County Attorney. The County Attorney will decide whether to:
 - i. Send the property owner another letter,
 - ii. Send a notice of violation to a property management company,
 - iii. Issue a citation, or
 - iv. Proceed with Class C misdemeanor prosecution.

Comment [ZL2]: WC?

Common Code Violations & Issue Specific Procedures

Many code violations arise time and time again. Below you may find some of the most common complaints and where they are referenced in the respective codes.

Grand County Code

Grand County Land Use Code (LUC)

Inoperable Vehicles/Junk/Refuse

Issue-specific instructions:

1. Contact the Community Development Director *and* Health Inspector.
2. The Community Development Director *and* Health Inspector will visit the property together to make an initial evaluation of the problem severity.
3. Proceed with the code enforcement procedure.

3.2.3.B Auto Repair Garage

All motor vehicles on the premises must carry a current registration and/or a work order with a completion date not to exceed 90 days. Motor vehicles without valid registration and/or a work order shall be classified as salvage and junk, and may not be kept, stored or worked on in an auto repair shop.

3.3.2.G.3 Home Occupation

There shall be no visible storage of equipment, materials, or vehicles with more than 2 axles

6.3.4.F.5 Outdoor Storage Areas

All outdoor storage areas for materials, trash, mechanical equipment, vehicles, or other similar items shall be screened from street view by a minimum 6 foot high screening device. Such screening device shall consist either of plant material or a wall constructed of or finished with materials to match the main building of the site.

6.12.10 Refuse and Debris

The space around buildings and structures in any district shall be kept free from refuse and debris. No yard, open yard space, open space or land in any district may be used for the storage of junk, or inoperable or wrecked vehicles, except as specifically permitted by this LUC.

Non-residential Structures Used for Dwelling Units

Issue-specific instructions:

1. Contact the Community Development Director, Building Official, *and* Health Inspector.

Comment [ZL3]: Required code amendments:
 1. Definitions for registered, unregistered, inoperable, dismantled, wrecked, abandoned vehicles, and vehicle parts
 2. Clear statement to the following effect: "A maximum of (1 or 2) unregistered vehicles may be stored on an individual parcel. A property owner may apply for an exemption permit for additional unregistered vehicles. However, in all cases, inoperable or wrecked vehicles must be screened according to Section 6.3.4.F.5 of this LUC."
 3. The health inspector may have cause to order to the removal of refuse or debris to protect the health, safety, or welfare of Grand County citizens not specifically granted by this LUC.

Comment [ZL4]: Required code amendments:

2. The Community Development Director, Building Official, *and* Health Inspector will visit the property together to make an initial evaluation of the problem severity.
3. Proceed with the code enforcement procedure.

3.3.2.B.2.b Accessory Dwelling Unit (ADU) Site Plan and Design Requirements

An accessory dwelling unit shall be a permanent structure. No travel trailer, boat, or similar recreational vehicle shall be used as an accessory dwelling unit.

Overnight Accommodations

***Due to the exceptional impacts, volume, and fiscal importance of overnight accommodations within Grand County, code violations associated with this use will be proactively addressed. In other words, overnight accommodations code enforcement is not limited to complaint-based action.*

Issue-specific instructions:

1. Contact the Community Development Director, Clerk-Auditor, Assessor, *and* Travel Council Director
2. The Community Development Director, Clerk-Auditor, Assessor, *and* Travel Council Director will make an initial evaluation of the code violation(s) by visiting the property together and/or reviewing online advertisements, guest reviews, tax records, business licenses, or any other evidence suggesting the presence of an illegal overnight accommodation.
3. Proceed with the code enforcement procedure.

Section 3.1 Use Table

Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL					Use-Specific Standards		
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC		LI	HI
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)														
Overnight Accommodations	Bed and breakfast	P	P	P	P	P			P		P			3.2.3D
	Dude ranch or destination resort					C								3.2.3F
	Hotel or motel						P	P	P	P	P			
	Recreational vehicle parks and campgrounds								C	C	C			3.2.3L
	Residential units used for overnight accommodation								P	P	P	P		3.2.3M
	All other overnight accommodation uses													4.6.4

***Residential units used for overnight accommodations are not permitted in residential zone districts excluding the -OAO designation.**

Section 4.6 -OAO, Overnight Accommodations Overlay District

4.6.1 Purpose

The -OAO, Overnight Accommodations Overlay District is an overlay district intended to designate subdivisions and developments within which overnight accommodations are permitted. Overnight accommodations use of residential dwelling units is an important part of the Grand County economy and tradition, but such use is not appropriate in all districts and parts of the county. The -OAO district should be applied only to entire developments and subdivisions or to portions of such developments and subdivisions planned or historically used primarily for such use and activity, and where appropriate and compatible with adjacent land uses and neighborhoods. The -OAO district will not be applied to individual units or lots.

6.3.2.A-C Height and Location of Fences and Walls

A. General

All fences and walls shall comply with the requirements of this subsection.

1. All fences and walls shall be erected in accordance with the requirements of Section 6.2.3, Corner visibility – street, alley and driveway intersections.

2. All fences and walls over 6 feet in height shall require a building permit and must be constructed in conformance with the International Building Code.

B. Residential Districts

Fences and walls in residential districts shall comply with the requirements of this subsection.

1. No fence or wall erected within a required front yard shall exceed 4 feet in height.
2. Barbed wire shall be prohibited except as follows:
 - a. Agricultural and ranching operations may utilize barbed wire in fencing up to 4 feet high, and
 - b. Telecommunications facilities may utilize barbed wire for security purposes in otherwise conforming fences.

C. Nonresidential Districts

Fences and walls in nonresidential districts comply with the requirements of this subsection.

1. No fence or wall erected within a required front yard shall exceed 6 feet in height.
2. No fence or wall erected within a required side or rear yard shall exceed 6 feet in height; provided, however, with adequate demonstration of necessity, the Zoning Administrator may approve security fencing higher than 6 feet subject to the following requirements:
 - a. Such fencing shall comply with the setback requirements for structures in the underlying zoning district, and
 - b. A dense and irrigated, landscaped buffer shall be installed and maintained between the fence and the property line.
3. No barbed wire shall be allowed below 6 feet adjacent to any residential district or residential use.

International Building Code (IBC)

Moab Valley Fire Code

Southeastern Utah Health District Code

Code Enforcement Best Practices

Code enforcement is not an easy or fun aspect of local government, but it is necessary to ensure the long-term effectiveness of our County Ordinances and to protect the health, safety, and welfare of our residents. The following “best practices” should simplify the process and reduce the potential for negative reactions to enforcement throughout the County.

Dealing with an angry citizen

Many times when people call in they are very unhappy about something, and they will share their unhappiness with you. It is important for you to stay cool. The following are several pointers that will help you to stay on top of things. Remember, no matter how well you deal with a citizen, there still may be times when he/she will not be satisfied. Don't worry about it, they are not angry with you personally, they just don't know how else to deal with the problem.

Comment [ZL5]: Re-write

Do:

- Remain Calm
- Listen- acknowledge what the complainant is saying and feeling
- Let the person know you understand the situation
- Let them know the timeline for the process and the procedure required
- If they want to be kept up-to-date on the issue, keep them informed and contact them regularly
- Thank them for calling in and for letting you know about the problem. Assure them that it will be addressed

Do not:

- Ignore what the complainant is saying and feeling
- Become argumentative
- Promise things that won't happen (this can be hard)

Complaint form

See the attached standard Complaint Form. If your department or organization requires additional information than provided on the standard form, please modify it as needed.

Property owner information

To find the property owner information, all you need is the address of the property in question. You may contact the Grand County Assessor (435-259-1329) to find the owner's mailing address and phone numbers.

Repeat violator

In order to check if a property is a repeat violator, simply open the code enforcement log, and click on the previous years. In each of the years you can hold down the “Ctrl” button and “F” in order to do a search. Type in the address and see if it is found. Try just the house number in case the previous person typed in the address slightly differently. Perform this search in each of the past years.

If you do find that a property has been in violation before you should be able to see what their previous violation was. Depending on the violation, you will need to determine what the next step will be. You can either contact the property owner and go through the usual process, or you can automatically send the case to the City Prosecutor, depending on the severity of the violation. If you choose to send it directly to the City Prosecutor, let the City Planner review it first.

Comment [ZL6]: This may or may not stay depending on our ability to establish a code enforcement log/database (attached to the enterprise GIS system).

Notifying the property owner

It is important to notify the property owner as soon as possible. For the initial courtesy notification you may do it verbally in addition to writing. Most people prefer a personal conversation rather than a “cold” letter, but the certified mail receipt is important for record keeping.

Certified letter

Sending a certified letter is basically a way of officially telling a property owner which property is in violation of Code, what the code says, and when they need to have the property brought into compliance. An example letter is attached, but basically you will need to give the owner their file #, the complaint, the code citation, and a compliance date.

Certified mail supplies may be found in the Clerk-Auditor’s office. To send a certified letter, fill out a green certified card, and place letter in the “Special Handling” tub in the County’s mail room. Notify a staff member of the Clerk-Auditor’s office, and he or she will charge you department for the costs. When the letter is delivered the green card will be sent back to the County. Keep this receipt with the file! Without it, you cannot prove the recipient ever received the letter. Sometimes the letter will not have been picked up, or the address could be wrong; be sure to keep this also. If a forwarding address is provided, the Assessor’s office appreciates getting the new address.

Comment [ZL7]: May need to be specified differently.

Verbal contact

For a verbal contact you can either talk to them right at the property, if you feel comfortable with that, or you can call them on the phone. Remember to listen and to not argue.

Compliance

When the deadline for the property to be in compliance arrives, you will need to drive to the property and see if it is in order. If it has come into compliance, then you will send a thank you letter to the property owner.

Sending a thank-you letter

See the attached thank you letter. This will be sent if the property has been brought into compliance. You may also choose to provide a thank you verbally by phone or in person.

Sending a notice to a property management company

If the property in question has not been brought into compliance, you can call a property management company to come in and clean up the property. Be sure to document all of the calls and the costs, and the costs will be affixed to the property owner's property tax bill.

Working with the County Attorney

When working with the County Attorney, be sure to have open communication. You will need to submit the files along with a legal review request form, but make copies for yourself first. Talk with the Attorney, or a designated staff person, and tell him or her about the issue. The Attorney will then have you check the property one final time in order to make sure it is still in non-compliance. Let the Attorney or a designated staff person know about the status of the property, and he or she will either drop the case or set a trial date.

Don't forget about the cases that have been sent over to the County Attorney. Check back and see if you can help with anything. The Attorney will ask you to periodically check the property for progress.

Code Enforcement Letter Templates

(See attached word documents to be included in the finalized .pdf)

Building Department
Telephone: 435-259-1344
Fax: 435-259-2520

Community Development
Telephone: 435-259-1343

125 East Center St.
Moab, Utah 84532



Building/Zoning Complaint Form

Please use this form to report possible building and zoning violations or concerns related to building and zoning issues you observe. Mail or return this signed form to the Building or zoning offices at the above address. Include your name, address, and a daytime phone number you can be reached should we require additional information.

County policy establishes that building and zoning complaints are investigated upon receipt of a *signed* complaint alleging a violation of the building or zoning ordinance. All complainant information is kept confidential by our office.

Please Note: in the absence of a signed complaint, a concern will be acted upon at the discretion of the building or zoning administrator, and only as time allows. No follow-up information can be provided in the absence of a signed complaint form.

Affected Property Address:

Location of Violation at the Site:

Date and Time of Alleged Building or Zoning Violation

Description of the Violation:

Additional Information:

Name (Print Legibly):

Address:

Phone (Daytime): Cell: Email:

Complainant Signature:

Date:

 <p>Grand County 125 E. Center St. Moab, Utah 84532 (435) 259-4134</p>	 <p>Southeastern Utah District Health Department 575 S. Kane Creek Blvd. Moab, Utah 84532 (435) 259-5602</p>	 <p>Moab Valley Fire Dept. 45 S. 100 E. Moab, Utah 84532 (435) 259-5557</p>
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CODE ENFORCEMENT | ADMINISTRATIVE ACTION
(FIRST NOTICE or SECOND AND FINAL NOTICE)

Hand Delivered or Mailed Certified
Mail Return Receipt Requested

Responsible party

Name:
Address:
Moab, Utah 84532

Location of violation

Parcel #:
Address:
Moab, Utah 84532
Date of violation:

Violation(s)

(Describe violation)

Violation case number: xxxxx

Code references

GRAND COUNTY CODE ():

GRAND COUNTY LAND USE CODE (LUC):

SOUTHEASTERN UTAH HEALTH DISTRICT CODE ():

INTERNATIONAL BUILDING CODE (IBC):

FIRE CODE ():

CODE ENFORCEMENT ADMINISTRATION CITATION

Corrective action(s)

(Set compliance date 10-14 days into the future)

Penalty for non-compliance

Any person, firm, entity or corporation who shall violate any of the provisions of this LUC or who shall fail to comply with any provisions hereof within Grand County shall be guilty of a Class C misdemeanor and upon conviction shall be subject to a fine and imprisonment for up to 90 days. Any person violating any of the provisions of this LUC shall be fined up to \$750 upon conviction and any corporation or other entity violating any provisions of this LUC shall be fined up to \$1000. The minimum penalty for a single violation of any provision of this LUC shall be \$100, and each day that such violation continues shall be considered a separate offense.

Appeal

Any person directly affected by a decision, notice, or order issued under Grand County Code shall have the right to appeal to the appropriate appeals authority, provided that a written application for appeal is filed within 21 days after the day the decision, notice or order was served.

Acknowledgement of Violation (applicable signatures required)

Date

Date

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Inclusionary Housing

Creating and Maintaining Equitable Communities



RICK JACOBUS POLICY FOCUS REPORT

NATIONAL COMMUNITY LAND TRUST NETWORK

CORNERSTONE PARTNERSHIP

LINCOLN INSTITUTE OF LAND POLICY

POLICY FOCUS REPORT SERIES

The Policy Focus Report series is published by the Lincoln Institute of Land Policy to address timely public policy issues relating to land use, land markets, and property taxation. Each report is designed to bridge the gap between theory and practice by combining research findings, case studies, and contributions from scholars in a variety of academic disciplines, and from professional practitioners, local officials, and citizens in diverse communities.

ABOUT THIS REPORT

After decades of disinvestment, American cities are rebounding, but new development is driving up housing costs and displacing lower-income residents. Roughly 500 communities in the United States have developed inclusionary housing policies, which require developers of new market-rate real estate to provide affordable housing. For cities struggling to maintain economic integration, inclusionary housing is one of the most promising strategies to ensure that the benefits of development are shared widely. But policies must be designed with care to suit local conditions and guarantee that requirements do not overburden development. Through a review of the literature and case studies, this report details how local governments are realizing the potential of inclusionary housing by building public support, using data to inform program design, establishing reasonable expectations for developers, and ensuring long-term program quality.



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ISBN 978-1-55844-330-3

Policy Focus Report/Code PF044

Front Cover (clockwise from top left):

Inclusionary housing developments in Chapel Hill, NC; San Francisco, CA; Chapel Hill, NC; and Carrboro, NC.

San Francisco photo is courtesy of Tenderloin Neighborhood Development Corporation; all North Carolina photos are courtesy of Community Home Trust.

Back Cover:

Pacifica Cohousing Community, Carrboro, NC. *Courtesy of Community Home Trust.*

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Executive Summary



After decades of disinvestment, American cities are rebounding, but new development is often driving housing costs higher and displacing lower-income residents. For cities struggling to maintain economic integration, inclusionary housing is one of the most promising strategies available to ensure that the benefits of development are shared widely. More than 500 communities have developed inclusionary housing policies, which require developers of new market-rate real estate to provide affordable units as well. Economically diverse communities not only benefit low-income households; they enhance the lives of neighbors in market-rate housing as well. To realize the full benefit of this approach, however, policies must be designed with care.

Redevelopment of the former Mueller Airport in Austin, Texas, will include more than 4,600 new homes and apartments, 25 percent of which will be affordable to lower-income families.

Credit: Garreth Wilcock

Inclusionary housing is not a new idea. Successful programs have evolved over the years as policy makers and housing officials learned hard lessons about what works and what doesn't. This report draws from these lessons to highlight major challenges that inclusionary programs face and to outline the ways that communities address those problems.

Empirical research on the scale, scope, and structure of inclusionary programs and their impacts is limited. The valuable research that does exist is often inaccessible or lost in dense academic journals or consultant reports. This report captures and digests the lessons from these sources and makes them readily available to local policy makers. It also draws heavily on an empirical project conducted in 2014 by the National Housing Conference's Center for Housing Policy (CHP) and the National Community Land Trust Network, which resulted in the Lincoln Institute working paper "Achieving Lasting Affordability through Inclusionary Housing" (Hickey, Sturtevant, and Thaden 2014).

Policy makers are understandably concerned that affordable housing requirements will stand in the way of development. But a review of the literature on the economics of inclusionary housing suggests that well-designed programs can generate significant affordable housing resources without overburdening developers or landowners or negatively impacting the pace of development.

Nevertheless, inclusionary housing policies can be controversial and thus require broad local support. Several case studies describe the process through which communities have reached out to key stakeholders, including partners in the real estate community, to build endorsement for these programs.

Research into the very real benefits and limitations of mixed-income development suggests that the creation

and preservation of affordable homes in asset-rich neighborhoods is one of the few successful strategies for overcoming economic segregation. It also demonstrates that integration within each new market-rate development does not always make sense. Successful economic integration requires careful attention to a number of policy design choices.

Every community must consider key legal concerns as well. While cities must take care to develop policies that fit within standards outlined by the federal or state judiciary, courts have generally supported a community's right to require affordable housing. Ultimately, there is almost always a path to a legally defensible inclusionary policy.

Inclusionary housing programs also require significant staffing to oversee the development process and to steward units after they are built, to ensure long-term affordability. This report highlights essential roles for staff or third-party contractors, describes common mechanisms for funding this work, and explains ways that local stakeholders can monitor a program to ensure that it is having the intended impact.

Recommendations address the following questions:

- What can local governments do to maximize the impact of inclusionary housing?
- What can states do to support local inclusionary housing policies?
- What can the federal government do to support inclusionary housing policies?

In most cities, the need for affordable housing has never been more urgent. For many jurisdictions across the country, now is the time to consider adopting robust inclusionary housing policies that build permanently affordable housing stock and create inclusive communities.

CHAPTER 1

An Introduction to Inclusionary Housing



Brooklyn in the 1970s was a rough place. It would have been hard to imagine that one day it would be one of the most expensive communities in the country. Over the past 40 years, hundreds of thousands of people have worked very hard to make Brooklyn a better place: artists have painted murals, parents have volunteered at local schools, neighbors have patrolled streets to combat crime, and the City of New York has invested billions of dollars in housing and infrastructure projects to improve struggling neighborhoods. It has worked. As a result, however, many of those people who labored so hard to change Brooklyn could not afford to stay there. The cost of making Brooklyn what it is today was borne by the community at large and the City itself, but the economic *benefit* of this investment accrued primarily to a small number of property owners.

In Williamsburg, Brooklyn, the developer of this luxury tower called the Edge (background), where condos sell for \$400,000 to \$3 million, also built the Edge community apartments (foreground) where units rent for as little as \$886 per month. *Credit: NYC Department of City Planning*

When people work to make our cities better places, they indirectly contribute to higher housing costs. Public investment, in particular, makes a big difference. When we build new infrastructure or transit systems, we see dramatic and immediate increases in the price of surrounding properties because these areas become more attractive places to live. Ideally, everyone would benefit from improved cities, but in reality the costs and benefits of improvement are not shared equally.

Lower-income residents looking for a new home soon face a choice among several undesirable options:

The Chicago Community Land Trust maintains a reserve of permanently affordable homeownership options for working families. *Credit: Chicago Community Land Trust*

extreme commute times, overcrowding, substandard housing, or rents or mortgages that are so high they deplete resources for other essentials. Displaced families are not the only ones who suffer—everyone loses when economic diversity deteriorates. Unequal access to housing drives sprawling development patterns; worsens traffic congestion; pollutes air quality; increases taxpayer dollars spent on basic infrastructure; and decreases racial, cultural, and economic diversity (Ewing, Pendall, and Chen 2003).

Recognizing that this basic dynamic will not change naturally, more and more communities have been consciously seeking to promote mixed-income development. Instead of accepting the assumption that economic growth must automatically lead to economic exclusion, they have been developing local policies that seek to increase economic inclusion.



Inclusion Is Possible

The Washington, DC, area is home to some of the most prosperous and fastest-growing suburban communities in the country. In Fairfax County, Virginia, the expansion of the DC Metro created a once-in-a-lifetime opportunity to build a new transit-oriented community in Tysons Corner. In a suburban area that housed fewer than 20,000 people in 2010, the county has planned a 24-hour urban center that will be home to more than 100,000 people and 200,000 jobs. Fairfax County will work with developers to ensure that 20 percent of all residential units in Tysons Corner are affordable for people who earn between 50 and 120 percent of the area's median income. In addition, new commercial development projects will pay a fee to fund affordable housing units (Fairfax County Board of Supervisors 2010).

Across the Potomac River, Montgomery County, Maryland, has had a similar program in place since the early 1970s. It has created more than 14,000 homes for lower-income families that are integrated into some of the area's most expensive neighborhoods. A 2005 study found that this strategy had succeeded in promoting racial integration throughout the county (Orfield 2005). A later study found that the children living in affordable housing produced by the program were not only able to attend higher-quality schools than other children in lower-income families, but they also performed higher in school (Schwartz 2010).

These programs—and hundreds of others like them—show that, with concerted effort, it is possible for communities to grow in ways that create and maintain meaningful economic diversity.

A Definition

Inclusionary housing refers to a range of local policies that tap the economic gains from rising real estate values to create affordable housing—tying the

creation of homes for low- or moderate-income households to the construction of market-rate residential or commercial development. In its simplest form, an inclusionary housing program might require developers to sell or rent 10 to 30 percent of new residential units to lower-income residents. Inclusionary housing policies are sometimes referred to as “inclusionary zoning” because this type of requirement might be implemented through an area's zoning code; however, many programs impose similar requirements outside the zoning code.

Inclusionary housing refers to a range of local policies that tap the economic gains from rising real estate values to create affordable housing—tying the creation of homes for low- or moderate-income households to the construction of market-rate residential or commercial development.

Many programs partially offset the cost of providing affordable units by offering developers one or more incentives, such as tax abatements, parking reductions, or the right to build at higher densities. Most programs recognize that inclusion of affordable units on-site within market-rate projects may not always be feasible, so they allow developers to choose among alternatives, such as payment of an in-lieu fee or provision of affordable units off-site in another project.

While early inclusionary housing policies imposed mandatory requirements applicable to all new residential development in a city or county, more recent programs have developed a wider variety of structures in response to differing local conditions and needs. Some programs have taken a voluntary approach, requiring affordable units only when developers choose to utilize incentives. Other programs have been



The City of Santa Fe, New Mexico, requires that 20 percent of all new developments be affordable to buyers earning 80 percent or less of the area median income. *Credit: John Baker Photography*

designed to apply only to targeted neighborhoods, where zoning has been changed to encourage higher-density development.

Another trend has been to apply inclusionary policies to commercial real estate as well. Often called “commercial linkage” programs, “jobs housing” linkage programs, or affordable housing “impact fees,” these programs generally collect a fee per square foot from all new commercial development to fund new affordable housing production. Some jurisdictions have responded to legal obstacles by adopting linkage or impact fees that apply to new residential development as well. Whereas a traditional inclusionary zoning program would require on-site affordable units or allow payment of an in-lieu fee as an alternative to on-site development, these newer programs require every project to pay a fee, and some offer on-site development as an alternative to payment of the fee.

Because most inclusionary programs are at least partly motivated by a desire to create or preserve mixed-income communities, preservation of affordability is essential. Early inclusionary housing programs frequently imposed very short-term affordability requirements. As communities saw these units revert to the market rate, most have moved to require affordability periods of 30 years or longer. Inclusionary housing programs tend to create relatively small numbers of affordable units each year because they rely on new development. If these units remain affordable for long periods of time, however, a community can expect to gradually build a large enough stock of affordable homes to make a difference.

Prevalence of Programs

The 2014 Network-CHP Project identified 512 inclusionary housing programs in 487 local jurisdictions in 27 states and the District of Columbia. Concentrations in New Jersey and California account for 65 percent of all programs. Inclusionary housing programs were found in most parts of the country; Massachusetts, New York, Colorado, Rhode Island, and North Carolina have 10 or more local programs each (figure 1).

There is no national data on the rate at which inclusionary housing programs are producing new affordable units. A 2006 study found that California’s inclusionary programs produced 30,000 affordable units over a six-year period (Non-Profit Housing Association of Northern California 2007). The Innovative Housing Institute later surveyed 50 inclusionary programs distributed across the country and reported that they had produced more than 80,000 units since adoption (Innovative Housing Institute 2010). While these numbers are significant, inclusionary housing programs alone are not producing a sizable share of the national affordable housing stock. The Low Income Housing Tax Credit (LIHTC) program, by comparison, has produced two million units since 1987 (U.S. Department of Housing and Urban Development 2015).

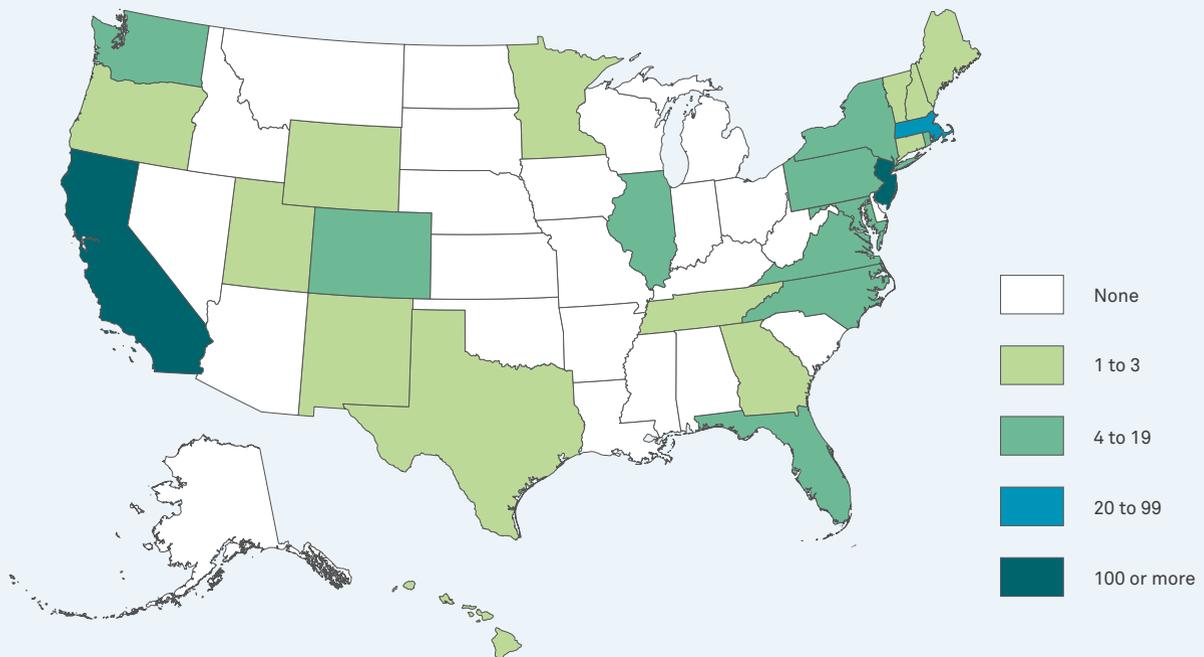
In most cities, inclusionary housing is just one tool in a suite of local policies intended to address the affordable housing challenge. A study of 13 large cities showed that nearly all those with inclusionary programs also manage the investment of federal housing funds and issue tax-exempt bonds to finance affordable housing. Most also used local tax resources to finance a housing trust fund, and many had supported land banks and community land trusts as well. About half those cities took advantage of tax increment financing, and a growing minority established tax abatement programs that exempt affordable housing projects from property taxes. While the exact mix of

programs differed from one city to the next, every city employed multiple strategies (OTAK and Penninger Consulting 2014).

In communities that have long-established and well-designed programs, however, inclusionary housing can be an important source of affordable units. Brown (2001) found that inclusionary housing accounted for half of the affordable housing production in Montgomery County, Maryland. And Mukhija and colleagues (2010) found that inclusionary programs in Southern California were producing about as many units annually as the LIHTC program was creating.

Figure 1

Concentration of Inclusionary Programs Throughout the United States



Source: Hickey, Sturtevant, and Thaden (2014). An online directory of these programs is available at <http://cltnetwork.org/topics/deed-restricted-or-inclusionary-housing-programs>.

Untapped Potential

The research summarized in this report clearly shows that inclusionary housing is a tried and tested strategy that can make a real impact on the affordable housing crisis, but it also shows that inclusionary housing has yet to reach its full potential. Most existing programs were adopted within the past 10 years, and many of the communities that could benefit from inclusionary policies have yet to implement them. Where inclusionary policies are in place, details in the design and implementation make a large difference in overall effectiveness. However, the evidence presented below suggests that inclusionary housing is likely to play a more significant role in our national housing strategy in the coming decade.

Faced with declining federal and state resources for affordable housing and growing populations within cities and urban cores, communities need to take full advantage of every potential tool. Inclusionary housing programs produce a modest yet steady supply of new affordable housing resources. Because these programs generally preserve long-term affordability, the pool of local inclusionary units can grow steadily into a significant share of the local housing

Equitable development benefits not only lower-income households; integrated, inclusive, and diverse communities enhance the lives and outcomes of all residents.

stock. As importantly, inclusionary housing is one of the few proven strategies for locating affordable housing in asset-rich neighborhoods where residents are likely to benefit from access to quality schools, public services, and better jobs. Communities across the country are increasingly investing in the creation of new transit-oriented urban neighborhoods, and inclusionary housing policies are one of the only ways to ensure that these places develop in an equitable manner. Equitable development benefits not only lower-income households; integrated, inclusive, and diverse communities enhance the lives and outcomes of all residents.

In San Mateo, California, six of the Amelia development's 63 town houses sell for below-market rates to lower-income residents. *Credit: Sandy Council*



CHAPTER 2

Understanding the Economics



The adoption of inclusionary housing has almost always been controversial. This type of intervention into the private market raises some real economic concerns that must be taken seriously and addressed with care. This chapter explains the economics of inclusionary housing requirements by addressing the most common questions about local inclusionary policies:

- Is it fair to ask one group (developers) to solve a broad social problem?
- Will developers pass on the cost to tenants and homebuyers?
- Will inclusionary policies prevent new development and make the housing problem worse?
- Can inclusionary housing work in every type of housing market?

Two blocks from the MIT subway stop in Cambridge, Massachusetts, the Third Square apartment complex offers 56 permanently affordable units. *Credit: City of Cambridge*

Fairness

Inclusionary housing policies should not make developers responsible for resolving all the affordable housing needs within a jurisdiction. What is fair is to ask them to compensate for the economic impacts of their developments and to share a portion of the profits they make on the public's investment in the places they develop.

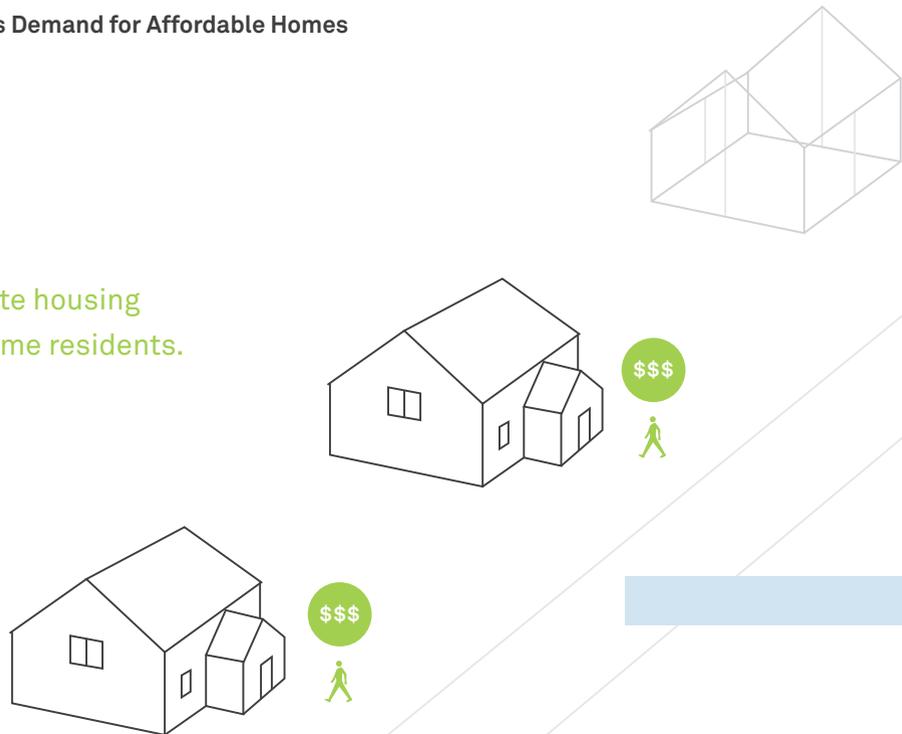
It might stand to reason that development of housing—any kind of housing—would lead to lower housing prices. In most urban areas, however, the opposite occurs. Construction of new residential real estate impacts the price or rent of existing homes in two different ways simultaneously. As the basic notion of supply and demand suggests, the addition of new units in a given market will inevitably put some downward pressure on the cost of existing units. But the larger

effect tends to be upward pressure on housing costs because new homes are primarily built for higher-income residents. A 2015 study commissioned by the *Wall Street Journal* found that 82 percent of new rental housing in the United States was luxury housing (Kusisto 2015). Not only do the new units command higher rents, but also the new residents who can afford them spend money in ways that create demand for more lower-wage workers in the area. This, in turn, creates more demand for housing and ultimately raises housing costs. Figure 2 illustrates this cycle.

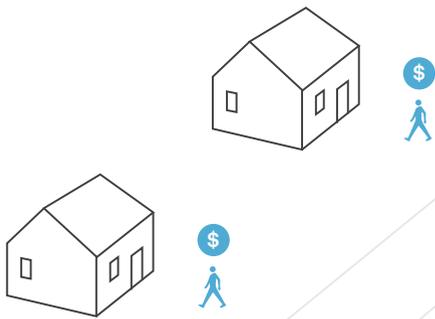
Modest price increases in a region can translate into very acute increases in specific neighborhoods. For example, new luxury housing may cause dramatic upswings in the price of residential real estate in formerly distressed central neighborhoods, but the lower costs resulting from increased supply may be apparent only at the suburban fringe of the region.

Figure 2
Market Development Increases Demand for Affordable Homes

New market-rate housing brings higher-income residents.



New lower-wage workers generate added demand for affordable housing.



Increased spending generates new jobs in the area.



Seattle's South Lake Union, Part One

In the mid-1990s, Microsoft cofounder Paul Allen made a \$20 million loan to finance a proposed park in a warehouse district known as South Lake Union in Seattle, Washington. When voters rejected the proposal, Allen was stuck with 11 acres of unimpressive real estate. But he saw potential and quietly began purchasing more land until his Vulcan Real Estate had amassed a portfolio of over 60 acres—more than one-third of all property in the area. Allen lobbied the city to invest in a fixed-rail streetcar line, which opened in 2007, to connect South Lake Union to Downtown Seattle. When Amazon decided to relocate its headquarters to South Lake Union, Vulcan developed the property and later sold it for \$1.2 billion (Jones 2012).

In 2013, the Seattle City Council considered rezoning South Lake Union, but it faced a dilemma. At that point, Vulcan had developed fewer than half its properties, and the company sought to change the zoning code to allow for construction of 40-story towers as part of a mixed-use urban development. However, the new towers would block views and strain public infrastructure citywide. The upzoning would create a massive financial windfall for one man, while its negative impacts would affect residents throughout the city.

One likely impact was particularly troubling to many Seattle residents: the project's potential to worsen the already acute challenge of rising housing costs. New office and laboratory space would allow for many new jobs that would inevitably translate to higher housing demand and costs.

South Lake Union provides a somewhat exaggerated example of the dynamic seen in most growing cities: private developers and landowners benefit disproportionately from public investments such as transit and other infrastructure. New development creates both costs and benefits, but both are unevenly distributed. Inclusionary housing programs recapture some share of the benefits to help the people who disproportionately bear the costs. While inclusionary housing won't solve the housing challenge, it is both fair and appropriate to expect new development to contribute to the solution.

These inclusionary homeowners in South Lawndale, Illinois, won prize money to redecorate their living room through the Chicago Community Land Trust's Extreme Makeover contest. *Credit: Chicago Community Land Trust*



Absorbing the Costs

Generally, developers do not pass on the costs of inclusionary housing to tenants and homebuyers. The local real estate market sets the prices of market-rate units, and developers of one project can't change the overall market price or rent. Therefore, the costs associated with construction of inclusionary housing are either absorbed by modest declines in land prices or reductions in developer profits, or some combination of the two.

To understand this process, we need to think about housing prices in the market in general. There are basically three elements to the price of any new house: (1) the land; (2) the cost of building the house (including fees, permits, construction, and everything else); and (3) the developer's profit.

Because buyers can choose to purchase existing homes, builders of new units are basically stuck with the market price or rent. When the market rises, builders don't sell for the same price that they had intended; rather, they charge the new market price and earn extra profits. When the market falls, things happen in reverse. In the short term, developer profits suffer. But in the long term, land prices will drop because developers avoid projects that won't earn profits.

Over time, builder profits will return to "normal" because land prices will rise to capture the higher prices. If builders can earn "extra" profits, landowners will have a lot of builders competing for their land and will be able to sell at higher prices to developers willing to settle for more modest profits.

When a city imposes inclusionary housing requirements, it may increase a developer's costs. But developers can't really pass those costs on to homebuyers or tenants, because new units must still be competitively priced in the overall market. Instead, over time, land prices will fall to absorb the costs of the inclusionary housing requirements. Any incentives offered by a community would reduce the degree of land price reductions.

Impacts on New Development

While we don't need to worry that developers will pass the costs of inclusionary housing requirements on to residents, there is still a risk that these policies could lead to higher prices. If the costs are great enough, they could push land prices so low that some landowners would choose not to sell at all. If this happened, less housing would be built and prices would rise.

There seems to be agreement that inclusionary programs could theoretically diminish the supply of housing and therefore increase prices, but there is no agreement about how often this happens or how significant the impact is. A study by the libertarian Reason Foundation concluded that the production rate of market-rate homes fell following the adoption of inclusionary housing policies (Powell and Stringham 2004). Basolo and Calavita (2004) critiqued this study, pointing out that jurisdictions are most likely to adopt inclusionary housing policies toward the peak of the economic cycle, weakening the argument that inclusionary housing causes production to fall. A follow-up study by researchers at the University of California, Los Angeles, carefully compared the data for communities with and without inclusionary housing in Southern California and concluded that the adoption

of inclusionary policies had no impact on the overall rate of production (Mukhija et al. 2010).

The most rigorous study to date was conducted by researchers at the Furman Center at New York University (Schuetz, Meltzer, and Been 2009), who studied inclusionary programs in the Boston and San Francisco metropolitan areas. In the towns around Boston, inclusionary requirements modestly decreased the rate of housing production relative to the rates in nearby towns, slightly raising the market price of residential real estate. But in the San Francisco area, inclusionary programs had no impact on production or prices, suggesting that it is possible to develop inclusionary programs that don't impact market prices. These same programs were also able to create more affordable units than their counterparts did in the Boston area.

Seattle's South Lake Union, Part Two

The Seattle City Council faced a major dilemma when it considered increasing the affordable housing requirements for South Lake Union. While Paul Allen's Vulcan Real Estate claimed to support the goal of creating affordable housing, it also contended that any increase in the city's requirements would be financially infeasible (Tangen 2008). Supporting this concern, a study by a local consultant concluded that more aggressive policies would likely depress land values by 8 to 17 percent (Fiori 2012). A different local consultant performed a similar analysis and concluded that—even with the more aggressive affordable housing requirements—the upzoning would increase land values to 13 times their current levels (Spectrum 2013). Unable to choose between dueling consultants, the city council enacted a very modest increase in the housing requirements even as they approved a dramatic increase in height limits.

This case illustrates that, even in a very strong market like Seattle, it is difficult for policy makers

to evaluate technical economic claims. In fact, the two South Lake Union studies painted a very similar picture of the economics of the proposed policy. But one failed to look at the *value* added by incentives for developers and focused only on the *cost* of providing affordable housing; the other considered both the cost and value that was being provided by increasing height limits.

Seattle's city council eventually commissioned a new, detailed economic feasibility study, which found, for example, that the increased density of a high-rise rental project in the city's downtown added \$4.5 million to the value of the land, while the affordable housing requirement recaptured only about \$3.2 million of that increase (David Paul Rosen & Associates 2014). Ultimately, the results of that study helped the council commit to a stronger housing requirement without concern that it would overly burden developers.

Inclusionary housing policies can create affordable units without decreasing development or increasing prices. But programs must be strategically designed and carefully run, or local policy makers will find themselves caught in the middle of a highly technical debate over real estate economics.

Offsetting Opportunity Costs

When incentives are offered, it is meaningless to talk about the cost of providing affordable housing in isolation. The whole economic picture must be taken into account. At the heart of this difference in approach is a concept known as “residual land value,” which is vital for designing policies that appropriately allow communities to share in the benefits of new construction without stifling development.

“Residual land value” refers to the idea that landowners end up capturing whatever is left over after the costs of development. When the cost of construction rises, it might impact developer profits in the short term, but higher costs will then cause all developers to bid less for development sites. As land prices fall, developer profits tend to return to “normal” levels.

When a city requires developers to provide affordable housing, developers are likely to earn less than they would have if they had been able to sell or rent the affected units at market value. This forgone revenue represents the “opportunity cost” of complying with the affordable housing requirements (figure 3). It is fairly easy to calculate this “cost” for any given mix of affordable housing units, and, if these requirements are predictable in advance, they should roughly translate into corresponding reductions in land value over the longer term.

However, most inclusionary housing programs don’t simply impose costs; rather, they also attempt to offset those costs (at least, in part) with various incentives for the developers. The most common incentive

is the right to build with increased density. When developers can build more units, the extra income can offset the costs of providing affordable units and the result will be a smaller (if any) reduction in land value.

Land values don’t change overnight, and some communities have carefully phased in inclusionary requirements with the expectation that, when developers can see changes coming, they will be in a better position to negotiate appropriate concessions from landowners before they commit to projects that will be impacted by the new requirements. Similarly, some program designs are likely to have a clearer and more predictable impact on land prices than others. More universal, widespread, and stable rules may translate into land price reductions more directly than complex and fluctuating requirements with many alternatives.

Suiting the Market

Inclusionary housing may not be suitable in every type of housing market, but it can work in more places than many people realize. Inclusionary programs are tools for sharing the benefits of rising real estate values, and, as a result, they are generally found in communities where prices are actually rising. In many parts of the United States, land prices are already very low, and rents and sales prices would often be too low to support affordable housing requirements even if the land were free. In these environments, policies that impose net costs on developers are unlikely to succeed (though some communities nonetheless require affordable housing in exchange for public subsidies).

The types of communities where rising housing prices are a real and growing problem are quite diverse, and many of them are not high-growth central cities like Seattle. In California, one-third of inclusionary programs are located in small towns or rural areas. Wiener and Bandy (2007) studied these smaller-town inclusionary programs and found that many were motivated

Figure 3

Market Development Increases Demand for Affordable Homes



by the influx of commuters or second-home buyers entering previously isolated housing markets.

While inclusionary policies are clearly relevant in a wide range of communities, the appropriate requirements can differ from one market to another. In communities where higher-density development is not practical, higher affordable housing requirements may not always be feasible, but lower requirements may still be effective. San Clemente, California, requires only 4 percent of new units to be affordable. But because the city was growing so rapidly, it produced more than 600 affordable homes between 1999 and 2006 (California Coalition for Rural Housing 2009). Wiener and Bandy (2007) also found that many smaller jurisdictions relied heavily on in-lieu fees, and some set fees at very modest levels.

Smaller communities with inclusionary housing programs must address unique considerations, such as limited staff capacity and administration costs. Outsourcing and multi-jurisdiction collaborations can make smaller programs easier to implement, but in some localities the benefits of an inclusionary housing policy will not adequately offset its costs.

Conclusion

It is entirely reasonable to ask real estate developers to help address the pressing need for more affordable housing, because developers and landowners benefit financially from the conditions that give rise to the shortage of decent, well-located homes for lower-income residents. But inclusionary programs need to be designed with care to ensure that their requirements are economically feasible. While developers are not able to pass on the cost of compliance to tenants and homebuyers, there is some risk that poorly designed inclusionary requirements could slow the rate of building and ultimately lead to higher housing costs. Policy makers can avoid this unintended consequence by offering developers flexibility in how they comply and by calibrating requirements and incentives so that the net economic impact on projects is not too great. At some level, inclusionary housing can be implemented in most housing markets, but the stronger the local real estate market, the greater the potential for inclusionary housing to make a meaningful difference.

CHAPTER 3

Building Support for Policy Adoption



A family gathers outside their inclusionary home in the Old Las Vegas Highway development in Santa Fe, New Mexico.

Credit: John Baker Photography

Winning broad public support for a new inclusionary housing ordinance is essential to both the short-term prospects of adopting a strong ordinance and the long-term success of the program. Inclusionary housing raises complex and sometimes controversial issues, so it is important to explain to local stakeholders why inclusionary housing is an appropriate response to real local housing challenges. Carefully studying the economics and engaging private real estate developers seem to help minimize opposition and improve the quality of the policy being proposed.

Understanding Housing Needs and Tools

Many local inclusionary ordinances appear to have grown out of much broader efforts to document housing needs and develop local affordable housing strategies. A broad-based community process that builds support for the goal of increasing the supply of affordable housing and considers the limitations of available tools often leads local stakeholders to conclude that inclusionary housing is one of the most promising options for addressing a growing problem.

That is what happened in Stamford, Connecticut. During the latter part of the 1990s, housing affordability became a growing concern for many residents. A local nonprofit, the Housing Development Fund, organized a conference on creating affordable housing in the summer of 2000. Stamford's mayor, Dan Malloy, later established an affordable housing task force of leaders representing the community, businesses, and government to explore new strategies. The city hired Alan Mallach, the former housing director in Trenton, New Jersey, to work with the task force and the city to create an affordable housing strategy. After many meetings, the group agreed on an ambitious strategy that was presented to the community during an Affordable Housing Summit in May 2001 and in a report published the following September (Mallach 2001). The task force agreed on the need to create more mixed-income development, and consultants recommended a citywide inclusionary housing policy as a key strategy for achieving this goal. During the next year, the zoning board worked to design the inclusionary housing policy and program, and in 2003 Stamford established a mandatory policy.

Appealing to the Public

Wherever housing costs are rising, the public is likely to be concerned and want to see local government

take action to preserve affordability. But it can be challenging for policy makers to connect the important technical details of any proposed inclusionary policy with broad public values. Many ordinances have been adopted without significant efforts to educate and engage the public, but it is harder to pass a strong policy if leaders focus only on the details. Appealing directly to the public helps to garner political will for reaching widely shared goals.

When officials in Arlington County, Virginia, conducted a poll of 1,700 local residents, they found that “requiring affordable housing units when developers build or renovate housing” was one of the most popular among several housing strategies. Seventy-two percent of county residents supported this strategy, and only 24 percent opposed it (Frederick 2014).

A nearly decade-long effort led by the Non-Profit Housing Association of Northern California (NPH) shows how broader public outreach can make a difference. NPH supported inclusionary housing campaigns in 20 jurisdictions and published a 77-page *Inclusionary Housing Advocacy Toolkit* designed to help local advocacy campaigns better communicate with the public (Non-Profit Housing Association of Northern California 2003). The toolkit helped local neighborhood and faith-based organizations engage with this complex issue and led to the successful adoption of 14 new inclusionary policies. These activities created a widespread sense that inclusionary housing is a normal part of the development landscape throughout the San Francisco Bay Area (Stivers 2014).

In Denver, Colorado, City Councilwoman Robin Kniech discovered the power of direct appeal when she led a yearlong process to update the city's inclusionary housing ordinance (IHO). Kniech lost a key committee vote after developers convinced some of her colleagues that the city should study the issue further. After the loss, Kniech appealed directly to voters through an op-ed in the *Denver Post* titled, “What Can

Wherever housing costs are rising, the public is likely to be concerned and want to see local government take action to preserve affordability. But it can be challenging for policy makers to connect the important technical details of any proposed inclusionary policy with broad public values.

Denver Do When a Hot Housing Market Hurts?” (Kniech 2014a). In a subsequent interview, she said, “Very few of my constituents understood the technical issues involved, but they were almost universally supportive of our goals. . . . We won in the media coverage because our city is changing in ways that most people are not comfortable with, and everyone liked the idea that the council was taking that seriously” (Kniech 2014b). After publication of her op-ed, Kniech won strong support from Denver’s mayor, and the new ordinance passed the city council by a safe margin.

Researching Market Feasibility

In a number of communities, economic feasibility analyses have been a useful technical tool to help policy makers get the details right. They have also been a vehicle for building public support for an inclusionary policy. Typically, this kind of analysis involves staff or consultants researching development economics and demonstrating that local projects can safely support the costs associated with provision of affordable housing without adversely affecting construction or housing values.

Salinas, California, is a farming town in one of America’s most productive agricultural regions. But the area is also located near the California coast, sandwiched between vacation communities such as Monterey and bedroom communities in Silicon Valley. It was no

surprise when, in the early 2000s, rising housing prices began displacing the town’s historic working class. Salinas had adopted a relatively weak inclusionary housing ordinance in 1992, but by 2002 rapidly rising prices convinced some local policy makers that a higher requirement might be appropriate. They wondered how high they could reasonably go.

Salinas hired Bay Area Economics (BAE) to evaluate the economic feasibility of inclusionary requirements for 15 to 40 percent of new residential units. BAE built a complex financial model that enabled the city to understand how changes in these requirements might impact the overall profitability of likely development projects. They modeled five different types of residential development, including single-family detached homes, town houses, and multifamily rentals. They chose prototypes that were similar to projects that had recently been completed and interviewed local developers to verify their assumptions.

BAE determined that a typical local project provided profit equal to roughly 10 percent of the total development cost. Then they evaluated the feasibility of various designs for the inclusionary housing requirements. Designs that yielded profits at or above 10 percent of development cost were considered “feasible.” Some project types were feasible with a 35 percent affordable housing requirement, and others could support only 20 percent. BAE concluded that an ordinance requiring 20 percent affordable units would be generally feasible for the vast majority of projects (Bay Area Economics 2003). This analysis gave the city the confidence it wanted to pass an update to their ordinance unanimously in 2005.

It is important to keep in mind that when a study like this one shows below-normal development profits, that result could imply only a short-term problem. Over time, developers should be able to negotiate lower prices from landowners. Therefore, some studies also evaluate the likely longer-term impact of proposed requirements (and incentives) on land values.

Any kind of feasibility study is necessarily somewhat imperfect, but the goal is to give policy makers a general sense of the likely impact of proposed housing requirements and incentives on land prices and development profits. Ultimately, a detailed feasibility study is the only way to address legitimate concerns about whether affordable housing requirements could do more harm than good.

to have accepted or become key advocates for more effective programs. A concerted effort to engage and listen to the real estate development community can make a program stronger and more effective, and it can also win support or neutralize opposition from a powerful set of stakeholders.

While it would be unrealistic to expect developers to champion policies that increase their costs or

Engaging Private Developers

In some communities, private developers, home-builders, and others in the real estate industry have been outspoken opponents of inclusionary housing programs. In other areas, these same parties appear

In North Cambridge, Massachusetts, four units are priced below market rate in the 7 Cameron Avenue development, connected by a greenway to bustling Davis Square in Somerville. *Credit: City of Cambridge*



administrative burdens, developers can be supportive of inclusionary housing for a number of reasons. First, public opposition to development is a key risk faced by developers and providing affordable housing can help win public support for development. Second, inclusionary housing requirements can also garner support for higher-density development, which is often more profitable. Third, in communities that sometimes demand affordable housing as a condition of approval for high-profile projects, a formal inclusionary ordinance can make requirements more predictable, thus reducing a developer's risks. Inclusionary requirements, when coupled with development-by-right rules or expedited processing, can also reduce delays and financial risk for developers.

In Chapel Hill, North Carolina, a college town of 60,000 people in the state's research triangle area, the town council passed a resolution in 2005 calling for formal consideration of an inclusionary housing program. A council-appointed task force included a range of stakeholders, including advocates for lower-income families and private real estate representatives, who helped develop the inclusionary ordinance and recommended its adoption. It was passed in June of 2010.

Prior to adoption of the mandatory policy, Chapel Hill began to negotiate routinely with developers to

secure commitments for affordable housing whenever projects requested zoning changes. The specific requirements varied from project to project, however, so reaching agreements became burdensome for the town and developers. Council member Sally Greene, who ran for office promising to enact inclusionary housing, reported that throughout the process "opposition from the development community wasn't substantial, and the chamber of commerce was supportive. Developers needed something that was standardized. They need to know what the rules are, but they are willing to work with us. They're willing to build upon what was accomplished in the past and give this a try" (Greene 2014).

Conclusion

Little has been written about the process through which local communities develop and adopt inclusionary housing policies. Nonetheless, many communities have created their policies through a similar process of (1) studying and understanding the housing need and the full spectrum of available tools; (2) educating and engaging the public; (3) researching the market economics; and (4) engaging with the real estate community.

The Veloce Apartments is a transit-oriented development with 64 affordable units in Redmond, Washington. *Credit: City of Redmond*



CHAPTER 4

Designing a Policy



Given that no two communities are exactly alike, no two inclusionary housing policies should be identical either. But, regardless of their location, policy makers must consider a number of standard questions in order to create a program that suits local conditions. While every policy should address each of these considerations, the answers will differ considerably from place to place.

Affordable homes for seasonal ski resort workers and others are made possible by the inclusionary housing ordinance in Park City, Utah. *Credit: ULI Terwilliger Center for Housing*

Key questions include:

- Should affordable housing units be required for all projects or only for projects that voluntarily elect to access certain benefits?
- What income group should the program serve?
- Should requirements apply across the whole jurisdiction or only to targeted neighborhoods?
- What is the set-aside requirement (i.e., the share of units that must be affordable)?
- Should builders be allowed to pay a fee in lieu of providing affordable units on-site, and, if so, how much should it be?
- Should developers be allowed to provide the required affordable units at off-site locations?
- Should developers receive any incentives or cost offsets to reduce the economic impact of providing affordable units?
- Do affordable units have to be comparable in design to market-rate units?
- How long must regulated units remain affordable?

Program Structure: Mandatory or Voluntary

Traditionally, most inclusionary housing programs mandate the provision of on-site affordable units in market-rate developments. A small number of voluntary programs are structured to offer incentives in exchange for affordable units.

Communities with a mandatory inclusionary housing program simply require that some percentage (usually 10 to 30 percent) of new units built be affordable for low- or moderate-income households. These communities may also offer developers incentives such as increased density to offset the cost of providing the affordable units, but the developer has no choice about *whether* to provide them.

Other communities offer developers a choice. Under these voluntary inclusionary housing programs (some-

times called “incentive zoning” programs), developers receive certain valuable bonuses, such as the right to build at higher density, in exchange for providing affordable homes.

Mandatory programs are more common: 83 percent of the 512 programs identified by the 2014 Network-CHP Project were mandatory (Hickey, Sturtevant, and Thaden 2014). The Non-Profit Housing Association (2007) found that voluntary programs in California produced significantly fewer homes than mandatory programs, in part because most California programs offered only fairly modest density bonuses. In communities where development density was a hot-button issue, elected officials were unwilling to increase heights significantly. However, voluntary programs have some notable political and legal advantages. In a few states where mandatory affordable housing requirements are prohibited by law, programs that offer bonus density or other incentives in exchange for voluntary production of affordable housing may be allowed. Even where state law allows mandatory requirements, the idea of trading density for affordable housing may be more acceptable politically than outright requirements.

The more recent trend toward urban infill and transit-oriented development has given rise to a new breed of voluntary programs that appear promising. A number of cities have adopted inclusionary requirements that apply only to targeted areas that benefit from significant upzoning. However, there is no guarantee that a voluntary program will produce a significant volume of affordable housing, even when the incentives are potentially significant.

A study of Seattle’s voluntary incentive zoning program found that, for many projects, lower-density alternatives were more economically attractive than higher-density options, due to the high cost of steel frame construction. Thus, even without any affordable housing requirements, most developers were unlikely to take advantage of the density bonus that Seattle offered (David Paul Rosen & Associates 2014). The les-

son seems to be that, for a voluntary program to work well, the incentives have to be very valuable.

Identifying Beneficiaries

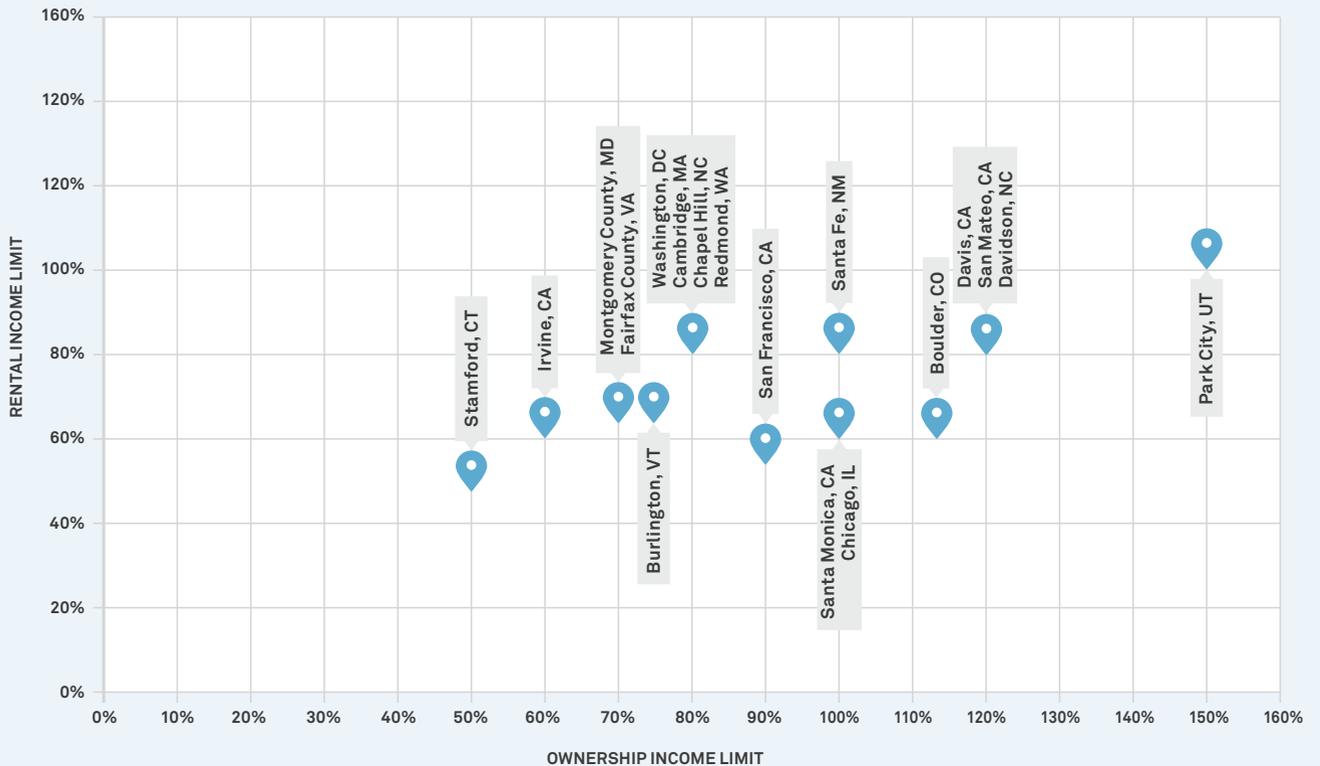
Because it is not possible for cities to meet all local housing needs, it is necessary to prioritize certain income groups or geographic areas. Some cities prefer to target one particular need that is not met by the market or other publicly funded programs, and other jurisdictions prefer to address some of the need across all incomes.

Income targets should be based on a clear analysis of local needs and should consider both supply and

demand for housing at different price points. Inclusionary housing programs tend to serve low- and moderate-income households (those that earn between 60 and 120 percent of the local median income). Many cities face more acute housing needs at lower incomes, and some choose to design their programs to generate at least some units affordable to very low- and extremely low-income residents (earning less than 50 or 30 percent of median income). Figure 4 documents how selected cities target different income groups.

Cities that want to create units for lower-income residents have a number of options. Common strategies are to (1) allow developers to provide fewer units with deeper affordability; (2) pay developers or give them additional incentives to deepen the affordability

Figure 4
Income Targeting in Selected Programs



Data Source: Hickey, Sturtevant, and Thaden (2014).

level; (3) add additional subsidy to rent or sell units at alternative affordability levels; and (4) accept in-lieu fees and partner with nonprofits to build housing with deeper affordability.

For example, Arlington County, Virginia, conducted a careful study of local housing needs that compared U.S. Census Bureau data on the distribution of local households by income with data on rents and home prices. Not surprisingly, the study found that the number of households earning less than 30 percent of the median income was three times greater than the number of affordable units available. It also found shortages of affordable housing for households earning up to 80 percent of median income, and an adequate supply of affordable homes for households earning above 80 percent of median income (Sturtevant and Chapman 2014). Based on this analysis, the county’s Affordable Housing Working Group recommended targeting their inclusionary program to serve households earning 60 percent of median income or less.

Geographic Targeting

Some inclusionary housing programs apply the same requirements uniformly across an entire jurisdiction, some programs apply requirements only to targeted neighborhoods expected to experience significant growth, and others vary requirements by neighborhood.

For instance, Burlington, Vermont, requires 15 percent affordable units citywide, but it requires 25 percent of units to be affordable in higher-cost waterfront areas. On the other hand, a few cities such as Chapel Hill, North Carolina, have done the opposite and lowered their requirements in the highest-density areas because higher-density construction can be significantly costlier. Using a different approach, Fairfax County, Virginia, varies requirements by construction type rather than by neighborhood. The requirements range from 5 percent in developments with structured parking

Figure 5

Set-Aside Requirements in Selected Programs



*Washington requires the greater of 8 to 10 percent floor area or 50 to 75 percent of the bonus density.

Source: Hickey, Sturtevant, and Thaden (2014).

to 12.5 percent in single-family and low-rise multifamily developments with a sliding-scale density bonus.

Geographically targeted programs such as these may be more complex to design and administer, and they still may fail to capture all the important fine-grained differences among projects. It is also worth noting that most citywide inclusionary requirements automatically compensate for some differences in neighborhood market conditions. For instance, it may be more expensive to build in high-cost neighborhoods, but a density bonus is worth more where the home prices or rents are higher.

The Set-Aside Requirement

Every inclusionary housing program should also consider how much of a city's affordable housing needs

developers should be expected to meet. Typically, cities establish this basic requirement as a percentage of the units or square footage area of each development that must be set aside to be rented or sold at affordable prices on-site (figure 5).

Many cities then allow developers to choose among one or more alternative methods of satisfying the requirement, such as paying a fee or producing off-site units. Some cities allow developers to build fewer units if they serve a higher-need population. In any case, the baseline performance option sets the economic bar against which other alternatives are evaluated, so it must be appropriate for local market conditions.

In a neighborhood of single-family homes, this duplex in Redmond, Washington, is affordable on the left side and market-rate on the right. *Credit: City of Redmond*



Increasingly, cities commission economic feasibility studies to bring real market data to bear on this essential question. Traditional inclusionary housing programs are designed around the assumption that units will be provided on-site even if the program allows payment of fees as an alternative. These programs generally evaluate the economic feasibility of their performance requirements and then set in-lieu fees so they are economically comparable to (or slightly more expensive than) the performance requirements. Alternatively, fee-first impact or linkage programs study the economic feasibility of the fee and then design a performance alternative requirement (i.e., on-site construction of affordable units) that is economically comparable.

In-Lieu Fees

It's a challenge to design requirements that work equally well for every potential real estate project, so most cities offer developers a menu of alternative ways to satisfy their affordable housing requirements. The most common alternative is to pay a fee in lieu of on-site production. In-lieu fees are generally paid into a housing trust fund and used (often along with other local funding sources) to finance affordable housing developed off-site.

Jurisdictions use multiple formulas to set fee levels (figure 6). A key factor that often shapes those decisions is whether a jurisdiction wants to encourage on-site performance or collect the revenue to leverage other sources of funding to build affordable units off-site. All other things being equal, the higher the fee, the higher the chance that developers will choose to build units on-site. A number of communities have made the mistake of setting in-lieu fees far below the cost of on-site performance, and this practice has resulted in poor overall performance of the affordable housing program.

Over time, a city's preference for fees relative to on-site units may evolve according to changes in the

market or other factors. Somerville, Massachusetts, created its inclusionary program at a time when local nonprofit developers did not have the capacity to build large quantities of affordable housing. Consequently, the city set its fees very high. According to the city's inclusionary administrator, "It was a very punitive formula aimed at discouraging developers from taking this option" (Center for Housing Policy 2009, p. 6). As the nonprofit development community matured and built capacity, the city decided that it preferred receiving trust fund revenue and lowered its fees. By adjusting its program approach in response to changing local conditions, Somerville was likely able to produce more units than would have been generated by either approach applied consistently.

Under the right circumstances, off-site production with in-lieu fees can result in more affordable homes than on-site production, but increased production

Figure 6
Approaches to Setting the In-Lieu Fee



Linkage Fee Programs

Linkage fees (sometimes called impact fees) are an alternative to traditional inclusionary zoning programs. Although the name is similar, linkage fees should not be confused with in-lieu fees. In some states, communities can charge developers a fee for each square foot of new market-rate construction and use the funds to pay for affordable housing. These programs are actually structured to require fees rather than units on-site. Initially, commercial linkage fees were developed to apply to commercial projects where an on-site housing performance requirement would be impractical or even undesirable. More recently, as state prohibitions on rent control have been interpreted to prohibit inclusionary programs that require affordable rents, a number of communities have converted traditional programs to those based on a housing linkage fee or impact fee.

A small number of “fee first” programs require payment of fees but offer as an alternative the provision of on-site units “in lieu” of paying the required fees. In these cases, the programs are almost identical to traditional inclusionary housing programs, but they are designed around a different legal rationale.

To enact an affordable housing linkage fee on commercial or residential development, cities generally conduct a “nexus” study, which evaluates the extent

to which new development projects contribute to the local need for affordable housing and estimates the maximum level of fees that would offset this impact of these projects.

There are a number of advantages to linkage fees. Like in-lieu fees, they offer flexibility and can leverage other sources of funding. However, because land is likely to be more affordable and easier to obtain in lower-income neighborhoods, a reliance on fees may further economic segregation. Another disadvantage is that linkage fee programs may generate fewer resources for affordable housing than traditional programs would.

An informal analysis by the Non-Profit Housing Association of Northern California found that among Bay Area jurisdictions that replaced traditional on-site performance-based programs with impact fees, all adopted impact fees were less than the in-lieu fees of their prior programs. The reason was that, while the in-lieu fees had been based on the cost of providing an affordable housing unit, the impact fees were based on a nexus study. Most cities chose to set their impact fees well below the maximum fee suggested by their nexus studies to avoid possible legal challenges.

is not automatic. Effective use of fees relies on the presence of a number of key resources, which are not necessarily available in every community. These include the availability of other locally controlled financing sources to leverage inclusionary housing funds, the capacity of public agency staff, the availability of local nonprofit or private partners with affordable housing development experience, and the availability of land for development of affordable housing. Even when all these elements are present, successful off-site strategies require careful attention to where units are located if a program aims to achieve some level of economic integration.

Many cities have written these fees as specific dollar amounts in their ordinances. Over time, a fixed fee will drop in relation to inflation and the cost of providing affordable housing. Some communities keep fixed fees current by enabling the city council to annually approve a change to the fee calculation, but these yearly approvals can be a challenging source of local controversy. In response, a number of communities have begun to index their fees to allow for regular increases (and potentially decreases) in response to market conditions. Santa Monica, California, annually increases its in-lieu fee according to an index that takes into account annual changes in the cost of construction and local land values.

This inclusionary home in the Sand River Cohousing community was developed through the Santa Fe Homes Program in New Mexico. Credit: Pauline Sargent

CAN FEES BE MORE EFFICIENT?

Through the incentive zoning program in Seattle, Washington, developers who provide on-site affordable units receive bonus density in certain targeted areas. In most zones, however, the program gives developers the option to pay an in-lieu fee instead. Between 2002 and 2013, in every case where developers had this choice, they chose to pay the fee because it was far less costly than producing on-site affordable units.

Cornerstone Partnership analyzed data from Seattle's Office of Housing to better understand the outcomes of these trade-offs (Jacobus and Abrams 2014). Consistent with earlier studies, Cornerstone found that the city took several years to spend the fees received. However, by investing this money in nonprofit projects, the city was able to leverage these funds with state and federal resources to produce significantly more units than would have been provided in on-site projects. Cornerstone found that the additional \$27 million of in-lieu fees enabled the city to finance 616 additional units that would not have been built without the inclusionary funds.

Additionally, this local money enabled the city to bring in \$97 million in federal and state funds that otherwise were unlikely to be invested in Seattle. Furthermore, Cornerstone's analysis found that Seattle invested the fees primarily in projects located downtown and in other higher-cost central neighborhoods—the same neighborhoods where the projects paying the fees were located (Jacobus and Abrams 2014).

Other cities may have a hard time matching Seattle's performance in this regard. Seattle has relatively high capacity both within its Office of Housing and among its network of nonprofits, without which lower rates of



leverage would be expected. Even in Seattle, limited land in central locations is likely to make it increasingly difficult over time to continue relying exclusively on fees to achieve meaningful economic integration.

The “opportunity cost” of providing units on-site (i.e., what the developer gives up by selling or renting for less than market value) is higher for higher-priced units, but the in-lieu fee is likely to be the same for all projects. As a result, when a single fee is set according to expected average costs, there will be a natural tendency for higher-end projects to prefer paying the fee and lower-end projects to prefer on-site production (figure 7).

In many communities, this tendency is not a problem, but some communities have found that it leads to further concentration of affordable housing in lower-income neighborhoods. Nevertheless, some jurisdictions have effectively designed programs so that fees advance economic integration, and others have found ways to create more affordable homes without increasing segregation.

Off-Site Development

Another common alternative to on-site housing performance is the right to build mandated affordable units on another site. Generally this is done by constructing

a dedicated project where all the units are affordable. A 2004 survey found that two-thirds of programs in California allowed developers to do off-site construction (California Coalition for Rural Housing 2004). When done well, off-site production can provide flexibility to developers and increase production. However, cities need to develop guidelines to ensure that off-site properties are located in appropriate neighborhoods, built to a high standard of quality, and well maintained over the long term.

Santa Monica, California, has one of California’s older inclusionary housing programs. It allows developers the option of providing units off-site, but only when doing so will result in additional public benefit. Specifically, Santa Monica requires that builders provide 25 percent more affordable units in off-site projects than would have been required on-site. To promote economic integration throughout the community, off-site projects must be located within a quarter mile of a market-rate project, though projects up to one mile away are allowed if they will not result in overly concentrated affordable housing.

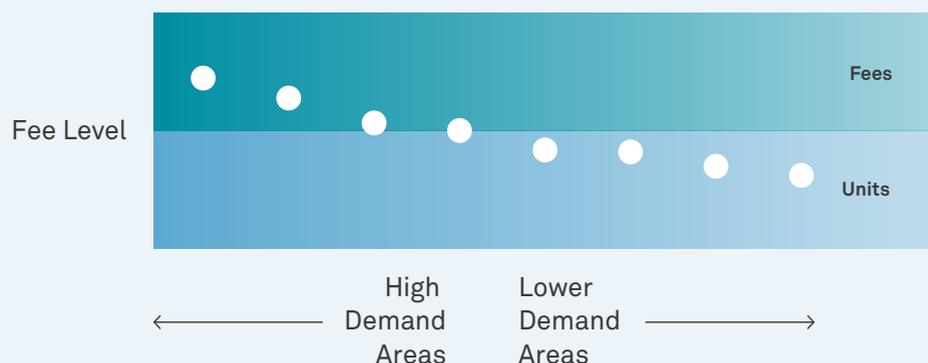
LEVERAGING OTHER AFFORDABLE HOUSING RESOURCES

Many jurisdictions prohibit developers from using scarce federal, state, and local affordable housing funds on the same affordable units as those required by the inclusionary program. A city could end up with no increase in affordable housing units as a result of such “double-dipping.”

In general, cities are more cautious about using funds that are highly limited. For example, many cities will allow developers to utilize tax abatements but prohibit the same projects from applying for housing grant funds. A second general guideline is that access to external funding should be balanced against the burdens required or requested of a developer. In many communities, developers are allowed to access affordable housing subsidies only when doing so enables them either to provide more affordable units or to serve more lower-income households than would otherwise be required.

Figure 7

In-Lieu Fees and Economic Integration



NONPROFIT PARTNERSHIPS AND LAND DEDICATION

While direct off-site development can be challenging for both cities and developers, a number of communities have found that encouraging off-site production through partnerships with nonprofit housing developers facilitates implementation and may produce more affordable housing. Nonprofit developers often have considerable expertise in both building and managing affordable housing. They are skilled at combining various funding sources to get the most possible units. A well-run nonprofit is also likely to be a good steward of the units, protecting the affordability in perpetuity and potentially reducing the monitoring and enforcement burden on city staff.

However, there are limits to the benefits of such partnerships. For example, nonprofits often do not have

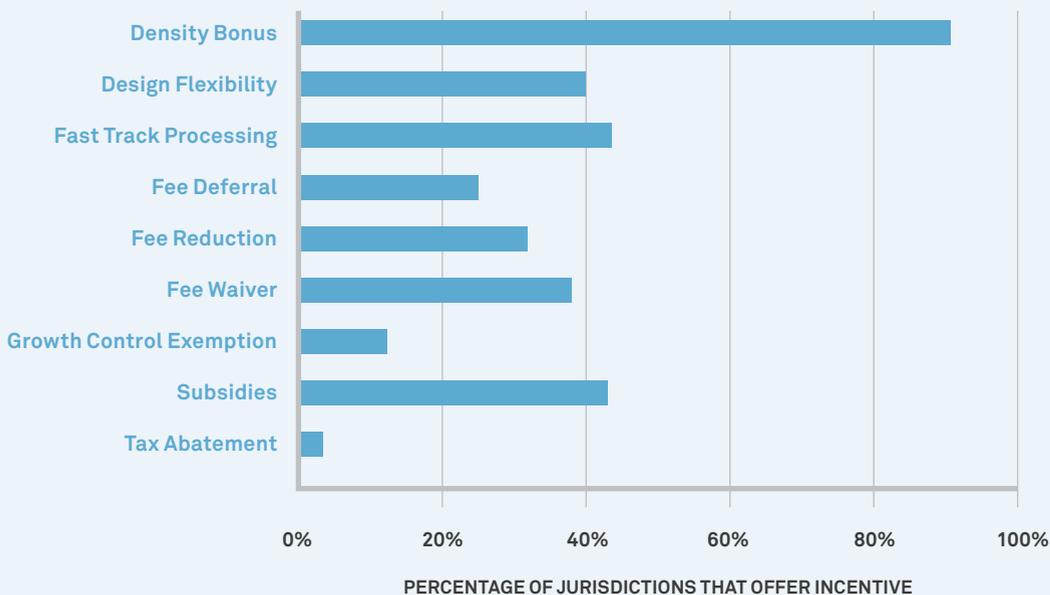
the seed funding to do predevelopment work or to purchase land. A number of cities have designed their off-site production rules to encourage these partnerships. A few, including New York City, allow off-site development only if there is a nonprofit partner that will own the off-site project.

Incentives

The Non-Profit Housing Association of Northern California (2007) and Hickey, Sturtevant, and Thaden (2014) found that most communities offer significant incentives to developers to offset the cost of providing affordable housing units. The most common incentive is the ability to build with increased density, but other common incentives include parking or design waivers, zoning variances, tax abatements, fee waivers, and

Figure 8

Developer Incentives



Source: Non-Profit Housing Association of Northern California (2007).



expedited permitting (figure 8). While a small number of communities seek to offer incentives to fully offset the cost of providing affordable units, incentives are seen as a way to reduce but not eliminate the economic impact on development in most programs.

These incentives are sometimes criticized as “give-aways” to developers. Calavita and Mallach (2009) point out that incentives generally come at a real cost to the public sector. If inclusionary housing requirements are modest enough to be absorbed by land prices, then any incentives merely move the cost from landowners back onto the public. Incentives such as tax abatements and fee waivers reduce revenues available to jurisdictions, just as cash subsidies would to development projects. Even planning incentives such as density bonuses, which appear free, result in increased infrastructure and other public costs.

When communities base inclusionary requirements on detailed feasibility studies, it becomes clear how incentives can play a role in maximizing the impact of

Park City, Utah, utilized in-lieu fees from its inclusionary zoning program to build the Snow Creek Cottages, which are deed restricted to maintain affordability. *Credit: Rhoda Stauffer*

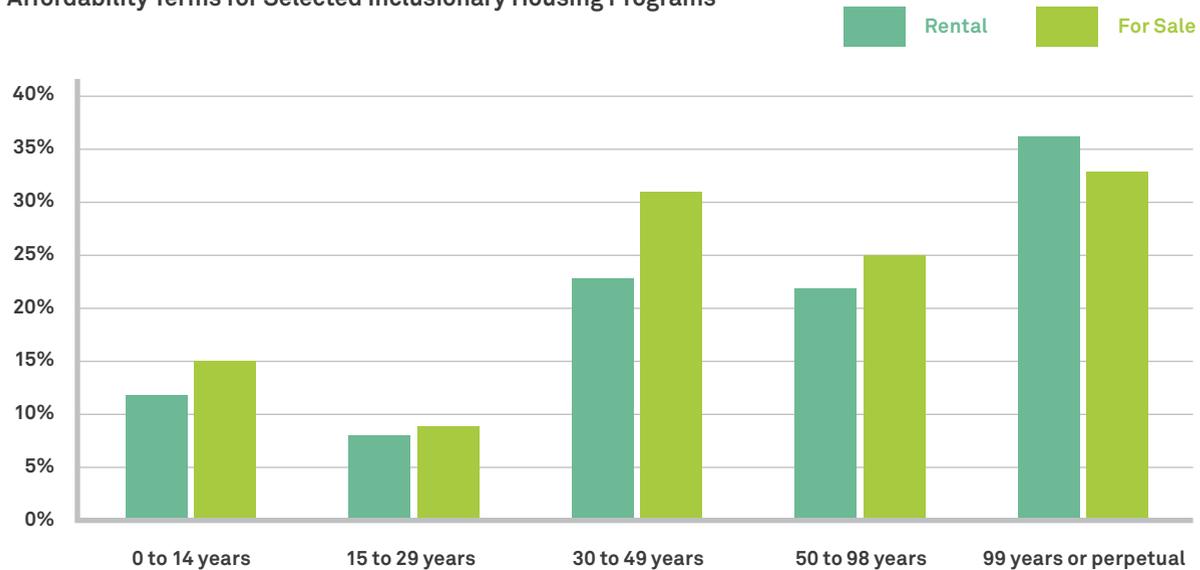
an inclusionary housing program. If the goal of an inclusionary requirement is to enable developers to earn “normal” profits while capturing some share of “excess profits” for public benefit, any incentive a city can offer to make development more profitable enables the imposition of an inclusionary requirement higher than would otherwise be feasible. However, communities have to carefully weigh the costs and benefits of each incentive and evaluate them relative to the cost of meeting specific affordable housing requirements.

Design Standards

It is difficult to design and implement inclusionary housing policies with appropriate standards to ensure quality affordable housing, given developers’ under-

Figure 9

Affordability Terms for Selected Inclusionary Housing Programs



Includes 330 inclusionary housing programs for which affordability term data is available. Source: Hickey, Sturtevant, and Thaden (2014).

standable desire to minimize costs. Some cities have insisted that affordable units be identical in every respect to market-rate units, but it can be hard to defend the public policy rationale behind requiring granite countertops and luxury ranges in affordable units. On the other hand, providing developers with no standards has its own risks. One California developer sold affordable units without any kitchen cabinets (Jacobus 2007a).

An additional concern is the location of affordable units in market-rate developments. There might not be a clear public benefit in requiring that a proportional share of units with waterfront views are affordable, but some standard regarding where affordable units can be located is clearly appropriate.

Many communities develop specific minimum standards. Some programs require that affordable homes be externally identical to market-rate units, but others provide developers with a list of specific requirements

regarding minimum unit size and amenities. So long as affordable units meet these standards, they can be different or less costly to build than market-rate homes.

Affordability Preservation

In booming housing markets, it would do little good to require affordable homes or apartments without providing a mechanism to ensure that the units remain affordable over time.

Between 1973 and 2005, Montgomery County, Maryland, created more than 12,000 affordable homes through its widely copied inclusionary program. Because the affordability of those homes was regulated for only 10 years, however, by 2005 only 3,000 of those units were still affordable (Brunick and Maier 2010). If inclusionary programs are to create and preserve mixed-income communities, long-term restrictions are vital for a program to have a lasting impact. After all,

if homes expire out of a program and return to market rate after a few decades, the program won't actually increase the stock of affordable housing.

Well-designed inclusionary housing programs are able to offer homebuyers meaningful and safe asset-building opportunities while concurrently preserving a sustainable stock of homes that remains affordable for future generations.

The overwhelming trend has been for inclusionary housing programs to adopt very long-term affordability periods (figure 9). In 2005, Montgomery County amended its program to require 30 years of affordability for new projects, and to administrate a new 30-year restriction each time a property is sold. A recent national study found that more than 80 percent of inclusionary housing programs require units to remain affordable for at least 30 years, and one-third of those require 99-year or perpetual affordability (Hickey, Sturtevant, and Thaden 2014). Even programs with 30-year affordability restrictions frequently aim to preserve affordability in perpetuity by “resetting the clock” on each transaction and by maintaining the preemptive option to buy back the unit upon transfer.

It is not entirely clear who benefits from shorter-term restrictions. For homeownership projects, a developer forced to sell units with 15-year restrictions faces the same economic cost as selling units with 99-year restrictions. For rental properties, the economics are a bit more complex. An investor might pay more for a property with rent restrictions that expire after 15 years than for one with 99-year restrictions, but the difference might be slight. In other words, the length of affordability makes a big difference to the long-term impact of the program but only a small difference on the front end.

Policy makers sometimes feel that they are forced to choose between preserving affordability and offering wealth-building opportunities to homeowners. However, research strongly suggests that well-designed inclusionary housing programs can achieve both goals.

A team from the Urban Institute studied economic outcomes for buyers in seven homeownership programs with long-term affordability restrictions and found that sellers were able to experience significant equity accumulation even when the resale prices were restricted to preserve affordability (Temkin, Theodos, and Price 2010). For example, the typical owner of an inclusionary unit in San Francisco, California, received \$70,000 when he sold the home. Even with the strict price restrictions on resale, the typical owner earned an 11.3 percent annual return on the home investment—far more than would have been earned through other investment options (Temkin, Theodos, and Price 2010).

Well-designed inclusionary housing programs are able to offer homebuyers meaningful and safe asset-building opportunities while concurrently preserving a sustainable stock of homes that remains affordable for future generations.

Conclusion

Communities that are developing inclusionary housing programs must take the time to consider carefully each of the issues described above. Because real and important political and market conditions differ from place to place, there is no single best approach that should be used everywhere. However, that does not mean that each jurisdiction has to reinvent the wheel. Inclusionary housing is a well-tested local policy, and much has been learned about how to make it work in a variety of contexts.

CHAPTER 5

The Challenges of Economic Integration



In San Francisco, 1400 Mission is a 100 percent affordable apartment complex built by the nonprofit Tenderloin Neighborhood Development Corporation. *Credit: Tenderloin Neighborhood Development Corporation*

The desire to create and sustain more mixed-income communities has been a key motivation behind many inclusionary housing programs. The evidence suggests that most inclusionary programs are able to deliver affordable housing efficiently and at the same time integrate those units into areas of economic opportunity that other affordable housing programs have difficulty reaching. At the extremes, however, communities are sometimes forced to choose between housing the greatest number of households and integrating that housing into the greatest range of environments.

Does support for this general goal of economic integration imply that we need to ensure integration into every project? To address the more extreme cases, it is important to look closely at the motivation for policies that promote economic integration, the research on the effectiveness of mixed-income housing, and the pros and cons of each approach (table 1). Recent experiences in San Francisco and New York City offer insights into the challenges of meeting broad goals and expectations with a single policy.

Mixed Income, Mixed Results

Since the mid-1980s, a broad consensus among scholars and urban planners has emerged in support of the idea that housing policies should encourage the creation of more mixed-income communities. The work of William J. Wilson (1987) highlighted the serious and compounding challenges that result from overconcentration of urban poverty and suggested that social isolation of people in high-poverty neighborhoods

Table 1
Comparison of On-Site and Off-Site Production

	ADVANTAGES	DISADVANTAGES
ON-SITE	<ul style="list-style-type: none"> • Ensures access to high-opportunity neighborhoods • Is easier to enforce design quality • Has low risk of ongoing maintenance problems • Provides integration in the same building, which can be symbolically important and help build public support 	<ul style="list-style-type: none"> • Can be difficult to monitor scattered units • May produce fewer family-sized units • May not be economically feasible for all project types • Is harder to incorporate very low-income or special needs residents
OFF-SITE	<ul style="list-style-type: none"> • Can be more cost-efficient (i.e., can often produce more total units) • Can leverage other affordable housing subsidies to produce additional units or serve lower-income residents • Can design and operate properties to meet the needs of the local population (e.g. family units, amenities, social services, etc.) 	<ul style="list-style-type: none"> • May concentrate affordable units in lower-income areas • May produce lower-quality buildings • May lead to lower-quality long-term maintenance • Presents risks of “double-dipping,” whereby developers reduce their costs by relying on scarce affordable housing subsidies

might lead to the creation of an “underclass” that is very hard to escape. While the supposed “culture of poverty” does not appear to explain the results, there is clear evidence that even better-off residents suffer significant social and economic disadvantages when they live in neighborhoods with very high concentrations of poverty.

In one example, the Pew Charitable Trusts’ Economic Mobility Project followed 5,000 families to determine

whether children moved up or down the income ladder relative to their parents. Surprisingly, the study found that the poverty rate in the neighborhood where children grew up strongly predicted their economic mobility as adults, even more strongly than differences in their parents’ education levels or occupations (Sharkey 2009).

It is easy to see that children who live in distressed communities face tougher odds. But what we haven’t

Case Study: San Francisco

San Francisco’s Central Market neighborhood has been changing. One of the most high-profile changes has been a new, 19-story luxury apartment building called NEMA, located directly across the street from Twitter’s new headquarters. NEMA is billed by its developer as not simply upscale but “inspirational” living because of the wide range of high-end amenities, from 24/7 spa treatments to dog walking services. Like other recent developments, NEMA was required to rent 12 percent of its 750 units to low-income residents at affordable prices.

To document this program, filmmaker Michael Epstein followed one of the lower-income families that moved into NEMA. After falling on hard times, the Ramirez family had been living in a van under the Golden Gate Bridge and then briefly in a homeless shelter before moving into the gleaming new NEMA tower. And yet Yesenia Ramirez describes her family’s new living situation as “awkward.” The building has no other children, but it does have a “doggie spa” (Epstein 2014).

Next door to San Francisco’s NEMA apartment tower, another residential tower is being built by the nonprofit Tenderloin Neighborhood Development Corporation (TNDC). Like the affordable units at NEMA, this project also resulted from San Francisco’s inclusionary housing program. But in the TNDC

project, all of the 190 apartments will be affordable to low- or moderate-income families. Where NEMA offers mostly studio and one-bedroom units, TNDC’s project has mostly two-bedroom and even some three-bedroom apartments. TNDC was able to build this project with financial support from the developer of a nearby 650-unit luxury condo project that elected to take advantage of the off-site production option under San Francisco’s inclusionary program (Conrad 2014). This off-site partnership will produce far more affordable units than the developer would have been required to provide on-site.

This kind of compromise has been controversial in San Francisco, where many housing advocates are understandably concerned that developers will see the off-site option as a loophole, allowing them to provide substandard housing in undesirable locations. On-site inclusion of affordable units within market-rate projects seems to work well most of the time, and it remains the city’s preferred outcome. Most of the city’s inclusionary residents comfortably blend into market-rate projects where the cost of affordable and market-rate units are not quite so far apart. Collecting fees or creating off-site projects might be less efficient in many of these cases. But luxury projects like NEMA, where the benefits of inclusion decline as the costs increase, make it clear that on-site units may not always be the best option.

been able to prove before is whether those underprivileged neighborhoods attract families who would face challenges anywhere, or whether it is something about the places themselves that negatively affects the kids.

A new study from Harvard University (Chetty and Hendren 2015) has added very strong new evidence to support the conclusion that the places themselves matter. Economists studied children who moved from “worse” to “better” neighborhoods and found that kids who grew up in better neighborhoods earned more as adults when compared to kids who didn’t move or who moved to a worse neighborhood. And the effect grew over time. The younger kids were when they moved, the greater the gains. Similarly, the researchers found that younger siblings in families that moved experienced better economic outcomes relative to their older brothers and sisters who spent less time in the better neighborhood before entering adulthood. This research suggests that housing policies encouraging greater economic integration will lead to better economic outcomes for lower-income children.

Concentrated poverty was clearly an outcome of the housing policies of the mid-twentieth century. But by the end of the century, many housing programs explicitly began seeking to create more mixed-income communities. A range of mixed-income housing programs and policies has been studied widely, and while the results are sometimes contradictory, the evidence paints a fairly consistent picture of both the potential and the limitations of mixed-income housing.

On the positive side, lower-income residents appear to benefit socially and economically from mixed-income communities. In a series of carefully designed experiments, inner-city public housing residents were offered housing vouchers that would enable them to rent market-rate apartments for no more than they had been paying in public housing. Families that moved to neighborhoods with low poverty levels saw

Case Study: New York

In 2009, New York City made a set of changes to its zoning rules—including one that would allow developers of inclusionary projects to concentrate their affordable units in separate buildings on the same lot. Separating the affordable units in this way was considered more economically efficient and enabled these developers to access additional tax benefits. While many cities prohibit this practice, New York’s inclusionary program is voluntary. After considering the alternative—developers opting out of the program—city leaders decided that the benefit of more voluntary units would outweigh any negative consequences.

Five years later, this obscure change of policy made national headlines because of the placement of a single door on one property. Several developers had already taken advantage of the new policy without apparent controversy. But an approved development on Riverside Boulevard came under intense public scrutiny because it featured two doors—one on Riverside Boulevard for buyers of the luxury condos selling for up to \$25 million, and one on 62nd Street for the tenants paying as little as \$850 a month.

The *New York Times* referred to the second door as a “poor door” and called the practice “distasteful” (Bellafante 2014). A state assemblywoman said, “It looks and smells like discrimination” (Navarro 2014). Somehow, in a city that had long allowed off-site development, the idea of separating affordable residents within a site had seemed like an acceptable compromise. But the *image* of mixed-income buildings with two different doors touched a raw nerve with the public.

physical and mental health improvements and increased self-esteem and motivation. The studies also showed that those who moved to higher-income areas were more likely to be employed, although their wages were no higher than those of residents who relocated in low-income neighborhoods (Levy, McDade, and Dumlao 2011).

Integration of lower-income residents into middle- and upper-income neighborhoods can be very valuable, but integration in the same building may offer few additional benefits.

Many policy makers pursued mixed-income housing policies in the hope that social interactions between lower-income and higher-income residents would lead to better access to jobs or other resources for lower-income residents. The research clearly suggests that these hopes are not realistic. Explaining her opposition to “poor doors,” Manhattan Borough President Gale Brewer described her aspirations for inclusionary housing to the *Wall Street Journal*: “I’m hoping that as time goes on, people will share play dates, and I hope that they’ll do BBQs together” (Kusisto 2014).

The Urban Institute reviewed dozens of studies of housing programs that promoted mixed-income communities and found little evidence of any meaningful social interaction between lower-income and higher-income neighbors in mixed-income developments. It also found no evidence that lower-income residents reliably benefitted from the employment connections or other “social capital” of their higher-income neighbors (Levy, McDade, and Dumlao 2011). Even among members of the same income and racial groups, this kind of social interaction among neighbors appears to be rarer than is often imagined.

Integration of lower-income residents into middle- and upper-income neighborhoods can be very valuable, but integration in the same building may offer few additional benefits.

Ensuring Access to Opportunity

This research result does not mean that on-site performance is not a key way to achieve the real benefits that economic integration does offer. Inclusionary housing programs with on-site performance requirements may be one of the very few successful strategies available for integrating lower-income housing into high-opportunity neighborhoods at all.

Recent research has shown just how hard it is to achieve economic integration through traditional affordable housing strategies. A 2012 New York University study found that the vast majority of subsidized affordable housing was located in neighborhoods with poor performing schools. The schools nearest to public housing projects had a median state test score ranking in the 19th percentile (81 percent of schools performed better). Low Income Housing Tax Credit projects did slightly better; their nearest schools ranked in the 30th percentile. But even families with portable housing choice vouchers ended up in locations where the nearest school had a median rank in the 26th percentile. For a variety of reasons, these families who should have been able to rent anywhere ended up in neighborhoods where 75 percent of kids qualified for free lunch at school (Ellen and Horn 2012). Decades after embracing “deconcentration of poverty” as a federal housing policy goal, most federal programs don’t appear to be achieving meaningful economic integration.

By contrast, the results of another 2012 study suggest that inclusionary housing programs have been more successful in achieving this goal. Heather Schwartz and her colleagues at the RAND Corporation mapped the locations of affordable units created by inclusion-

ary policies in 11 cities. They found that the typical inclusionary unit was in a neighborhood where only 7 percent of the population lived in poverty (half the national average for all neighborhoods). Children in these inclusionary units were assigned to schools with state test scores ranking in the 40th to 60th percentile and with lower-than-average numbers of students eligible for free lunches. Noting the stark contrast with other affordable housing programs, the authors concluded that “while [inclusionary housing] programs serve relatively more-advantaged families than other subsidized housing programs, the degree of access [inclusionary housing] provides to low-poverty neighborhoods is still remarkable” (Schwartz et al. 2012, p. 15).

Local policy makers have to struggle with how much importance to place on integrating lower-income

households into higher-income neighborhoods. While we should be careful not to expect significant social mixing, the real economic and health benefits from living in higher-opportunity locations are sufficient to justify policies that promote integration. But for a variety of reasons it is very difficult to build affordable housing in higher-opportunity neighborhoods. Inclusionary housing is one of the only housing strategies that effectively integrates lower-income households into higher-income, higher-opportunity locations.

Frazer Court in Redmond, Washington, offers six affordable units to families making 80 percent of the area’s median income.

Credit: City of Redmond



CHAPTER 6

Addressing Legal Concerns

by Ben Beach



A father and daughter anticipate construction of their affordable home in the Old Las Vegas Highway development in Santa Fe, New Mexico. *Credit: John Baker Photography*

State and Federal courts have repeatedly upheld inclusionary housing measures, which have been adopted by hundreds of jurisdictions across the country. While some state laws have substantially limited the options available to local policy makers, in any jurisdiction there is almost always a path to an effective, legally defensible inclusionary policy. This chapter addresses four of the most important legal considerations for inclusionary housing programs: (1) takings standards; (2) on-site performance requirements; (3) linkage or impact fees; and (4) fees collected in lieu of providing required units on-site. It also looks at policy and priority differences among states.

Takings Standards

The legal issue most commonly implicated by inclusionary housing measures is known as “takings,” derived from the prohibition in the U.S. Constitution against taking private property without just compensation. Courts confronted with a takings challenge to an inclusionary housing measure may apply one of two quite different standards. One standard, set forth by the U.S. Supreme Court in the *Penn Central* case, should apply to generally applicable land use controls, such as a simple mandatory inclusionary housing ordinance that merely requires on-site inclusion or off-site production of affordable units. To be considered a taking under the *Penn Central* precedent, a local ordinance would have to be so drastic in its effect that it is functionally equivalent to a “classic taking,” in which the government directly appropriates private property.

In a pair of cases known as *Nollan* and *Dolan*, the Supreme Court outlined a stricter standard for exactions—development conditions imposed ad hoc or through negotiation as part of the land use approval process. These cases center on the “unconstitutional conditions” doctrine, which limits the government’s authority to condition the grant of a privilege or benefit (such as a building permit) when a proposed condition contains a mandate (such as a requirement to dedicate land to the public) to give up or refrain from exercising a constitutional right. Under the *Nollan/Dolan* standard, such a requirement must (1) have an “essential nexus” to the impact of the development that is being mitigated by the condition (i.e., there must be a clear relationship between the impact of the development and the required mitigation); and (2) the condition must be “roughly proportional” to the impact that the development is likely to have on the problem that the condition is intended to mitigate. The Court recently clarified that the *Nollan/Dolan* analysis applies to conditions imposed in the development approval process that take the form of monetary fees (*Koontz v. St. Johns River Water Management District*).

While a number of cases have established some clear guidelines, the exact treatment of various inclusionary housing policies is still being considered by courts across the country, and it may be some time before all the relevant issues are resolved. Two important questions can help make sense of the confusion: (1) Is the measure in question imposed ad hoc or is it generally applicable? and (2) Is the purpose of the measure to mitigate a project’s impact or instead to accomplish a legitimate regulatory goal under the jurisdiction’s police power?

It is clear that generally applicable on-site affordable housing requirements can be structured as expressions of a jurisdiction’s police power to regulate land use. If so, they should be evaluated under the *Penn Central* standard when subject to a federal takings challenge. To date, no court has used the *Nollan/Dolan* standard to review a generally applicable mandatory inclusionary zoning ordinance.

It is also clear that measures imposed ad hoc should be evaluated under *Nollan/Dolan*. And it is somewhat likely that linkage fees or impact fees designed as mitigations will be evaluated under *Nollan/Dolan*, or some other standard examining the relationship between the cost of compliance and the impact of the project on the problem. What is less clear is how the courts should treat fees charged in lieu of on-site performance, which seem to be quite different from traditional land use regulations.

Which of these standards a court chooses to apply in evaluating a challenge to an inclusionary housing measure has significant implications for policy making. First, the *Nollan/Dolan* standard requires extensive documentation to establish the appropriateness of the measure in question. Second, the proportionality requirement places an upper limit on the level of fees charged, which is almost certainly well below any upper limit imposed by the *Penn Central* standard. Under *Penn Central*, a land use regulation can significantly constrain the potential uses of a property

regardless of whether or how much a given development would contribute to a social problem—as long as the regulation advances a legitimate government purpose and leaves the property owner with *some* profitable use of the property.

Recently, the California Supreme Court addressed several of these issues in a case involving a takings challenge to the City of San Jose’s inclusionary housing ordinance, *Cal. Bldg. Indus. Assn. v. City of San Jose*, 61 Cal. 4th 435 (2015). The ordinance required that developers of residential projects with 20 or more new, additional, or modified dwelling units set aside 15 percent of on-site for-sale units as affordable, or meet one of the alternative performance requirements, such as providing affordable housing off-site or paying an in-lieu fee. The court concluded that the ordinance should be treated as a traditional land use control, not as an exaction, and should be reviewed under the deferential standard reserved for such controls. The court observed that the city’s legitimate purposes in adopting the ordinance were to increase the supply of affordable housing and to distribute affordable housing across economically diverse neighborhoods. The court clarified that the “unconstitutional conditions” doctrine applies only in cases where the condition at issue, if imposed directly by the government, would amount to a taking because it required conveyance of a property interest. San Jose’s inclusionary housing ordinance, the court determined, did not require the subject developer to convey property to the public, but instead operated as a *price control* on housing reviewable under *Penn Central*.

On-Site Performance Requirements

Citywide or neighborhood-wide inclusionary requirements, where properly drafted, should be entitled to great judicial deference as generally applicable exercises of the local government’s authority to regulate land use under its police powers (*Euclid v. Amber*

Realty Company; Village of Belle Terre v. Boraas). The legitimate purposes of inclusionary housing ordinances may include accommodating a community’s projected needs for affordable housing, addressing the effects of prior exclusionary zoning, providing equal opportunity to all income levels, providing housing for the workforce, addressing the dwindling supply of land, and affirmatively advancing integration and other fair housing goals (California Affordable Housing Law Project/Public Interest Law Project 2010). Unlike a housing impact fee, for example, inclusionary housing ordinances are not principally intended to mitigate the impact of particular development projects and should not be described as such.

It is sometimes argued that inclusionary housing requirements should be evaluated under the *Nollan/Dolan* standard instead. The California Supreme Court’s approach to the question of which standard to apply has been widely used in other states. Under that approach, generally applicable land use controls, even when applied to development through the mechanism of the land use approvals process, are considered police power legislation. The more rigorous *Nollan/Dolan* review is reserved for measures imposed on individual development projects on an ad-hoc basis (*Ehrlich v. City of Culver City*). It is thus advisable for local jurisdictions to adopt citywide or neighborhood-wide inclusionary requirements that are generally applicable, rather than those imposed ad hoc during the land use approval process.

A jurisdiction may want to undertake an economic feasibility study to support any contemplated inclusionary housing requirement. Such a study should aim to satisfy the *Penn Central* test by showing that the proposed requirements do not completely disrupt economic returns from the project in question. A feasibility study should factor in any subsidy or other economic value contributed by the local government to the projects through upzoning or other regulatory relief. Jurisdictions should not rely on a nexus study to support generally applicable on-site performance

requirements, because doing so might imply that the inclusionary requirements were intended to mitigate project impacts rather than advance legitimate police power objectives.

Local jurisdictions can take these additional steps to help strengthen the legal defensibility of their inclusionary housing requirements: (1) include a goal in the community's comprehensive or general plan that future growth of the community must include a specified percentage of affordable housing; (2) make clear that any on-site performance requirement is an exercise of the city's police power, advances a legitimate government interest, and is not intended to mitigate the impact of development; (3) make administrative waivers available; and (4) consider including a periodic review of the on-site performance affordable housing percentage in light of market conditions.

Linkage and Impact Fees

In general, federal and state courts have repeatedly upheld impact fees (and other similar development fees) against challenges maintaining that they are takings. However, courts are likely to apply the *Nollan/Dolan* standard in evaluating such fees.

In *Commercial Builders of Northern California v. City of Sacramento*, the ninth circuit court upheld Sacramento's commercial linkage fee ordinance against a takings challenge. The challengers argued that Sacramento failed to show that the nonresidential development on which the fee was imposed generated a need for affordable housing proportionate to the burden created by the fee. The court rejected this argument, reasoning that the ordinance "was implemented only after a detailed study revealed a substantial connection between development and the problem to be addressed" (*Id.* at 875).

Local jurisdictions contemplating adoption of linkage or impact fees would be well-advised to commission

a nexus study, which demonstrates the relationship between a contemplated fee and the impact of the development that the fee is intended to mitigate. Commonly, these studies use well-established industry methodologies to calculate the contribution of a set of projects (residential or commercial) to worker in-migration and the ensuing need for new affordable housing. Such studies are designed to help localities meet the *Nollan/Dolan* test by establishing both the "essential nexus" and "rough proportionality" required by the court in those cases.

In-Lieu Fees

Is an in-lieu fee the kind of fee imposed in the development approval process that is subject to *Nollan/Dolan*? In development fee cases, courts have followed the California approach of distinguishing between legislative measures and those imposed on an ad hoc basis. "With near uniformity, lower courts applying *Dolan* . . . have expressly declined to use *Dolan*'s heightened scrutiny in testing development or impact fees imposed on broad classes of property pursuant to legislatively adopted fee schemes" (*Rogers Mach. v. Wash. County*). As long as the in-lieu fee requirement is structured to allow for negligible discretion in calculation and application, the fee should not be subject to *Nollan/Dolan*, because it is not ad hoc or negotiated (*San Remo Hotel v. City and County of San Francisco*).

However, California courts have further determined that even a generally applicable formulaic development impact fee must still bear a "reasonable relationship" to the impacts the fee is intended to mitigate (*Ehrlich v. City of Culver City*), a standard somewhere between *Penn Central* and *Nollan/Dolan* in its deference to local authority. In the event that a court views an in-lieu fee as an impact fee (rather than as a land use control) and applies such a standard, the local government still has a strong defense available. An inclusionary in-lieu fee is customarily structured to cover the cost of developing affordable units that

would otherwise have been included on-site in the project. That “loss” of on-site units is precisely the impact the fee is intended to mitigate. Thus, where they follow conventional design, such fees are likely to be seen as meeting the California courts’ “reasonable relationship” standard.

In *City of San Jose*, the court quickly dismissed the challengers’ contention that the presence of an in-lieu fee option meant that the ordinance as a whole should be reviewed under a heightened standard appropriate for measures designed to mitigate impact. The court noted that no developer was required to pay the in-lieu fee and that a developer could always opt to satisfy the ordinance by providing on-site affordable housing units (61 Cal. 4th at 476).

There is every reason to believe that courts will continue to uphold the basic right of local governments to promote the welfare of their residents by ensuring the availability of housing that is affordable to lower-income households.

Variations Among State Laws

It is no coincidence that inclusionary housing programs are heavily concentrated in a few states. California, New Jersey, and Massachusetts all have (or had) state laws that strongly encourage or even require local inclusionary housing policies. Adopting inclusionary policies in other states often requires significant research into any special state constitutional provisions or statutes that might limit local authority.

In California, Colorado, and Wisconsin, state courts have interpreted laws relating to rent control to bar localities from using inclusionary housing measures to regulate rents, but not the price of ownership units.

Local jurisdictions in all these states have, despite these legal limitations, successfully implemented at least one of the inclusionary housing strategies discussed in this report.

The National Association of Home Builders produced a summary of state laws that either support or impede local inclusionary housing ordinances. They found that 13 states (Connecticut, Florida, Illinois, Louisiana, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Rhode Island, Vermont, and Virginia) have statutes that either explicitly or implicitly authorize local inclusionary policies. Two states (Texas and Oregon) have explicit prohibitions against inclusionary housing. In many of the remaining states, key state policy concerns shape the design of local inclusionary policies (Hollister, McKeen, and McGrath 2007).

In some cases, changes or clarifications to state law can help promote local adoption of inclusionary housing policies. Florida housing advocates managed a decade-long campaign that resulted in the passage of more than a dozen inclusionary ordinances. This campaign succeeded in large part due to a sustained legislative effort to pass two laws: one to ensure that price and rent control provisions in mandatory inclusionary programs were legal under state law, and one to support the creation of local community land trusts to manage inclusionary and other housing units (Ross 2014).

Conclusion

It is important for jurisdictions adopting inclusionary housing programs to pay close attention to the evolving case law on this issue. But there is every reason to believe that courts will continue to uphold the basic right of local governments to promote the welfare of their residents by ensuring the availability of housing that is affordable to lower-income households.

CHAPTER 7

Planning for Successful Implementation



The success of an inclusionary housing ordinance rests on the jurisdiction's ability to appropriately staff and fund ongoing program administration. Staff must have specialized skills to engage successfully with developers of complex real estate projects. Once inclusionary units are completed, monitoring and stewardship of rental units and especially homeownership units require dedicated staffing on an ongoing basis to ensure that units remain affordable and that the program is meeting its stated goals. The cost of this staffing is small relative to the value of the affordable housing being managed, but jurisdictions have to plan for this ongoing expense.

Affordable homes at Mueller Austin are interspersed throughout various neighborhoods built by different developers. *Credit: Catellus Development*

Case Study: Denver, Colorado

The case of Denver, Colorado, illustrates how staffing differences in two types of inclusionary housing programs made a big difference in preventing foreclosures.

In 2012, the city's 10-year-old inclusionary housing ordinance (IHO) faced an unprecedented challenge. Staff reported to the city council that the IHO had created 1,155 affordable homeownership units, but that 185 of those homes had been lost to foreclosures (Denver Office of Economic Development 2012). This news created enormous political pressure to reform or even repeal the program. Some were tempted to conclude that inclusionary housing could not work in Denver.

At the same time that Denver was developing a citywide inclusionary program in the early 2000s, the commission overseeing the reuse of Denver's Lowry Air Force Base established its own inclusionary housing policy. Developers at Lowry were required to make roughly 900 homes affordable to lower-income families (Webster 2005). Over the same period of time that 185 of the city's inclusionary units went into foreclosure, there were zero foreclosures at Lowry. What caused this difference?

Lowry had created a community land trust (CLT) to monitor and manage its affordable homes. While the city had a single staff person managing more than 1,000 affordable units, Lowry's CLT had two to three people working closely with only 186 homeowners. The CLT pushed for more affordable prices, prevented buyers from taking out adjustable-rate mortgages, and stepped in when homeowners got into trouble (Harrington 2013). In 2013, Denver established emergency measures that helped avoid further foreclosures. In 2014, the city council passed a comprehensive redesign of the program that included provisions to increase the staffing for administration and to outsource some capacities.

Roles for Program Staff and Contractors

Successful implementation of an inclusionary housing program requires staff with specialized skills necessary to coordinate and oversee complex real estate developments, screen buyers and tenants, and then monitor units over time. Table 2 summarizes some of the functions that staff or contractors typically perform.

SUPPORTING THE PRODUCTION OF AFFORDABLE UNITS

No matter how detailed and well-conceived an inclusionary housing ordinance is, some situations will call for human judgment to implement the program fairly and act in the best interest of the community. It is not sufficient to simply publish rules and expect developers to implement them successfully. City staff, or staff of some partner agency, must help developers interpret and apply the inclusionary policies. In many communities, staff has some discretion to waive certain requirements, approve alternatives, or bring additional resources such as fee waivers or housing funds to the table for projects to achieve high levels of public benefit.

However, achieving flexibility is no simple task. Staff has to work closely with developers to evaluate the impact of inclusionary requirements on a project's financial performance and to develop alternative proposals that benefit the developer and the community. This requires some level of technical skill, and cities sometimes struggle to find staff with the necessary experience. Occasionally, cities turn to outside consultants or other partners to perform these tasks.

Mammoth Lakes, California, is a ski resort town with very high housing costs. The town adopted affordable housing mitigation regulations that require developers of new housing, hotels, resorts, or commercial real

Table 2

Key Functions to Be Performed by Staff or Contractors

1 | Supporting the Production of Affordable Units

- Communicating program requirements to developers and property managers
- Reviewing development proposals for compliance with rules
- Negotiating certain requirements to maximize production (in some communities)
- Ensuring that affordable units meet appropriate design and location standards
- Ensuring timely payment of fees (if any)
- Planning and implementing reinvestment of fee revenue to produce affordable units

2 | Monitoring and Stewarding Rental Units

- Setting affordable rents
- Working with property managers to ensure fair marketing of units
- Monitoring eligibility screening for new tenants
- Recertifying annual incomes of tenants
- Enforcing requirements (as necessary)

3 | Monitoring and Stewarding Homeownership Units

- Setting initial prices at an affordable level
- Marketing homes to eligible buyers
- Ensuring that potential buyers receive homebuyer education
- Verifying that applicants understand program requirements and resale restrictions
- Screening applicants against eligibility requirements
- Working with lenders to ensure access to appropriate financing
- Monitoring homes for owner occupancy over time
- Managing resales to future income-eligible buyers at formula price
- Enforcing program requirements when necessary

estate to develop new affordable housing units as part of these projects. However, town leaders recognized that the community lacked the capacity to manage detailed negotiations with developers. They turned to a local nonprofit, Mammoth Lakes Housing (MLH), for assistance. The town contracts with MLH to provide a number of services, such as monitoring their entire portfolio of resale-restricted housing, collecting data on housing needs, working with private developers to ensure compliance with the housing mitigation ordinance, and assisting the town to address its housing goals (Hennarty 2013).

MONITORING AND STEWARDING RENTAL UNITS

The majority of inclusionary programs rely heavily on property management companies to ensure ongoing compliance of inclusionary rental units, but many administrators report significant challenges resulting from this approach (Hickey, Sturtevant, and Thaden 2014).

Programs frequently expect managers of rental properties with inclusionary units to market available

units, screen applicants for program eligibility, document and annually recertify tenant incomes, and take action to address noncompliance. Many cities provide ongoing training for property managers to help them understand the rules they are charged with enforcing, and most undertake some level of monitoring to ensure that managers are applying the rules appropriately and equitably. However, problems are still common.

Programs must plan ahead to cover administrative costs adequately in both high-growth and low-growth periods.

Most property management companies have no experience with affordable housing programs, and it can be challenging to rely on them to enforce potentially complex public agency rules. As a result, a growing number of programs are centralizing some of these responsibilities, often in-house. Hickey, Sturtevant, and Thaden (2014) describe how the City of San Mateo, California, centralized waiting lists and screening due to the high turnover of property managers. Now the city manages a single applicant pool and sends prescreened tenants to property managers to fill vacancies.

MONITORING AND STEWARDING HOMEOWNERSHIP UNITS

Ensuring long-term affordability for homeownership units is more challenging than it is for rentals and requires attention to a wider range of issues. Cornerstone Partnership and the National Community Land Trust Network led a yearlong process that engaged dozens of practitioners and several national homeownership organizations to create a set of “Stewardship Standards” to preserve long-term affordability. The standards include more than 41 independent program elements and policies that participants believed were essential for successfully preserving long-term

affordability as well as resources such as sample documents and templates to facilitate the adoption of best practices (Cornerstone Partnership 2014a).

Ownership units require more active involvement, and property management companies do not offer the needed expertise for these activities. As a result, most cities with portfolios of inclusionary homeownership units have significant staffing dedicated to managing and monitoring those units.

NeighborWorks America and NCB Capital Impact reviewed the staffing levels among a wide range of affordable homeownership programs with long-term restrictions, including many inclusionary housing programs. They found that staffing levels varied significantly, with small programs managing fewer than 100 units per employee and some larger programs overseeing 500 or more units per employee. Their report said, “It seems prudent to plan on staffing at the level of one full-time staff person (or equivalent) focused exclusively on post-purchase monitoring and resale administration for every 150 to 300 affordable homeownership units” (Jacobus 2007b).

Many cities have turned to third-party administrators to assist with the tasks of monitoring and enforcing deed restrictions on homeownership units. These third-party partners are most often nonprofit organizations, but a number of private firms provide administrative services to dozens of local jurisdictions in New Jersey. One type of partnership showing particular promise is when jurisdictions work with community land trusts (CLTs) to implement inclusionary programs. For example, Community Home Trust, a CLT in Chapel Hill, North Carolina, plays a key role in the administration of the city’s inclusionary housing program.

Funding Administrative Costs

Programs must plan ahead to cover administrative costs adequately in both high-growth and low-growth periods. PolicyLink documented the many sources



that inclusionary housing programs rely on to fund ongoing administration (Jacobus 2007a). The most common sources were local government general funds and federal housing block grant funds. However, many communities use a portion of inclusionary housing fee revenue to pay for program administration. A number of communities have developed fee structures that grow over time as administrative demands grow. A few charge tenants or homebuyers application fees, and a growing number charge significant fees when inclusionary homeowners resell or refinance their homes. In cases where the inclusionary program staff manages significant aspects of the resale, fees as high as 3 percent of the resale price may be appropriate.

Community land trusts typically charge homeowners a monthly ground lease fee to help defray administration costs, and a small number of cities including Chicago have included similar administration fees in deed covenants. Salinas, California, charges owners of inclusionary rental units an annual monitoring fee as well.

The Arbor Rose development in San Mateo, California, offers seven affordable town houses with either one or two bedrooms.
Credit: Sandy Council

Measuring Impact

Too often, a lack of external compliance requirements results in literally no system for tracking outcomes of inclusionary housing programs. Schwartz and her colleagues at the RAND Corporation evaluated whether inclusionary programs were achieving significant economic inclusion. She reported that “no jurisdiction had all the information we requested, and . . . no jurisdiction regularly tracked demographic information and sales prices or rents across successive occupants of units” (Schwartz et al. 2012).

While it is not uncommon for academic researchers to conclude that more data is necessary to answer important questions, the question that Schwartz was

HomeKeeper Tracking System

Recognizing the need for better outcome tracking, Cornerstone Partnership brought together practitioners from multiple communities to develop a data system called HomeKeeper, which several inclusionary programs are using to monitor program outcomes. The City of Cambridge, Massachusetts, recently adopted HomeKeeper, and housing manager Anna Dolmatch reported that “it has eliminated multiple spreadsheets, and we no longer have to search through paper files for information” (Eng 2014, p. 1).

HomeKeeper captures demographic and income data from households at the time they are applying, enables management of waiting lists and lotteries, and automates screening for eligibility. Once units are occupied, HomeKeeper helps staff monitor ongoing activities. For homeownership units, HomeKeeper tracks all the financial data related to the sale and financing of a home, helps staff manage resales, and ensures ongoing affordability. As a by-product of automating these administrative systems, HomeKeeper captures the key data necessary to understand a program’s impact.

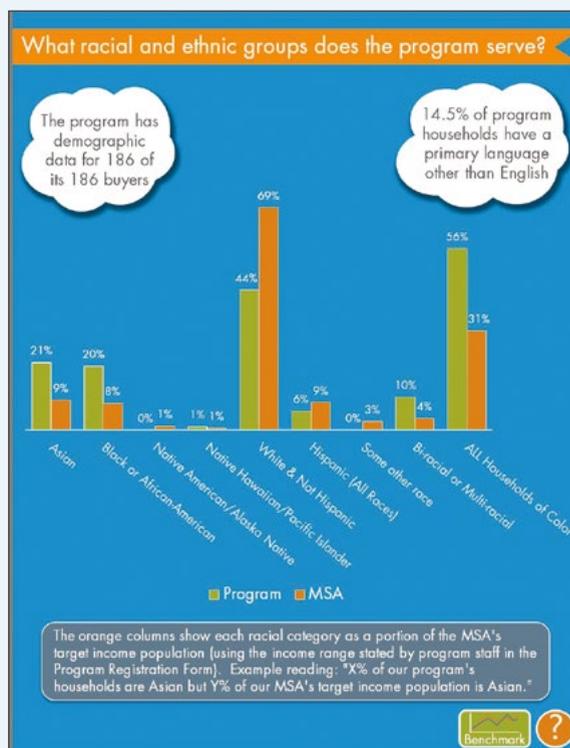
HomeKeeper users receive an annual “Social Impact Report” that summarizes program performance and includes an overview of the type and location of units produced and the demographic and income characteristics of residents. The report also shows trends over time, such as how resident income compares with program income limits, the ongoing affordability of units, the difference between below-market-rate prices and market prices, the amount of equity earned by home buyers, and their annualized rate of return. Because more than 60 programs participate in the HomeKeeper project, these reports can not only present each program’s outcomes, but they can also benchmark those outcomes against the performance of a national peer group (Cornerstone Partnership 2014b).

Figure 10 presents an example of the kind of information available from a HomeKeeper report. The chart compares the racial demographics

of a program’s buyers to a pool of income-eligible households in the local area. This particular program is reaching African American and Asian families but underserving Hispanic households. Without this benchmarking data, these trends would be hard to track.

Figure 10

Sample Metrics from a HomeKeeper Social Impact Report



Source: Cornerstone Partnership



researching was the very issue that most likely motivated the creation of many of these programs. In fact, the data she needed was exactly the same kind of data that the staff routinely provide for federally funded housing projects.

Some communities have begun to require annual reporting on program activities. Sacramento County, California, for example, includes inclusionary reporting as part of a broader biennial report. It must include the number of units produced, the amount of land dedicated and purchased, the amount of funds collected, and the levels of affordability among the units created.

These annual reports are not as common as they should be, but those that exist do not seem to address policy makers' need for analysis of program performance. One exception is Monterey County, California, where the inclusionary zoning policy requires both an annual report and a more in-depth five-year report. The annual report is a brief summary of the program's accomplishments over the previous years. The five-year report includes the number of

The Sand River Cohousing development in Santa Fe, New Mexico, provides homes at below-market rates for senior citizens. *Credit: Angela Werneke*

units produced and households served, the amount of in-lieu fees collected and how those fees are used, and recommendations for policy revisions. This report is presented for public comment. Ultimately, all inclusionary housing programs—both individually and collectively—would benefit from significantly improving and standardizing data collection and performance metrics.

Conclusion

Inclusionary housing programs cannot be successful unless they are well run and adequately staffed, and they must secure sufficient funding for ongoing administrative costs. Communities also need to be able to track program data in order to evaluate outcomes and make needed changes over time.

CHAPTER 8

Conclusions and Recommendations



The Pacifica Cohousing Community maintains seven energy-efficient, permanently affordable units on its eight-acre property in Carrboro, North Carolina. *Credit: Community Home Trust*

The evidence summarized in this report strongly supports the idea that local inclusionary housing policies can fairly and effectively tie production of affordable housing to the construction of new market-rate real estate development.

Inclusionary housing offers a way to expand and preserve a supply of housing that is affordable to lower-income people. The responsibility for affordable housing is increasingly being devolved to states and localities as federal resources become scarce, and inclusionary housing programs offer an effective way for private-public partnerships to address this ongoing need.

Growing communities can implement inclusionary policies to generate significant amounts of affordable housing without negatively affecting market-rate development. Ultimately, inclusionary programs can impose meaningful costs on developers, but when they are coupled with incentives, the net impact on development is typically modest, neutral, or even occasionally positive. The affordable housing requirements that can be supported without overburdening development, however, differ from one community to another. Hence, effective policy design and program implementation are crucial for successful results.

Most importantly, inclusionary housing offers one of the only effective strategies for overcoming economic segregation and building sustainable mixed-income communities. The evidence suggests that economic integration is an important way to combat the negative effects of generational poverty. It also suggests that residents across all income levels benefit from (1) reducing sprawl (and the associated costs for taxpayers); (2) living in more sustainable cities; and (3) experiencing cultural, racial, and economic diversity.

While building-by-building integration is not always necessary, traditional publicly subsidized affordable housing programs have struggled and largely failed to achieve neighborhood-level economic integration. Ultimately, tying provisions of affordable housing directly to market-rate development removes the biggest obstacle to creating inclusive communities: access to desirable land for development.

What Can Local Governments Do to Maximize the Impact of Inclusionary Housing?

Research supports the premise that inclusionary housing programs must be designed with care. In order to maximize the impact of inclusionary programs, local sponsoring agencies should:

BUILD PUBLIC SUPPORT

1. Build consensus around the need for greater investment in affordable housing and the desirability of a housing strategy that emphasizes mixed-income communities.
2. Engage community stakeholders, including real estate developers, in the process of designing an inclusionary program.
3. Share program results with the public on a regular basis to build ongoing support.

USE DATA TO INFORM PROGRAM DESIGN

4. Conduct an economic feasibility study prior to implementation to ensure that proposed performance requirements or fees can be reasonably absorbed by development profits and land values.
5. For programs that rely on linkage or impact fees, conduct a nexus study prior to implementation to ensure that required fees are roughly proportional to the impact of new development on the need for affordable housing.
6. Track program activity to enable policy makers to understand the program's impact and make incremental improvements.

ESTABLISH FAIR, REASONABLE EXPECTATIONS FOR DEVELOPERS

7. Provide flexibility to developers to improve the rate of production.
8. Ensure that alternatives to on-site production are economically comparable.
9. Require developers to provide increased public benefits when they build off-site units.
10. Regularly adjust incentives and requirements to ensure that the number and types of units produced align more closely with local housing needs.

ENSURE PROGRAM QUALITY

11. Pay close attention to the geographic location of units to ensure economic integration.
12. Develop design standards to ensure that the affordable units are of appropriate size and quality.
13. Plan and budget for stewardship and monitoring to protect long-term affordability.

Affordable housing puts minds and hearts at ease. *Credit: John Baker Photography*

What Can States Do to Support Local Inclusionary Housing Policies?

State legislative leadership has been essential to the growth of inclusionary housing. New Jersey effectively mandates local inclusionary housing policies, and Massachusetts and California have developed statewide policy frameworks that grant real powers to overcome exclusionary zoning policies and encourage local cities and towns to adopt inclusionary housing ordinances.

States that want to encourage but not require local inclusionary housing policies could adopt legislation that makes the legality of local inclusionary housing explicit. Just as important, states can establish clear statewide planning frameworks that (1) explicitly allow local governments to implement inclusionary housing policies, just as they have the authority to regulate other land uses; (2) prohibit local exclusionary housing practices; and (3) require local communities to proactively plan for and build affordable housing.



Without specifically mandating the strategy each community will use, policies like these create an expectation that each community will manage its growth in a way that ensures that some portion of new housing is affordable to lower-income residents.

In most cities, the need for affordable housing has never been more urgent. For many jurisdictions across the country, now is the time to consider adopting robust inclusionary housing policies that build affordable housing stock and create inclusive communities.

What Can the Federal Government Do to Support Inclusionary Housing Policies?

Inclusionary housing is not and should not be a central part of the federal government's affordable housing strategy. Local inclusionary housing programs are not a substitute for a robust federal role in the production and preservation of affordable housing. In order to make a dent in the national housing problem, federal investment in public housing, block grant programs like HOME Investment Partnerships Program and Community Development Block Grants (CDBG), and the Low Income Housing Tax Credit program must continue and expand. Local inclusionary programs can offer a way to supplement and leverage the impact of that federal investment, particularly in areas that are experiencing growth.

The federal government could take the following steps to encourage and support local inclusionary housing:

1. Remove barriers for accessing FHA-insured mortgages and the secondary mortgage market for buyers of inclusionary homes.
2. Provide incentives or preferences for the allocation of federal transportation funding to communities that develop affordable housing in concert with new transit infrastructure.
3. Educate state and local housing agencies on why inclusionary housing can be an effective tool for their comprehensive affordable housing strategies.
4. Develop a platform for tracking and monitoring the location of affordable units created through local policies (including but not limited to inclusionary policies) and combining that information with public data on the locations of federally subsidized housing to enable comparison of the performance of various programs.
5. Allow local jurisdictions to use HOME and CDBG funds to support stewardship of affordable units with long-term affordability controls.

In most cities, the need for affordable housing has never been more urgent. For many jurisdictions across the country, now is the time to consider adopting robust inclusionary housing policies that build affordable housing stock and create inclusive communities.

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Acknowledgments

The idea for this report was conceived by Emily Thaden at the National Community Land Trust (CLT) Network, and it relies heavily on work she did with Robert Hickey and Lisa Sturtevant at the National Housing Conference's Center for Housing Policy. This new document benefited immensely from review and feedback from Emily Thaden, Rachel Silver, Sasha Hauswald, Alan Mallach, and Nico Calavita. Ben Beach, legal director of the Partnership for Working Families, wrote chapter 6, "Addressing Legal Concerns." Mike Rawson of the Public Interest Law Project reviewed that chapter and provided helpful comments. Mark Perlman of the National CLT Network provided key production support in preparing the final report.

A number of people were interviewed or provided background material that helped in the creation of this report. Michael Lane and Danielle Mazzella of the Non-Profit Housing Association of Northern California offered key insights and some follow-up research. Jamie Ross of the Florida Housing Coalition and 1000 Friends of Florida shared detailed lessons from her successful long-term effort to support adoption of inclusionary housing throughout Florida. Norman Cole of the City of Stamford, Connecticut, and Councilmember Sally Greene from Chapel Hill, North Carolina, shared lessons from the policy adoption process in their respective communities. Councilmember Robin Kniech of Denver, Colorado, shared her experience communicating with the public and media, and Evelyn Stivers shared lessons from regional campaigns to pass inclusionary ordinances in Northern California.

I have collaborated with many researchers to conduct interviews or draft profiles of inclusionary housing programs for a number of closely related projects over the years, and their work helped provide essential context for this report. I thank the following people for these contributions: Maureen Hickey, Raphael Kasen, Ryan Sherriff, Maya Brennan, Jeffrey Lubell, Robert Hickey, Ken Rich, Lisa Feldstein, and Eric Brewer-Garcia.

Thanks to Armando Carbonell and Maureen Clarke of the Lincoln Institute of Land Policy for their thoughtful comments and to Sarah Rainwater for her fabulous design.

Last, but not least, I would like to acknowledge all the inclusionary housing practitioners who contributed to research on this topic and who work hard each day to improve their communities.

ABOUT THE AUTHOR

Rick Jacobus, a national expert in inclusionary housing and affordable homeownership, is the principal of Street Level Urban Impact Advisors (StreetLevelAdvisors.com). He was the founder of Cornerstone Partnership, and he currently serves as a strategic advisor to Cornerstone. He was previously a partner in Burlington Associates in Community Development and a visiting fellow at the Lincoln Institute of Land Policy. He has also served as a lecturer in the Department of City and Regional Planning at the University of California at Berkeley and as a senior program officer for the Local Initiatives Support Corporation. His publications include *A Path to Homeownership* (2010), published by the Center for American Progress; *Affordable by Choice, Trends in California Inclusionary Housing Programs* (2007), published by the Non-Profit Housing Association of Northern California; *Retail Trade as a Route to Neighborhood Revitalization* (2009), published by the Brookings Institution; and *The City-CLT Partnership* (2008), published by the Lincoln Institute of Land Policy. He has a bachelor's degree from Oberlin College and a master of city planning degree from the University of California at Berkeley.

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ABOUT CORNERSTONE PARTNERSHIP

www.affordableownership.org

Cornerstone Partnership (Cornerstone) promotes strong, inclusive communities where all people can afford a decent place to live and thrive. Cornerstone is a national peer network for homeownership and inclusionary housing programs that preserve long-term affordability and community stability. Cornerstone provides expertise on policy and practice, offers technical assistance, tools, and resources to help its members build capacity and strengthen impact, and builds connections that help programs learn from each other and share what works. Cornerstone's work supports practitioners, advocates, elected officials, consultants, and other housing professionals dedicated to helping individuals and families access equity and opportunity.

ABOUT THE NATIONAL COMMUNITY LAND TRUST NETWORK

www.cltnetwork.org

The Network is a national nonprofit membership organization of community land trusts (CLT) and other organizations that promote strategic community development and permanently affordable housing to benefit lower income families throughout the United States. The Network supports our members by:

1. Raising public awareness of CLTs and permanently affordable housing,
2. Providing training, conferences, technical assistance, and capacity building resources for nonprofits and government organizations,
3. Researching best practices, innovations, and outcomes of membership organizations,
4. Promoting public policies and partnerships that enable growth and expansion, and
5. Developing the industry to advance its impact on families and communities.

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Inclusionary Housing

Creating and Maintaining Equitable Communities

Roughly 500 communities in the United States have developed inclusionary housing policies, which require developers of new market-rate real estate to provide some units that are affordable to low- and moderate-income residents. For cities struggling to maintain economic integration, inclusionary housing is one of the most promising strategies available to ensure that the benefits of development are shared widely. However, policies must be designed with care to suit local conditions and guarantee that requirements do not overburden development. Through a review of the literature and case studies, this report details how local governments are realizing the potential of inclusionary housing by building public support, using data to inform program design, establishing reasonable expectations for developers, and ensuring long-term program quality.

Inclusionary housing is likely to play a more significant role in our national housing strategy in the coming decade. Faced with declining federal and state resources for affordable housing and growing populations, communities need to take full advantage of every potential tool. The evidence summarized here suggests that inclusionary housing programs produce a modest yet steady supply of new affordable housing resources. Because programs generally preserve long-term affordability, the pool of local inclusionary units can grow steadily into a significant share of an area's housing stock.

As importantly, the data suggests that inclusionary housing is one of the few proven strategies for locating affordable housing in asset-rich neighborhoods where residents are likely to benefit from access to quality schools, public services, and better jobs. Increasingly, communities across the country are investing in the creation of new transit-oriented urban neighborhoods, and inclusionary housing policies are one of the only ways to ensure that these places develop in an equitable manner. Ultimately, equitable development benefits not only lower-income households; integrated, inclusive, and diverse communities enhance the lives and outcomes of all residents.



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

February 2, 2016

The Grand County Council met in Special Workshop Session on the above date in the Council Chambers of the Grand County Courthouse located at 125 East Center Street, Moab, Utah. Chairman Elizabeth Tubbs called the Council meeting to order at 2:00 p.m. In attendance were Council Members Elizabeth Tubbs, Chris Baird, Jaylyn Hawks, Lynn Jackson, and Mary McGann along with Grand County Clerk/Auditor Diana Carroll and Council Administrator Ruth Dillon. Council Members Paxman and Ballantyne were absent.

Workshop

A. Housing Workshop (Zacharia Levine, Community Development Director)

The discussion occurred until 3:40 p.m.

The Regular Session of the Grand County Council was called to order at 4:00 p.m. by Chair Elizabeth Tubbs 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 Elizabeth Tubbs, Chris Baird, Jaylyn Hawks, Lynn Jackson, Ken Ballantyne, and Mary McGann along with Grand County Clerk/Auditor Diana Carroll and Council Administrator Ruth Dillon. Council Member Rory Paxman was absent. The Pledge of Allegiance was led by Carrie Valdes, Library Director.

Approval of Minutes (Diana Carroll, Clerk/Auditor)

B. January 19, 2016 (County Council Meeting)

MOTION: Motion by Council Member Chris Baird to approve the minutes of the January 19, 2016 Council Meeting as corrected. Motion seconded by Council Member Mary McGann carried 6 – 0.

Ratification of Payment of Bills

MOTION: Motion by Council Member Chris Baird to approve payment of bills presented in the amount of \$1,324,402.94. Accounts payable check numbers 90955 - 91201 totaling \$1,152,907.46 and payroll in the amount of \$171,495.48 confirming all bills presented were within budgeted appropriations. Motion seconded by Council Member Mary McGann carried 6 - 0 by roll-call vote.

Council Administrator Report

Ruth Dillon recently met with the Moab City Manager regarding county/city staff coordination.

Department Reports

C. 2015 Grand County Public Library Report (Carrie Valdes, Library Director)

Grand County Public Library Director Carrie Valdes the 2015 report presenting statistic information regarding Castle Valley, program and computer usage, and volunteers.

D. Update on Danish Flats Air Permit (Lee Shenton, Technical Inspector)

Production Water Technical Inspector Lee Shenton presented information regarding significant development in regulatory and construction status of the Danish Flats production water disposal facility. Following the discussion, the Community Development staff was instructed to prepare amendments to the current ordinance.

Presentations

E. Recognition of 8 Million Tons of Uranium Mill Tailings Removal and Disposal (Donald Metzler, Department of Energy Federal Project Director, Moab UMTRA Project and Lee Shenton, Grand County UMTRA Liaison)

UMTRA Liaison Lee Shenton introduced Moab UMTRA Project staff who recognized removal and disposal of 8 million tons of uranium mill tailings.

Discussion Items

F. Discussion on Calendar Items and Public Notices (Bryony Chamberlain, Council Office)

General Business- Action Items- Discussion and Consideration of:

G. Approving the Final Easement Agreement with School and Institutional Trust Lands Administration (SITLA) to Extend the Fallen Peace Officer Four-Wheel Drive Trail One Mile Northwest (Cliff Koontz, Executive Director, Ride with Respect)

MOTION: Motion by Council Member Mary McGann to approve the final corrected easement across SITLA property to extend Fallen Peace Officer Trail one mile northwest, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Ken Ballantyne carried 6 – 0.

H. Approving Proposed Letter of Support to the Bureau of Land Management for Canyonlands Half Marathon Races and The Other Half Race (Council Member Jackson)

MOTION: Motion by Council Member Lynn Jackson to approve the proposed letter with recommended edit, of support to the BLM for the Canyonlands Half Marathon Races and The Other Half Race, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Ken Ballantyne. Substitute Motion: Hawks to include in the second paragraph..."it seems like a reasonable course, then, for the BLM ... carried 4 – 1 with Council Member Tubbs opposed and Baird abstaining from the vote.

I. Approving Proposed Investment Management Agreement with Zions Capital Advisors for the Purpose of Investing \$2 Million Dollars of the County's General Fund Balance (Chris Kauffman, Grand County Treasurer)

MOTION: Motion by Council Member Mary McGann to approve Investment Management Agreement with Zions Capital Advisors, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Jaylyn Hawks carried 6 – 0.

J. Identifying and Approving Interim Funding for 2016 Winter Snow Removal of Approximately 4.5 Miles on Geyser Pass Road, a San Juan County Road, and Associated Parking Areas Located in the Forest Services (Bill Jackson, Road Supervisor)

MOTION: Motion by Council Member Chris Baird to approve interim funding up to the amount of \$14,400, contingent on written permission from San Juan County for snow removal and road closure from for 2015-16 winter snow season removal on Geyser Pass Road and associated parking areas located in the Forest service and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann. Money would come from the General Fund as a contribution to B Road Fund. Motion failed 3 – 3 with Council Members Jackson, Hawks and Tubbs opposed.

K. Adopting Proposed Ordinance for a Rezone of Property from Large Lot Residential (LLR) to Multi-Family Residential – 8 (MFR-8), Including Arroyo Crossing Master Plan, located at 2022 Spanish Valley Drive, Moab, UT (North Resource Blvd) (Zacharia Levine, Community Development Director)

Community Development Director Zacharia Levine reported that the applicant has sent letter to request County Council postpone action on the application to allow time to identify specific deed restricted, affordable units.

MOTION: Motion by Council Member Chris Baird to postpone action until the February 16, 2016 Council Meeting. Motion seconded by Council Member Ken Ballantyne carried 6 – 0.

L. Approving an Independent, As-Needed Contractor to Serve as the Grand County Hearing Office, Which is in the Land Use Code Appeal Authority as Defined in the Grand County Land Use code (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Jaylyn Hawks to approve Craig Call as the contracted Grand County Hearing Officer effective February 1, 2016 through December 31, 2020 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 6 – 0.

MOTION: Motion by Council Member Chris Baird to table Items M – P at 6:35 p.m. to consider Item Q. Motion seconded by Council Member Lynn Jackson carried 6 – 0.

Item Q ended at 6:55 p.m. A recess was held until 7:00 p.m.

M. 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), Postponed from October 20, 2015 (Ruth Dillon, Council Administrator)

MOTION: Motion by Council Member Chris Baird to approve the Capital Improvement Project List as revised and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 6 – 0.

Consent Agenda- Action Items

N. Approving Proposed Letter of Agreement and Business Associate Agreement between Moab Regional Hospital/Moab Valley Healthcare and Grand County Emergency Medical Services for the Purpose of Providing Clinical Site Training Services Needing Clinical Hours

O. Approving Proposed Under Agreement between Classic Air Care and Grand County Emergency Services for the Purpose of Creating a Ground Ambulance “Specialty Care Transfer” when the Weather or other Factors Prevents Flight of a Critical Patient

P. Approving Council Assignment to Change Homeless Coordinating Committee Liaison from Council Member Hawks to Council Member McGann

MOTION: Motion by Council Member Lynn Jackson to adopt the consent agenda as presented. Motion seconded by Council Member Ken Ballantyne carried 6 – 0.

Public Hearings- Possible Action Items

Q. Public Hearing to Hear Public Input on County Substance Use Disorder and Mental Health Needs (Karen Dolan, Chief Executive Officer, Four Corners Community Behavioral Health)

Chief Executive Officer, Four Corners Community Behavioral Health, Karen Dolan presented information regarding the public hearing. Utah Code requires 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.

The public hearing opened at 6:40 p.m.

Laynette Denton a current participant in felony drug court spoke in favor of FCCBH.

Addy Clark a resident of the Willows spoke in favor of FCCB.

Grand County resident Jim O’Neil spoke in favor of FCCBH and the Interact Club.

Kerry Jones a resident of Aspen Cove apartments spoke in favor of FCCBH.

City Resident Jeremiah Tamaski spoke in favor of FCCBH and drug enforcement.

Shayla (last name) spoke in favor of FCCBH.

No other comments were received. The Public hearing closed at 6:55 p.m.

General Council Reports and Future Considerations

Council Member McGann

- o Requested support of HB 124.

Council Member Jackson

- o ALG has issued contract for CRP data collection

Council Member Hawks

- o Attended the Housing Authority meeting, they are busy acquiring land.
- o Attended the Homeless Coordinating Committee and reported Mary will be taking over on this board.

Council Chair Tubbs

- Attended a CAT fire meeting prioritized legislative issues.

Adjourn

The meeting was adjourned at 8:00 p.m.

Grand County Council Chair

ATTEST:

Diana Carroll

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

February 16, 2016

The Grand County Council met in Special Workshop Session on the above date in the Council Chambers of the Grand County Courthouse located at 125 East Center Street, Moab, Utah. Chairman Elizabeth Tubbs called the Council meeting to order at 2:05 p.m. In attendance were Council Members Elizabeth Tubbs, Chris Baird, Jaylyn Hawks, Ken Ballantyne, Rory Paxman, Lynn Jackson, and Mary McGann along with Grand County Clerk/Auditor Diana Carroll and Council Administrator Ruth Dillon.

Workshop

A. Housing Workshop (Zacharia Levine, Community Development Director)

The discussion occurred until 3:45 p.m. County Council and Planning Commission will continue to work on housing issues regarding Future Land Use Plan, Code Enforcement, amending Land Use Code. Agenda for the next workshop will be to discuss code enforcement and assured housing.

Recess at 3:45 p.m.

4:00 p.m.

Municipal Building Authority Meeting

4:10 p.m.

The Regular Session of the Grand County Council was called to order at 4:10 p.m. by Chair Elizabeth Tubbs 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 Elizabeth Tubbs, Chris Baird, Jaylyn Hawks, Lynn Jackson, Ken Ballantyne and Mary McGann along with Grand County Clerk/Auditor Diana Carroll and Council Administrator Ruth Dillon. Council Member Rory Paxman was absent. The Pledge of Allegiance was held during the MBA meeting.

Approval of Minutes (Diana Carroll, Clerk/Auditor)

B. February 2, 2016 (Workshop and County Council Meeting)

Action was postponed until the next meeting.

Ratification of Payment of Bills

MOTION: Motion by Council Member Chris Baird to approve payment of bills presented in the amount of \$813,085.44. Accounts payable check numbers 91202 - 91392 totaling \$640,517.84 and payroll in the amount of \$172,567.60 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

Council Administrator Ruth Dillon attended recent trainings regarding pipelines and ULGT training regarding event permitting.

Department Reports

C. 2015 Production Water Report (Lee Shenton, Technical Advisor)

Production Water Technical Advisor Lee Shenton gave an update on the disposal facilities located in Grand County including multi-stage and two-stage separation, purification, air emissions estimates and both facilities monitoring fees.

Grand County IT Director Matt Cenicerros gave an update on the enterprise system for GIS. The Policy Committee met to establish task timelines and have agreed to work with GIS Inc. using GSA pricing regarding data base design, servers, and best practices.

HR Director Orlinda Robertson reported that an offer has been made and accepted to Graig Thomas. He will start February 25, 2016.

Agency Reports

D. Accepting the Utah Division of Wildlife Resources (UDWR) PILT Payment (Chris Wood, Southeast Regional Supervisor, UDWR)

Southeast Regional Supervisor, UDWR Chris Wood presented Grand County's check for 2015 contractual in-lieu tax payment on land the DWR owns in Grand County.

E. 2015 Moab to Monument Valley Film Commission Report (Bega Metzner, Assistant Director and Rebecca Davidson, Moab City Manager)

Tara Penner and Bega Metzner jointly presented an update of the Moab to Monument Valley Film Commission activities.

Citizens to Be Heard

Eleanor Inskip spoke regarding a re-inventing Moab and Grand County idea she has.

Presentations

F. Presentation on Public Defender Semi-Annual Report (Don Torgerson, Torgerson Law Offices, P.C.)

Grand County Public Defender Don Torgerson gave his semi-annual report regarding the number of cases handled and the types of classes of each offense, court, client, trial, hearings and other activity in Grand County.

G. Presentation on Montrose to Moab Rimrocker Trail (Jon Waschbusch, Montrose County Government Affairs Director)

Montrose Colorado County Government Affairs Director Jon Waschbusch presented information regarding a designated route between Moab and Montrose, Colorado. The route would be on currently existing roads.

Discussion Items

H. Discussion on Next Steps to Comply with House Bill 323 – County Resource Management Plans (CRMP) (Zacharia Levine, Community Development Director)

Discussion occurred regarding the next steps necessary to comply with HB 323, County Resource Management Plans (CRMP).

I. Discussion on Points for Drafting a Letter to Congressmen Chaffetz and Bishop in Response to the Congressmen's Draft Public Lands Initiative (Chairwoman Tubbs)

Discussion occurred regarding a letter to Congressmen Chaffetz and Bishop in response to the draft Public Lands Initiative. County Council will work on a draft to present for Council approval at a future meeting.

J. Discussion on Calendar Items and Public Notices (Bryony Chamberlain, Council Office Coordinator)

General Business- Action Items- Discussion and Consideration of:

K. Adopting Proposed Resolution of the County Council of Grand County, Utah Authorizing and Approving the Execution of an Annually Renewable Master Lease Agreement, by and between Grand County and the Municipal Building Authority of Grand County, Utah Authorizing the Issuance and Sale by the Authority of its Lease Revenue Bonds, Series 2016, in the Aggregate Principal Amount of not to Exceed \$2,328,000; and Related Matters (Sheriff White; Rick Bailey, Grand County Emergency Management Director; Randy Larsen, Bond Attorney, Ballard Sphar; and Alex Buxton, Vice President, Zions Bank Public Finance)

MOTION: Motion by Council Member Chris Baird to adopt the proposed resolution of the County Council of Grand County, Utah Authorizing and Approving the Execution of an Annually Renewable Master Lease Agreement, by and between Grand County and the Municipal Building Authority of Grand County, Utah Authorizing the Issuance and Sale by the Authority of its Lease Revenue Bonds, Series 2016, in the Aggregate

Principal Amount of not to Exceed \$2,328,000; and Related Matters and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 7 – 0.

Emergency Management Director Rick Bailey gave an update of the project.

L. Adopting Proposed Ordinance for a Rezone of Property from Large Lot Residential (LLR) to Multi-Family Residential -8 (MFR-8), Including Arroyo Crossing Master Plan, Located at 2022 Spanish Valley Drive, Moab, UT (North of Resource Blvd), Postponed from February 2, 2016 (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Ken Ballantyne to postpone action until the applicant contacts the Community Development Department. Motion seconded by Council Member Hawks carried 7- 0.

M. Approving Proposed Letter to the State Legislature Regarding Proposed House Bill 132 – Amending Municipal Business Licenses (Zacharia Levine, Community Development Director)

MOTION: Motion by Council Member Lynn Jackson to approve letter to Utah Legislators regarding proposed House Bill 132, amending Municipal Business Licenses, with revisions as discussed, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Ken Ballantyne carried 7 – 0.

N. Approving Proposed Letter to Utah Legislators Opposing House Bill 115, “Beekeeping Modifications” which would Nullify Grand County Ordinance No. 531, “Apiculture (Honey Bee Husbandry) Protection” (Jerry Shue, Grand County Bee Inspector)

MOTION: Motion by Council Member Ken Ballantyne to approve the proposed letter, including revisions as discussed, to the State Legislature opposing House Bill 115, “Beekeeping Modifications” which would nullify Grand County Ordinance No 531 “Apiculture (Honey Bee Husbandry) Protection” and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried 7 – 0.

O. Approving Proposed Letter to Utah Division of Air Quality (UDAQ) Requesting Accelerated Requirements for Installation of Proper Emission Control Equipment at Oilfield Water Logistics’ Danish Flats Facility (Lee Shenton, Technical Advisor)

MOTION: Motion by Council Member Chris Baird to approve the proposed letter to Utah Division of Air Quality requesting accelerated requirements for installation of proper emission control equipment at Oilfield Water Logistics’ Danish Flats Facility, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 7 – 0.

P. Approving Proposed License Agreement with VendMoab for Vending Concessions at Canyonlands Field Airport (Judd Hill, Airport Manager)

MOTION: Motion by Council Member Jaylyn Hawks to approve the proposed license agreement for vending concessions with Braden Scow, d.b.a VendMoab, from February 1, 2016 through February 28, 2017, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Ken Ballantyne carried 7 – 0.

Q. Approving 2015 Council Discretionary Funds of \$3,023 for 2015-2016 Alternate Conflict Defender Invoices from Law Office of Dusten Heugly, PLLC (Diana Carroll, Clerk/Auditor)

MOTION: Motion by Council Member Chris Baird to approve payment of the alternate conflict public defender invoices from the Law Office of Dusten Heugly out of remaining discretionary funds. Motion seconded by Council Member Mary McGann carried 7 – 0.

Consent Agenda- Action Items

R. Approving Proposed Revised Letter to U.S. Congress Emphasizing Need for Re-federalization of Transportation Security Administration (TSA) Screening Services at Canyonlands Field Airport

S. Approving Proposed One Month Office Lease Agreement for Mesquite Electric at Canyonlands Field Airport

T. Approving Proposed Cooperative Law Enforcement Agreement between the Grand County sheriff’s Office and the United States Department of Agriculture (USDA), Forest Service and Manti-La Sal Forest

U. Approving Retail Beer License for Outerbike – Consumer Bike Demo to be Held at Bar M Trailhead April 1-3, 2016

V. Adopting Proposed Resolution to Repeal Resolution 2883, Board of Adjustment Bylaws

MOTION: Motion by Council Member Ken Ballantyne to approve the Consent Agenda as submitted. Motion seconded by Council Member Chris Baird carried 7 – 0.

Public Hearings- Possible Action Items

W. A Public Hearing to Solicit Public Input on a Proposed Ordinance for a Rezone of Property from a Split Zone of Rural Residential (RR) and Highway Commercial (HC) to a Single Zone of Highway Commercial. The Property is Located at the Corner of Highway 191 and Sage Avenue (North of Sage Avenue) (Zacharia Levine, Community Development Director)

Community Development Director Zacharia Levine read into the record the Grand County General Plan and Land Use Code both as amended to date. The application is submitted by Brad Lyle (Applicant), representative for the property owner's Millstream Properties LLC, Dave Nelson is the agent for the applicant. The applicant is seeking a rezone from a mixed zoned parcel of Rural Residential (RR) and Highway Commercial (HC) to a single zoned parcel of HC in order to accommodate a commercial use of the property.

The area proposed for rezone consists of 1.33 acres of vacant land, .72 of an acre is in the RR zone district, .61 of an acre is in the HC zone district. The property is located at the southeast corner of Sage Avenue and Highway 191. Surrounding properties are zoned RR, SLR, and HC, and vary in size.

The Grand County Planning Commission reviewed the referenced application in a public hearing on January 27, 2016 and voted to forward a favorable recommendation for approval of the rezone of the subject property from Rural Residential and Highway Commercial to single zone of Highway Commercial.

The Public Hearing opened at 7:50 p.m.

Dave Nelson, Principal of Millstream Properties, explained the reason for the zone change. The whole piece will be used for one unit as a duplex.

Neesha Hansen who lives across the street from the proposed rezone property, spoke in opposition of the proposed rezone.

Shaun Hansen a resident of the area, spoke in opposition of the rezone.

Dave Engelman owns the property that borders this property and wants to go on record in support of the rezone.

Dave Nelson noted that trailers must be parked on the property. ATV's are not allowed to drive on the property.

Council Member Chris Baird has historically voted against split zone and will never vote to turn residential property into commercial. SLR zoning would allow housing for our citizens.

Council Member Lynn Jackson agrees with comments regarding split zone and the terrain of the property.

The Public Hearing closed at 8:10 p.m. written comments will be accepted until Wednesday February 24, 2016 at 5:00 p.m.

X. A Public Hearing to Solicit Public Input on a Proposed Ordinance for a Rezone of Property from Range & Grazing (RG) to Rural Residential (RR). The Property is Located at 200 N. Thompson Canyon Road in Thompson Springs, Utah (Zacharia Levine, Community Development Director)

Community Development Director Zacharia Levine read into the record the Grand County General Plan and Land Use Code both as amended to date. This application is submitted by Saina Carey, the representative for the property owner Steve Widhalm (Applicant). The applicant is seeking a rezone from Range & Grazing (RG) to Rural Residential (RR) in order to accommodate a future division of land.

The area proposed for rezone consists of 2.90 acres of vacant land located at 200 N. Thompson Canyon Road, Thompson, Utah (a county road). Surrounding properties on all sides are zoned RG.

The Grand County Planning Commission reviewed the referenced application in a public hearing on January 27, 2016 and voted to forward a favorable recommendation for approval of the rezone of the subject property from Range Grazing to Rural Residential.

The Public Hearing opened at 8:20 p.m.

Saina Carey spoke as representative in favor of the rezone.

Saina Carey also read comments from Thompson resident David Haile who is in favor of the rezone.

The Public Hearing closed at 8:10 p.m. written comments will be accepted until Wednesday February 24, 2016 at 5:00 p.m.

General Council Reports and Future Considerations

Council Member Baird reported there are a couple of easements that were conveyed that are not in the BLM travel plan.

Adjourn

The meeting was adjourned at 8:15 p.m.

Grand County Council Chair

ATTEST:

Diana Carroll

GRAND COUNTY BILLS TO APPROVE

March 1, 2016

91393-91483		2/19/2016	\$237,458.87
91484-91559		2/26/2016	\$192,380.98

TOTAL BILLS			\$429,839.85
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32360-32381			
21916101-21916275	2/1/16-2/14/16	2/17/2016	\$173,593.31

TOTAL PAYROLL			\$173,593.31
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TOTAL BILLS & PAYROLL			\$603,433.16
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Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
ADMINIST. OFFICE OF THE COURT						
10220	ADMINIST. OFFICE OF THE CO	FEB 16 2016	JUDGE DAVID TUBBS/REGISTR	75.00	.00	
Total ADMINIST. OFFICE OF THE COURT:				75.00	.00	
ADVERTISER						
30946	ADVERTISER	A201510401	ASSESSOR	65.00	.00	
Total ADVERTISER:				65.00	.00	
AKUTSU, SHAW						
34975	AKUTSU, SHAW	FEB 4 2016	TRANSFER	57.00	.00	
Total AKUTSU, SHAW:				57.00	.00	
AMERIGAS-GREEN RIVER						
10615	AMERIGAS-GREEN RIVER	3049244873	airport propane/200781332	429.22	.00	
10615	AMERIGAS-GREEN RIVER	3049244872	airport propane/200781332	174.55	.00	
Total AMERIGAS-GREEN RIVER:				603.77	.00	
ANDERSON, ROBERT						
34394	ANDERSON, ROBERT	FEB 6 2016	TRANSFER	23.00	.00	
Total ANDERSON, ROBERT:				23.00	.00	
BAIRD, MIKE						
11145	BAIRD, MIKE	FEB 15 2016	PROFESSIONAL SERVICES LIB	600.00	.00	
Total BAIRD, MIKE:				600.00	.00	
BASTIAN, BRITTANY						
33943	BASTIAN, BRITTANY	FEB 11 2016	TRANSFER	13.00	.00	
Total BASTIAN, BRITTANY:				13.00	.00	
BLACKWELDER, JACOB						
32946	BLACKWELDER, JACOB	FEB 5 2016	TRANSFER	80.00	.00	
Total BLACKWELDER, JACOB:				80.00	.00	
BLU PIG, THE						
33473	BLU PIG, THE	FEB 16 2016	TRAVEL COUCIL	50.00	50.00	02/16/2016
Total BLU PIG, THE:				50.00	50.00	
BOWEN COLLINS & ASSOCIATES, INC.						
34751	BOWEN COLLINS & ASSOCIAT	14375	PROJECT#441-15-01/PACK CRE	355.50	.00	
Total BOWEN COLLINS & ASSOCIATES, INC.:				355.50	.00	
BUSINESS SOLUTIONS GROUP LLC						
31033	BUSINESS SOLUTIONS GROUP	13532	CLERK	62.27	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
Total BUSINESS SOLUTIONS GROUP LLC:				62.27	.00	
CANNING, CHRIS						
35047	CANNING, CHRIS	FEB 13 2016	TRANSFER	26.00	.00	
Total CANNING, CHRIS:				26.00	.00	
CANYON COLOR GRAPHICS						
30518	CANYON COLOR GRAPHICS	7487	SAND FLATS	1,985.00	.00	
Total CANYON COLOR GRAPHICS:				1,985.00	.00	
CANYONLANDS ADVERTISING						
12505	CANYONLANDS ADVERTISING	CCC29136	ems supplies/copies	22.00	.00	
12505	CANYONLANDS ADVERTISING	MMC108874	AIRPORT	9.99	.00	
12505	CANYONLANDS ADVERTISING	MMC108977	SHERIFF	8.95	.00	
12505	CANYONLANDS ADVERTISING	CCC29117	JUSTICE COURT	160.62	.00	
12505	CANYONLANDS ADVERTISING	MMC108929	OSTA EXPENSE	25.11	.00	
12505	CANYONLANDS ADVERTISING	MMC108749	SHERIFF	31.10	.00	
Total CANYONLANDS ADVERTISING:				257.77	.00	
CENICEROS, MATT						
32888	CENICEROS, MATT	FEB 21-26 201	PER DIEM	186.00	.00	
Total CENICEROS, MATT:				186.00	.00	
CHAMBERLIN ARCHITECTS						
34843	CHAMBERLIN ARCHITECTS	3	AIRPORT	3,702.86	.00	
34843	CHAMBERLIN ARCHITECTS	4	AIRPORT	730.00	.00	
Total CHAMBERLIN ARCHITECTS:				4,432.86	.00	
CODALE ELECTRIC SUPPLY, INC.						
32821	CODALE ELECTRIC SUPPLY, IN	S5591004.001	OSTA	29.89	.00	
32821	CODALE ELECTRIC SUPPLY, IN	S5588759.001	OSTA	40.68	.00	
32821	CODALE ELECTRIC SUPPLY, IN	S5594398.001	OSTA	29.89	.00	
Total CODALE ELECTRIC SUPPLY, INC.:				40.68	.00	
DELTA RIGGING & TOOLS, INC.						
13890	DELTA RIGGING & TOOLS, INC.	PSI00010887	ROAD	650.00	.00	
Total DELTA RIGGING & TOOLS, INC.:				650.00	.00	
DIRECTV						
31998	DIRECTV	27799256871	SHERIFF	134.92	.00	
31998	DIRECTV	27763130752	AIRPORT	149.80	.00	
Total DIRECTV:				284.72	.00	
FEDEX						
15375	FEDEX	5-244-03547	SHERIFF	8.84	.00	
Total FEDEX:				8.84	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
FRONTIER						
15810	FRONTIER	JAN-2016	e911-435-196-1354	93.54	.00	
15810	FRONTIER	JAN-2016	e911-435-196-1355	93.54	.00	
Total FRONTIER:				187.08	.00	
FULLER, LAUREN						
33777	FULLER, LAUREN	FEB 3 2016	TRANSFER	11.00	.00	
Total FULLER, LAUREN:				11.00	.00	
GALLS LLC						
15885	GALLS LLC	BC0211679	sheriff	164.00	.00	
Total GALLS LLC:				164.00	.00	
GIZLER, ELAINE						
34892	GIZLER, ELAINE	FEB11-12 201	REIMBURSEMENT	9.10	.00	
Total GIZLER, ELAINE:				9.10	.00	
GOVCONNECTION INC						
30872	GOVCONNECTION INC	53453908	SHERIFF	354.54	.00	
Total GOVCONNECTION INC:				354.54	.00	
GRAINGER						
16310	GRAINGER	9009428740	SANDFLATS	229.39	.00	
Total GRAINGER:				229.39	.00	
GRAND COUNTY CREDIT UNION						
16385	GRAND COUNTY CREDIT UNIO	PR0214160	EMPLOYEE W/H Grand County	2,026.50	.00	
Total GRAND COUNTY CREDIT UNION:				2,026.50	.00	
GRAND COUNTY TREASURER						
16465	GRAND COUNTY TREASURER	PR0214160	EMPLOYEE W/H Grand County	551.50	.00	
16465	GRAND COUNTY TREASURER	PR0214160	EMPLOYEE W/H Grand County	35.00	.00	
Total GRAND COUNTY TREASURER:				586.50	.00	
GREEN SOLUTIONS						
29615	GREEN SOLUTIONS	15526	GRAND CENTER	45.00	.00	
Total GREEN SOLUTIONS:				45.00	.00	
HANSON, JORDAN						
33655	HANSON, JORDAN	FEB 8 2016	TRANSFER	61.00	.00	
Total HANSON, JORDAN:				61.00	.00	
HARDIN, DANIELLE						
35032	HARDIN, DANIELLE	FEB 5 2016	TRANSFER	11.00	.00	
Total HARDIN, DANIELLE:				11.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
HARDIN, LIZ						
34075	HARDIN, LIZ	FEB 10 2016	TRANSFER	23.00	.00	
Total HARDIN, LIZ:				23.00	.00	
HEALTH EQUITY						
34661	HEALTH EQUITY	PR0214161	EMPLOYEE W/H HSA-MMAD P	277.00	.00	
Total HEALTH EQUITY:				277.00	.00	
HOGGARD, ASHLEY						
34956	HOGGARD, ASHLEY	FEB 10 2016	TRANSFER	13.00	.00	
Total HOGGARD, ASHLEY:				13.00	.00	
IRS - FICA/FWT						
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	291.96	291.96	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	130.51	130.51	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	2,402.99	2,402.99	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	101.57	101.57	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	228.30	228.30	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	33.40	33.40	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	209.47	209.47	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	45.78	45.78	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	457.02	457.02	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	17.30	17.30	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	32.75	32.75	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	68.29	68.29	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	30.52	30.52	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	19,710.86	19,710.86	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	728.43	728.43	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	739.45	739.45	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	197.72	197.72	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	1,073.91	1,073.91	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	179.63	179.63	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	895.68	895.68	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	195.75	195.75	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	457.02	457.02	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	17.30	17.30	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	32.75	32.75	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	68.29	68.29	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	30.52	30.52	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	2,402.99	2,402.99	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	101.57	101.57	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	228.30	228.30	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	33.40	33.40	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	209.47	209.47	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Medicare Pay Period:	45.78	45.78	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	3,107.48	3,107.48	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	52.13	52.13	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	239.54	239.54	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	258.07	258.07	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Federal Withholding P	113.93	113.93	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	10,420.37	10,420.37	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	434.30	434.30	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	976.09	976.09	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	142.82	142.82	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	895.68	895.68	02/24/2016

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	195.75	195.75	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	1,954.18	1,954.18	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	73.98	73.98	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	140.03	140.03	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	1,808.82	1,808.82	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	73.98	73.98	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	140.03	140.03	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	291.96	291.96	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	130.51	130.51	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	10,275.01	10,275.01	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	434.30	434.30	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	976.09	976.09	02/24/2016
33378	IRS - FICA/FWT	PR0214161	FICA/FWT Social Security Pay P	142.82	142.82	02/24/2016
Total IRS - FICA/FWT:				64,676.55	64,676.55	
KNIGHT, TAYLOR						
35044	KNIGHT, TAYLOR	NOV 4 2015	WITNESS	18.50	.00	
35044	KNIGHT, TAYLOR	FEB 10 2016	WITNESS	18.50	.00	
Total KNIGHT, TAYLOR:				37.00	.00	
KROGER-KING SOOPERS						
19170	KROGER-KING SOOPERS	096023	MAINT	104.80	.00	
19170	KROGER-KING SOOPERS	145823	MAINT	31.96	.00	
19170	KROGER-KING SOOPERS	358060	jaiil supplies	8.00	.00	
19170	KROGER-KING SOOPERS	247298	fAMILY SUPPORT CENTER	51.22	.00	
19170	KROGER-KING SOOPERS	157013	ems	16.17	.00	
19170	KROGER-KING SOOPERS	168690	jaiil supplies	20.37	.00	
19170	KROGER-KING SOOPERS	050722	ems	33.30	.00	
19170	KROGER-KING SOOPERS	229190	ems	53.80	.00	
19170	KROGER-KING SOOPERS	84303	sheriff	130.27	.00	
19170	KROGER-KING SOOPERS	060059	jaiil supplies	210.48	.00	
19170	KROGER-KING SOOPERS	036041	jaiil supplies	52.71	.00	
19170	KROGER-KING SOOPERS	184966	seARCH & RESCUE	38.81	.00	
19170	KROGER-KING SOOPERS	201914	jaiil supplies	1.99	.00	
19170	KROGER-KING SOOPERS	025192	MAINT	118.18	.00	
19170	KROGER-KING SOOPERS	041869	LIBRARY	53.34	.00	
19170	KROGER-KING SOOPERS	358190	jaiil supplies	35.09	.00	
19170	KROGER-KING SOOPERS	191481	ems	165.28	.00	
19170	KROGER-KING SOOPERS	CREDIT1-13-1	ems	2.00	.00	
19170	KROGER-KING SOOPERS	022022	jaiil supplies	23.97	.00	
19170	KROGER-KING SOOPERS	168690	jaiil supplies	24.39	.00	
19170	KROGER-KING SOOPERS	139368	cjc	79.34	.00	
19170	KROGER-KING SOOPERS	259944	ems	17.25	.00	
19170	KROGER-KING SOOPERS	060059	jaiil supplies	261.96	.00	
19170	KROGER-KING SOOPERS	174960	jaiil supplies	63.69	.00	
19170	KROGER-KING SOOPERS	016916	cjc	5.79	.00	
19170	KROGER-KING SOOPERS	190013	admin	26.99	.00	
19170	KROGER-KING SOOPERS	076836	seARCH & RESCUE	31.65	.00	
Total KROGER-KING SOOPERS:				1,658.80	.00	
LAMAR COMPANIES, THE						
30194	LAMAR COMPANIES, THE	106780019	TRAVEL COUNCIL	750.00	.00	
30194	LAMAR COMPANIES, THE	106780018	TRAVEL COUNCIL	1,237.00	.00	
30194	LAMAR COMPANIES, THE	106780017	TRAVEL COUNCIL	1,800.00	.00	
30194	LAMAR COMPANIES, THE	106780019	TRAVEL COUNCIL	750.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
30194	LAMAR COMPANIES, THE	106780018	TRAVEL COUNCIL	1,237.00	.00	
30194	LAMAR COMPANIES, THE	106780017	TRAVEL COUNCIL	1,800.00	.00	
Total LAMAR COMPANIES, THE:				7,574.00	.00	
LARSON AND COMPANY						
35045	LARSON AND COMPANY	22385728	MOAB TRAVEL COUNCIL	75.00	.00	
Total LARSON AND COMPANY:				75.00	.00	
LAW OFFICE OF DUSTEN L HEUGLY						
34635	LAW OFFICE OF DUSTEN L HE	546	JUVENILE COURT FILE #2014-4	1,459.50	.00	
34635	LAW OFFICE OF DUSTEN L HE	546	JUVENILE COURT FILE #2014-4	625.00	.00	
Total LAW OFFICE OF DUSTEN L HEUGLY:				2,084.50	.00	
LES OLSON COMPANY						
34276	LES OLSON COMPANY	EA634041	SHERIFF	1,664.06	.00	
Total LES OLSON COMPANY:				1,664.06	.00	
LYNN'S EMBROIDERY						
34333	LYNN'S EMBROIDERY	261470	RUSSO/CLOTHING	10.00	.00	
Total LYNN'S EMBROIDERY:				10.00	.00	
MALONE, DAN						
34755	MALONE, DAN	FEB 12 2016	REIMBURSEMENT	113.34	.00	
Total MALONE, DAN:				113.34	.00	
McGEE'S STAMP & TROPHY CO.						
33483	McGEE'S STAMP & TROPHY CO	13579	SEARCH & RESCUE	85.90	.00	
Total McGEE'S STAMP & TROPHY CO.:				85.90	.00	
MOAB CITY INC.						
20755	MOAB CITY INC.	204079	CAT INTAKE	270.00	.00	
20755	MOAB CITY INC.	JAN-2016	Grand Co Cemetary	2.27	.00	
20755	MOAB CITY INC.	204079	DOG INTAKE	450.00	.00	
Total MOAB CITY INC.:				722.27	.00	
MOAB VALLEY MULTICULTURAL CENTER						
34610	MOAB VALLEY MULTICULTURA	021116	INTERPRETER	150.00	.00	
Total MOAB VALLEY MULTICULTURAL CENTER:				150.00	.00	
MONUMENT WASTE SERVICES LLC						
35004	MONUMENT WASTE SERVICES	JAN 2016	CMA000041-SENIOR CENTER	40.00	.00	
35004	MONUMENT WASTE SERVICES	JAN 2016	CMA000035-ARENA	260.00	.00	
35004	MONUMENT WASTE SERVICES	JAN 2016	CMA000151-JAIL	60.00	.00	
35004	MONUMENT WASTE SERVICES	101779	ROF000046-SANDFLATS	55.00	.00	
35004	MONUMENT WASTE SERVICES	JAN 2016	CMA000039-EOC	32.00	.00	
35004	MONUMENT WASTE SERVICES	JAN 2016	CMA000040-ROAD	91.00	.00	
35004	MONUMENT WASTE SERVICES	JAN 2016	CMA000037-CEMETERY	51.00	.00	
35004	MONUMENT WASTE SERVICES	102863	ROF000024-AIRPORT	269.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
Total MONUMENT WASTE SERVICES LLC:				858.00	.00	
MORGAN, HAPPY						
21165	MORGAN, HAPPY	FEB 1 2016	W.TILFORD (JUVENILE COURT)	405.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	J. PIERCE (JUVENILE COURT)	3,090.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	K. KNUDSEN (JUVENILE COUR	240.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	E. JOHN-JUVENILE COURT	375.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	J. GALLEY (JUVENILE COURT)	840.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	M. BEGAY (JUVENILE COURT)	435.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	J. SHERIDAN (DISTRICT/JUV C	1,410.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	E. MOCKLER (JUVENILE COUR	1,335.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	M. JONES (JUVENILE COURT)	195.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	C.GARFIELD (JUVENILE COURT	45.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	L. BROOKSHIER(JUVENILE CO	315.00	.00	
21165	MORGAN, HAPPY	FEB 1 2016	R. BEDDOES (JUVENILE COUR	285.00	.00	
Total MORGAN, HAPPY:				8,970.00	.00	
MOSHER, EYAN						
34711	MOSHER, EYAN	FEB 5 2016	TRANSFER	46.00	.00	
Total MOSHER, EYAN:				46.00	.00	
MOUNT OLYMPUS WATERS, INC.						
31323	MOUNT OLYMPUS WATERS, IN	10553701-251	ATTORNEY	47.98	.00	
31323	MOUNT OLYMPUS WATERS, IN	10202973-211	JAIL	27.10	.00	
31323	MOUNT OLYMPUS WATERS, IN	10202973-211	SHERIFF WATER	5.42	.00	
Total MOUNT OLYMPUS WATERS, INC.:				80.50	.00	
MOUNTAIN AMERICA CREDIT UNION						
21255	MOUNTAIN AMERICA CREDIT U	PR0214160	EMPLOYEE W/H Mount. Americ	250.00	.00	
Total MOUNTAIN AMERICA CREDIT UNION:				250.00	.00	
MOUNTAINLAND SUPPLY LLC						
21280	MOUNTAINLAND SUPPLY LLC	S101679881.0	OSTA	34.88	.00	
Total MOUNTAINLAND SUPPLY LLC:				34.88	.00	
MURDOCK, DOUG						
33828	MURDOCK, DOUG	FEB 15 2016	EMS OFFLINE MEDICAL DIREC	125.00	.00	
Total MURDOCK, DOUG:				125.00	.00	
NACO						
21415	NACO	132452	COUNTY MEMBERSHIP DUES	450.00	.00	
Total NACO:				450.00	.00	
NATIONAL BENEFIT SERVICES						
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H HSA Plan Pay	106.25	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	1.75	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	20.84	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	10.42	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	62.50	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	106.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H HSA Plan Pay	1,776.10	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H HSA Plan Pay	75.00	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H HSA Plan Pay	330.00	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H HSA Plan Pay	600.00	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	1,636.83	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	513.34	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	25.00	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	75.00	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H FSA (Cafe) PI	106.25	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H Dependent Chil	208.34	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H HSA Plan Pay	390.00	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H HSA Plan Pay	62.50	.00	
30265	NATIONAL BENEFIT SERVICES	PR0214160	EMPLOYEE W/H HSA Plan Pay	1.00	.00	
Total NATIONAL BENEFIT SERVICES:				4,907.37	.00	
NICHOLAS AND COMPANY						
21780	NICHOLAS AND COMPANY	5414562	JAIL	737.52	.00	
21780	NICHOLAS AND COMPANY	5398707	JAIL	932.39	.00	
21780	NICHOLAS AND COMPANY	5390575	JAIL	1,037.46	.00	
21780	NICHOLAS AND COMPANY	5391889	JAIL	20.96	.00	
21780	NICHOLAS AND COMPANY	5406556	JAIL	801.67	.00	
21780	NICHOLAS AND COMPANY	5390575	JAIL	8.56	.00	
Total NICHOLAS AND COMPANY:				3,538.56	.00	
OFFICE DEPOT, INC						
22060	OFFICE DEPOT, INC	823117057001	TRAVEL COUNCIL	69.20	.00	
Total OFFICE DEPOT, INC:				69.20	.00	
OFFICE OF RECOVERY SERVICES						
22075	OFFICE OF RECOVERY SERVIC	PR0214163	Case #C000954508 Child Suppor	191.08	.00	
Total OFFICE OF RECOVERY SERVICES:				191.08	.00	
PACKARD WHOLESALE DIST						
22400	PACKARD WHOLESALE DIST	186332	EMS	171.43	.00	
22400	PACKARD WHOLESALE DIST	186270	SHERIFF	40.53	.00	
22400	PACKARD WHOLESALE DIST	186107	GRAND CENTER	155.31	.00	
22400	PACKARD WHOLESALE DIST	186154	ROAD	178.80	.00	
22400	PACKARD WHOLESALE DIST	185999	MAINTENANCE	30.08	.00	
22400	PACKARD WHOLESALE DIST	185846	GRAND CENTER	186.39	.00	
22400	PACKARD WHOLESALE DIST	186096	jail	33.15	.00	
22400	PACKARD WHOLESALE DIST	186096	jail	73.78	.00	
22400	PACKARD WHOLESALE DIST	186480	jail	24.01	.00	
22400	PACKARD WHOLESALE DIST	186461	jail	290.11	.00	
22400	PACKARD WHOLESALE DIST	185877	jail	152.62	.00	
22400	PACKARD WHOLESALE DIST	185877	jail	212.48	.00	
22400	PACKARD WHOLESALE DIST	186270	jail	73.63	.00	
22400	PACKARD WHOLESALE DIST	186270	jail	3.50	.00	
22400	PACKARD WHOLESALE DIST	186052	GRAND CENTER	58.80	.00	
22400	PACKARD WHOLESALE DIST	185998	MAINTENANCE	397.85	.00	
22400	PACKARD WHOLESALE DIST	186051	library supplies	142.53	.00	
22400	PACKARD WHOLESALE DIST	185840	GRAND CENTER	220.18	.00	
22400	PACKARD WHOLESALE DIST	186096	jail	31.91	.00	
22400	PACKARD WHOLESALE DIST	186096	jail	3.50	.00	
22400	PACKARD WHOLESALE DIST	186461	jail	514.41	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
22400	PACKARD WHOLESale DIST	186461	jail	3.50	.00	
22400	PACKARD WHOLESale DIST	185877	jail	282.78	.00	
22400	PACKARD WHOLESale DIST	185877	jail	3.50	.00	
Total PACKARD WHOLESale DIST:				3,224.62	.00	
PALMER, BRAYDON						
34644	PALMER, BRAYDON	FEB 12 2016	REIMBURSEMENT	62.14	.00	
Total PALMER, BRAYDON:				62.14	.00	
PARR BROWN GEE & LOVELESS						
34946	PARR BROWN GEE & LOVELES	822722	ATTORNEY	960.30	.00	
34946	PARR BROWN GEE & LOVELES	822723	ATTORNEY	1,417.50	.00	
Total PARR BROWN GEE & LOVELESS:				2,377.80	.00	
PARTRIDGE PSYCHOLOGICAL GROUP, PLLC						
34439	PARTRIDGE PSYCHOLOGICAL	1607	SHERIFF	350.00	.00	
34439	PARTRIDGE PSYCHOLOGICAL	1609	SHERIFF	350.00	.00	
Total PARTRIDGE PSYCHOLOGICAL GROUP, PLLC:				700.00	.00	
PEARSON, KIRK						
31301	PEARSON, KIRK	FEB 13 2016	TRANSFER	38.00	.00	
Total PEARSON, KIRK:				38.00	.00	
PERSONNEL CONCEPTS INC.						
35043	PERSONNEL CONCEPTS INC.	9329702751	CEMETERY	174.85	.00	
Total PERSONNEL CONCEPTS INC.:				174.85	.00	
PITNEY BOWES, INC						
22875	PITNEY BOWES, INC	316444	TRAVEL COUNCIL	340.96	.00	
Total PITNEY BOWES, INC:				340.96	.00	
PREMIER VEHICLE INSTALLATION, INC.						
33770	PREMIER VEHICLE INSTALLATI	19751	SHERIFF	157.76	.00	
Total PREMIER VEHICLE INSTALLATION, INC.:				157.76	.00	
QUESTAR GAS						
23280	QUESTAR GAS	FEB 2016	Bus GR 25%	99.01	.00	
23280	QUESTAR GAS	FEB 2016	Civic Center/EMS	685.35	.00	
23280	QUESTAR GAS	FEB 2016	Grand Center/50% Civic	1,027.02	.00	
23280	QUESTAR GAS	FEB 2016	Grand County Cemetery	73.36	.00	
23280	QUESTAR GAS	FEB 2016	EMS	151.80	.00	
23280	QUESTAR GAS	FEB 2016	Family Support Center	231.89	.00	
23280	QUESTAR GAS	FEB 2016	MMAD 80%	94.10	.00	
23280	QUESTAR GAS	FEB 2016	OSTA	568.60	.00	
23280	QUESTAR GAS	FEB 2016	Travel Council	154.25	.00	
23280	QUESTAR GAS	FEB 2016	Weed	75.77	.00	
23280	QUESTAR GAS	FEB 2016	Bus GR 75%	297.04	.00	
23280	QUESTAR GAS	FEB 2016	Civic Center/EMS	6.95	.00	
23280	QUESTAR GAS	FEB 2016	Grand Center/50% Senior	1,027.03	.00	
23280	QUESTAR GAS	FEB 2016	Courthouse	2,387.91	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
23280	QUESTAR GAS	FEB 2016	EOC	398.10	.00	
23280	QUESTAR GAS	FEB 2016	Grand Co. Trans	396.05	.00	
23280	QUESTAR GAS	FEB 2016	Museum	209.84	.00	
23280	QUESTAR GAS	FEB 2016	Road Shop	522.03	.00	
23280	QUESTAR GAS	FEB 2016	Star Hall	623.68	.00	
23280	QUESTAR GAS	FEB 2016	Weed 20%	23.53	.00	
Total QUESTAR GAS:				9,053.31	.00	
REDINGTON, BRIANNE						
35046	REDINGTON, BRIANNE	FEB 12 2016	RESTITUTION-STEPHANIE IRIS	100.00	.00	
Total REDINGTON, BRIANNE:				100.00	.00	
RICKS GLASS						
23855	RICKS GLASS	105031	road supplies	35.00	.00	
23855	RICKS GLASS	105187	OSTA	190.00	.00	
23855	RICKS GLASS	105161	road supplies	291.98	.00	
23855	RICKS GLASS	105008	SHERIFF	25.26	.00	
Total RICKS GLASS:				542.24	.00	
RIM SUPPLY						
23875	RIM SUPPLY	148749	ROAD DEPT SUPPLIES	179.95	.00	
Total RIM SUPPLY:				179.95	.00	
ROCKY MOUNTAIN POWER						
27655	ROCKY MOUNTAIN POWER	JAN-2016	COURTHOUSE	3,154.64	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	Thompson Street Lights	172.22	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	EMS-BUS BARN	60.68	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	MMAD	90.38	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	MUSEUM	190.50	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	ROAD DEPT	725.83	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	WILLOW BASIN ROAD	156.27	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	WEED	22.60	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	OSTA-BALL FIELD	639.32	.00	
27655	ROCKY MOUNTAIN POWER	FEB-2016	AIRPORT	671.61	.00	
27655	ROCKY MOUNTAIN POWER	FEB-2016	EOC	561.16	.00	
27655	ROCKY MOUNTAIN POWER	FEB-2016	GRAND CENTER/CIVIC 50%	563.05	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	AIRPORT	378.55	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	ELGIN/Grand County Lights	491.56	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	EMS-BUS BARN	182.03	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	FAMILY SUPPORT CENTER	209.52	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	MMAD/LIGHT	17.34	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	N.HWY 191Street Lts.	16.81	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	Road/Maint Shop	785.21	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	Sheriff	1,386.13	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	OSTA	1,317.24	.00	
27655	ROCKY MOUNTAIN POWER	JAN-2016	Civic Center/EMS	363.83	.00	
27655	ROCKY MOUNTAIN POWER	FEB-2016	AIRPORT FIRE TRUCK (AFF)	196.77	.00	
27655	ROCKY MOUNTAIN POWER	FEB-2016	OSTA - OUTDOOR ARENA	10.37	.00	
27655	ROCKY MOUNTAIN POWER	FEB-2016	GRAND CENTER/SENIOR 50%	563.05	.00	
Total ROCKY MOUNTAIN POWER:				12,926.67	.00	
ROYCES ELECTRONICS, INC						
24195	ROYCES ELECTRONICS, INC	10297278	GRAND CENTER	6.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
24195	ROYCES ELECTRONICS, INC	10296952	SHERIFF	69.98	.00	
24195	ROYCES ELECTRONICS, INC	10297125	osta	19.99	.00	
24195	ROYCES ELECTRONICS, INC	10297314	road dept supplies	4.99	.00	
24195	ROYCES ELECTRONICS, INC	10297287	SHERIFF	34.98	.00	
24195	ROYCES ELECTRONICS, INC	10296967	EMS	99.99	.00	
Total ROYCES ELECTRONICS, INC:				236.92	.00	
RUSSELL, STEVE ATTORNEY						
24235	RUSSELL, STEVE ATTORNEY	FEB 15 2016	ATTORNEY EMPLOYMENT AGR	1,166.67	.00	
Total RUSSELL, STEVE ATTORNEY:				1,166.67	.00	
RUSSO, BENJARMIN						
33599	RUSSO, BENJARMIN	FEB 11 2016	TRANSPORT	31.00	.00	
Total RUSSO, BENJARMIN:				31.00	.00	
SALT LAKE WHOLESALE SPORTS						
24380	SALT LAKE WHOLESALE SPOR	32303	SHERIFF SUPPLIES	2,730.00	.00	
Total SALT LAKE WHOLESALE SPORTS:				2,730.00	.00	
SATCOM GLOBAL						
33392	SATCOM GLOBAL	AS02161640	EMS/C14930	41.82	.00	
Total SATCOM GLOBAL:				41.82	.00	
SEUALG						
25325	SEUALG	GCDUES16-2	SEUALG AREA AGENCY ON AG	14,028.00	.00	
25325	SEUALG	GCIT16	SEUALG IT SUPPORT	5,000.00	.00	
Total SEUALG:				19,028.00	.00	
SINGLE SOURCE COMMUNICATIONS						
35042	SINGLE SOURCE COMMUNICA	56604	WILLOW BASIN	1,018.57	.00	
Total SINGLE SOURCE COMMUNICATIONS:				1,018.57	.00	
SYSCO INTERMOUNTAIN FOOD SER						
26065	SYSCO INTERMOUNTAIN FOO	611440828	JAIL	804.45	.00	
26065	SYSCO INTERMOUNTAIN FOO	611527430	JAIL	801.28	.00	
26065	SYSCO INTERMOUNTAIN FOO	611708166	JAIL	777.88	.00	
26065	SYSCO INTERMOUNTAIN FOO	611708166	JAIL	50.58	.00	
26065	SYSCO INTERMOUNTAIN FOO	611799585	JAIL	560.26	.00	
26065	SYSCO INTERMOUNTAIN FOO	611616544	JAIL	485.02	.00	
26065	SYSCO INTERMOUNTAIN FOO	611352119	JAIL	1,033.78	.00	
26065	SYSCO INTERMOUNTAIN FOO	611440828	JAIL	5.00	.00	
26065	SYSCO INTERMOUNTAIN FOO	611527430	JAIL	5.00	.00	
26065	SYSCO INTERMOUNTAIN FOO	611708166	JAIL	56.12	.00	
26065	SYSCO INTERMOUNTAIN FOO	611708166	JAIL	5.00	.00	
26065	SYSCO INTERMOUNTAIN FOO	611799585	JAIL	5.00	.00	
26065	SYSCO INTERMOUNTAIN FOO	611616544	JAIL	5.00	.00	
26065	SYSCO INTERMOUNTAIN FOO	611352119	JAIL	5.00	.00	
Total SYSCO INTERMOUNTAIN FOOD SER:				4,599.37	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
THOMPSON, JESSE						
34444	THOMPSON, JESSE	FEB 12 2016	RESTITUTION/APRIL MARTINEZ	1,196.89	.00	
Total THOMPSON, JESSE:				1,196.89	.00	
TIMES INDEPENDENT						
26580	TIMES INDEPENDENT	FEB 18 2016	RECORDER SUBSCRIPTION	32.00	.00	
26580	TIMES INDEPENDENT	22023	ADMIN	18.75	.00	
26580	TIMES INDEPENDENT	22023	planning	217.50	.00	
26580	TIMES INDEPENDENT	22023	ADMIN	219.38	.00	
26580	TIMES INDEPENDENT	22023	HR/AD	157.50	.00	
Total TIMES INDEPENDENT:				645.13	.00	
TRANTER, CALLIE						
29535	TRANTER, CALLIE	FEB 26-29 201	PER DIEM	256.00	.00	
Total TRANTER, CALLIE:				256.00	.00	
TRIP ADVISOR						
32764	TRIP ADVISOR	1121323	TRAVEL COUNCIL	1,924.69	.00	
Total TRIP ADVISOR:				1,924.69	.00	
UAOA						
27005	UAOA	MAR 9-11 2016	MEMBERSHIP/JUDD HILL	25.00	.00	
27005	UAOA	MAR 9-11 2016	CONFERENCE/JUDD HILL	100.00	.00	
27005	UAOA	MAR 9-11 2016	MEMBERSHIP/BILL GROFF	25.00	.00	
27005	UAOA	MAR 9-11 2016	CONFERENCE/BILL GROFF	100.00	.00	
Total UAOA:				250.00	.00	
UTAH COMMUNICATION AUTHORITY						
34579	UTAH COMMUNICATION AUTH	58406	ROAD	300.00	.00	
34579	UTAH COMMUNICATION AUTH	58406	MICROWAVE CIRCUIS	932.88	.00	
34579	UTAH COMMUNICATION AUTH	58406	SHERIFF	600.00	.00	
34579	UTAH COMMUNICATION AUTH	58406	EMS	300.00	.00	
Total UTAH COMMUNICATION AUTHORITY:				2,132.88	.00	
UTAH RETIREMENT SYSTEMS						
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	1,663.33	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	200.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	250.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	1,426.45	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	98.59	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	44.26	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	85.03	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	47.76	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	70.70	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	300.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	280.74	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	36.62	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	12.65	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	17.95	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB PS HYB	168.72	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DC 401(K) P	20.57	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DC 401(K) P	205.71	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement 457 Pay Period:	40.93	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement ROTH IRA Pay	653.99	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement ROTH IRA Pay	25.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement TRADITIONAL I	25.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement Retirement-repa	68.32	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB Hybrid P	2,351.64	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB Hybrid P	306.71	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB Hybrid P	105.92	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB Hybrid P	150.37	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DC Pay Per	300.84	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	13,239.35	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	915.05	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	341.05	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	50.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	240.71	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	477.94	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	31.23	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	28.06	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pay	163.34	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 401(K) Pol P	1,313.26	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	410.77	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	789.22	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	443.28	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Contributory	393.59	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Police Non-C	8,909.78	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	44.03	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	167.98	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	74.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	31.11	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB HYB 401	47.08	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB PS HYB	128.29	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DC 401(K) P	415.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DC 401(K) P	449.69	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement 457 Pay Period:	975.19	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement 457 Pay Period:	50.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement ROTH IRA Pay	20.01	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement ROTH IRA Pay	80.00	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement Retirement-repa	1,278.27	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement Retirement-repa	25.63	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB Hybrid P	619.86	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB Hybrid P	260.56	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB Hybrid P	394.39	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DB PS Hybri	3,000.97	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T2 DC Pay Per	137.62	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	4,435.85	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	289.86	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	260.43	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	1,516.20	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Non-Contribu	354.62	.00	
27725	UTAH RETIREMENT SYSTEMS	PR0214162	Utah Retirement T1 Contributory	864.24	.00	
Total UTAH RETIREMENT SYSTEMS:				52,625.31	.00	
UTAH STATE ARCHIVES & RECORDS						
27705	UTAH STATE ARCHIVES & REC	620000000099	recording supplies	59.00	.00	
Total UTAH STATE ARCHIVES & RECORDS:				59.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
WALKER DRUG						
29324	WALKER DRUG	145054	LIBRARY	20.94	.00	
29324	WALKER DRUG	145113	GRAND CENTER	40.96	.00	
29324	WALKER DRUG	144942	LIBRARY	8.59	.00	
29324	WALKER DRUG	145072	AIRPORT	26.93	.00	
29324	WALKER DRUG	144967	ROAD	82.56	.00	
29324	WALKER DRUG	144956	OSTA	6.99	.00	
29324	WALKER DRUG	144919	EMS EXPENSE	20.18	.00	
29324	WALKER DRUG	145081	EXTENSION	2.78	.00	
Total WALKER DRUG:				209.93	.00	
WALKERS TRUE VALUE HARDWARE						
28255	WALKERS TRUE VALUE HARD	670182	airaport supplies	10.56	.00	
28255	WALKERS TRUE VALUE HARD	671201	airaport supplies	19.04	.00	
28255	WALKERS TRUE VALUE HARD	672674	osta	46.54	.00	
28255	WALKERS TRUE VALUE HARD	670138	road	286.00	.00	
28255	WALKERS TRUE VALUE HARD	670233	osta	65.98	.00	
28255	WALKERS TRUE VALUE HARD	670317	SEARCH & RESCUE	3.95	.00	
28255	WALKERS TRUE VALUE HARD	670412	EMERGENCY MANAGEMENT	199.96	.00	
28255	WALKERS TRUE VALUE HARD	670244	road	28.53	.00	
28255	WALKERS TRUE VALUE HARD	670815	road	17.99	.00	
28255	WALKERS TRUE VALUE HARD	670060	library	79.92	.00	
28255	WALKERS TRUE VALUE HARD	671635	MAINT	5.79	.00	
28255	WALKERS TRUE VALUE HARD	671508	SEARCH & RESCUE	7.29	.00	
28255	WALKERS TRUE VALUE HARD	670825	EMERGENCY MANAGEMENT	6.45	.00	
28255	WALKERS TRUE VALUE HARD	671109	airaport supplies	71.99	.00	
28255	WALKERS TRUE VALUE HARD	670823	CERT	98.16	.00	
28255	WALKERS TRUE VALUE HARD	670157	road	59.99	.00	
28255	WALKERS TRUE VALUE HARD	669950	sandflats	22.95	.00	
28255	WALKERS TRUE VALUE HARD	370316	SEARCH & RESCUE	81.98	.00	
28255	WALKERS TRUE VALUE HARD	670412	EMERGENCY MANAGEMENT	12.99	.00	
28255	WALKERS TRUE VALUE HARD	670930	road	5.99	.00	
28255	WALKERS TRUE VALUE HARD	670208	library	9.18	.00	
28255	WALKERS TRUE VALUE HARD	670626	osta	51.55	.00	
28255	WALKERS TRUE VALUE HARD	671634	EMS	5.16	.00	
28255	WALKERS TRUE VALUE HARD	671542	SEARCH & RESCUE	30.15	.00	
28255	WALKERS TRUE VALUE HARD	670035	airaport supplies	13.94	.00	
28255	WALKERS TRUE VALUE HARD	670892	airaport supplies	22.99	.00	
28255	WALKERS TRUE VALUE HARD	671178	MAINT	10.98	.00	
28255	WALKERS TRUE VALUE HARD	670984	SEARCH & RESCUE	812.58	.00	
28255	WALKERS TRUE VALUE HARD	671104	SEARCH & RESCUE	76.98	.00	
28255	WALKERS TRUE VALUE HARD	670633	EMS	129.94	.00	
28255	WALKERS TRUE VALUE HARD	671169	osta	33.98	.00	
28255	WALKERS TRUE VALUE HARD	671024	library	11.90	.00	
28255	WALKERS TRUE VALUE HARD	671623	road	22.37	.00	
28255	WALKERS TRUE VALUE HARD	672504	MAINT	5.69	.00	
28255	WALKERS TRUE VALUE HARD	672456	osta	13.49	.00	
28255	WALKERS TRUE VALUE HARD	671139	osta	3.29	.00	
28255	WALKERS TRUE VALUE HARD	670352	road	15.98	.00	
28255	WALKERS TRUE VALUE HARD	671483	SEARCH & RESCUE	57.86	.00	
28255	WALKERS TRUE VALUE HARD	670592	EMS	32.94	.00	
28255	WALKERS TRUE VALUE HARD	670744	SEARCH & RESCUE	13.34	.00	
28255	WALKERS TRUE VALUE HARD	671373	sandflats	14.53	.00	
28255	WALKERS TRUE VALUE HARD	670982	SEARCH & RESCUE	19.98	.00	
28255	WALKERS TRUE VALUE HARD	671102	EMS	27.33	.00	
28255	WALKERS TRUE VALUE HARD	670629	EMS	14.97-	.00	
28255	WALKERS TRUE VALUE HARD	671740	TRAVEL COUNCIL	185.98	.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
28255	WALKERS TRUE VALUE HARD	671253	road	8.58	.00	
28255	WALKERS TRUE VALUE HARD	671637	road	35.98	.00	
28255	WALKERS TRUE VALUE HARD	670136	FAMILY SUPPORT	9.99	.00	
28255	WALKERS TRUE VALUE HARD	672551	airport supplies	17.99	.00	
28255	WALKERS TRUE VALUE HARD	670974	sandflats	4.59	.00	
Total WALKERS TRUE VALUE HARDWARE:				2,816.32	.00	
WEST						
32342	WEST	833375572	ATTORNEY	311.38	.00	
Total WEST:				311.38	.00	
WF COMMUNICATIONS						
28915	WF COMMUNICATIONS	249570	sheriff	74.16	.00	
Total WF COMMUNICATIONS:				74.16	.00	
YELLOWSTONE INTERNATIONAL						
33628	YELLOWSTONE INTERNATION	16567713	MOAB TRAVEL COUNCIL	4,000.00	.00	
Total YELLOWSTONE INTERNATIONAL:				4,000.00	.00	
Grand Totals:				237,458.87	64,726.55	

Dated: 2/19/16

County Auditor: Deanna Council

Council Chairperson: Elizabeth A. Tulebs

Council: [Signature]

Council: [Signature]

Check No. 91393-91483

Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
AFLAC						
10300	AFLAC	975124	Aflac-Employee W/H	238.42	238.42	02/26/2016
10300	AFLAC	975124	Aflac-Employee W/H	716.36	716.36	02/26/2016
10300	AFLAC	975124	Aflac-Employee W/H	61.24	61.24	02/26/2016
10300	AFLAC	975124	Aflac-Employee W/H	35.90	35.90	02/26/2016
10300	AFLAC	975124	Aflac-Employee W/H	18.40	18.40	02/26/2016
10300	AFLAC	975124	Aflac-Employee W/H	57.88	57.88	02/26/2016
10300	AFLAC	975124	Aflac-Employee W/H	43.30	43.30	02/26/2016
10300	AFLAC	975124	Rounding	.06-	.06-	02/26/2016
Total AFLAC:				1,171.44	1,171.44	
AFLAC GROUP INSURANCE						
33790	AFLAC GROUP INSURANCE	A063544700	Aflac Group Insurance-Emp. W/H	530.44	530.44	02/26/2016
33790	AFLAC GROUP INSURANCE	A063544700	Aflac Group Insurance-Emp. W/H	30.90	30.90	02/26/2016
33790	AFLAC GROUP INSURANCE	A063544700	Aflac Group Insurance-Emp. W/H	66.54	66.54	02/26/2016
33790	AFLAC GROUP INSURANCE	A063544700	Aflac Group Insurance-Emp. W/H	23.16	23.16	02/26/2016
33790	AFLAC GROUP INSURANCE	A063544700	Aflac Group Insurance-Emp. W/H	188.24	188.24	02/26/2016
33790	AFLAC GROUP INSURANCE	A063544700	Aflac Group Insurance-Emp. W/H	15.56	15.56	02/26/2016
33790	AFLAC GROUP INSURANCE	A063544700	Aflac Group Insurance-Emp. W/H	8.56	8.56	02/26/2016
33790	AFLAC GROUP INSURANCE	A063544700	Emp. Adjustment-MARIA SHUPE	34.12	34.12	02/26/2016
Total AFLAC GROUP INSURANCE:				897.52	897.52	
AMAZON						
10530	AMAZON	126335344070	LIBRARY	16.71	16.71	02/26/2016
10530	AMAZON	103714626688	LIBRARY	23.94	23.94	02/26/2016
10530	AMAZON	228098444979	LIBRARY	13.51	13.51	02/26/2016
10530	AMAZON	255616535259	LIBRARY	10.74	10.74	02/26/2016
10530	AMAZON	219147731222	LIBRARY	27.99	27.99	02/26/2016
10530	AMAZON	110225649956	LIBRARY	14.94	14.94	02/26/2016
10530	AMAZON	193036641212	LIBRARY	28.94	28.94	02/26/2016
10530	AMAZON	037072046491	LIBRARY	92.48	92.48	02/26/2016
10530	AMAZON	133641051628	LIBRARY	7.98	7.98	02/26/2016
10530	AMAZON	136387066349	LIBRARY	110.81	110.81	02/26/2016
10530	AMAZON	144494990529	LIBRARY	4.74	4.74	02/26/2016
10530	AMAZON	213548416068	LIBRARY	4.31	4.31	02/26/2016
10530	AMAZON	071606455567	LIBRARY	33.86	33.86	02/26/2016
10530	AMAZON	052340413727	LIBRARY	14.75	14.75	02/26/2016
10530	AMAZON	198577614352	LIBRARY	15.02	15.02	02/26/2016
10530	AMAZON	263722783638	LIBRARY	4.39	4.39	02/26/2016
10530	AMAZON	150584813094	LIBRARY	14.95	14.95	02/26/2016
10530	AMAZON	052348169809	LIBRARY	146.76	146.76	02/26/2016
10530	AMAZON	132953022992	LIBRARY	4.49	4.49	02/26/2016
10530	AMAZON	114098248724	LIBRARY	11.28	11.28	02/26/2016
10530	AMAZON	128348713830	LIBRARY	17.43	17.43	02/26/2016
10530	AMAZON	147704944394	LIBRARY	4.31	4.31	02/26/2016
10530	AMAZON	293033786132	LIBRARY	4.00	4.00	02/26/2016
10530	AMAZON	233982706470	LIBRARY	7.98	7.98	02/26/2016
10530	AMAZON	129603199995	LIBRARY	9.98	9.98	02/26/2016
10530	AMAZON	004767096588	LIBRARY	6.34	6.34	02/26/2016
10530	AMAZON	172788820618	LIBRARY	8.72	8.72	02/26/2016
10530	AMAZON	219144277028	LIBRARY	14.96	14.96	02/26/2016

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
10530	AMAZON	116850946717	LIBRARY	11.98	11.98	02/26/2016
10530	AMAZON	285870657594	LIBRARY	4.00	4.00	02/26/2016
10530	AMAZON	286037392832	LIBRARY	149.99	149.99	02/26/2016
10530	AMAZON	040822423436	LIBRARY	15.77	15.77	02/26/2016
10530	AMAZON	037079103231	LIBRARY	97.76	97.76	02/26/2016
10530	AMAZON	180753321151	LIBRARY	16.35	16.35	02/26/2016
10530	AMAZON	189988324681	LIBRARY	32.30	32.30	02/26/2016
10530	AMAZON	216004980806	LIBRARY	9.93	9.93	02/26/2016
10530	AMAZON	301908459277	LIBRARY	4.74	4.74	02/26/2016
10530	AMAZON	090276552269	LIBRARY	4.64	4.64	02/26/2016
10530	AMAZON	020802286917	LIBRARY	16.97	16.97	02/26/2016
10530	AMAZON	126270717318	LIBRARY	30.99	30.99	02/26/2016
10530	AMAZON	150587980113	LIBRARY	28.24	28.24	02/26/2016
10530	AMAZON	279571132672	LIBRARY	6.25	6.25	02/26/2016
10530	AMAZON	052342264378	LIBRARY	24.94	24.94	02/26/2016
10530	AMAZON	190667314839	LIBRARY	5.73	5.73	02/26/2016
10530	AMAZON	084379533428	LIBRARY	5.93	5.93	02/26/2016
10530	AMAZON	242483857938	LIBRARY	26.93	26.93	02/26/2016
10530	AMAZON	249358153964	LIBRARY	4.00	4.00	02/26/2016
10530	AMAZON	210649823592	LIBRARY	15.94	15.94	02/26/2016
10530	AMAZON	138517705588	LIBRARY	8.69	8.69	02/26/2016
10530	AMAZON	237734859136	LIBRARY	18.89	18.89	02/26/2016
10530	AMAZON	172368411122	LIBRARY	35.83	35.83	02/26/2016
10530	AMAZON	061878964458	LIBRARY	13.75	13.75	02/26/2016
10530	AMAZON	194964503650	LIBRARY	37.68	37.68	02/26/2016
10530	AMAZON	273133276231	LIBRARY	13.77	13.77	02/26/2016
10530	AMAZON	204350957650	TRAVEL COUCIL	189.98	189.98	02/26/2016
10530	AMAZON	163767186455	EMS	18.19	18.19	02/26/2016
10530	AMAZON	235598210651	EMS	220.99	220.99	02/26/2016
10530	AMAZON	235633051199	EMS	216.99	216.99	02/26/2016
10530	AMAZON	085362995020	EMS	35.11	35.11	02/26/2016
10530	AMAZON	097573947757	EMS	233.83	233.83	02/26/2016
10530	AMAZON	016669589594	EMS	82.49	82.49	02/26/2016
10530	AMAZON	234789146651	EMS	140.00	140.00	02/26/2016
10530	AMAZON	185010555009	LIBRARY	15.98	15.98	02/26/2016
10530	AMAZON	271958094637	LIBRARY	25.31	25.31	02/26/2016
10530	AMAZON	277546825963	LIBRARY	10.03	10.03	02/26/2016
10530	AMAZON	285957210638	LIBRARY	4.00	4.00	02/26/2016
10530	AMAZON	076329511877	LIBRARY	70.44	70.44	02/26/2016
10530	AMAZON	279579329257	LIBRARY	6.25	6.25	02/26/2016
10530	AMAZON	204359036237	CLERK	251.96	251.96	02/26/2016
10530	AMAZON	259759573235	WEED	49.69	49.69	02/26/2016
10530	AMAZON	170677256723	EMS	587.99	587.99	02/26/2016
10530	AMAZON	197242370619	EMS	112.65	112.65	02/26/2016
10530	AMAZON	119014686918	EMS	145.09	145.09	02/26/2016
10530	AMAZON	097574916039	EMS	45.22	45.22	02/26/2016
10530	AMAZON	016661154276	EMS	66.00	66.00	02/26/2016
10530	AMAZON	103683046331	WEED	491.50	491.50	02/26/2016
Total AMAZON:				4,325.49	4,325.49	
AMERICAN SOLUTIONS FOR BUSINESS						
35048	AMERICAN SOLUTIONS FOR B	02471113	MOAB TRAVEL COUCIL	139.98	139.98	02/26/2016
Total AMERICAN SOLUTIONS FOR BUSINESS:				139.98	139.98	
ANDERSON & ANDERSON, P.C.						
32729	ANDERSON & ANDERSON, P.C.	14233	PROFESSIONAL SERVICES	1,000.00	1,000.00	02/26/2016

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
Total ANDERSON & ANDERSON, P.C.:				1,000.00	1,000.00	
ARMSTRONG CONSULTANTS, INC.						
10855	ARMSTRONG CONSULTANTS, I	16-156308-01	AIP 28	32,348.95	32,348.95	02/26/2016
10855	ARMSTRONG CONSULTANTS, I	16-156308-01	UDOT OVERMATCH	32,348.95	32,348.95	02/26/2016
Total ARMSTRONG CONSULTANTS, INC.:				64,697.90	64,697.90	
AVAYA FINANCIAL SERVICES						
33323	AVAYA FINANCIAL SERVICES	28179232	BUILDING	40.16	40.16	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	COUNCIL	50.19	50.19	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	IT	10.04	10.04	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	PLANNING	30.11	30.11	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	TREASURER	40.15	40.15	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	UHP	60.22	60.22	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	SHERIFF	160.60	160.60	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	WEEDS	10.04	10.04	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	SAND FLATS	20.07	20.07	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	ROADS	40.15	40.15	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	EMS	30.11	30.11	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	ATTORNEY	70.26	70.26	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	ASSESSOR	60.22	60.22	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	CLERK	70.26	70.26	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	HR	20.07	20.07	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	JUSTICE COURT	50.19	50.19	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	RECORDER	60.22	60.22	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	UMTRA	10.04	10.04	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	JAIL	80.30	80.30	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	MAINTENANCE	30.11	30.11	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	TRAVEL COUNCIL	50.19	50.19	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	EOC	20.07	20.07	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	OSTA	20.07	20.07	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	GRAND CENTER	40.15	40.15	02/26/2016
33323	AVAYA FINANCIAL SERVICES	28179232	AIRPORT	30.11	30.11	02/26/2016
Total AVAYA FINANCIAL SERVICES:				1,104.10	1,104.10	
BANGKOK HOUSE						
35049	BANGKOK HOUSE	FEB 23 2016	MOAB TRAVEL COUNCIL	50.00	50.00	02/26/2016
Total BANGKOK HOUSE:				50.00	50.00	
BLUE MOUNTAIN MEATS, INC.						
33898	BLUE MOUNTAIN MEATS, INC.	309114	EMS	63.12	63.12	02/26/2016
Total BLUE MOUNTAIN MEATS, INC.:				63.12	63.12	
BLUE TARP FINANCIAL, INC.						
34366	BLUE TARP FINANCIAL, INC.	34870411	CEMETERY - #126485	574.23	574.23	02/26/2016
Total BLUE TARP FINANCIAL, INC.:				574.23	574.23	
BREWER, ERIC						
33712	BREWER, ERIC	FEB 26 2016	REIMBURSEMENT	110.00	110.00	02/26/2016
Total BREWER, ERIC:				110.00	110.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
CALIFORNIA CONTRACTORS SUPPLY						
31921	CALIFORNIA CONTRACTORS S	T17667	WEED SUPPLIES	143.64	143.64	02/26/2016
Total CALIFORNIA CONTRACTORS SUPPLY:				143.64	143.64	
CANYONLANDS BY NIGHT & DAY						
34249	CANYONLANDS BY NIGHT & DA	15905	MOAB TRAVEL COUNCIL	586.50	586.50	02/26/2016
34249	CANYONLANDS BY NIGHT & DA	21072	MOAB TRAVEL COUNCIL	193.20	193.20	02/26/2016
Total CANYONLANDS BY NIGHT & DAY:				779.70	779.70	
CENTER POINT LARGE PRINT						
29790	CENTER POINT LARGE PRINT	1351251	LIBRARY	83.88	83.88	02/26/2016
Total CENTER POINT LARGE PRINT:				83.88	83.88	
CENTURY EQUIPMENT COMPANY, INC						
12900	CENTURY EQUIPMENT COMPA	GP04719	ROAD	1,475.92	1,475.92	02/26/2016
12900	CENTURY EQUIPMENT COMPA	GP04727	ROAD	1,228.52	1,228.52	02/26/2016
Total CENTURY EQUIPMENT COMPANY, INC:				2,704.44	2,704.44	
CULLIGAN OF PRICE						
13815	CULLIGAN OF PRICE	403963	CEMETERY	15.94	15.94	02/26/2016
13815	CULLIGAN OF PRICE	107578	OLD CEMETERY	16.00	16.00	02/26/2016
13815	CULLIGAN OF PRICE	107577	CEMETERY	16.00	16.00	02/26/2016
Total CULLIGAN OF PRICE:				47.94	47.94	
CWOA						
35050	CWOA	18906	MOAB TRAVEL COUNCIL	675.00	675.00	02/26/2016
Total CWOA:				675.00	675.00	
DEMCO, INC.						
14310	DEMCO, INC.	5797134	library	143.25	143.25	02/26/2016
Total DEMCO, INC.:				143.25	143.25	
DUNHAM, PAULA						
33581	DUNHAM, PAULA	FEB 18-21 201	PER DIEM	96.00	96.00	02/26/2016
33581	DUNHAM, PAULA	FEB 23 2016	REIMBURSEMENT	33.98	33.98	02/26/2016
Total DUNHAM, PAULA:				129.98	129.98	
EDDIE MCSTIFF'S						
33654	EDDIE MCSTIFF'S	FEB 23 2016	TRAVEL COUNCIL	30.00	30.00	02/26/2016
Total EDDIE MCSTIFF'S:				30.00	30.00	
ENTERPRISE						
33482	ENTERPRISE	D437189	TRAVEL COUNCIL	3.51	3.51	02/26/2016
Total ENTERPRISE:				3.51	3.51	
ENTRADA EMBROIDERY						
31917	ENTRADA EMBROIDERY	240787	TRAVEL COUNCIL	20.00	20.00	02/26/2016

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
Total ENTRADA EMBROIDERY:				20.00	20.00	
FEDEX						
15375	FEDEX	5-324-39284	travel cnl postage	11.09	11.09	02/26/2016
Total FEDEX:				11.09	11.09	
GALE GROUP, THE						
15875	GALE GROUP, THE	57434774	LIBRARY	24.69	24.69	02/26/2016
Total GALE GROUP, THE:				24.69	24.69	
GIZLER, ELAINE						
34892	GIZLER, ELAINE	MAR 7-13 2016	PER DIEM	501.00	501.00	02/26/2016
Total GIZLER, ELAINE:				501.00	501.00	
GOOD SIGNS						
31740	GOOD SIGNS	MARCH 2016	TRAVEL COUNCIL/RENT	2,400.00	2,400.00	02/26/2016
Total GOOD SIGNS:				2,400.00	2,400.00	
GOVCONNECTION INC						
30872	GOVCONNECTION INC	53453896	ROAD	416.00	416.00	02/26/2016
Total GOVCONNECTION INC:				416.00	416.00	
HENDERSON LEASING CO LLC						
31151	HENDERSON LEASING CO LLC	14782	EMS	127.92	127.92	02/26/2016
31151	HENDERSON LEASING CO LLC	14775	OSTA	70.99	70.99	02/26/2016
Total HENDERSON LEASING CO LLC:				198.91	198.91	
HIGH COUNTRY SIGNS & OUTDOOR ADVERTISING						
17385	HIGH COUNTRY SIGNS & OUTD	MAR 2016	TRAVEL COUNCIL	340.00	340.00	02/26/2016
Total HIGH COUNTRY SIGNS & OUTDOOR ADVERTISING:				340.00	340.00	
HOLLAND & HART LLP						
31029	HOLLAND & HART LLP	1453604	ATTORNEY	110.00	110.00	02/26/2016
Total HOLLAND & HART LLP:				110.00	110.00	
INTERNATIONAL CODE COUNCIL						
18165	INTERNATIONAL CODE COUNC	1000661509	STUDY COMPANION	57.00	57.00	02/26/2016
Total INTERNATIONAL CODE COUNCIL:				57.00	57.00	
JACKSON GROUP PETERBILT						
34363	JACKSON GROUP PETERBILT	40162	ROAD	327.32	327.32	02/26/2016
34363	JACKSON GROUP PETERBILT	40074	ROAD	384.66	384.66	02/26/2016
34363	JACKSON GROUP PETERBILT	40430	ROAD	316.00	316.00	02/26/2016
34363	JACKSON GROUP PETERBILT	39982	ROAD	87.22	87.22	02/26/2016
34363	JACKSON GROUP PETERBILT	40272	ROAD	24.93	24.93	02/26/2016
34363	JACKSON GROUP PETERBILT	40290	ROAD	1,486.77	1,486.77	02/26/2016

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
Total JACKSON GROUP PETERBILT:				2,628.90	2,626.90	
JAILHOUSE CAFE						
35051	JAILHOUSE CAFE	FEB 23 2016	MOAB TRAVEL COUNCIL	20.00	20.00	02/26/2016
Total JAILHOUSE CAFE:				20.00	20.00	
JCI BILLING SERVICES						
18420	JCI BILLING SERVICES	309	EMS	680.00	680.00	02/26/2016
Total JCI BILLING SERVICES:				680.00	680.00	
L.N. CURTIS & SONS						
32898	L.N. CURTIS & SONS	8503416-00	RUSSO/CLOTHING	47.46	47.46	02/26/2016
Total L.N. CURTIS & SONS:				47.46	47.46	
LANGSTON, BRENT						
29425	LANGSTON, BRENT	FEB 22 2016	DEPUTY LEGAL SERVICES	1,050.00	1,050.00	02/26/2016
Total LANGSTON, BRENT:				1,050.00	1,050.00	
LARRY H MILLER FORD						
30980	LARRY H MILLER FORD	1373284W	ROAD	85.78	85.78	02/26/2016
Total LARRY H MILLER FORD:				85.78	85.78	
LEGRAND JOHNSON CONSTRUCTION						
32515	LEGRAND JOHNSON CONSTRU	251452	ROAD	989.82	989.82	02/26/2016
32515	LEGRAND JOHNSON CONSTRU	251320	ROAD	994.42	994.42	02/26/2016
32515	LEGRAND JOHNSON CONSTRU	250372	ROAD	1,225.60	1,225.60	02/26/2016
32515	LEGRAND JOHNSON CONSTRU	251005	ROAD	913.14	913.14	02/26/2016
32515	LEGRAND JOHNSON CONSTRU	251666	ROAD	810.16	810.16	02/26/2016
32515	LEGRAND JOHNSON CONSTRU	250431	ROAD	964.69	964.69	02/26/2016
32515	LEGRAND JOHNSON CONSTRU	250901	ROAD	591.38	591.38	02/26/2016
Total LEGRAND JOHNSON CONSTRUCTION:				6,489.21	6,489.21	
LEVINE, ZACHARIA						
34738	LEVINE, ZACHARIA	FEB 23 2016	REIMBURSEMENT	241.20	241.20	02/26/2016
Total LEVINE, ZACHARIA:				241.20	241.20	
LIFE ASSIST						
32666	LIFE ASSIST	741016	EMS	520.69	520.69	02/26/2016
32666	LIFE ASSIST	740367	EMS	194.56	194.56	02/26/2016
32666	LIFE ASSIST	739558	EMS	84.50	84.50	02/26/2016
Total LIFE ASSIST:				799.75	799.75	
LINCOLN NAT'L LIFE INSUR. CO.						
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln-Life/AD & D-Employer	1,325.32	1,325.32	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-LTD	306.08	306.08	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-LTD	46.00	46.00	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-LTD	22.10	22.10	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-LTD	94.20	94.20	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-Rounding/Correction	1.75-	1.75-	02/23/2016

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Employee Adj.-Lowder	28.42	28.42	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Employee Adj.-Swasey	2.21-	2.21-	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln-Employee	2,076.38	2,076.38	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-LTD	1,202.08	1,202.08	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-LTD	59.50	59.50	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-LTD	20.48	20.48	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-LTD	45.02	45.02	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Lincoln Life-Other Agencies	197.73	197.73	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Employee Adj.-Term Brady/Welch	88.25-	88.25-	02/23/2016
32118	LINCOLN NAT'L LIFE INSUR. CO	FEB 2016	Employee Adj.-Glen Arthur	4.18	4.18	02/23/2016
Total LINCOLN NAT'L LIFE INSUR. CO.:				5,335.28	5,335.28	
MADDEN MEDIA						
33407	MADDEN MEDIA	201600830	TRAVEL COUNCIL	22,500.00	22,500.00	02/26/2016
33407	MADDEN MEDIA	201600830	TRAVEL COUNCIL	22,500.00	22,500.00	02/26/2016
Total MADDEN MEDIA:				45,000.00	45,000.00	
MARSHALL & SWIFT						
31827	MARSHALL & SWIFT	2016-191264	ASSESSOR	1,105.95	1,105.95	02/26/2016
Total MARSHALL & SWIFT:				1,105.95	1,105.95	
MCCANDLESS TRUCKING CENTER						
34681	MCCANDLESS TRUCKING CEN	P105006487:0	ROAD	1,043.55	1,043.55	02/26/2016
Total MCCANDLESS TRUCKING CENTER:				1,043.55	1,043.55	
MIGUELS BAJA GRILL						
30970	MIGUELS BAJA GRILL	FEB 23 2016	TRAVEL COUNCIL	50.00	50.00	02/26/2016
Total MIGUELS BAJA GRILL:				50.00	50.00	
MOAB BURGER COMPANY						
35052	MOAB BURGER COMPANY	FEB 23 2016	MOAB TRAVEL COUNCIL	50.00	50.00	02/26/2016
Total MOAB BURGER COMPANY:				50.00	50.00	
MOAB CONSTRUCTION						
20775	MOAB CONSTRUCTION	10909	ROAD	22,262.00	22,262.00	02/26/2016
Total MOAB CONSTRUCTION:				22,262.00	22,262.00	
MOAB HEAT N COOL, LLC						
30302	MOAB HEAT N COOL, LLC	11385	LIBRARY	318.08	318.08	02/26/2016
Total MOAB HEAT N COOL, LLC:				318.08	318.08	
MOORE MEDICAL LLC						
21130	MOORE MEDICAL LLC	82948264 I	EMS	47.49	47.49	02/26/2016
21130	MOORE MEDICAL LLC	82949855 I	EMS	84.95	84.95	02/26/2016
Total MOORE MEDICAL LLC:				132.44	132.44	
MOUNT OLYMPUS WATERS, INC.						
31323	MOUNT OLYMPUS WATERS, IN	12344492 2121	JUSTICE COURT	25.85	25.85	02/26/2016
31323	MOUNT OLYMPUS WATERS, IN	12004211 2111	CLERK	42.63	42.63	02/26/2016

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
31323	MOUNT OLYMPUS WATERS, IN	13102128 2111	MAINTENANCE	37.19	37.19	02/26/2016
Total MOUNT OLYMPUS WATERS, INC.:				105.67	105.67	
NATIONAL BENEFIT SERVICES						
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Airport	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Assessor	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Bldg. Inspector	3.90	3.90	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Clerk/Auditor	5.85	5.85	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Courthouse	5.85	5.85	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-IT	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Justice Court	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Travel Council	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Roads	17.55	17.55	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Sheriff	17.55	17.55	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Weed Control	3.90	3.90	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Airport	9.00	9.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Assessor	6.00	6.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Cemetery	3.00	3.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Admin	6.00	6.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Family Support	6.00	6.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Jail	24.00	24.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Library	18.00	18.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Recorder	6.00	6.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Sandflats	6.00	6.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Sheriff	51.00	51.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Treasurer	3.00	3.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Solid Waste	33.00	33.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Ambulance	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Attorney	5.85	5.85	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Child Justice Ctr.	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-County Administration	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Family Support	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Jail	3.90	3.90	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Library	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Recorder	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Senior Citizens	1.95	1.95	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Treasurer	3.90	3.90	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	FSA-Grand Water/Sewer	5.85	5.85	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Ambulance	6.00	6.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Building Inspector	3.00	3.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Clerk/Auditor	9.00	9.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Courthouse	9.00	9.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Human Resources	3.00	3.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Justice Court	3.00	3.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Planning	6.00	6.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Roads	21.00	21.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Senior Citizens	9.00	9.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Spanish Trail Arena	6.00	6.00	02/26/2016
30265	NATIONAL BENEFIT SERVICES	523825	HSA-Grand W/S	6.00	6.00	02/26/2016
Total NATIONAL BENEFIT SERVICES:				349.50	349.50	
NEOPOST USA INC.						
35053	NEOPOST USA INC.	14793513	CLERK	9,298.00	9,298.00	02/26/2016
35053	NEOPOST USA INC.	53642122	CLERK	540.00	540.00	02/26/2016

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
Total NEOPOST USA INC.:				9,838.00	9,838.00	
OFFICE ETC.						
22070	OFFICE ETC.	409000	ASSESSOR	59.12	59.12	02/26/2016
Total OFFICE ETC.:				59.12	59.12	
PENGUIN RANDOM HOUSE, LLC						
35056	PENGUIN RANDOM HOUSE, LL	1086431471	LIBRARY	40.00	40.00	02/26/2016
Total PENGUIN RANDOM HOUSE, LLC:				40.00	40.00	
PITNEY BOWES, INC						
22875	PITNEY BOWES, INC	874151	LIBRARY POSTAGE METER RE	261.50	261.50	02/26/2016
Total PITNEY BOWES, INC:				261.50	261.50	
PUBLIC EMPLOYEE						
23205	PUBLIC EMPLOYEE	FEB 2016	MMAD HEALTH INS	3,293.00	3,293.00	02/26/2016
Total PUBLIC EMPLOYEE:				3,293.00	3,293.00	
QUILL CORPORATION						
32271	QUILL CORPORATION	3116014	LIBRARY	50.99	50.99	02/26/2016
32271	QUILL CORPORATION	3125197	LIBRARY	68.99	68.99	02/26/2016
32271	QUILL CORPORATION	3125197C	LIBRARY	68.99-	68.99-	02/26/2016
32271	QUILL CORPORATION	3113994	LIBRARY	84.97	84.97	02/26/2016
32271	QUILL CORPORATION	3257967	LIBRARY	68.99	68.99	02/26/2016
Total QUILL CORPORATION:				204.95	204.95	
RED ROCK BAKERY						
32534	RED ROCK BAKERY	FEB 23 2016	TRAVEL COUNCIL	20.00	20.00	02/26/2016
Total RED ROCK BAKERY:				20.00	20.00	
RICHARDSON ENGINEERING SERVICE						
34441	RICHARDSON ENGINEERING S	FEB 17 2016	ROAD	311.25	311.25	02/26/2016
Total RICHARDSON ENGINEERING SERVICE:				311.25	311.25	
SABAKU SUSHI						
35055	SABAKU SUSHI	FEB 23 2016	MOAB TRAVEL COUNCIL	50.00	50.00	02/26/2016
Total SABAKU SUSHI:				50.00	50.00	
SAFETY SUPPLY & SIGN CO						
24280	SAFETY SUPPLY & SIGN CO	152197	EMERGENCY MANAGEMENT	123.61	123.61	02/26/2016
Total SAFETY SUPPLY & SIGN CO:				123.61	123.61	
SAN JUAN CO JUSTICE COURT						
24415	SAN JUAN CO JUSTICE COURT	FEB 22 2016	WARRANT#1913339-KEVIN SHA	81.00	81.00	02/26/2016
Total SAN JUAN CO JUSTICE COURT:				81.00	81.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
SAVE A LIFE						
35054	SAVE A LIFE	6908	SEARCH & RESCUE	400.00	400.00	02/26/2016
Total SAVE A LIFE:				400.00	400.00	
SKAGGS COMPANIES INC						
25100	SKAGGS COMPANIES INC	2622830 RI	MALLORY CLOTHING	37.97	37.97	02/26/2016
25100	SKAGGS COMPANIES INC	2619211 RI	WHITE CLOTHING	99.98	99.98	02/26/2016
25100	SKAGGS COMPANIES INC	2625866 RI	PALMER/CLOTHING	203.50	203.50	02/26/2016
25100	SKAGGS COMPANIES INC	2615641 RI	BREWER CLOTHING	322.00	322.00	02/26/2016
25100	SKAGGS COMPANIES INC	2619212 RI	BULLOCK/CLOTHING	49.99	49.99	02/26/2016
25100	SKAGGS COMPANIES INC	2619352 RI	WHITE CLOTHING	72.00	72.00	02/26/2016
25100	SKAGGS COMPANIES INC	2614281 RI	BREWER CLOTHING	61.00	61.00	02/26/2016
Total SKAGGS COMPANIES INC:				846.44	846.44	
SKYLINE TRANSPORT						
25125	SKYLINE TRANSPORT	14482	road	624.47	624.47	02/26/2016
25125	SKYLINE TRANSPORT	14476	road	179.06	179.06	02/26/2016
25125	SKYLINE TRANSPORT	14477	road	83.72	83.72	02/26/2016
25125	SKYLINE TRANSPORT	14481	road	26.25	26.25	02/26/2016
25125	SKYLINE TRANSPORT	14483	road	469.67	469.67	02/26/2016
Total SKYLINE TRANSPORT:				1,383.17	1,383.17	
SMITH, ANDY						
33658	SMITH, ANDY	FEB 18-21 201	PER DIEM	96.00	96.00	02/26/2016
33658	SMITH, ANDY	FEB 23 2016	REIMBURSEMENT	478.09	478.09	02/26/2016
Total SMITH, ANDY:				574.09	574.09	
SPOKE ON CENTER, THE						
34837	SPOKE ON CENTER, THE	FEB 23 2016	MOAB TRAVEL COUNCIL	30.00	30.00	02/26/2016
Total SPOKE ON CENTER, THE:				30.00	30.00	
SPRINGHILL MARRIOTT						
33073	SPRINGHILL MARRIOTT	83544453	TAX	18.87	18.87	02/26/2016
33073	SPRINGHILL MARRIOTT	83544453	LODGING/MICHAEL JOHNSON	178.00	178.00	02/26/2016
Total SPRINGHILL MARRIOTT:				196.87	196.87	
SUNSET GRILL						
25955	SUNSET GRILL	FEB 23 2016	TRAVEL COUNCIL	50.00	50.00	02/26/2016
Total SUNSET GRILL:				50.00	50.00	
SUSIE'S BRANDING IRON						
34178	SUSIE'S BRANDING IRON	FEB 23 2016	MOAB TRAVEL COUNCIL	45.00	45.00	02/26/2016
Total SUSIE'S BRANDING IRON:				45.00	45.00	
THOMPSON SPRINGS SPECIAL SERVICE						
33297	THOMPSON SPRINGS SPECIAL	FEB 25 2016	CONTRIBUTION FUNDS	2,900.00	2,900.00	02/26/2016
Total THOMPSON SPRINGS SPECIAL SERVICE:				2,900.00	2,900.00	

Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
TITAN STARTER ALTERNATOR LLC						
32675	TITAN STARTER ALTERNATOR	5585	ROAD	230.00	230.00	02/26/2016
Total TITAN STARTER ALTERNATOR LLC:				230.00	230.00	
TJL COPY PRODUCTS, INC.						
31751	TJL COPY PRODUCTS, INC.	TJL28863	LIBRARY	155.64	155.64	02/26/2016
Total TJL COPY PRODUCTS, INC.:				155.64	155.64	
TRANTER, CALLIE						
29535	TRANTER, CALLIE	MAR 4-7 2016	PER DIEM	213.00	213.00	02/26/2016
Total TRANTER, CALLIE:				213.00	213.00	
UTAH BUREAU OF FORENSIC SERVICES						
33472	UTAH BUREAU OF FORENSIC S	FEB 25 2016	JAIL/INMATE DNA/KODY BELLM	125.00	125.00	02/26/2016
Total UTAH BUREAU OF FORENSIC SERVICES:				125.00	125.00	
WARNER TRUCK CENTER						
28340	WARNER TRUCK CENTER	620950	road	202.76	202.76	02/26/2016
Total WARNER TRUCK CENTER:				202.76	202.76	
Grand Totals:				192,380.98	192,380.98	

Dated: 2/26/16County Auditor: Diana CawellCouncil Chairperson: Eugene A. TalbotCouncil: [Signature]Council: [Signature]Check No. 91484-91559

Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.

Total AIRPORT:	3	.00	.00	2,702.94
Total AMBULANCE:	33	.00	.00	12,709.97
Total ASSESSOR:	4	.00	.00	3,530.25
Total ATTORNEY:	5	.00	.00	6,628.23
Total BUILDING INSPECTOR:	3	.00	.00	4,350.98
Total CEMETARY DISTRICT:	4	.00	.00	2,628.71
Total CHILD JUST CTR:	1	.00	.00	1,566.40
Total CLERKAUDITOR:	5	.00	.00	5,132.27
Total COUNTY ADMINISTRATOR:	4	.00	.00	5,521.43
Total COUNTY COUNCIL:	7	.00	.00	2,085.13
Total COURTHOUSE:	6	.00	.00	5,408.68
Total FAMILY SUPPORT CENTE:	5	.00	.00	1,762.97
Total HUMAN RESOURCES:	1	.00	.00	1,873.77
Total JAIL:	11	.00	.00	12,106.87
Total JUSTICE COURT:	4	.00	.00	3,987.52
Total LIBRARY:	17	.00	.00	10,690.92
Total MOAB MOSQUITO DISTRI:	1	.00	.00	1,724.84
Total MOAB PROMOTION:	4	.00	.00	4,987.85
Total PLANNING & ZONING:	3	.00	.00	3,797.39
Total RECORDER:	3	.00	.00	3,203.03
Total ROADS - CLASS B:	19	.00	.00	22,956.60
Total SANDFLATS RECREATION:	5	.00	.00	3,588.98
Total SEARCH & RESCUE:	14	.00	.00	2,786.75
Total SENIOR CITIZENS:	7	.00	.00	5,470.71
Total SHERIFF:	19	.00	.00	33,945.06
Total SPANISH TRAIL ARENA:	4	.00	.00	3,741.62
Total TREASURER:	2	.00	.00	2,657.41
Total WEED CONTROL:	2	.00	.00	2,046.03

Grand Totals 196 .00 .00 173,593.31

Dated: Feb 17, 2016
 County Auditor: Drama Council
 Council Chairperson: Elizabeth A. Jolly
 Council: [Signature]
 Council: [Signature]
 Check No. 32360-32381
21916101-21916275

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016
Agenda Item: E

TITLE:	2015 Noxious Weed Control Report
FISCAL IMPACT:	None
PRESENTER(S):	Tim Higgs, Grand County Weed Supervisor

Prepared By:

Tim Higgs, Grand
County Weed
Supervisor
435-259-1369
twhiggs@grandcountyuah.net

BACKGROUND:

Power Point and Annual Report of what the Weed Department completed during 2015.

ATTACHMENT(S):

1. PowerPoint
2. 2015 Annual Report
3. 2014 annual Report for comparison

FOR OFFICE USE ONLY:

Attorney Review:

N/A



Grand County Noxious Weed Control Department 2016 Report To the Grand County Council
By Tim Higgs February 2016 March 1, 2016

Russian Knapweed Gall Midge Collection With Other Counties. We Collected Enough for 60 Releases

We sprayed 71.96 acres of this plant. This bio-control agent has spread over 27 miles along the river.



Russian Knapweed Gall Wasp Release the first In Grand County and the 2nd in Utah



Hoary Cress or Short White Top

We sprayed 3.26 acres of this plant.



Spotted Knapweed

We sprayed 4.19 acres and dug up one plant



Musk Thistle and we sprayed 2 acres and dug up 16 plants in 3 locations in the County



Scotch Thistle we dug up 2,978 plants at 3 sites spread out over 80 acres



Black Henbane we dug 535 plants up that were scattered over 45 miles of Roadside.



Houndstongue we sprayed 2.71 acres and dug up 36 plants over 45 miles of Roadsides.



Canada Thistle we sprayed 0.32 acres and released some weevils as bio-control. This is the first bio release on this species in Grand County.



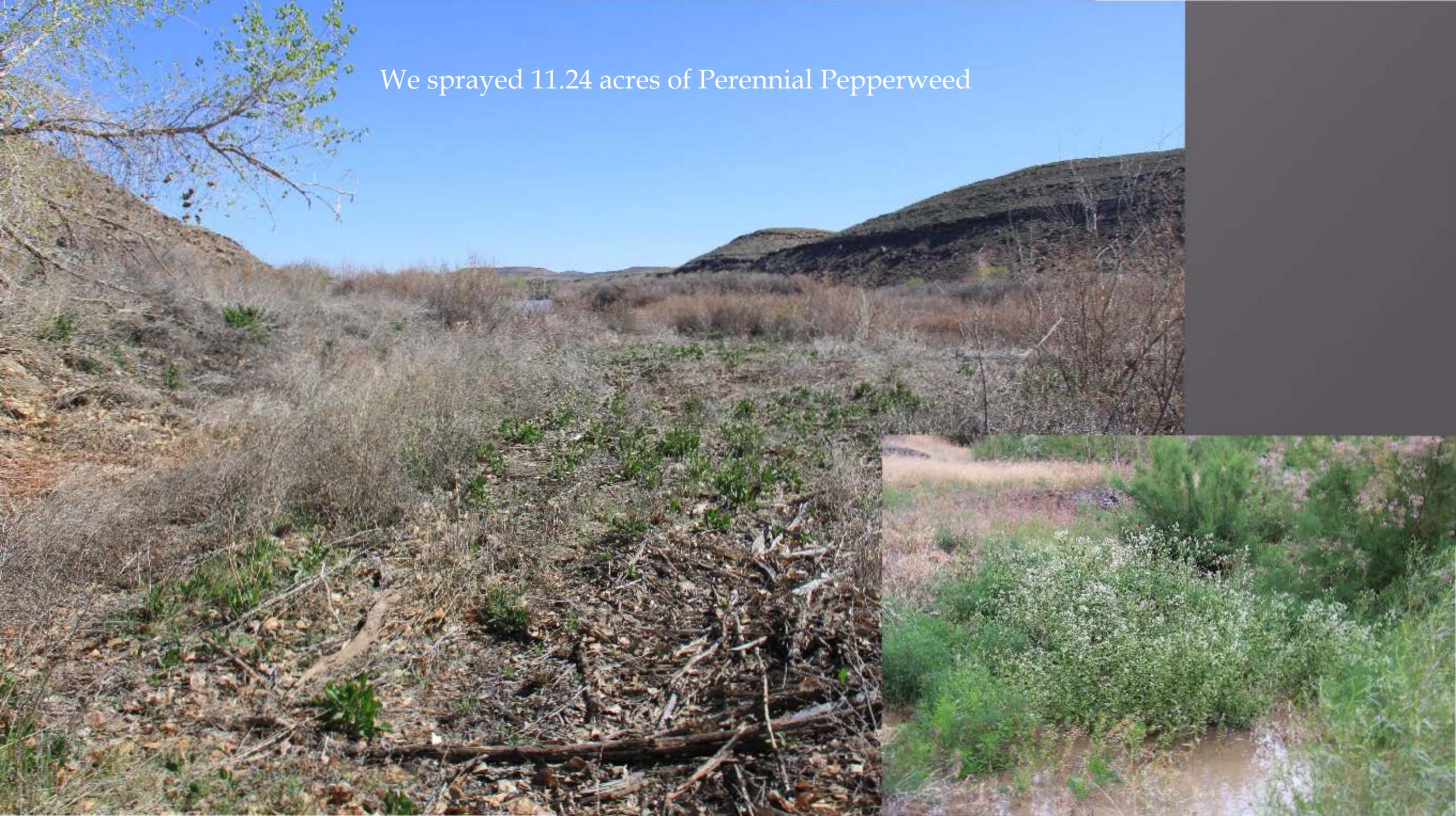
Diffuse Knapweed we sprayed 3.03 acres and released root boring Weevils on them.



Bindweed mites collection we collected enough for 51 releases.



We sprayed 11.24 acres of Perennial Pepperweed



We treated 13 plants along over 100 miles of the Colorado River.



Tamarisk & Russian Olives---90.4 acres and 52 trees





Other Weeds and County lands sprayed:
County Land---105.63 acres, this includes the Airport, EOC, Grand Center, and Road Dept.
compound.
Kochia on BLM and FFSL 7.36 acres.
Bike Path and the Hub area---33.17 acres
County Roadsides---we covered 226.22 miles and treated 274.25 acres.

A photograph of three bighorn sheep in a desert landscape. The sheep are walking from left to right across a sandy, sparsely vegetated hillside. The vegetation consists of small, dry grasses and shrubs. The sheep have thick, brownish-grey wool and large, curved, light-colored horns. The background shows a continuation of the desert terrain with more sparse vegetation.

Meetings or trainings:

County—Attended 10 county leadership meetings

Attended 5 county trainings and 7 webinar.

Regional—Attended 1 South Eastern Utah Riparian Partnership meetings.

Attended 2 Dolores River Partnership meetings.

Attended three UPCD meetings

We had a Region 4 Weed Supervisor meeting with State and Federal Agencies.

We had three Middle Colorado River Cooperative Weed Management Area Meetings.

State – Attended the Utah Weed Control Association Annual meeting. Attended one state wide Utah Weed Supervisor meetings/ trainings.



National/ Inter National – Attended the North America Invasive Species Management Association Annual Conference.

Had at least 7 conference call meetings with the NAISMA Board.

We had a planning meeting for the 2016 Annual conference to be held in Salt Lake City in September 2016





Public Education—WE handed out 200 “Weed Calendars”.

Matching in kind work toward our grants in 2015 by other agencies:

1. BLM--- \$6,395.35
2. FFSL--- \$17,217.00
3. Utah State Parks--- \$1,690.00
4. Mesa County, CO--- \$3,654.00
5. Total for the year in matching= \$28,956.35
6. Grants applied for and awarded during 2015 \$43,650.00

Comparison of work completed from 2012 to 2015

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
▣ Russian Knapweed	215.35	87.73	149.73	71.96
▣ Spotted Knapweed	6.96	1	0.35	4.19
▣ Perennial Pepperweed	0.65	11.69	6.09	11.24
▣ Scotch Thistle	24 plants	11 plants	390 plants	2,978 plants
▣ Hoary Cress	4.5	1.5	0.59	3.26
▣ Roadsides	247.83	220.77	223.19	274.25
▣ Black Henbane	3.5	50 plants	567 plants	535 plants
▣ Musk Thistle	65 plants	1 acre	158 plants	2 acres
▣ Tamarisk & Russian Olive	15.02	6.02	12.7	90.4 acres

Questions



Work Completed During 2015:

Noxious Weeds Sprayed:

Russian Knapweed---71.96 acres

Perennial Pepperweed---11.24 acres

Hoary Cress---3.26 acres

Spotted Knapweed---4.19 acres and 1 plant

Diffuse knapweed---3.03 acres

Musk Thistle---16 plants, Sprayed 2 acre in 3 sites in the county

Scotch Thistle---2,978 plants scattered over 80 acres at 3 sites in the county

Black Henbane---535 plants scattered over 45 miles of roadsides in the Book Cliffs.

Houndstongue---36 plants and 2.71 acres scattered over 45 miles of roadsides in the Book Cliffs.

Canada thistle---0.32 acres

Purple Loosestrife---13 plants scattered over 100 miles of the Colorado River.

Tamarisk & Russian Olives---90.4 acres and 52 trees

Bindweed Bio collection: We collected with other counties enough bindweed mites for 51 releases in other parts of Utah and a few to be in Grand County.

Russian knapweed Gall midge collection: WE collected with other counties help us enough for 60 releases of the gall midges to be released in other parts of Utah from our area.

Russian knapweed Gall Wasp: We release one release in a tent of Gall Wasp in Grand County on Russian knapweed.

We released some weevils on Canada thistle for the first time in Grand County.

Other Weeds and County lands sprayed:

County Land---105.63 acres, this includes the Airport, EOC, Grand Center, and Road Dept. compound.

Kochia on BLM and FFSL 7.36 acres.

Bike Path and the Hub area---33.17 acres

County Roadsides---we covered 226.22 miles and treated 274.25 acres.

Meetings or trainings:

County—Attended 10 county leadership meetings

Attended 5 county trainings and 7 webinar.

Regional—Attended 1 South Eastern Utah Riparian Partnership meetings.

Attended 2 Dolores River Partnership meetings.

Attended three UPCD meetings

We had a Region 4 Weed Supervisor meeting with State and Federal Agencies.

We had three Middle Colorado River Cooperative Weed Management Area Meetings.

State—Attended the Utah Weed Control Association Annual meeting.

Attended one state wide Utah Weed Supervisor meetings/ trainings.

National/ Inter National—Attended the North America Invasive Species Management Association Annual Conference.

Had at least 7 conference call meetings with the NAISMA Board.

We had a planning meeting for the 2016 Annual conference to be held in Salt Lake City in September 2016

Public Education—WE handed out 200 “Weed Calendars”.

Matching in kind work toward our grants in 2015 by other agencies:

1. BLM--- \$6,395.35
2. FFSL--- \$17,217.00
3. Utah State Parks--- \$1,690.00
4. Mesa County, CO--- \$3,654.00
5. **Total for all \$28,956.35**

Grants applied and awarded during 2015--- \$43,650

Work Completed During 2014:

Noxious Weeds Sprayed:

Russian Knapweed---149.73 acres

Perennial Pepperweed---6.09 acres

Hoary Cress---0.59 acres

Spotted Knapweed---0.35 acres and 29 plants

Musk Thistle---158 plants scattered over a 5 acre area in 3 sites in the county

Scotch Thistle---390 plants scattered over 70 acres at 3 sites in the county

Black Henbane---567 plants and 0.31 acres scattered over 45 miles of roadsides in the Book Cliffs.

Houndstongue---200 plants and 0.25 acres scattered over 45 miles of roadsides in the Book Cliffs.

Canada thistle---0.51 acres

Purple Loosestrife---36 plants and 0.5 acres scattered over 100 miles of the Colorado River.

Tamarisk & Russian Olives---12.7 acres

Other Weeds and County lands sprayed:

County Land---38.02 acres, this includes the Airport, EOC, Grand Center, and Road Dept. compound.

BLM Fire Center and one burned area for 7 acres.

Bike Path---20.35 acres

County Roadsides---we covered 220.27 miles and treated 223.19 acres.

Meetings or trainings:

County—Attended 8 county leadership meetings

Attended two county trainings and one webinar.

Regional—Attended 3 South Eastern Utah Riparian Partnership meetings.

Attended 2 Dolores River Partnership meetings.

Attended two UPCD meetings

We had a Region 4 Weed Supervisor meeting with State and Federal Agencies.

We had two Middle Colorado River Cooperative Weed Management Area Meetings.

State—Attended the Utah Weed Control Association Annual meeting.

Attended two state wide Utah Weed Supervisor meetings/ trainings.

National/ Inter National—Attended the North America Invasive Species Management Association Annual Conference.

Had at least 6 conference call meetings with the NAISMA Board.

Public Education—WE handed out 200 “Weed Calendars”.

Matching in kind work toward our grants in 2014 by other agencies:

1. BLM--- \$4,337.95
2. FFSL--- \$4,212.00
3. Utah State Parks--- \$1,390.00
4. Mesa County, CO--- \$5,759.00
5. UDOT--- \$1,140.00
6. Volunteers--- \$640.00
7. **Total for all \$17,478.95**

Grants applied and awarded during 2014--- \$33,032

HASU Quarterly Report for March 1st, 2016

1. 2016 Financials/Budget:
 - a. HASU finished the first half of its 2016 FY December 31st; the board approved the 6-month budget-to-actual at its January meeting. Our 2015 FY audit is almost complete and we expect to have a draft in early March.
2. Section 8/Housing Choice Voucher:
 - a. Currently 42 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 nine months.
 - c. Based on current HUD funding and local market rates HASU can fund around 44/45 vouchers.
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. Currently 100% occupied. Waiting list for all units are as followed; 22 on the one-bedroom, 11 on the two-bedroom and 1 on the three-bedroom.
 - b. A sprinkler line burst in one of the units causing damage to four units. Not enough insulation was blown into the attic. We are working with the contractor and insurance company to remedy this issue.
5. The Virginian Apartments:
 - a. We currently have no vacancies and our waiting list is beginning to fill up as the spring season begins. Waiting list for one-bedroom units are around six months and one year plus for the two-bedroom units.
6. Mutual Self-Help Program:



- a. HASU successfully completed its previous MSH grant and was awarded another two-year grant to build 20 homes through June of 2017.
- b. We are currently underway with four single-family homes on Murphy Lane; expected completion is May 2016. These homes are deed restricted to incentive homeowners to maintain them as their personal residence.
- c. HASU is working with a local developer and we are close to securing eight lots on Mill Creek Dr. for our spring 2016 build. We are taking applications for this build now.

7. Future Development

- a. HASU has submitted a Community Development Block Grant (CDBG) application through the City to acquire a one-acre parcel on Kane Creek Blvd., behind Burger King. We hope to develop a 12-unit townhome style project at this site. We are budgeting for 75% of the units to be for residents up to 80% AMI and 25% of the units to be for 50% AMI and below using some of our Housing Choice Vouchers as 'Project Based'.
- b. HASU has contracted with the Rural Community Assistance Corporation to hire a consultant to look at future tax-credit multi-family home development (similar to Cinema Court).



AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Agenda Item: G

TITLE:	Update on Fact Finding and Site Visits in Grand County from Statewide Domestic Violence/Sexual Assault Tribal Coalition
FISCAL IMPACT:	None
PRESENTER(S):	Annette McFarlane, Chief Operations Officer and Paula Claymore, Executive Director

Prepared By:

Annette Macfarlane
Chief Operations
Officer
435-279-7071

BACKGROUND:

Statewide Domestic Violence/Sexual Assault Tribal Coalition Restoring Ancestral Winds

ATTACHMENT(S):

FOR OFFICE USE ONLY:

Attorney Review:

N/A

Throttle Down in Town

Welcome off-road enthusiast!

In most of Utah's counties, including Moab, some UTV's and ATV's can drive on paved roads. This is a privilege many states do not offer. We want you to have a fun, safe, and hassle-free time while visiting Moab. To ride on our paved roads your vehicle must be registered in Utah OR a "reciprocating state", AND meet Utah equipment requirements for street-legal ATV's. California, Nevada, New Mexico, and Idaho are reciprocating states. Colorado and Wyoming are not reciprocating states.

Local residents request all who enjoy this privilege to drive as quietly as possible when traveling past homes and businesses. When driving through neighborhoods remember, babies are napping, people are resting, and friends are visiting.

All OHVs must display a current OHV registration sticker when operated on public lands or roads. Owners of ATVs and off-highway motorcycles brought into Utah by residents of non-reciprocating states must obtain a permit, which are available at several convenient Moab locations::

Dead Horse Point State Park, SR 313, 435-259-2614

Mad Bro, 1805 S Hwy 191, 435-259-6232

Maverik, 435 N Main, 435-259-8718

Maverik, 985 S Hwy 191, 435-259-0775

Moab Information Center, Center and Main, 435-259-6003

<p>Reciprocating States Utah permit not required May operate on Utah streets with required equipment</p>	<p>Non-reciprocating States Non-resident permit required Can only ride on our fabulous trails; may not operate on Utah streets</p>
---	---

AZ	IN	NV	OR	AL	IA	NH	VA
AR	LA	NM	PA	AK	KS	NJ	WV
CA	MN	NY	UT	CO	KY	NC	WI
DE	MS	ND	VT	CT	ME	RI	WY
DC	MO	OH	WA	FL	MD	SC	
ID	MT	OK		GA	MA	SD	
				HI	MI	TN	
				IL	NE	TX	

A riveting expose´ on all the details can be read at the Utah State Parks website <http://goo.gl/r4srVJ> . Most equipment requirements of Utah street-legal ATV's are illustrated below. They largely parallel the safety equipment you would expect to find on a truck or car that is used on a road. If you are from a reciprocating state, but with lesser equipment requirements (for example, your state doesn't require turn signals), your ATV must comply with all Utah equipment requirements to be operated on Utah streets. If your ATV does not meet these requirement it must be transported to and



from the trailhead.

Enjoy your stay in our magnificent valley, and remember, **Throttle Down in Town!**

What is Street-legal in Utah?

(all required regardless of licensing state, except one ;-)

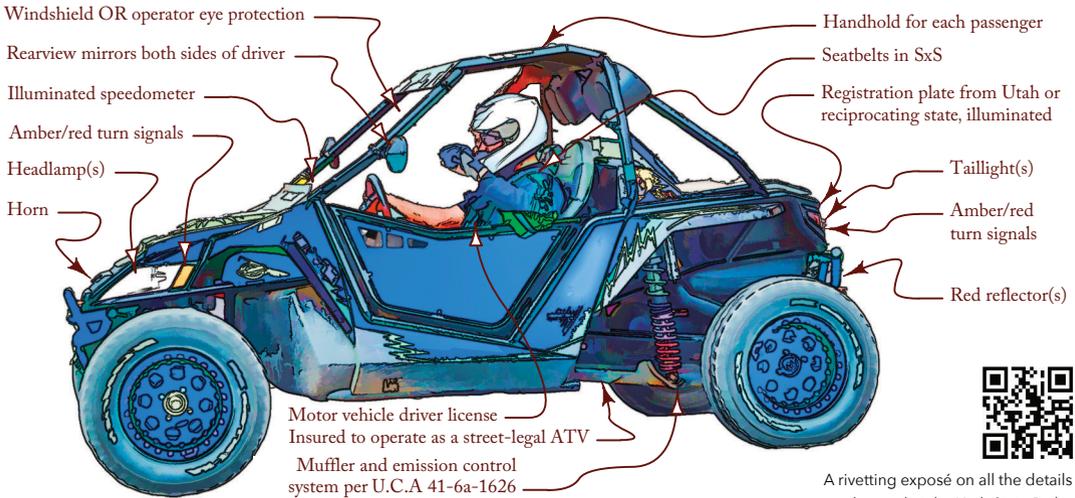
See Utah code 41-6a-1509 for some distinctions between different vehicle types



throttle down in town



What is Street-Legal?



A riveting exposé on all the details can be read at the Utah State Parks website <http://goo.gl/r4srVJ>

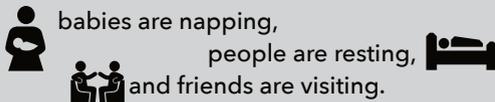
Welcome off-road enthusiast!

In most of Utah some UTV's and ATV's can drive on paved roads. We want you to have a fun, safe, and hassle-free time while visiting Moab. To ride on our paved roads your vehicle must be registered in Utah OR a "reciprocating state", AND meet Utah equipment requirements for street-legal ATV's. California, Nevada, New Mexico, and Idaho are reciprocating states; Colorado and Wyoming are not .

Equipment requirements largely parallel the safety equipment you would expect to find on a car. If you are from a reciprocating state with lesser equipment requirements your ATV must still comply with Utah equipment requirements to be operated on Utah streets.

All OHVs must display a current OHV registration sticker when operated on public lands or roads. ATVs and off-highway motorcycles from non-reciprocating states can obtain a permit from several convenient locations:

Local residents request all who enjoy the on-road privilege to drive as quietly as possible when traveling past homes and businesses. When driving through neighborhoods remember:



Reciprocating States - Utah permit not required - May operate on Utah streets

Non-Reciprocating States - Non-resident permit required - Can only ride on our fabulous trails

Moab Area OHV Permit Vendors

-  Dead Horse Point State Park, 435-259-2614
-  Mad Bro, 1805 S Hwy 191, 435-259-6232
-  Maverik, 435 N Main, 435-259-8718
-  Maverik, 985 S Hwy 191, 435-259-0775
-  Moab Info Center, Center & Main, 435-259-6003

AZ, AR, CA, DE, DC, ID, IN, LA, MN, MS, MO, MT, NV, NM, NY, ND, OH, OK, OR, PA, UT, VT, WA

AL, AK, CO, CT, FL, GA, HI, IL, IA, KS, KY, ME, MD, MA, MI, NE, NH, NJ, NC, RI, SC, SD, TN, TX, VA, WV, WI, WY

Please remember **throttle down in town**

March 2016

February 2016							April 2016							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
	1	2	3	4	5	6							1	2
7	8	9	10	11	12	13	3	4	5	6	7	8	9	
14	15	16	17	18	19	20	10	11	12	13	14	15	16	
21	22	23	24	25	26	27	17	18	19	20	21	22	23	
28	29						24	25	26	27	28	29	30	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	1	2	3	4	5
	<ul style="list-style-type: none"> 11:30AM Joint City/County Council Meeting (City Chambers) 	<ul style="list-style-type: none"> 8:30AM Safety & Accident Review Committee (Chambers) 2:00PM Housing Workshop (Chambers) 4:00PM County Council Meeting (Chambers) 	<ul style="list-style-type: none"> 12:00PM Association of Local Governments (Conference Call) 	<ul style="list-style-type: none"> UAC Legislative Bi 5:30PM Mosquito Abatement District (District Office) 7:00PM Grand Water & Sewer Service Agency (District Office) 	<ul style="list-style-type: none"> 6:00PM USU Founders Day Celebration w/ Dinner (USU Moab - RSVP required) 	
6	7	8	9	10	11	12
	<ul style="list-style-type: none"> 1:00PM Affordable Housing Task Force (Chambers) 5:00PM Airport Board (Chambers) 	<ul style="list-style-type: none"> 12:00PM Trail Mix Committee (Grand Center) 3:00PM Travel Council Advisory Board (Chambers) 5:30PM OSTA Advisory Committee (OSTA) 6:00PM Cemetery Maintenance District (Sunset Memorial) 6:00PM Transportation SSD (Road Shed) 	<ul style="list-style-type: none"> 12:00PM Area Sector Analysis Process (ASAP) Steering Committee Meeting (USU Moab-Room R) 5:00PM Agenda Summaries Due 6:00PM Planning Commission (Chambers) 	<ul style="list-style-type: none"> 3:30PM Sand Flats Stewardship Committee (Chambers) 5:00PM Solid Waste Management SSD (District Office) 5:30PM Library Board (Library) 6:00PM Thompson Springs Fire District (Thompson) 7:00PM Thompson Springs Water SSD (Thompson) 	<ul style="list-style-type: none"> 10:00AM Historical Preservation Commission (Grand Center) 	
13	14	15	16	17	18	19
	<ul style="list-style-type: none"> 12:30PM Council on Aging (Grand Center) 7:00PM Conservation District (Youth Garden Project) 	<ul style="list-style-type: none"> 12:00PM Chamber of Commerce (Zions Bank) 2:00PM Housing Workshop (Chambers) 4:00PM County Council Meeting (Chambers) 	<ul style="list-style-type: none"> 6:00PM Recreation SSD (City Chambers) 	<ul style="list-style-type: none"> 9:00AM Canyon Country Partnership (Arches NP) 12:00PM Housing Authority Board (City Chambers) 1:00PM CIB Tutorial (Chambers) 4:00PM Arches SSD (Fairfield Inn & Suites) 5:30PM Canyonlands Healthcare SSD (Moab Regional Hospital) 7:00PM Grand Water & Sewer Service Agency (District Office) 		
20	21	22	23	24	25	26
		<ul style="list-style-type: none"> 2:45PM Mental Health Board (Green River) 5:00PM Public Health Board (Green River) 	<ul style="list-style-type: none"> 1:00PM Moab Area Watershed Partnership (Water District Office) 6:00PM Planning Commission (Chambers) 	<ul style="list-style-type: none"> 11:30AM Local Emergency Planning Committee (Fire Dept) 1:00PM Association of Local Government (ALG) (Price) 	<ul style="list-style-type: none"> 10:00AM Council Office Staff Retreat (Ruth, Bryony & KaLeigh) 	
27	28	29	30	31	1	2
		<ul style="list-style-type: none"> 9:00AM Administrative Workshop (if needed) 	<ul style="list-style-type: none"> 5:00PM Agenda Summaries Due 			

April 2016

March 2016							May 2016							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
			1	2	3	4	5	1	2	3	4	5	6	7
6	7	8	9	10	11	12	8	9	10	11	12	13	14	
13	14	15	16	17	18	19	15	16	17	18	19	20	21	
20	21	22	23	24	25	26	22	23	24	25	26	27	28	
27	28	29	30	31			29	30	31					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
27	28	<ul style="list-style-type: none"> 9:00AM - 9:00AM Administrative Workshop (if needed) 	<ul style="list-style-type: none"> 5:00PM - 5:00PM Agenda Summaries Due 		1	2	
3	<ul style="list-style-type: none"> 4:00PM - 4:00PM Noxious Weed Control Board (Grand Center) 5:00PM - 5:00PM Airport Board (Chambers) 	<ul style="list-style-type: none"> 8:30AM - 8:30AM Safety & Accident Review Committee (Chambers) 2:00PM - 3:45PM Housing Workshop (Chambers) 4:00PM - 4:00PM County Council Meeting (Chambers) 	<ul style="list-style-type: none"> 5:00PM - 5:00PM Agenda Summaries Due 	<ul style="list-style-type: none"> 5:30PM - 5:30PM Mosquito Abatement District (District Office) 7:00PM - 7:00PM Grand Water & Sewer Service Agency (District Office) 	8	9	
10	<ul style="list-style-type: none"> 12:30PM - 12:30PM Council on Aging (Grand Center) 7:00PM - 7:00PM Conservation District (Youth Garden Project) 	<ul style="list-style-type: none"> 12:00PM - 12:00PM Trail Mix Committee (Grand Center) 2:00PM - 2:00PM USU Advisory Board (USU Moab) 3:00PM - 3:00PM Travel Council Advisory Board (Chambers) 5:30PM - 5:30PM OSTA Advisory Committee (OSTA) 6:00PM - 6:00PM Cemetery Maintenance District (Sunset Memorial) 6:00PM - 6:00PM Transportation SSD (Road Sheriff) 	UAC Management Conference ♦ Davis Conference Center		<ul style="list-style-type: none"> 5:00PM - 5:00PM Solid Waste Management SSD (District Office) 6:00PM - 6:00PM Thompson Springs Fire District (Thompson) 7:00PM - 7:00PM Thompson Springs Water SSD (Thompson) 	15	16
17	18	<ul style="list-style-type: none"> 12:00PM - 12:00PM Chamber of Commerce (Zions Bank) 2:00PM - 3:45PM Housing Workshop (Chambers) 4:00PM - 4:00PM County Council Meeting (Chambers) 	<ul style="list-style-type: none"> 5:00PM - 5:00PM Agenda Summaries Due 6:00PM - 6:00PM Recreation SSD (City Chambers) 	<ul style="list-style-type: none"> 12:00PM - 12:00PM Housing Authority Board (City Chambers) 4:00PM - 4:00PM Arches SSD (Fairfield Inn & Suites) 5:30PM - 5:30PM Canyonlands Healthcare SSD (Moab Regional Hospital) 7:00PM - 7:00PM Grand Water & Sewer Service Agency (District Office) 	22	23	
24	25	<ul style="list-style-type: none"> 1:00PM - 3:00PM UDOT Annual Visit (117 South Main, County Courthouse, Monticello) 3:00PM - 3:00PM Moab Tailings Project Steering Committee (Chambers) 	<ul style="list-style-type: none"> 1:00PM - 1:00PM Homeless Coordinating Committee (Zions Bank) 6:00PM - 6:00PM Planning Commission (Chambers) 	<ul style="list-style-type: none"> 9:00AM - 9:00AM Canyon Country Partnership (TBD) 1:00PM - 1:00PM Association of Local Government (ALG) (Price) 	<ul style="list-style-type: none"> 11:30AM - 11:30AM Joint City/County Council Meeting (TBD) 	29	30



Employment Opportunities

Family Support Center Crisis Nursery Worker

Posted February 19, 2016 8:00 AM | Closes March 7, 2016 3:00 PM

Job Summary Under the direct supervision of the Family Support Center Director, the Crisis Nursery Worker provides direct care for children using the Family... [Full Description](#)

[Apply Online](#)

Family Support Center On-Call Direct Staff (Part time)

Posted February 19, 2016 8:00 AM | Closes March 7, 2016 3:00 PM

Job Summary: Under the direct supervision of the Family Support Center Director, the On-Call Direct Staff provides direct care for children at the Family Support Center... [Full Description](#)

[Apply Online](#)

GCSO - Assistant Food Service Manager in Jail

Posted February 19, 2016 | Closes June 30, 2016 3:00 PM

Apply Online Job Summary Under the supervision of the Food Service Manager, assists in planning menus, ordering supplies, and preparing meals for persons... [Full Description](#)

GCSO Corrections Officer

Posted February 25, 2016 8:00 AM | Closes March 14, 2016

Apply Online Job Summary Under the supervision of the Assistant Jail Commander the Corrections Officer is a sworn member of the Sheriff's Office whose work... [Full Description](#)

GCSO Victim Advocate

Posted February 24, 2016 9:00 AM | Closes March 14, 2016 3:00 PM

Apply Online Job Summary Under the supervision of the Sheriff the Victim Advocate will act as advocate for victims and assist with staff and community... [Full Description](#)

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: **Until Filled**

COUNTY BOARD, COMMISSION OR COMMITTEE	VACANCIES	TERM EXPIRATION
Historical Preservation Commission (May reside in Grand, Emery or San Juan County)	2	12/31/2019

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: **Until Filled**

DISTRICT BOARD	Vacancies	Term Expiration
Thompson Springs Special Service Fire District	1	12/31/2019
Recreation District	1	12/31/2018

For more information call KaLeigh Welch 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 or delivered to Grand County Council Office, 125 E Center, Moab, UT 84532 until filled. The County Council will make appointments during a regular Council meetings.

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

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Agenda Item: J

TITLE:	Approving Proposed Contract Award for Service and Maintenance of Heating, Ventilation, and Air Conditioning (HVAC) Systems in County Facilities
FISCAL IMPACT:	\$2,850.00 per visit (4x per year totaling \$11,400), within budget
PRESENTER(S):	Marvin L. Day, Facilities Supervisor

Prepared By:

Marvin Day
Facilities Supervisor
435-259-1314
mday@grandcountyutah.net

FOR OFFICE USE ONLY:

Attorney Review:

N/A

RECOMMENDATION:

I move to approve the proposed bid award for service and maintenance of the HVAC systems at County Owned Buildings to Moab Heat –N- Cool for the amount of \$2850.00 per visit totaling \$11,400 per year, for two years, and authorize the Chair to sign all associated documents.

BACKGROUND:

We have worked with this company for quite some time now, and they have proven to do a great job.

No other bids were received.

ATTACHMENT(S):

1. Proposal
2. Bid Breakdown
3. Request for Bids (RFB)
4. Notice

Grand County
125 E. Center
Moab, Utah 84532



Moab Heat -N- Cool
1105 S. Hwy 191 Ste 3
Moab, Utah 84532
435.259.1519

Moab Heat -N- Cool agrees to service and maintain the HVAC systems at the following locations:

- 1-Court House- 23 HVAC Systems, Sally Port Heater, 23 exhaust fans, and Carrier Control System
- 2- Moab Information Center- 1 HVAC System.
- 3- Dan O' Laurie Museum- 1 HVAC System.
- 4- Grand County Sheriffs Office- 2 HVAC Systems.
- 5- Spanish Trail Arena- 2 HVAC Systems.
- 6- Star Hall- 4 HVAC Systems.
- 7- Travel Council- 1 HVAC Systems.
- 8-Library- 8 Heat pumps and 1 exhaust fan.
- 9-Grand Center- 13 HVAC Systems.
- 10-EOC Building- 1 heating unit. 3-Swamp Coolers
- 11-Canyonlands Field Airport- 2 HVAC Systems, 2 Hanging Heaters, 1 make up exhaust system.
- 12- Airport supervisor office/Fire Truck building, 2 Heaters, 1 HVAC system.

The following services will be performed at each location:

- ⊙ Supply and replace all filters and belts as needed.
- ⊙ Lubricate all moving parts.
- ⊙ Keep both indoor and outdoor coils washed and cleaned.
- ⊙ Check all operating controls.
- ⊙ Test cycle each unit individually checking for correct operation in each mode, making adjustment as necessary.
- ⊙ Perform all minor repairs such as loose or burnt electrical connections, wiring problems, etc.
- ⊙ Major repairs will be billed separately on a permission only basis.
- ⊙ The goal is to catch problems before they become serious, to improve the performance and efficiency of the equipment, and to obtain the maximum life of the equipment.
- ⊙ We also hope to minimize the amount of break-down nuisance calls, but no guarantee can be made on these type of calls.

Maintenance visits will be performed on the following schedule

- ⊙ All maintenance visits will be done quarterly.
- ⊙ The three jail HVAC systems will require a filter replacement every month and 1/2 due to large amount of outdoor make up air.

These services will be provided for a cost of:

- ⊙ All scheduled maintenance visits will have an hourly rate of \$60.00 (down from our normal commercial rate of \$80.00)
- ⊙ All filters, belts and other maintenance items will be given Priority Discount Pricing.
- ⊙ Once this agreement is signed, all additional service calls will be given Priority Discount Pricing and Priority Service, (this means you jump to the front of the line)!
- ⊙ As a valued customer, **NO OVERTIME CHARGES EVER!!**
- ⊙ This contract will be valid for two years from date of acceptance and will be re-negotiated at that time.

Moab Heat -N- Cool

Date _____

Supervisor

Date _____

**FORM 2 Bid Breakdown
2/10/2016**

Moab Heat-N-Cool agrees to provide Grand County with cleaning services according to the following:

	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Travel Council Building:			
1. One HVAC system	1	60	60
Canyonlands Field Airport:			
1. Terminal-1 HVAC Rooftop Unit	3.5	60	210
2. FF Building-1 HVAC Rooftop, 2 Hanging Heaters 1 Make Up Exhaust			
Courthouse (Including Jail Walk-in):			
1. 18 HVAC Systems, Control Systems, Sally Port Heater and 23 Exhaust Fans & Carrier Control System	18	60	1080
2. 4 Ductless Systems and Wall HVAC Unit on Communications Building			
Moab Information Center:			
1. 1 HVAC System	1	60	60
Dan O'Laurie Musuem:			
1. 1 HVAC System	1	60	60
Sherriffs Office:			
1. 2 HVAC Systems	1.5	60	90
Old Spanish Trail Arena:			
1. 2 HVAC Systems	1.5	60	90
Star Hall:			
1. 4 Cooling Condensers and 2 Heating Units	4	60	240
Grand Center:			
1. 13 HVAC Systems	8	60	480
New Library:			
1 HVAC 8 Heat Pumps and 1 Exhaust	6	60	360

E.O.C. Building:

1. Heating Unit 2 Swamps Coolers

1 60 60

Old Senior Center:

1. 1 Heating Unit

1 60 60

GRAND COUNTY

Service and Maintenance of HVAC Systems of all County Buildings

REQUEST FOR BIDS & STATEMENT OF QUALIFICATIONS

Start 3-1-2016 and run through 3-1- 2018

Bids are due by
2-17-2016 (NEED TO HAVE ATLEAST 21 DAY NOTICE)
5:00 p.m.

SEND ONE (1) COPY OF THE BID TO:

Clerk Auditor's Office
Diana Carroll, Clerk Auditor
125 E Center Street
Moab, UT 84532
Phone: 435-259-1322
Fax: 435-259-2959
Email: dcarroll@grand.state.ut.us

SEND TECHNICAL INQUIRIES

Maintenance Department
Marvin Day, Facility Supervisor
125 E. Center Street
Moab, UT 84532
Phone: 435-259-7386
Email: mday@grand.state.ut.us

IMPORTANT NOTICE TO ALL BIDDERS: Grand County reserves the right to: disqualify incomplete bids, waive minor defects as it deems applicable in the written bids, request additional information from any respondent, change or modify the scope of the project at any time without penalty, negotiate terms with one or more of the respondents, reject any or all bids without penalty, and take any steps necessary to act in the County's best interest. The County also reserves the unilateral right to order, in writing, changes in the work within the scope of the contract and changes in the time of performance of the contract that do not alter the scope of the contract work. Bids will not be considered for award if received by Grand County after the official closing date and time

Part 1 Project Description;

Service and Maintenance of all County Buildings, which are as follows:

1. Courthouse:
2. Moab Information Center:
3. Dan O'Laurie Museum:
4. Old Library:
5. Old Spanish Trail Arena:
6. Star Hall:
7. Travel Council:
8. Grand Center:
9. New Library:
10. Old Senior Center:
11. E.O.C. Building:
12. Canyon lands Airport

These buildings are to be serviced quarterly and maintained when repairs are needed.

Special requirements-licensed contractor and bonded, show proof of both.

The following services will be performed at each location:

1. Supply and replace all filters and belts as needed:
2. Lubricate all moving parts:
3. Keep both indoor and outdoor coils washed and cleaned:
4. Check all operating controls:
5. Test cycle each unit individually checking for correct operation in each mode, making adjustments as necessary:
6. Performing all minor repairs such as loose or burnt electrical connections, wiring problems,etc:
7. Major repairs will be billed separately on a permission only basis:
8. The walking refrigerator and freezer and free standing refrigerator and freezer at the senior center and the jail kitchen facilities.

A contractor's license should be verified:

Insured

Should be bonded:

Bid will be for a 2 year contract

PART II- RESPONDING TO RFB.

BID OPENINGS: Bids shall be opened publicly by a representative from the Clerk Auditor's Office and in the presence of at least one witness on 2-11-2016, at 8:30am in the County Council Chambers located at 125 E. Center Street, Moab UT 84532. The amount of each bid and any other relevant information, and the name of each bidder shall be recorded. The record and each bid shall be open in public inspection.

INSTRUCTION FOR RESPONDING TO THIS RFB: It is incumbent upon each respondent to carefully examine these specifications, terms and conditions. Any clarification or additional information shall be made in writing to the appropriate person called out on the cover page. When appropriate the County will respond through written means.

If it becomes necessary to revise or amend any part of this RFB, notice will be given to all respondents that who are registered when receiving this bid package. Bidders must acknowledged receipt of the amendment in their bid. Each bidder should ensure that they have received all amendments to this RFB before submitting their bids. Please check the Grand County web site at www.grandcountyutah.net for any amendments.

BIDS AND STATEMENT OF QUALIFICATIONS CONTENT: Attached bid forms are to be completed as instructed and one (1) are to be returned in response to this RFB. The bids shall be sealed and marked "Cleaning Services RFB".

- Company Profile (optional)
- Listing of proposed subcontractors, if any, and scope of work they will perform
- Past and current cleaning services provided of a similar size, scope, etc. and the name & telephone number of a contact person from that entity, who will be familiar enough with the past project to give a reference
- Business license and employees bonded to perform work
- Any unique suggestions or requirements that may be helpful in the analysis of the bid.
- Submission of FORM 1 Public Records Law
- Submission of FORM 2 Cost Breakdowns - The bidder must provide an itemized bid of the work to be completed and include the maximum cost for the project.

FORM 1 Public Records Law

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR BID

Compliance with Public Records Law Form

Upon selection of the award, submittals become “public records” and shall be subject to public disclosure consistent with the Governmental Records Management Act. Those who submit must invoke the exemptions to disclosure provided by law in the response to the solicitation, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

If you submit information exempt from public disclosure, you must identify with specificity which page(s)/paragraph(s) of your bid package is (are) exempt from the Governmental Records Management Act and identify the specific exemption section that applies to each. The protected information must be submitted to the County in a separate envelope marked accordingly. By submitting an offer in response to this solicitation, you specifically agree to defend and indemnify Grand County, County Council, and its officers, employees and agents, and hold them harmless from any claim or liability and defend any action brought against them for their refusal to disclose copyrighted material, trade secrets or other proprietary information to any person making a request therefore.

Company Name: _____

Authorized representative (printed): _____

Authorized representative (signature): _____

Date: _____

FORM 2 Bid Breakdowns

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR BID

Respondents are asked to use the following format. I, _____
agrees to provide Grand County with cleaning services according to the following:

Travel Council Building¹

Tasks

1. One HVAC system \$ _____

Canyon lands Field Airport¹

Task

Courthouse

Tasks

1.18 HVAC systems, control system, Sally Port Heater and 23 Exhaust Fans \$ _____

Moab Information Center:

Tasks

1.1 HVAC system \$ _____

Dan O'Laurie Museum

Tasks

1.1 HVAC system: \$ _____

Old County Library:

Tasks

1 2 HVAC systems \$ _____

Old Spanish Trail Arena:

Tasks

1 2 HVAC systems \$ _____

Star Hall:

Tasks

1 4 Cooling Condensers and 2 Heating units \$ _____

Grand Center:

Tasks

1 13 HVAC systems \$ _____

New Library:

Tasks

1 HVAC 8 heat pumps and 1 Exhaust \$ _____

E.O.C. Building:

Tasks

1 Heating Unit \$ _____

Note ¹

Respondents may elect to submit bids on individual facilities or all of the facilities. Preference may be given to respondents that submit bids on more than one of the facilities.

PART III- SELECTION PROCESS.

SELECTION SCHEDULE: Each bid will be reviewed by a selection committee that may include but is not limited to elected officials, County staff members, and invitees of the County. The committee will evaluate the written bids and rank each bid on the considerations noted in RFB. The committee may request the top bidders to attend an interview and provide additional information to the committee. Such a request will be made, in writing, to the organization(s)'s designee, as listed in the bids.

AREAS OF CONSIDERATION IN THE SELECTION PROCESS: The selection of the successful bidder will be based upon the following criteria:

- Compliance with and information provided in the RFB.
- The company's recent experience with providing services of similar size and scope and the satisfaction of previous client(s).
- Licenses and bonds required to perform work within the state of Utah.
- Demonstrated attention to detail.
- Cost of service.
- The number of facilities that a respondent submits bids on.
- All other criteria deemed pertinent by the committee in review of the bids.

The County will endeavor to negotiate a contract with the successful bidder. In the event that a mutually agreeable contract cannot be negotiated with other the first bidder, it is anticipated that negotiations will begin with the next highest rated bidder and so on until a mutually agreeable contract can be negotiated.

PART IV- REQUIREMENTS/STANDARDS GOVERNING RFB.

SCOPE: The following terms and conditions, including in Part IV- Requirements/Standards Governing RFB shall govern the submission of bids. Any conflict with the terms and conditions contained in Part IV- Requirements/Standards Governing RFB and Part V Contract shall be controlled by the stricter term or condition. The County reserves the right to reject any bid, which takes exception to the terms or conditions in Part IV or Part V of this document.

COMPLETING BID: Bids must be submitted with the required forms herein and all forms must be completed in accordance with the instructions. Any and all corrections and/or erasures must be initialed and dated by the respondent. Each bid must be manually signed in ink by an authorized respondent and all required information must be provided. Each respondent may submit only one (1) bid. The contents of the bid submitted by the successful respondent will become part of any contract awarded as a result of this request.

CONFIDENTIALITY OF BID INFORMATION: Each bid must be securely sealed to provide confidentiality of the bid information prior to the bid opening. The submitted bid envelope must be prominently marked in the lower left hand corner "REQUEST FOR BID and PROJECT TITLE" along with the bid submission date and time. Failure to mark bid envelopes as required is cause for bid rejection as the County may not consider bids improperly marked that are inadvertently opened as routine correspondence prior to the time and date set for the bid submission.

All bids become public information after the bid opening and are available for inspection by the general public in accordance with the Government Records Management Act.

REQUEST FOR INFORMATION: Any request for clarification or additional information deemed necessary by any respondent to present a proper bid shall be submitted in writing to Grand County, 125 E. Center Street Moab, UT 84532. To be considered, any such request must be received in time to allow for the County sufficient time to prepare and disseminate a written response. When appropriate valid requests received in accordance with the foregoing will be responded to in writing from the County in the form of an addendum addressed to all prospective respondents.

ADDENDUM: All changes in connection with this request for bids will be issued by the County's in the form of a written addendum. Signed acknowledgment of receipt of each addendum should be submitted with the bids response.

TAX EXEMPT: Grand County is exempt from federal and state taxes. DO NOT include taxes in the bid.

CONDITIONAL BIDS: Conditional bids are subject to rejection in whole, or in part, at the sole discretion of Grand County.

LATE BIDS AND MODIFICATIONS OR WITHDRAWALS: Bids received after the date and time indicated on the cover sheet shall not be considered and shall be returned (unopened if sealed) if the respondent is identified on the bid envelope. Bids may be withdrawn or modified in writing prior to the bid submission deadline. Bids that are resubmitted or modified must be sealed and submitted to the County prior to the bid submission deadline. After bid opening no changes in bid prices or other provisions of bids prejudicial to the interest of the County or fair competition shall be permitted.

BIDS BINDING: All bids submitted shall be binding upon the respondent if accepted by Grand County within ninety (90) calendar days of the bid submission date. Negligence upon the part of the respondent in preparing the bid confers no right of withdrawal after the time fixed for the submission of bids.

NEGOTIATION: The County reserves the right to negotiate any and all elements of this bid.

TIME LIMIT TO EXECUTE CONTRACT: The respondent must successfully execute a contract within the specified time after the County's notification to enter into contract. If the respondent fails to execute a contract within the required time, award to that respondent may be withdrawn and award made to the next highest rated respondent.

CODES AND REGULATIONS: All deliverables and work within the scope of this request shall be completed by the respondent in conformance with all applicable codes and regulations.

SAFETY: All practices and goods furnished as a result of this request shall comply with the federal Occupational Safety and Health Act, as well as any pertinent federal, state and/or local safety or environment codes.

NON-LIABILITY: The respondent shall not be liable for delay or failure to deliver services when such delay or failure is the result of fire, flood, strike, act of God, act of government, act of an alien enemy or by any other circumstances which, in Grand County's opinion, is beyond the control of the respondent. Under such circumstances, however, Grand County may cancel the contract if such action is deemed to be in the best interest of the County.

ASSIGNMENT OF CONTRACTUAL RIGHTS: Successful respondent shall not assign, transfer, convey or otherwise dispose of any contractual rights derived from this quotation request or its right, title or interest in or to the same, or any part thereof, without the previous written consent of Grand County.

INVOICE: Invoices shall be prepared and submitted in duplicate to Grand County Clerk Auditor's Office, 125 E. Center Street Moab, UT 84532.

COLLUSIVE BIDS: The respondent certifies, by submission of a bid, that their bid is made without any previous understanding, agreement or connection with any person, firm or corporation making a bid for the same products or services with prior knowledge of competitive prices, and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action. Any evidence of collusion among respondents and prospective respondents acting to illegally restrain freedom of competition by agreement to offer a fixed price, or otherwise, will render the bids of such respondent void.

CONFLICT OF INTEREST: The award hereunder is subject to provisions of Utah State Statutes and Grand County ordinances and policies. All respondents must disclose with their bid the name of any officer, director, or agent who is also an employee of Grand County, Utah. Further, all respondents must disclose the name of any Grand County employee who owns, directly or indirectly, any interest in the respondent's firm or any of its branches.

No person involved in making the award decisions may have personal investments in any business entity that will create a substantial conflict between their private interests and their public duties. Any person involved in making procurement decisions is guilty of a felony if the person asks, receives, or offers to receive any emolument, gratuity, contribution, loan, or reward, or any promise thereof, either for the person's own use or the use of benefit of any other person or organization from any person or organization interested in selling to the County.

DISCLAIMER OF LIABILITY: Grand County or any of its agencies will not hold harmless or indemnify any respondent for any liability whatsoever.

HOLD HARMLESS: The respondent agrees to protect, defend, indemnify, and hold the Grand County, and its officers, council members, commissions, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character resulting from the error, omission, or negligent act of the respondent, its agents, employees or representatives, in the performance of the respondent duties under any agreement resulting from award of this bid. The respondent further shall agree to investigate, handle, respond to, provide defenses for and defend any such claims, etc., even if such claim is groundless, false or fraudulent.

ANTI-DISCRIMINATION CLAUSE: No respondent on this bid request shall in any way, directly or indirectly, discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.

ACCURACY OF BID: Each bid is publicly opened and is made part of the public record of Grand County's, Clerk Auditor's Office. Therefore, it is necessary that any and all information presented is accurate and will be that by which the respondent will complete the contract. If there is a discrepancy between the unit price and extended total, the unit price will prevail. If there is a discrepancy between the estimated quantities of work in a contract and actual quantities, the estimated quantities shall prevail.

PUBLIC RECORD: Grand County is governed by the Governmental Record Management Act (except from exemptions allowed by state law). Information or data pertinent to the respondent's bid and of a confidential nature must be bound and placed in a separate sealed envelope and included with each copy of the respondent's bid. Grand County requests that a minimum amount of confidential material be used by the respondent in preparing responses to the bid. Materials consisting merely of general descriptive information will not be considered confidential under any circumstances.

SUBSTITUTIONS: No substitutions will be accepted for goods proposed after award, without the prior approval of Grand County. Any substitutions allowed will be supplied at no more than the contract bid prices.

DISCOUNTS: Any and all discounts must be incorporated as a reduction in the bid price and not shown separately. The price as shown on the bid shall be the price used in determining award or awards.

INCURRED EXPENSES: This bid does not commit Grand County to make an award, nor shall the County be responsible for any cost or expenses which may be incurred by any respondent in preparing and submitting any offer, or expenses incurred by any respondent prior to the execution of a purchase order or contract agreement.

SILENCE OF SPECIFICATIONS: The apparent silence of these specifications or any supplemental specifications as to details or the omission from same of any detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail and that only materials of first quality and correct type, size and design are to be used. All workmanship shall be first quality. All interpretations of specifications shall be made upon the basis of this statement. All specifications shall seek to promote overall economy and best use for the purpose intended and encourage competition in satisfying the County's needs.

LOCAL VENDORS. Where practical and reasonable, and within the scope of this article, Utah products and local vendors shall be given preference. Specifically, County Departments are encouraged to determine whether or not local merchants can meet prices quoted by out-of-county vendors. The purchasing agent is not required to purchase goods at the lowest price if there is an offsetting or added expense for travel, shipping, or other inconvenience associated with an out-of-County purchase.

NO WAIVER OF FUTURE RIGHTS: No provision in this document or in the respondent's bid shall be construed, expressly or by implication, as a waiver by Grand County of any existent or future right and/or remedy available by law in the event of any claim or default or breach of contract.

BOND AMOUNTS. Upon the award of all construction contracts, the following bonds or security shall be delivered to the County: (a) A performance bond in an amount equal to 100% of the contract price; or (b) A payment bond in an amount equal to 100% of the contract price to serve as protection of all persons or companies supplying labor and/or material to the contractor or its subcontractors for the performance of the contract.

RFB DISCLAIMER. Grand County reserves the right to disqualify incomplete bids, waive minor defects, as it deems applicable, in the written bids, to request additional information from any respondent, change or modify the scope of the project at any time, without any penalty, negotiate terms with one or more of the respondents, reject any or all bids, without a penalty, and take any steps necessary to act in the County's best interest. The County also reserves the unilateral right to order, in writing, changes in the work within the scope of the contract and changes in the time of performance of the contract that do not alter the scope of the contract work.

SUSPENSION & TERMINATION. Through written notification the County may order an immediate suspension of work with or without cause. The contract may be terminated in accordance to the provision contained in the contract.

PART V- CONTRACT

The successful bidder will be required to sign the attached contract approved by the County Council. This respondent's bid along with this RFB will be attached to the contract as an Exhibit A.

Invitation to Bid

Sealed bids will be received at the Grand County Clerk's Office until 5:00 p.m. February 10, 2016 for Service & Maintenance of HVAC Systems for County owned facilities located in Grand County.

County Facilities – HVAC System Maintenance/Service

Please Contact Marvin Day, Facilities Supervisor Grand County Maintenance for Bid specifications

Grand County Council reserves the right to reject any or all bids, to waive informality in any bid, which in the opinion of the Grand County Council shall best serve the interest of Grand County. Send bids to Clerk/Auditors Office, 125 East Center, Moab, Utah 84532, clearly marked on the outside of envelope "HVAC System Maintenance".

Witness my hand seal this 12th day of January, 2016.

Diana Carroll, Clerk/Auditor

Publish in Times Independent January, 21 & 28, 2016.

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Agenda Item: K

TITLE:	Approving Proposed Bid Award for the Purchase of a Tractor for Paved Path Work
FISCAL IMPACT:	Approximately \$28,000 (under budget by \$12,000)
PRESENTER(S):	Marvin Day, Facilities Supervisor

Prepared By:

Marvin Day
Facilities Supervisor
435-259-1314
mday@grandcountyu
tah.net

FOR OFFICE USE ONLY:

Attorney Review:

N/A

RECOMMENDATION:

I move to approve the bid award to Big B Equipment, Inc. for the purchase of a John Deere subcompact tractor with implements totaling approximately \$28,000, and authorize the Chair to sign all associated documents.

BACKGROUND:

These tractors come with implements for working on the paved path and other uses on other county properties

ATTACHMENT(S):

1. Utah State Contract
2. Quote Summary (tractor, rear blade, rotary cutter, & rotary broom/sweeper)

STATE OF UTAH - Grounds Maintenance Equipment

Contract Number: MA2184

Contract Period: January 1, 2015 - December 31, 2019

Eligibility: This is a cooperative contract for all Utah public entities, nonprofit organizations, State of Utah departments, agencies, and institutions, political subdivisions (colleges, universities, school districts, special service districts, cities and counties).

Quotes and Purchase Orders:

To obtain a quote, contact your local John Deere Dealer. Submit purchase order to your local dealer.

All purchase orders must show John Deere Company as the vendor and reference the contract number.

CONTRACT DETAILS

Quotes

Quotes are valid for 30 days from the creation date of the quote. All quotes created in JDQ2 have creation and expiration dates on the upper right hand corner of the first quote page for your convenience.

Allied (non-Deere)

Not allowed on this contract.

Credit Cards	Allowed with no limit.
Fees	No fees may be charged.
Financing/Leasing	Allowed. The Municipal Lease-Purchase Plan or third party (if applicable) is a special low-rate financing plan which is designed to provide the flexibility of leasing while building equity. Reference the Utah Procurement Code 63G-6a-1209 for leasing.
Multiple Unit Discount	Multiple Unit Discounts are allowed. The contract discount plus the multiple unit discount equals the total discount. Discounts are based on the following schedule: 3-4 units - 1% 5-6 units - 2% 7-8 units - 3% 9 units or more - 4% Sales of 3 or more like self-propelled products sold on the same purchase order are eligible for the multi-unit discount. Self-propelled products, with the exception of our utility vehicles (provided UV's are on the contract) must be listed in the same tabbed price book section. Compatible implements sold with such products also qualify for the multi-unit discount, but do not count as a unit. *Frontier Equipment is excluded from the Multiple Unit Discount.
Non-contract (Deere)	Not allowed on this contract.
Rental	Not allowed on this contract
Substitution	Allowed as long as the substitution is equivalent or better.

Trade-In

Allowed.

Miscellaneous

Dealers must provide information onsite related to the set up and use of delivered products, such as but not limited to, product features, routine use, troubleshooting, cleaning, maintenance, resolving ordering problems, and handling returns. Dealers must provide technical support regarding product features and compatibilities during the product warranty period via telephone, in person and/or email.

PRICE STRUCTURE

Price Page Tabs	Product Descriptions	Discounts off MSRP	Price Page Dates
L25	LAWN TRACTORS & ACCESSORIES (X300)	19.6%	<u>03Nov14</u>
L30	GARDEN TRACTORS & ACCESSORIES	24.6%	<u>03Nov14</u>
L35	LAWN & GARDEN TRACTORS EQUIPMENT	24.6%	<u>03Nov14</u>
C10	COMMERCIAL WALK-BEHIND MOWERS & ACCESSORIES	24.6%	<u>03Nov14</u>
C13	ZERO-TURN RADIUS MOWERS & ACCESSORIES	24.6%	<u>03Nov14</u>
C15	COMMERCIAL FRONT MOWERS & ACCESSORIES	24.6%	<u>03Nov14</u>

C18	WIDE AREA MOWERS & ACCESSORIES	24.6%	<u>03Nov14</u>
C20	COMPACT UTILITY TRACTORS & ACCESSORIES	19.6%	<u>03Nov14</u>
C25	EQUIPMENT FOR COMPACT UTILITY TRACTORS	24.6%	<u>03Nov14</u>
C39	RECREATIONAL UTILITY VEHICLES	17.6%	<u>03Nov14</u>
C40	MID DUTY CROSSOVER VEHICLE	17.6%	<u>03Nov14</u>
C41	CROSSOVER UTILITY VEHICLES & ACCESSORIES	17.6%	<u>05Nov14</u>
C42	UTILITY VEHICLES (HORSEPOWER RATING UP TO 65) & ACCESSORIES	17.6%	<u>03Nov14</u>
C47	HIGH PERFORMANCE UTILITY VEHICLES & ACCESSORIES	20.6%	<u>03Nov14</u>
A2	AGRICULTURAL TRACTORS & ACCESSORIES (5000 - 9000 Series)	27.6%	<u>01Jul15</u>
A3	COMBINES	23.6%	<u>03Nov14</u>
A5	AGRICULTURAL EQUIPMENT – HAY & FORAGE	23.6%	<u>03Nov14</u>
A6	AGRICULTURAL EQUIPMENT – TILLAGE	23.6%	<u>03Nov14</u>
A7	AGRICULTURAL EQUIPMENT – DRILLS AND AIR SEEDING	23.6%	<u>03Nov14</u>

	PLANTERS		
A8	AGRICULTURAL EQUIPMENT – SPRAYERS	23.6%	<u>03Nov14</u>
A9	AGRICULTURAL EQUIPMENT – MATERIAL HANDLING	27.6%	<u>03Nov14</u>
A10	AGRICULTURAL MANAGEMENT SOLUTIONS SYSTEMS	27.6%	<u>03Nov14</u>
FRONTIER	CUTTING & MOWING	18.6%	<u>03Nov14</u>
	HAY & FORAGE		<u>03Nov14</u>
	LANDSCAPING		<u>03Nov14</u>
	LIVESTOCK		<u>03Nov14</u>
	MATERIAL HANDLING		<u>03Nov14</u>
	PLANTING & SEEDING		<u>03Nov14</u>
	SNOW PRODUCTS		<u>03Nov14</u>
	TILLAGE		<u>03Nov14</u>
	TRANSPORTS		
	G10		GOLF & TURF EQUIPMENT – REEL MOWERS
G15	GOLF & TURF EQUIPMENT - SPECIAL APPLICATION MOWER	25.6%	<u>03Nov14</u>
G20	GOLF & TURF EQUIPMENT - SPECIAL APPLICATION VEHICLES	25.6%	<u>03Nov14</u>
G25		25.6%	<u>03Nov14</u>

	GOLF & TURF EQUIPMENT - AERATION		
G30	GOLF & TURF EQUIPMENT - DEBRIS MAINTENANCE	25.6%	<u>03Nov14</u>

PAYMENT REMITTANCE INFORMATION

Remit to Address:
Deere & Company
Ag & Turf CBD & Government Sales
21748 Network Place
Chicago, IL 60673-1217

CONTRACT UPDATES

July 13, 2015 - Price Page update - A2 Tractors

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JOHN DEERE

Quote Summary

Prepared For:
Grand County
125 E Center St
Moab, UT 84532
Business: 435-259-5308
bjackson@grandcountyutah.net

Prepared By:
Jake Nielsen
Big B Equipment Inc
2139 W Hwy 40
Roosevelt, UT 84066
Phone: 435-722-3679

Quote Id: 12743166
Created On: 04 February 2016
Last Modified On: 09 February 2016
Expiration Date: 31 March 2016

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 1025R FILB TRAC	\$ 18,323.16 X	1 =	\$ 18,323.16
Equipment Total			\$ 18,323.16

Quote Summary	
Equipment Total	\$ 18,323.16
SubTotal	\$ 18,323.16
Total	\$ 18,323.16
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 18,323.16

Salesperson : X _____

Accepted By : X _____



Quote Summary

Prepared For:
Grand County, Moab
125 E Center St
Moab, UT 84532

Prepared By:
Jake Nielsen
Big B Equipment Inc
2139 W Hwy 40
Roosevelt, UT 84066
Phone: 435-722-3679

Quote Id: 12747586
Created On: 05 February 2016
Last Modified On: 09 February 2016
Expiration Date: 31 March 2016

Equipment Summary	Selling Price	Qty	Extended
Frontier RB2060 STD REAR BLADE	\$ 1,095.00 X	1 =	\$ 1,095.00
Frontier RC2060 ROTARY CUTTER	\$ 2,500.00 X	1 =	\$ 2,500.00
Equipment Total			\$ 3,595.00

Attachments

Quote Summary

Equipment Total	\$ 3,595.00
SubTotal	\$ 3,595.00
Total	\$ 3,595.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 3,595.00

Salesperson : X _____

Accepted By : X _____

Worksaver 3-Pt. Mounted PTO Driven Rotary Brooms



- Top quality rotary brooms for use by contractors, municipalities, institutions, and farmers.
- Remove dirt, sand, gravel and trash from construction entrances, parking lots, bridges, driveways and sidewalks.
 - Remove thatch and prepare turf for the growing season.
 - Clean snow or leaves from streets, driveways, and buildings, and building entrances.
 - Excellent for general clean up before sealing or repairing pavement.
- PTO driven 3-pt. tractor mount in 5-ft., 6-ft., & 7-ft. widths with 32" diameter brushes.
- Double gearbox drive for smooth power transmission and easy reversal of brush rotation.
 - Broom angles 30° right and left.
 - Parking stands standard.
- Variable flow control valve allows operator to adjust broom speed independently of engine or ground speed.
- 32" Diameter convoluted brushes available in Poly (P) or both Poly and Wire (PW).
 - Height adjustment chains maintain even operating position.
 - Manual or Hydraulic Angle Kits available.
- Optional electric solenoid kit available for hydraulic angle adjustment kits on skid steers having one set of hydraulic remotes.

3-PT. Rotary Broom Specifications

Note: Double gearbox drive for smooth power transmission and low maintenance. Top "T-shaft" gearbox allows easy reversal of brush rotation. Designed for category I tractors with 1,000 lbs. or greater 3-pt. lift capacity.

	RMB-325P	RMB-325PW	RMB-326P	RMB-326PW	RMB-327P	RMB-327PW
Overall width (in/cm)	69 / 175	69 / 175	81 / 206	81 / 206	93 / 236	93 / 236
Brush Diameter (in/cm)	32 / 81	32 / 81	32 / 81	32 / 81	32 / 81	32 / 81
Sweeping Width (in/cm)	60 / 152	60 / 152	72 / 183	72 / 183	84 / 213	84 / 213
Width @ 30° angle (in/cm)	53 / 135	53 / 135	64 / 163	64 / 163	76 / 193	76 / 193
Mounting System	3-pt. (Cat. I)	3-pt.(Cat. I)	3-pt. (Cat. I)	3-pt. (Cat. I)	3-pt. (Cat. I)	3-pt. (Cat. I)
Brush Material	Poly	Poly / Wire	Poly	Poly / Wire	Poly	Poly / Wire
PTO RPM Range	540	540	540	540	540	540
Sprinkler System	Optional	Optional	Optional	Optional	Optional	Optional
Dirt Deflector	Optional	Optional	Optional	Optional	Optional	Optional
Weight (lb / kg)	640 / 290	640 / 290	740 / 336	840 / 381	740 / 336	840 / 381
Item No.	610705	610700	610755	610750	610805	610800

An error occurred

Try watching this video on www.youtube.com

MODEL	ITEM #	DESCRIPTION	WEIGHT	PRICE
→ WORMB-325P	610705	5-ft. Wide Poly Broom, Angle kit required. Quick Hitch compatible. (Cat. I)	640 lbs.	\$5,110 <i>(example)</i>
WORMB-325PW	610700	5-ft. Wide Poly/Wire Broom, Angle kit required. Quick Hitch compatible. (Cat. I) 6-ft. Wide Rotary Broom w/32" dia. poly	640 lbs.	\$5,110

WORMB-326P	610755	wafers. Angle kit required. Quick Hitch compatible. (Cat. I)	740 lbs.	\$5,355
WORMB-326PW	610750	6-ft. Wide Rotary Broom w/32" dia. poly/wire wafers. Angle kit required. Quick Hitch compatible (Cat. I)	740 lbs.	\$5,355
WORMB-327P	610805	7-ft. Wide Rotary Broom w/32" dia. poly wafers. Angle kit required. Quick Hitch compatible. (Cat. I)	840 lbs.	\$5,845
WORMB-327PW	610800	7-ft. Wide Rotary Broom w/32" dia. poly/wire wafers. Angle kit required. Quick Hitch compatible (Cat. I)	840 lbs.	\$5,845
Angle Adjustment Kit				
	610702	Manual Angle Adjustment Kit	6 lbs.	\$135
	610703	Hydraulic Angle Adjustment Kit, Includes cylinder, hoses, LESS tips, For use on tractor mounted 3-Pt. Units	lbs.	\$420
	610940	Hydraulic Angle Adjustment Kit with electric hydraulic solenoid control. For Skid Steer to rotary brooms used on units equipped with only one set of remotes. Includes cylinder, hoses, valves, and flat-faced couplers, factory installed.	55 lbs.	\$1,390
	610950	Field Installed Hydraulic Angle Adjustment Kit with electric hydraulic solenoid control. For Skid Steer rotary brooms used on units equipped with only one set of remotes. Includes cylinder, hoses, valve, & flat-faced couplers.	lbs.	\$1,415

PRICE DOES NOT INCLUDE SETUP OR SHIPPING - PRICED F.O.B. FACTORY
UPDATED 2/9/2016

**GRAND COUNTY
COUNTY COUNCIL MEETING
MARCH 1, 2016**

Agenda Item: L

TITLE:	Approving Bid Award for the Purchase of Five Vehicles for the Sheriff's Office
FISCAL IMPACT:	\$156,493.95 (Within budget)
PRESENTER:	Darrel Mecham, Chief Deputy Sheriff

Prepared By:

Darrel Mecham
Chief Deputy
dmecham@grandcountysheriff.org

FOR OFFICE USE ONLY:

Attorney Review:

n/a

RECOMMENDATION:

I move to approve the bid award for the purchase of five vehicles for the Sheriff's Office for one 2016 Ford F350 diesel cab & chassis in the amount of \$35,204.98 and three 2016 Ford F150 SSV pickups in the amount of \$30,577.29 each from Ken Garff Ford of American Fork, Utah and one 2016 Chevrolet ten passenger transport van in the amount of \$29,557.10, from Young Chevrolet of Layton Utah, in the total amount of \$156,493.95 and authorize the Chair to sign all associated documents.

BACKGROUND:

The Sheriff's Office obtained pricing from Utah State Contracts for the above mentioned vehicles. Bid vendors were Ken Garff of American Fork and Young Chevrolet of Layton, Utah.

Ken Garff Ford:

- (1) F350 diesel cab and Chassis - \$35,204.98**
- (3) F150 special service pickup 3.5L - \$30,577.29**
- Transport passenger van-\$29,960.59

Young Chevrolet (State Contract)

- (1) Express passenger van - \$29,557.10**
- Silverado 1500 V8-\$34,759.00
- Silverado 3500HD-\$41,066.75

The recommendation is to take the lowest bid from Ken Garff Ford of American Fork for the three F150 pickups along with the F350 pickup and Young Chevrolet for the ten passenger transport van.

Bids are within budget.

ATTACHMENT(S):

- Copies of bids submitted for
- 1. Ken Garff Ford
 - 2. Young Chevrolet

=>

Dealer: F56557

2016 F-SERIES SD

Page: 1 of 1

Order No: Q585 Priority: C1 Ord FIN: QS050 Order Type: 5B Price Level: 640

Ord PEP: 630A Cust/Flt Name: UTAH PO Number:

	RETAIL	DLR	INV		RETAIL	DLR	INV
W3F F350 4X4CRWCCSR	\$39390	\$36534.00		JOB #1 BUILD			
.176" WHEELBASE				59H HI MNT STOP LMP	NC		NC
Z1 OXFORD WHITE				65M MID-SHIP TANK	NC		NC
1 CLTH 40/20/40	315	284.00		67D XTR HVY DTY ALT	NC		NC
S STEEL				68D FIXED PAYLOAD	NC		NC
630A PEF EQUIP PKG				SP DLR ACCT ADJ			(1927.00)
.XL TRIM				SP FLT ACCT CR			(602.00)
572 .AIR CONDITIONER	NC	NC		FUEL CHARGE			25.10
.AM/FM STER/CLK				B4A NET INV FLT OPT	NC		7.00
99T 6.7L V8 DIESEL	8480	7653.00		DEST AND DELIV	1195		1195.00
44W 6-SPEED AUTO	NC	NC		TOTAL BASE AND OPTIONS	49380		43169.10
TBK .LT245 BSW AS 17	NC	NC		TOTAL	49380		43169.10
X37 3.73 REG AXLE	NC	NC		*THIS IS NOT AN INVOICE*			
9800# GVWR PKG							
425 50 STATE EMISS	NC	NC					

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC08254

Quote #
Price \$35204.98
Date 1-12-16
Customer _____

2016 F-150

Page: 1 of 2

Order No: Q585 Priority: C1 Ord FIN: QS050 Order Type: 5B Price Level: 640

Ord PEP: 101A Cust/Flt Name: UTAH PO Number:

	RETAIL	DLR INV		RETAIL	DLR INV
W1E F150 4X4 CREW	\$36455	\$33995.00	7000# GVWR		
145" WHEELBASE			FRT LICENSE BKT	NC	NC
UX INGOT SILVER			168 FLOOR CARPET	145	130.00
S CLTH NO CONSOLE	NC	NC	SELECTSHIFT		
G- GRAY INTERIOR			PRO TRAILER AST		
101A EQUIP GRP	2255	2036.00	53A TRAILER TOW PKG	895	808.00
.XL SERIES					
.POWER EQUIP GRP			TOTAL BASE AND OPTIONS	45080	39674.36
.SYNC			XL MID DISCOUNT	(750)	(678.00)
.CRUISE CONTROL			XL DISCT CHRМ OR SPORT	(500)	(451.00)
.BOXLINK			TOTAL	43830	38545.36
99G 3.5L V6 GTDI	2195	1981.00	*THIS IS NOT AN INVOICE*		
446 ELEC 6-SPD AUTO			* MORE ORDER INFO NEXT PAGE *		
.265/70R-17 A/T					
XL9 3.55 ELEC LOCK	470	425.00	F8=Next		
F1=Help	F2=Return to Order		F3/F12=Veh Ord Menu		
F4=Submit	F5=Add to Library				

S006 - MORE DATA IS AVAILABLE.

QC08254

Quote # \$29,977.29 + 600 (2 Extra keys)
 Price _____
 Date 1-18-16
 Customer _____

Total with the 2x keys
 Quote # _____
 Price \$30,577.29
 Date 1-18-16
 Customer _____

==>

Dealer: F56557

2016 F-150

Page: 2 of 2

Order No: Q585 Priority: C1 Ord FIN: QS050 Order Type: 5B Price Level: 640

Ord PEP: 101A Cust/Flt Name: UTAH PO Number:

	RETAIL	DLR INV	RETAIL	DLR INV
AM/FM CD			XL MID DISCOUNT	\$(750) \$(678.00)
655 EXT RANGE TANK	395	357.00	XL DISCT CHRМ OR SPORT	(500) (451.00)
66S SSV PKG	50	47.00	TOTAL	43830 38545.36
76C REARVIEW CAMERA	250	227.00	*THIS IS NOT AN INVOICE*	
86A XL CHROME PKG	775	700.00		
.CHROME BUMPERS				
.FOG LAMPS				
.17" SILVER ALUM				
SP DLR ACCT ADJ		(1708.00)		
SP FLT ACCT CR		(534.00)		
FUEL CHARGE		8.36		
B4A NET INV FLT OPT	NC	7.00		
DEST AND DELIV	1195	1195.00		

TOTAL BASE AND OPTIONS 45080 39674.36

F7=Prev

F1=Help F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC08254

2016 TRANSIT NA

Order No: Q585 Priority: C5 Ord FIN: QS050 Order Type: 5B Price Level: 640

Ord PEP: 301A Cust/Flt Name: UTAH PO Number:

	RETAIL	DLR INV		RETAIL	DLR INV	
X2C	TRAN 350 MR WAG	\$38285	\$35510.00	21M	CHAR CLO SD AB \$150	\$137.00
	148" WHEELBASE			425	50 STATE EMISS	NC NC
YZ	OXFORD WHITE			43B	BACK UP ALARM	125 113.00
C	CLOTH			43R	REV PARK AID	295 267.00
B-	CHARCOAL			58X	AM/FM/CD/SYNC	665 600.00
301A	PREF EQUIP PKG			60C	CRUISE CONTROL	325 293.00
	.XL TRIM			63C	HVY DUTY ALTERN	NC NC
57B	.MANUAL A/C	NC	NC		SP DLR ACCT ADJ	(1671.00)
99G	3.5L GTDI V6 ^{600hp}	1865	1683.00		SP FLT ACCT CR	(522.00)
446	.6-SPD AUTO SST				FUEL CHARGE	8.36
TC8	.235/65R16 BSW			B4A	NET INV FLT OPT	NC 7.00
X31	3.31 REG X31	NC	NC		DEST AND DELIV	1195 1195.00
	JOB #1 ORDER				TOTAL BASE AND OPTIONS	42905 37620.36
	FRT LICENSE BKT	NC	NC		TOTAL	42905 37620.36
20B	9000# GVWR	NC	NC		*THIS IS NOT AN INVOICE*	

F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC08254

Quote
Price \$29,960.59
Date 1-18-16
Customer _____

Prepared For:
GRAND COUNTY SHERIFF

Prepared By:
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State Contract # AR307

2016 Chevrolet Express Passenger

CG33406 RWD 3500 135" LS w/1LS

Total Price = \$29,557.¹⁰

Del. EST = 120-180 Days

Note: Final order date for this model is March 10, 2016.

Photo may not represent exact vehicle or selected equipment.

Approved (Signature)

Date: _____

PO# _____

Prepared For:
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2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1

WARRANTY INFORMATION

WARRANTY INFORMATION - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

WARRANTY

Basic:

3 Years/36,000 Miles

Drivetrain:

5 Years/60,000 Miles

Qualified Fleet Purchases: 5 Years/100,000 Miles

Corrosion:

3 Years/36,000 Miles

Rust-Through

6 Years/100,000 Miles

Roadside Assistance:

5 Years/60,000 Miles

Qualified Fleet Purchases: 5 Years/100,000 Miles

Maintenance:

2 Years/24,000 Miles

2 visits

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

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2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1
PRICING SUMMARY 2016 Contract Base Price = \$26,272.⁰⁰

PRICING SUMMARY - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

	<u>VQ1</u>	<u>MSRP</u>
Base Price	\$32,815.06	\$35,285.00
Total Options:	\$3,285.10	\$3,610.00
Vehicle Subtotal	\$36,100.16	\$38,895.00
Advert/Adjustments	\$0.00	\$0.00
Destination Charge	\$995.00	\$995.00
GRAND TOTAL	\$37,095.16	\$39,890.00

Total Price w/Options = \$29,557.¹⁰

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2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1

SELECTED MODEL & OPTIONS

SELECTED MODEL - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
CG33406	2016 Chevrolet Express Passenger RWD 3500 135" LS w/1LS	\$32,815.06	\$35,285.00

SELECTED VEHICLE COLORS - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

<u>Code</u>	<u>Description</u>
-	Interior: Medium Pewter
-	Exterior 1: Summit White
-	Exterior 2: No color has been selected.

SELECTED OPTIONS - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
EMISSIONS			
FE9	EMISSIONS, FEDERAL REQUIREMENTS	\$0.00	\$0.00
ENGINE			
L96	ENGINE, VORTEC 6.0L V8 SFI FLEXFUEL (342 hp [255.0 kW] @ 5400 rpm, 373 lb-ft of torque [503.6 N-m] @ 4400 rpm) (Includes external engine oil cooler. Reference the Engine/Axle page for availability.)	\$905.45	\$995.00
TRANSMISSION			
MYD	TRANSMISSION, 6-SPEED AUTOMATIC, HEAVY-DUTY, ELECTRONICALLY CONTROLLED with overdrive and tow/haul mode and internal transmission oil cooler (STD) (Includes external engine oil cooler. Reference the Engine/Axle page for availability.)	\$0.00	\$0.00
AXLE			
GU6	REAR AXLE, 3.42 RATIO (Reference the Engine/Axle page for availability.)	\$0.00	\$0.00
PREFERRED EQUIPMENT GROUP			
1LS	LS PREFERRED EQUIPMENT GROUP Includes Standard Equipment	\$0.00	\$0.00

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**2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1
SELECTED MODEL & OPTIONS**

SELECTED OPTIONS - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
PAINT SCHEME			
ZY1	PAINT, SOLID (STD)	\$0.00	\$0.00
PAINT			
GAZ	SUMMIT WHITE	\$0.00	\$0.00
SEATING ARRANGEMENT			
ZX5	SEATING, 12-PASSENGER, (2-3-3-4 SEATING CONFIGURATION) 4-passenger seat is a 50/50 split, 2-piece configuration (STD)	\$0.00	\$0.00
SEAT TYPE			
AS5	SEATS, FRONT BUCKET WITH CUSTOM CLOTH TRIM head restraints and inboard armrests (Requires (**G) interior trim. When ordering a seating arrangement that includes rear seats, includes rear bench seats with Custom Cloth trim. Head restraints are not available on rear bench seats.)	\$213.85	\$235.00
SEAT TRIM			
93G	MEDIUM PEWTER, CUSTOM CLOTH	\$0.00	\$0.00
RADIO			
U0H	AUDIO SYSTEM, AM/FM STEREO WITH MP3 PLAYER AND USB PORT includes seek-and-scan, digital clock, TheftLock, random select, auxiliary jack and 2 front door speakers (Not available with (NP5) leather wrapped steering wheel.)	\$91.00	\$100.00
ADDITIONAL EQUIPMENT			
KG3	ALTERNATOR, 145 AMPS (Included with (C69) rear air conditioning.)	INC	INC
G80	DIFFERENTIAL, HEAVY-DUTY LOCKING REAR	\$295.75	\$325.00
DE5	MIRRORS, OUTSIDE HEATED POWER-ADJUSTABLE, BLACK, MANUAL-FOLDING (Not available with (R8J) power window delete.)	\$104.65	\$115.00
USR	AUDIO SYSTEM FEATURE, USB PORT (Included and only available with (U0H) AM/FM stereo with MP3 player, (US8) AM/FM stereo with MP3 compatible CD player or (UI8) Chevrolet MyLink radio with navigation.)	INC	INC
BA3	CONSOLE, DELUXE with swing-out storage bin (Included with (AS5) front bucket seats with Custom Cloth.)	INC	INC

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2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
ADDITIONAL EQUIPMENT			
U80	COMPASS, 8-POINT DIGITAL located in the Driver Information Center (Included and only available with (C69) rear air conditioning.)	INC	INC
ATG	REMOTE KEYLESS ENTRY with 2 transmitters and remote panic button	\$154.70	\$170.00
C69	AIR CONDITIONING, REAR (Requires (TR9) auxiliary lighting. Includes (C36) rear heater, (U80) digital compass and (KG3) 145-amp alternator. Standard on CG33706 models only.)	\$791.70	\$870.00
C36	HEATER, REAR AUXILIARY (Included with (C69) rear air conditioning. Standard on CG33706 models only.)	INC	INC
C49	DEFOGGER, REAR-WINDOW ELECTRIC	\$141.05	\$155.00
DH6	VISORS, DRIVER AND FRONT PASSENGER, PADDED WITH CLOTH TRIM and dual vanity mirrors, illuminated on passenger-side (Included and only available with (TR9) auxiliary lighting. Standard on CG33706.)	INC	INC
TR9	LIGHTING, AUXILIARY with reading and underhood lights (Requires (C69) rear air conditioning. Includes (DH6) driver and front passenger visor vanity mirrors. Standard on CG33706 models only.)	\$136.50	\$150.00
UVC	REAR VISION CAMERA (Display included with (DRJ) inside rearview mirror. Display integrated into navigation screen when (UI8) Chevrolet MyLink radio with navigation is ordered.)	\$182.00	\$200.00
UD7	REAR PARK ASSIST	\$268.45	\$295.00
OPTIONS TOTAL		\$3,285.10	\$3,610.00

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2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

ENTERTAINMENT

- Audio system, AM/FM stereo with MP3 player seek-and-scan, digital clock, TheftLock, random select, auxiliary jack and 2 front door speakers (Not available with (NP5) leather wrapped steering wheel.)

EXTERIOR

- Wheels, 4 - 16" x 6.5" (40.6 cm x 16.5 cm) steel includes Gray center caps and steel spare
- Tires, front LT245/75R16E all-season, blackwall
- Tires, rear LT245/75R16E all-season, blackwall
- Tire, spare LT245/75R16E all-season, blackwall
- Body, standard
- Bumpers, front and rear painted Black with step-pad (Deleted when (V37) front and rear chrome bumpers is ordered.)
- Grille, Black composite with single rectangular halogen headlamps
- Headlamps, halogen
- Mirrors, outside manual, Black
- Glass, Solar-Ray deep-tinted (all windows except light-tinted glass on windshield and driver- and front passenger-side glass)
- Glass, swing-out side door windows
- Glass, swing-out rear cargo door windows
- Glass, enhanced-technology, rearmost side windows. 3-layer special glass is designed to help reduce the risk of ejection during a crash
- Glass, full-body window package (Includes (A18) swing-out rear cargo door window glass and (A19) swing-out side door window glass.)
- Wipers, front intermittent wet-arm with pulse washers
- License plate kit, front
- Door, swing-out passenger-side, 60/40 split

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2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

INTERIOR

- Seats, front bucket with vinyl trim and head restraints, includes inboard armrests (Requires (**W) interior trim. When ordering a seating arrangement that includes rear seats, includes rear bench seats with vinyl trim. Head restraints are not available on rear bench seats.)
- Seating, 12-passenger, (2-3-3-4 seating configuration) 4-passenger seat is a 50/50 split, 2-piece configuration
- Console, engine cover with open storage bin
- Cup holders, 3 on the engine console cover
- Power outlets 2 auxiliary on engine console cover with covers, 12-volt
- Power outlet, 120-volt
- Floor covering, full-length Black rubberized-vinyl
- Steering wheel steel sleeve column with theft-deterrent locking feature, Black
- Instrumentation, analog with speedometer, odometer with trip odometer, fuel level, voltmeter, engine temperature and oil pressure
- Driver Information Center includes fuel range, average speed, oil life, tire pressure monitoring, fuel used, ice warning, engine hours, average fuel economy, tachometer, and maintenance reminders. Compass and outside temperature available if equipped. (When (FHZ) Dedicated Compressed Natural Gas (CNG) system is ordered, includes average speed, oil life, tire pressure monitoring, ice warning, engine hours, tachometer and maintenance reminders. Compass and outside temperature available if equipped.)
- Oil life monitor
- Warning tones, headlamp on and key-in-ignition
- Convenience Package power windows and door locks (Includes (AU3) power door locks, power windows and (K14) 110-volt power outlets. NOTE: Does not include (ATG) Remote Keyless Entry. (ATG) Remote Keyless Entry must be ordered separately.)
- Convenience Package, Tilt-Wheel and (K34) cruise control (Standard on the CG33406 and CG33706 models.)
- Door locks, power with lock-out protection (NOTE: Does not include (ATG) Remote Keyless Entry. (ATG) Remote Keyless Entry must be ordered separately.)
- Cruise control (Included and only available with (ZQ3) Convenience Package, tilt-wheel and cruise control.)
- Theft-deterrent system, vehicle, PASS-Key III
- Air conditioning, single-zone manual

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2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

- Defogger, front and side windows
- Headliner, cloth
- Visors, driver and front passenger, cloth, padded (Not available on CG33706 models. Not available with (TR9) auxillary lighting or (C69) rear air conditioning or (DAA) driver and front passenger vinyl visors or (DH6) driver and front passenger visors padded with cloth trim.)
- Assist handle, driver and right-front passenger
- Lighting, interior with 2 dome lights defeat switch and door handle-activated switches

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**2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1
STANDARD EQUIPMENT**

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

MECHANICAL

- Engine, Vortec 4.8L V8 SFI (285 hp [212.5 kW] @ 5400 rpm, 295 lb-ft of torque [398.3 N-m] @ 4600 rpm) (Includes external engine oil cooler. Reference the Engine/Axle page for availability.)
- Transmission, 6-speed automatic, heavy-duty, electronically controlled with overdrive and tow/haul mode and internal transmission oil cooler (Includes external engine oil cooler. Reference the Engine/Axle page for availability.)
- Rear axle, 3.42 ratio (Reference the Engine/Axle page for availability.)
- Tow/haul mode selector, instrument panel-mounted
- Rear-wheel drive
- Transmission oil cooler, external
- Battery, 600 cold-cranking amps, maintenance-free with rundown protection and retained accessory power
- Alternator, 105 amps (Deleted when (C69) rear air conditioning is ordered.)
- Frame, ladder-type
- Suspension, front independent with coil springs and stabilizer bar
- Suspension, rear hypoid drive axle with multi-leaf springs
- GVWR, 9600 lbs. (4354 kg) (Standard on CG33406 and CG33706 models. Reference the Engine/Axle page for availability.)
- Steering, power
- Brakes, 4-wheel antilock, 4-wheel disc
- Fuel tank capacity, mid-frame and approximately 31 gallons (117.3L)
- Exhaust, aluminized stainless-steel muffler and tailpipe

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

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2016 Fleet/Non-Retail Chevrolet Express Passenger RWD 3500 135" LS w/1

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CG33406 RWD 3500 135" LS w/1LS

SAFETY

- StabiliTrak, traction assistance and vehicle stability enhancement system
- Brake/transmission shift interlock for automatic transmissions
- Door beams, steel-side
- Daytime Running Lamps
- Air bags, frontal, driver and right-front passenger (Includes passenger-side air bag deactivation switch. Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- Air bags, driver and right front passenger seat-mounted side-impact and head curtain side-impact, provides coverage for first 3-rows only. Enhanced-technology glass is provided for the fourth and fifth rows when equipped with 12- and 15-passenger seating. (Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- Air bag deactivation switch, frontal, passenger side (Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- Child seat anchors all three passenger rear seats have four anchors and two tethers
- Tire Pressure Monitoring System (does not apply to spare tires)

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State Contract # AR307

2016 Chevrolet Silverado 1500

CK15543 4WD Crew Cab 143.5" Work Truck

Total Price = \$34,759.⁰⁰

Del. EST 90-120 DAYS

Photo may not represent exact vehicle or selected equipment.

Approved (Signature)

Date: _____

Post _____

Prepared For:
GRAND COUNTY SHERIFF

Prepared By:
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2016 Fleet/Non-Retail Chevrolet Silverado 1500 4WD Crew Cab 143.5" Wor

PRICING SUMMARY 2016 Contract Base Price = \$28,844.00

PRICING SUMMARY - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

	<u>VQ1</u>	<u>MSRP</u>
Base Price	\$36,570.26	\$38,495.00
Total Options	\$5,915.00	\$6,500.00
Vehicle Subtotal	\$42,485.26	\$44,995.00
Advert/Adjustments	\$0.00	\$0.00
Destination Charge	\$1,195.00	\$1,195.00
GRAND TOTAL	\$43,680.26	\$46,190.00

Total Price w/Options = \$34,759.00
(Factory options)

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Customer File:

Prepared For:
GRAND COUNTY SHERIFF

Prepared By:
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2016 Fleet/Non-Retail Chevrolet Silverado 1500 4WD Crew Cab 143.5" Wor

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

ENTERTAINMENT

- Audio system, 4.2" diagonal color display, AM/FM stereo with USB port and auxiliary jack with USB ports and auxiliary jack (Not available with (AZ3) 40/20/40 split-bench seat.)
- SiriusXM Satellite Radio, delete
- 6-speaker audio system (Standard on Crew Cab and Double Cab models.)

EXTERIOR

- Wheels, 17" x 8" (43.2 cm x 20.3 cm) painted steel
- Tires, P255/70R17 all-season, blackwall
- Wheel, full-size spare, 17" x 7" (43.2 cm x 17.8 cm) aluminum (Included and only available with model K15543 and (L83) 5.3L EcoTec3 V8 engine or (LV3) 4.3L EcoTec3 V6 engine or model *15703 and (LV3) 4.3L EcoTec3 V6 engine.)
- Tire, spare P255/70R17 all-season, blackwall (Included and only available with (RBZ) P255/70R17 all-season, blackwall tires.)
- Tire carrier lock, keyed cylinder lock that utilizes same key as ignition and door
- Bumpers, front, Black
- Bumpers, rear, Black
- Recovery hooks, front, frame-mounted, black (Included with 4WD models only.) (Standard with 4WD models. Available with 2WD models.)
- Lamps, cargo area, cab mounted with switch on center switch bank
- CornerStep, rear bumper
- Grille surround, chrome
- Headlamps, high intensity discharge (HID) projector-beam with LED signature DRL
- Mirrors, outside manual, Black
- Glass, solar absorbing, tinted
- Door handles, Black
- Tailgate and bed rail protection cap, top
- Tailgate, locking utilizes same key as ignition and door (Not available with (AQQ) Remote Keyless Entry.) (Not available with (AQQ) Remote Keyless Entry. Not available with (ZV9) pickup box delete.)

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STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

INTERIOR

- Seats, front 40/20/40 split-bench, 3-passenger, driver and front passenger manual recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manual adjustable driver lumbar.
- Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Requires Crew Cab model.)
- Floor covering, Graphite-colored rubberized-vinyl, no floor mats included
- Steering column, Tilt-Wheel, manual with theft-deterrent locking feature
- Instrumentation, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center, 3.5-inch diagonal monochromatic display provides warning messages and basic vehicle information
- Windows, power front and rear with driver express up and down and express down on all other windows (Standard on Crew Cab and Double Cab.)
- Door locks, power
- Cruise control, electronic with set and resume speed, steering wheel-mounted
- Air conditioning, single-zone
- Assist handle, front passenger on A-pillar

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STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

MECHANICAL

- Engine, 4.3L FlexFuel EcoTec3 V6 with Active Fuel Management, Direct Injection and Variable Valve Timing includes aluminum block construction with (FHS) E85 FlexFuel capability, capable of running on unleaded or up to 85% ethanol (285 hp [212 kW] @ 5300 rpm, 305 lb-ft of torque [413 Nm] @ 3900 rpm) (Includes (FHS) E85 FlexFuel capability. Not available on C*15743 models.)
- Transmission, 6-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking
- Rear axle, 3.42 ratio (Standard on 4WD (LV3) 4.3L EcoTec3 V6 engine. Available with (L83) 5.3L EcoTec3 V8 engine.)
- Pickup box
- GVWR, 7100 lbs. (3221 kg) (Requires Crew Cab or Double Cab 4WD models and (LV3) 4.3L EcoTec3 V6 engine.)
- Transfer case, with floor-mounted shifter (Included with 4WD models only.)
- Four wheel drive
- Cooling, external engine oil cooler
- Battery, heavy-duty 730 cold-cranking amps/70 Amp-hr, maintenance-free with rundown protection and retained accessory power
- Alternator, 150 amps
- Frame, fully-boxed, hydroformed front section
- Suspension Package, Handling/Trailer
- Steering, Electric Power Steering (EPS) assist, rack-and-pinion
- Brakes, 4-wheel disc with DURALIFE rotors, 4-wheel antilock
- Exhaust, aluminized stainless-steel muffler and tailpipe

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STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

SAFETY

- StabiliTrak, stability control system with Proactive Roll Avoidance and traction control includes electronic trailer sway control and hill start assist
- Daytime Running Lamps with automatic exterior lamp control
- Air bags, dual-stage frontal and side-impact, driver and front passenger and head-curtain and seat-mounted side-impact, front and rear outboard seating positions with Passenger Sensing System (Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- OnStar, delete also deletes driver information center compass
- Tire Pressure Monitoring System (does not apply to spare tire)

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2016 Fleet/Non-Retail Chevrolet Silverado 1500 4WD Crew Cab 143.5" Wor

SELECTED MODEL & OPTIONS

SELECTED MODEL - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
CK15543	2016 Chevrolet Silverado 1500 4WD Crew Cab 143.5" Work Truck	\$36,570.26	\$38,495.00

SELECTED VEHICLE COLORS - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

<u>Code</u>	<u>Description</u>
-	Interior: Dark Ash with Jet Black Interior Accents
-	Exterior 1: Silver Ice Metallic
-	Exterior 2: No color has been selected.

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
EMISSIONS			
FE9	EMISSIONS, FEDERAL REQUIREMENTS	\$0.00	\$0.00
ENGINE			
L83	ENGINE, 5.3L ECOTEC3 V8 WITH ACTIVE FUEL MANAGEMENT, DIRECT INJECTION AND VARIABLE VALVE TIMING includes aluminum block construction (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm; more than 300 lb-ft of torque from 2000 to 5600 rpm)	INC	INC
TRANSMISSION			
MYC	TRANSMISSION, 6-SPEED AUTOMATIC, ELECTRONICALLY CONTROLLED with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD)	\$0.00	\$0.00
GVWR			
C5Z	GVWR, 7200 LBS. (3266 KG) (Requires Crew Cab or Double Cab 4WD models and (L83) 5.3L EcoTec3 V8 engine or (L86) 6.2L EcoTec3 V8 engine.)	INC	INC

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SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
AXLE			
GU6	REAR AXLE, 3.42 RATIO (Standard on 4WD (LV3) 4.3L EcoTec3 V6 engine. Available with (L83) 5.3L EcoTec3 V8 engine.)	\$0.00	\$0.00
PREFERRED EQUIPMENT GROUP			
1WT	1WT PREFERRED EQUIPMENT GROUP includes standard equipment	\$0.00	\$0.00
WHEELS			
PZX	WHEELS, 18" X 8.5" (45.7 CM X 21.6 CM) BRIGHT-MACHINED ALUMINUM (Requires (R18) 265/65R18SL MT 114S blackwall tires.)	\$404.95	\$445.00
TIRES			
R18	TIRES, 265/65R18SL MT 114S BLACKWALL GOODYEAR WRANGLER DURATRAC. Aggressive tread may result in a higher level of noise while driving. Routine tire rotations are strongly recommended. (Requires 4WD model, (L83) 5.3L EcoTec3 V8 engine and (9G3) Suspension Package, off-road, for base decor vehicles. Includes (RC4) 17" all-season spare tire and (PZX) 18" x 8.5" (45.7 cm x 21.6 cm) bright-machined aluminum wheels.)	\$450.45	\$495.00
PAINT SCHEME			
ZY1	PAINT, SOLID	\$0.00	\$0.00
PAINT			
GAN	SILVER ICE METALLIC	\$0.00	\$0.00
SEAT TYPE			
AE7	SEATS, FRONT 40/20/40. SPLIT-BENCH, 3-PASSENGER, DRIVER AND FRONT PASSENGER MANUAL RECLINE with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manual adjustable driver lumbar. (STD)	\$0.00	\$0.00
SEAT TRIM			
H2R	DARK ASH WITH JET BLACK INTERIOR ACCENTS, CLOTH SEAT TRIM	\$0.00	\$0.00
RADIO			

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CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
RADIO			
IOB	AUDIO SYSTEM, CHEVROLET MYLINK RADIO WITH 7" DIAGONAL COLOR TOUCH-SCREEN, AM/FM STEREO with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring Android Auto and Apple CarPlay capability for compatible phone (Includes (UQ3) 6-speaker audio system.)	\$182.00	\$200.00
ADDITIONAL EQUIPMENT			
PCR	WT FLEET CONVENIENCE PACKAGE All cabs include (DL8) outside heated power-adjustable mirrors, (A91) remote locking tailgate and (AQQ) Remote Keyless Entry. ((DL8) outside heated power-adjustable mirrors can be upgraded to (DPN) power camper mirrors. If (ZW9) pickup box delete is ordered (A91) remote locking tailgate will not be included.)	\$327.60	\$360.00
5W4	SPECIAL SERVICE PACKAGE includes (K4D) 730 cold-cranking amp auxillary battery, (KW7) 170 amp alternator, (L83) 5.3L EcoTec3 V8 engine, (K47) high capacity air cleaner and (K14) 110-volt power outlet	\$1,628.90	\$1,790.00
PCX	CHROME BUMPER PACKAGE includes (VJH) rear chrome bumper with (BWN) CornerSteps and (V46) chrome front bumper	\$182.00	\$200.00
Z82	TRAILERING PACKAGE includes trailer hitch, 7-pin and 4-pin connectors	\$341.25	\$375.00
FHS	E85 FLEXFUEL CAPABLE OF RUNNING ON UNLEADED OR UP TO 85% ETHANOL (Optional with (L83) 5.3L EcoTec3 V8 engine with (MYC) 6-speed automatic transmission or included with (LV3) 4.3L EcoTec3 V6 engine. Not available with (ZW9) pickup box delete.)	\$91.00	\$100.00
NQH	TRANSFER CASE, ELECTRONIC AUTOTRAC WITH ROTARY DIAL CONTROL (Requires 4WD models.)	\$182.00	\$200.00
G80	DIFFERENTIAL, HEAVY-DUTY LOCKING REAR (With (5W4) Special Service Package, Required with (9G3) suspension package.)	\$359.45	\$395.00
KNP	COOLING, AUXILIARY EXTERNAL TRANSMISSION OIL COOLER (Included and only available with (L83) 5.3L EcoTec3 V8 engine.)	INC	INC
K47	AIR CLEANER, HIGH-CAPACITY	INC	INC
---	BATTERY, HEAVY-DUTY 720 COLD-CRANKING AMPS/80 AMP-HR, MAINTENANCE-FREE with rundown protection and retained accessory power (Included and only available with V8 engines.)	INC	INC

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2016 Fleet/Non-Retail Chevrolet Silverado 1500 4WD Crew Cab 143.5" Wor

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
ADDITIONAL EQUIPMENT			
K4D	BATTERY, 730 COLD-CRANKING AMPS, AUXILIARY (Included and only available with (5W4) Special Service Package.)	INC	INC
KW7	ALTERNATOR, 170 AMP (Included and only available with (5W4) Special Service Package.)	INC	INC
JL1	TRAILER BRAKE CONTROLLER, INTEGRATED (Requires (Z82) Trailering equipment. Available as a free flow option on Regular Cab when (ZW9) pickup box delete is ordered.)	\$250.25	\$275.00
NZZ	UNDERBODY SHIELD, TRANSFER CASE PROTECTION	INC	INC
Z71	Z71 PACKAGE, OFF-ROAD (Requires 4WD model.), (Requires (9G3) Suspension Package, off-road, for base decor vehicles)	INC	INC
V46	BUMPER, FRONT CHROME (Included and only available with (PCX) Chrome Bumper Package.)	INC	INC
VJH	BUMPER, REAR CHROME (Included and only available with (PCX) Chrome Bumper Package.)	INC	INC
UF2	LED LIGHTING, CARGO BOX with switch on center switch bank	\$113.75	\$125.00
DPN	MIRRORS, OUTSIDE HEATED POWER-ADJUSTABLE VERTICAL TRAILERING UPPER GLASS, MANUAL-FOLDING AND EXTENDING, BLACK; includes integrated turn signal indicators consisting of 51 square inch flat mirror surface positioned over a 24.5 square inch convex mirror surface with a common head and lower convex spotter glass (convex glass is not heated and not power adjustable) and addition of auxiliary cargo lamp for backing up (helps to see trailer when backing up with a trailer) and amber auxiliary clearance lamp (Requires (PCR) WT Fleet Convenience Package. Includes (DD8) auto-dimming inside rearview mirror on all models.)	\$318.50	\$350.00
AKO	GLASS, DEEP-TINTED	\$182.00	\$200.00
VK3	LICENSE PLATE KIT, FRONT (will be shipped to orders with ship-to states that require front license plate)	\$0.00	\$0.00
A91	REMOTE LOCKING TAILGATE (Included and only available with (AQQ) Remote Keyless Entry. Not available with (ZW9) pickup box delete.)	INC	INC

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CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
ADDITIONAL EQUIPMENT			
—	BLUETOOTH FOR PHONE, PERSONAL CELL PHONE CONNECTIVITY TO VEHICLE AUDIO SYSTEM (Included and only available with (IOB) 7" diagonal color touch screen display radio with Chevrolet MyLink.)	INC	INC
AQQ	REMOTE KEYLESS ENTRY, WITH 2 TRANSMITTERS (Included and only available with (PCR) WT Fleet Convenience Package.)	INC	INC
DD8	MIRROR, INSIDE REARVIEW AUTO-DIMMING (Included and only available with (DPN) power camper mirrors.)	INC	INC
KI4	POWER OUTLET, 110-VOLT AC	INC	INC
VBJ	LPO, REAR UNDERSEAT STORAGE, COMPOSITE STORAGE BIN (dealer-installed) (Requires Crew Cab or Double Cab models.)	\$209.30	\$230.00
UVC	REAR VISION CAMERA WITH DYNAMIC GUIDE LINES	\$182.00	\$200.00
R9Y	FLEET FREE MAINTENANCE CREDIT This option code provides a credit in lieu of the free oil changes, tire rotations and inspections (2 maximum), during the first 24 months and 24,000 miles period for this ordered vehicle. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle. (Requires one of the following Fleet or Government order types: FBC, FBN, FCA, FCN, FEF, FLS, FNR, FRC or FGO. Not available with FDR order types.) *CREDIT*	-\$81.90	-\$90.00
SHIP THRU CODES			
GEZ	SHIP THRU, PRODUCED IN SILAO ASSEMBLY AND SHIPPED TO KERR INDUSTRIES AND ONTO ARLINGTON ASSEMBLY (Included and only available with (6C7) Lighting, (6J7) Flasher System, (7X6) left-hand spot lamp, (7X7) left- and right-hand spot lamp, (6J3) grille lamps and siren speakers wiring or (6J4) horn and siren circuit wiring.)	INC	INC
SPECIAL EQUIPMENT OPTIONS			

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CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
SPECIAL EQUIPMENT OPTIONS			
9U3	SEATS, DRIVER AND PASSENGER FRONT INDIVIDUAL SEATS IN CLOTH TRIM Driver and passenger front individual seats in base cloth trim. Derived from a RPO (AE7) 40-20-40 split bench seat with the 20% section removed. Seats are manual, not power. Does not include a floor console. All exposed floor area will remain untrimmed. Standard cloth rear seat with trim matching front seats will be provided on Double Cab and Crew Cab models. (Requires (AE7) 40/20/40 split bench seat and trim code (H2R) Dark Ash Cloth.)	\$0.00	\$0.00
5T5	SEATS, FRONT CLOTH AND SECOND ROW VINYL (Requires (5W4) Special Service Package, (AE7) cloth front 40/20/40 split-bench seat or (AZ3) front bench seat and (H2R) Dark Ash Cloth.)	\$0.00	\$0.00
5H1	KEY EQUIPMENT, TWO ADDITIONAL KEYS FOR SINGLE KEY SYSTEM Provides two additional spare keys for a total of (4). (Keys will be cut but not programmed) NOTE: programming of keys is at customer's expense. Programming keys is not a warranty expense. (Not available with (5Z4) spare wheel carrier and lock delete or (ZW9) pickup box delete.)	\$40.95	\$45.00
9G3	SUSPENSION PACKAGE, OFF-ROAD, FOR BASE DECOR VEHICLES Requires 4WD. Includes Z71 Off Road Suspension components, recovery hooks, (K47) high capacity air cleaner and (NZZ) transfer case shield on 4WD. Does not include any "Z71" appearance features or (JHD) Hill Descent Control. (Requires (G80) heavy-duty automatic locking rear differential, (RC3) P265/70R17 all-terrain, blackwall tires, (R18) 18" Goodyear Wrangler DuraTrac 265/65R18 SL 114S blackwall MT tires with aggressive tire tread or (RC5) LT265/70R17C all-terrain, blackwall tires.)	\$364.00	\$400.00

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CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
SPECIAL EQUIPMENT OPTIONS			
6C7	LIGHTING, RED AND WHITE FRONT AUXILIARY DOME Red and white auxiliary dome lamp is located on headliner between front row seats (red is LED, white is incandescent). The auxiliary lamp is wired independently from standard dome lamp (Requires (5W4) Special Service Package and includes (GEZ) Ship/Thru for Kerr Industries. Not available with (TRW) provision for cab roof-mounted lamp/beacon.)	\$154.70	\$170.00
9G8	HEADLAMPS, DAYTIME RUNNING LAMPS AND AUTOMATIC HEADLAMP CONTROL DELETE deletes standard Daytime Running Lamps and automatic headlamp control features from the vehicle. (Requires (5W4) Special Service Package.)	\$9.10	\$10.00
6E2	KEY COMMON, COMPLETE VEHICLE FLEET provides a single key with a specific code that is common to the door locks and ignition of all the vehicles in the vehicle fleet. Key code is an alternate to SEO (6E8) complete vehicle fleet common key. (Requires (5W4) Special Service Package.)	\$22.75	\$25.00
OPTIONS TOTAL		\$5,915.00	\$6,500.00

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2016 Fleet/Non-Retail Chevrolet Silverado 1500 4WD Crew Cab 143.5" Wor

WARRANTY INFORMATION

WARRANTY INFORMATION - 2016 Fleet/Non-Retail CK15543 4WD Crew Cab 143.5" Work Truck

WARRANTY

Basic:

3 Years/36,000 Miles

Drivetrain:

5 Years/60,000 Miles

Corrosion:

3 Years/36,000 Miles

Rust-Through

6 Years/100,000 Miles

Roadside Assistance:

5 Years/60,000 Miles

Maintenance:

2 Years/24,000 Miles

2 visits

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

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Customer File:

Prepared For:
GRAND COUNTY SHERIFF

Prepared By:
STEVE BENDT
YOUNG CHEVROLET COMPANY
645 NORTH MAIN
LAYTON, UT 84041
Phone: (801) 509-5070
Fax: (801) 593-9852
Email: fleet@youngchev.com

State Contract AR307
2016 Chevrolet Silverado 3500HD
CK35743 4WD Crew Cab 153.7" Work Truck

Total Price = \$41,066.⁷⁵

Del. EST = 60-90 Days

Photo may not represent exact vehicle or selected equipment.

Approved (Signature)

Date: _____

Per _____

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GRAND COUNTY SHERIFF

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2016 Fleet/Non-Retail Chevrolet Silverado 3500HD 4WD Crew Cab 153.7"

PRICING SUMMARY 2016 Contract Base Price = \$31,671.⁰⁰

PRICING SUMMARY - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

	<u>VQ1</u>	<u>MSRP</u>
Base Price	\$39,075.80	\$41,570.00
Total Options:	\$9,395.75	\$10,325.00
Vehicle Subtotal	\$48,471.55	\$51,895.00
Advert/Adjustments	\$0.00	\$0.00
Destination Charge	\$1,195.00	\$1,195.00
GRAND TOTAL	\$49,666.55	\$53,090.00

Total Price w/Options = \$41,066.⁷⁵
(factory options)

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2016 Fleet/Non-Retail Chevrolet Silverado 3500HD 4WD Crew Cab 153.7"

SELECTED MODEL & OPTIONS

SELECTED MODEL - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
CK35743	2016 Chevrolet Silverado 3500HD 4WD Crew Cab 153.7" Work Truck	\$39,075.80	\$41,570.00

SELECTED VEHICLE COLORS - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

<u>Code</u>	<u>Description</u>
-	Interior: Dark Ash
-	Exterior 1: Summit White
-	Exterior 2: No color has been selected.

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
GVWR			
G1Y	GVWR, 11,500 LBS. (5216 KG) WITH SINGLE REAR WHEELS (Requires K35743 with (LML) Duramax 6.6L Turbo Diesel V8 engine.)	\$0.00	\$0.00
SUSPENSION PKG			
Z85	SUSPENSION PACKAGE, STANDARD includes 51mm twin tube shock absorbers and 33mm front stabilizer bar (STD)	\$0.00	\$0.00
EMISSIONS			
FE9	EMISSIONS, FEDERAL REQUIREMENTS	\$0.00	\$0.00
ENGINE			
LML	ENGINE, DURAMAX 6.6L TURBO DIESEL V8, B20-DIESEL COMPATIBLE (397 hp [296.0 kW] @ 3000 rpm, 765 lb-ft of torque [1032.8 N-m] @ 1600 rpm) (Requires (MW7) Allison 1000 6-speed automatic transmission and (GT4) 3.73 rear axle ratio. Includes (K40) exhaust brake and (K05) engine block heater.)	\$7,821.45	\$8,595.00

TRANSMISSION

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2016 Fleet/Non-Retail Chevrolet Silverado 3500HD 4WD Crew Cab 153.7"

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
TRANSMISSION			
MW7	TRANSMISSION, ALLISON 1000 6-SPEED AUTOMATIC, ELECTRONICALLY CONTROLLED with overdrive, electronic engine grade braking and tow/haul mode (Requires (LML) Duramax 6.6L Turbo Diesel V8 engine.)	\$0.00	\$0.00
AXLE			
GT4	REAR AXLE, 3.73 RATIO (Standard with (LML) Duramax 6.6L Turbo Diesel V8 engine.)	\$91.00	\$100.00
PREFERRED EQUIPMENT GROUP			
1WT	1WT PREFERRED EQUIPMENT GROUP includes standard equipment	\$0.00	\$0.00
TIRES			
QGM	TIRES, LT265/70R18E ALL-TERRAIN, BLACKWALL (Requires single rear wheels.)	\$182.00	\$200.00
PAINT SCHEME			
ZY1	PAINT, SOLID	\$0.00	\$0.00
PAINT			
GAZ	SUMMIT WHITE	\$0.00	\$0.00
SEAT TYPE			
AE7	SEATS, FRONT 40/20/40 SPLIT-BENCH, 3-PASSENGER, DRIVER AND FRONT PASSENGER RECLINE with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (STD) (Upgradeable to (AZ3) front 40/20/40 split-bench seat.)	\$0.00	\$0.00
SEAT TRIM			
H2R	DARK ASH, CLOTH SEAT TRIM with Jet Black interior accents	\$0.00	\$0.00
RADIO			

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2016 Fleet/Non-Retail Chevrolet Silverado 3500HD 4WD Crew Cab 153.7"

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
RADIO			
IOB	AUDIO SYSTEM, CHEVROLET MYLINK RADIO WITH 7" DIAGONAL COLOR TOUCH-SCREEN, AM/FM STEREO with seek-and-scan and digital clock, includes USB ports, auxiliary jack, Bluetooth streaming audio for music and most phones; featuring Android Auto and Apple CarPlay capability for compatible phone (Includes (UQ3) 6-speaker audio system.)	\$182.00	\$200.00
ADDITIONAL EQUIPMENT			
PCM	WT CONVENIENCE PACKAGE includes (AKO) tinted windows, (K14) 110V outlet, (AQQ) Remote Keyless Entry, (A91) remote locking tailgate, (UVC) Rear Vision Camera and , (DPN) outside heated power-adjustable camper mirrors (If (ZW9) pickup box delete is ordered (UVC) Rear Vision Camera and (A91) remote locking tailgate will not be included. Not available for Fleet or Government order types.)	\$1,060.15	\$1,165.00
K05	ENGINE BLOCK HEATER (Included with (LML) Duramax 6.6L Turbo Diesel V8 engine.)	INC	INC
---	BATTERY, HEAVY-DUTY DUAL 730 COLD-CRANKING AMPS/70 AMP-HR maintenance-free with rundown protection and retained accessory power (Included and only available with (LML) Duramax 6.6L Turbo Diesel V8 engine.)	INC	INC
NZZ	UNDERBODY SHIELD, FRAME-MOUNTED SHIELDS includes front underbody shield starting behind front bumper and running to first cross-member, protecting front underbody, oil pan, differential case and transfer case (Included with (VYU) Snow Plow Prep Package.)	\$136.50	\$150.00
K40	EXHAUST BRAKE (Included and only available with (LML) Duramax 6.6L Turbo Diesel V8 engine.)	INC	INC

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2016 Fleet/Non-Retail Chevrolet Silverado 3500HD 4WD Crew Cab 153.7"

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
ADDITIONAL EQUIPMENT			
DPN	MIRRORS, OUTSIDE HEATED POWER-ADJUSTABLE VERTICAL TRAILERING, UPPER GLASS; MANUAL FOLDING AND EXTENDING, BLACK; includes integrated turn signal indicators consisting of 51 square inch flat mirror surface positioned over a 24.5 square inch convex mirror surface with a common head and lower convex spotter glass (convex glass is not heated and not power adjustable) and addition of auxiliary cargo lamp for backing up (helps to see trailer when backing up with a trailer) and amber auxiliary clearance lamp (Included and only available with (PCR) WT Fleet Convenience Package and includes (DD8) auto-dimming inside rearview mirror.)	INC	INC
AKO	GLASS, DEEP-TINTED	INC	INC
VK3	LICENSE PLATE KIT, FRONT (will be shipped to orders with ship-to states that require front license plate)	\$0.00	\$0.00
A91	REMOTE LOCKING TAILGATE (Included and only available with (AQQ) Remote Keyless Entry.)	INC	INC
---	BLUETOOTH FOR PHONE personal cell phone connectivity to vehicle audio system (Included and only available with (IOB) 7" diagonal color touch screen display radio with Chevrolet MyLink.)	INC	INC
AQQ	REMOTE KEYLESS ENTRY (Included and only available with (PCR) WT Fleet Convenience Package. Includes (A91) remote locking tailgate.)	INC	INC
KI4	POWER OUTLET, 110-VOLT AC	INC	INC
DD8	MIRROR, INSIDE REARVIEW AUTO-DIMMING (Included and only available with (PCR) WT Fleet Convenience Package.)	INC	INC
UVC	REAR VISION CAMERA with dynamic guide lines (Not available with (ZW9) pickup box delete.)	INC	INC

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2016 Fleet/Non-Retail Chevrolet Silverado 3500HD 4WD Crew Cab 153.7"

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

CATEGORY

<u>Code</u>	<u>Description</u>	<u>VQ1</u>	<u>MSRP</u>
ADDITIONAL EQUIPMENT			
R9Y	FLEET FREE MAINTENANCE CREDIT This option code provides a credit in lieu of the free oil changes, tire rotations and inspections (2 maximum), during the first 24 months and 24,000 miles period for this ordered vehicle. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle. (Requires one of the following Fleet or Government order types: FBC, FBN, FCA, FCN, FEF, FLS, FNR, FRC or FGO. Not available with FDR order type.)	-\$118.30	-\$130.00
SPECIAL EQUIPMENT OPTIONS			
5H1	KEY EQUIPMENT, TWO ADDITIONAL KEYS FOR SINGLE KEY SYSTEM Provides two additional spare keys for a total of (4). (Keys will be cut but not programmed) NOTE: programming of keys is at customer's expense. Programming keys is not a warranty expense. (Not available with (9J4) rear bumper delete, (AQQ) remote keyless entry or (5Z4) spare wheel, carrier and lock delete. Requires (E63) pickup box.)	\$40.95	\$45.00
OPTIONS TOTAL		\$9,395.75	\$10,325.00

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2016 Fleet/Non-Retail Chevrolet Silverado 3500HD 4WD Crew Cab 153.7"

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

ENTERTAINMENT

- Audio system, 4.2" Diagonal Color Display, AM/FM stereo with USB port and auxiliary jack (Not available with (AZ3) 40/20/40 split-bench seat. Upgradeable to (IOB) 7" diagonal color display radio with Chevrolet MyLink.) (Upgradeable to (IOB) 7" diagonal color display radio with Chevrolet MyLink.)
- 6-speaker audio system (Standard on Crew Cab and Double Cab models and Included and only available on Regular Cab models with (IOB) 7" diagonal color touch screen display radio with Chevrolet MyLink.)

EXTERIOR

- Wheels, 18" (45.7 cm) painted steel includes 18" x 8" (45.7 cm x 20.3 cm) steel spare wheel. Spare not included with (ZW9) pickup box delete unless a spare tire is ordered. (Requires single rear wheels, (QGM) LT265/70R18E all-terrain, blackwall tires or (QWF) LT265/70R18E all-season, blackwall tires.)
- Tires, LT265/70R18E all-season, blackwall (Requires single rear wheels.)
- Wheel, 18" x 8" (45.7 cm x 20.3 cm) full-size, steel spare Spare not included with (ZW9) pickup box delete unless a spare tire is ordered. (Requires single rear wheels. Included with (E63) pickup box. Available to order when (ZW9) pick-up box delete is ordered.)
- Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Not included when (ZW9) pickup box delete or (9J4) rear bumper delete is ordered.)
- Bumper, front chrome
- Bumper, rear chrome with bumper CornerSteps
- CornerStep, rear bumper
- Grille surround, chrome
- Headlamps, halogen projector-beam
- Lamps, cargo area, cab mounted with switch on center switch bank
- Mirrors, outside high-visibility vertical trailing, Black with manual folding and extension and lower convex spotter glass
- Glass, solar absorbing, tinted
- Door handles, Black
- Tailgate and bed rail protection caps, top
- Tailgate, locking, utilizes same key as ignition and door (Not available with (AQQ) Remote Keyless Entry.)

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2016 Fleet/Non-Retail Chevrolet Silverado 3500HD 4WD Crew Cab 153.7"

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

INTERIOR

- Seats, front 40/20/40 split-bench, 3-passenger, driver and front passenger recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (Upgradeable to (AZ3) front 40/20/40 split-bench seat.)
- Seat trim, Vinyl
- Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Requires Crew Cab models.)
- Floor covering, Graphite-colored rubberized-vinyl
- Steering wheel
- Steering column, manual Tilt-Wheel
- Instrumentation, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center 3.5-inch diagonal monochromatic display, provides warning messages and basic vehicle information
- Windows, power with driver express up and down and express down on all other windows
- Door locks, power
- Cruise control, steering wheel-mounted
- Air conditioning, single-zone
- Assist handle, front passenger and driver on A-pillars

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2016 Fleet/Non-Retail Chevrolet Silverado 3500HD 4WD Crew Cab 153.7"

STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

MECHANICAL

- Engine, Vortec 6.0L Variable Valve Timing V8 SFI E85-compatible, FlexFuel capable of running on unleaded or up to 85% ethanol (360 hp [268.4 kW] @ 5400 rpm, 380 lb-ft of torque [515.0 N-m] @ 4200 rpm) (Does not include E85 capability with (ZW9) pickup box delete.)
- Transmission, 6-speed automatic, heavy-duty, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG (Compressed Natural Gas) engine.)
- Rear axle, 4.10 ratio (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG (Compressed Natural Gas) engine.)
- Suspension Package, Standard includes 51mm twin tube shock absorbers and 33mm front stabilizer bar
- Pickup box
- GVWR, 10,000 lbs. (4536 kg) with single rear wheels (Requires *35743, C35943, *35953 or *35903 models and (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous engine. Requires (AY0) single-stage air bags.)
- Air cleaner, high-capacity
- Transfer case, with floor-mounted shifter (Included with 4WD models only.)
- Differential, heavy-duty locking rear
- Four wheel drive
- Trailing equipment Trailing hitch platform 2.5" with a 2.0" insert for HD, 7-wire harness with independent fused trailing circuits mated to a 7-way sealed connector to hook up parking lamps, backup lamps, right and left turn signals, an electric brake lead, battery and a ground, The trailer connector also includes the 4-way for use on trailers without brakes - park, brake/turn lamps (Will be deleted if (ZW9) pickup box delete or (9J4) rear bumper delete is ordered.)
- Cooling, external engine oil cooler
- Cooling, auxiliary external transmission oil cooler
- Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr maintenance-free with rundown protection and retained accessory power
- Alternator, 150 amps
- Trailer brake controller, integrated (If (ZW9) pickup box delete or (9J4) rear bumper delete is ordered (JL1) trailer brake controller is deleted and available to order as a free flow option.)

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STANDARD EQUIPMENT

STANDARD EQUIPMENT - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

- Recovery hooks, front, frame-mounted, black
- Frame, fully-boxed, hydroformed front section
- Chassis, single rear wheel
- Steering, Recirculating ball with smart flow power steering system
- Brakes, 4-wheel antilock, 4-wheel disc with DuraLife brake rotors (Requires single rear wheels.)
- Exhaust, aluminized stainless-steel muffler and tailpipe

SAFETY

- StabiliTrak, stability control system with Proactive Roll Avoidance and traction control includes electronic trailer sway control and hill start assist
- Daytime Running Lamps with automatic exterior lamp control
- Air bags, single-stage frontal and thorax side-impact, driver and front passenger, and head curtain side-impact, front and rear outboard seating positions (Not available with (ZW9) pickup box delete. Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- Air bags, frontal, driver and right front passenger, single stage (Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- OnStar, delete also deletes driver information center compass.
- Tire Pressure Monitoring System (does not apply to spare tire) (Included and only available with (C7A) 10,000 lb. (4536 kg) GVWR.)

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WARRANTY INFORMATION

WARRANTY INFORMATION - 2016 Fleet/Non-Retail CK35743 4WD Crew Cab 153.7" Work Truck

WARRANTY

Basic:

3 Years/36,000 Miles

Drivetrain:

5 Years/60,000 Miles

HD Duramax Diesel: 5 Years/100,000 Miles

Corrosion:

3 Years/36,000 Miles

Rust-Through

6 Years/100,000 Miles

Roadside Assistance:

5 Years/60,000 Miles

HD Duramax Diesel: 5 Years/100,000 Miles

Maintenance:

2 Years/24,000 Miles

2 visits

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Customer File:

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016
 Agenda Item: M

TITLE:	Approving Bid Award for the Purchase of a Used Fifth Wheel Travel Trailer for the Grand County Sheriff's Office
FISCAL IMPACT:	\$49,995.00 (Construction Funds or 911 Funding)
PRESENTER(S):	Sheriff White (By Phone) and Rick Bailey, Emergency Management Director

PREPARED BY:

Rick Bailey
 Emergency Management
 Director
 rbailey@grandcounytutah.net

FOR OFFICE USE ONLY:

ATTORNEY REVIEW:

N/A

RECOMMENDATION:
 I move to approve the bid award to Jon Welch for the purchase of a used fifth wheel travel trailer for the Grand County Sheriff's Office and authorize the Chair to sign all associated documents.

BACKGROUND:
 The dispatch will be demolished during the remodeling of the jail. Dispatch operations will need to be move to an adjacent site as close to the communication building near the jail. The dispatch operations are expected to be operated out of the trailer for a period of one year. The facility will need to be secured with fencing and self contained for the dispatchers (restroom, fridge, microwave, etc.)

A notice to dealers was published in the Times Independent February 4th and 11th, please see attached public notice.

One bid was received.

ATTACHMENT(S):

1. Public Notice
2. Bid

Notice To Dealers

Sealed bids will be received at the Grand County Clerk's Office until 5:00 p.m. on Thursday, February 25, 2016 at which time and place all bids will be publicly opened and read for purchasing of the following vehicles to be used by Grand County:

- One (1) –New or used Fifth Wheel Toyhauler Travel Trailer

Complete specifications are available at the Grand County Sheriff's Office at 25 South 100 East, Moab, Utah or online at www.grandcountyutah.net. For more information call 435 259-1310 or email rbailey@grandcountysheriff.org Grand County reserves the right to reject any or all bids, to waive informality in any bid, which in the opinion of the Grand County Council shall best serve the interest of Grand County. Send bids to Grand County Clerk/Auditors Office, 125 E. Center St, Moab, UT 84532, clearly marked on the outside of the envelope "Sheriff Trailer Bids"

Witness my hand and seal this 26th day of January, 2016.

/s/Diana Carroll, County Clerk/Auditor

Published in the Times Independent, Moab, Utah February 4 and 11, 2016

2012 Dutchmen Voltage V3200 All Weather Epic Package w/ Air Ride

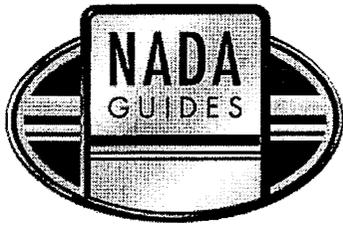
Asking Price: \$49,995

Attachments:

1. NADA Blue Book Low Retail: \$60,465
2. RVGuide MSRP: \$62,270
3. Voltage Brochure & Floor Plan
4. Click here for a Youtube video tour <https://www.youtube.com/watch?v=UsreHSNtN8c>

Contact Info:

Jon Welch
775.720.2427



NADAguides Price Report

12/4/2015

2012 Voltage V Fifth Wheel Series M-3200

null

Values

	Suggested List Price	Low Retail	Average Retail
Base Price	\$62,270	\$39,650	\$47,750
Options: (change)			
15,000 BTU Central/Ducted Furnace (30,000-35,000 BTU)		\$575	\$695
Microwave/Convection Combo		\$255	\$305
Microwave/Hood Combo		\$235	\$285
Central Vacuum Cleaner		\$305	\$370
8 - 10.0 cu. ft. Water Heater 10 Gallon Gas/Elec. w/DSI		\$140	\$170
Air Ride System Triple Axle		\$545	\$655
19" LCD TV		\$245	\$295
27" LCD TV		\$3,150	\$3,800
32" LCD TV		\$365	\$440
50" LCD TV With HD And Surround		\$585	\$705
AM/FM/CD Stereo		\$1,100	\$1,325
DVD Player		\$2,215	\$2,670
5 KW Gas		\$190	\$230
Front Power Leveling Jacks		\$210	\$250
Electric Rear Leveling		\$1,630	\$1,965
Electric Awning 18-21'		\$150	\$180
Flood Light 12 Volt		\$240	\$290
Fuel Station		\$810	\$980
Inverter (1000 Watt)		\$75	\$90
Manual Slide-Out (Bedroom)		\$480	\$580
Outside Shower		\$620	\$750
Power Double Bunk System		\$580	\$700
Power Roof Vent		\$115	\$140
Power Slide-Out Room 14' (Each)		\$1,200	\$1,450
Rear Screen		\$130	\$160
Screen Room 11' (Each)		\$2,245	\$2,705
		\$250	\$300
		\$150	\$185

Security System (Deluxe)	\$1,150	\$1,385
Shower Enclosure (Glass)	\$145	\$175
Slide Out Tray-One Side	\$370	\$450
Spare Tire and Carrier	\$120	\$145
Storm Windows (All)	\$240	\$290
TOTAL PRICE:	\$62,270	\$72,865

Specifications

Identification

Type: Toy Hauler
 Basic Warranty (Months): 12
 Revision Status: Carryover

Specifications

Maximum Sleeping Capacity: 8
 Number Of Slideouts: 2
 Length (ft-in / m): 35' 10" / 10.9
 Interior Height (in / mm): N/A
 Base Weight (lbs / kg): 11636 / 5278.1
 Carrying Capacity (lbs / kg): 4864 / 2206.3
 Hitch Weight (lbs / kg): 2361 / 1070.9
 Number Of Axles: 3
 Air Conditioning (BTUs): 15000
 Heater (BTUs): 40000

Holding Tanks

Fresh Water Capacity (gal / L): 162 / 613.2
 Gray Water Capacity (gal / L): 78 / 295.3
 Black Water Capacity (gal / L): 48 / 181.7
 Propane Capacity (gal / lbs): 14.2 / 60
 Water Heater Tank (gal / L): 12 / 45.4

Interior Features

Air Conditioning: Standard
 Kitchen Dinette: Pedestal Table
 Interior Flooring Type: Carpet / Vinyl
 Master Bedroom: Standard
 Number Of Bathrooms: 1
 Shower: Standard
 Television: Standard
 DVD Player: Standard

Exterior Features

Patio Awning: Standard
 Leveling Jack Type: Front Power / Rear Power
 Power Retractable Entry Steps: Not Available

Value Explanations

Prices shown are retail consumer values and to be considered as selling prices. Trade-in values are to be determined by local dealers and are generally lower than values shown.

Suggested List — The value listed reflects the approximate price of the unit when it is brand new. The prices listed are furnished by the manufacturer and are assumed to be correct. The list price does not include freight charges.

Low Retail Value — A low retail unit may have extensive wear and tear. Body parts may have dents and blemishes. The buyer can expect to invest in cosmetic and/or mechanical work. This vehicle should be in safe running order. Low retail vehicles usually are not found on dealer lots. **Low retail is not a trade-in value.**

Average Retail Value — An average retail vehicle should be clean and without glaring defects. Tires and glass should be in good condition. The paint should match and have a good finish. The interior should have wear in relation to the age of the vehicle. Carpet and seat upholstery should be clean, and all power options should work. The mileage should be within the acceptable range for the model year.

An Average Retail vehicle on a dealer lot may include a limited warranty or guarantee, and possibly a current safety and/or emission inspection (where applicable).

Note: Vehicles with low mileage that are in exceptionally good condition can be worth a significantly higher value than the Average Retail price shown.

2012 Dutchmen Voltage V3200



USER RATING # **2** of 302
 RVGUIDE.COM 2012 Toy Hauler RV's

Overall	★ ★ ★ ★ ★
Performance	★ ★ ★ ★ ★
Quality & Reliability	★ ★ ★ ★ ★
Interior	★ ★ ★ ★ ★
Overall Value	★ ★ ★ ★ ★

0 Reviews [View all Reviews](#) [Write a Review](#)

MSRP: ~~\$62,270.00~~ **\$49,995**

Financing: [RV Loans](#)

Type: Toy Hauler

Insurance: [Get an insurance quote](#)

2012 Dutchmen Voltage V3200 Specifications

Wheels & Tires:

Wheels Composition	Aluminum
Number Of Axles	2
Rear Tire (Full Spec)	ST235/80 R16E
Spare Tire Location	Exterior Mounted

Brakes:

Rear Brake Type	Electric Drum
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Technical Specifications:

Length (ft/m)	35.83 / 10.9
Width (in/mm)	102 / 2590.8
Height (in/mm)	160 / 4064
Length (ft/ft)	35
Length (ft/in)	10
Dry Weight (lbs/kg)	11636 / 5278.1
Payload Capacity (lbs/kgs)	4864 / 2206.3
Hitch Weight (lbs/kgs)	2361 / 1070.9
Capacities	Standard
Number Of Fresh Water Holding Tanks	1
Total Fresh Water Tank Capacity (gal/l)	162 / 613.2
Number Of Gray Water Holding Tanks	1

Total Gray Water Tank Capacity (gal/l)	78 / 295.3
Number Of Black Water Holding Tanks	1
Total Black Water Tank Capacity (gal/l)	48 / 181.7
Propane Tank (s)	Standard
Number Of Propane Tanks	2
Total Propane Tank Capacity (gal/lbs)	14.2 / 60

Exterior:

Body Material	Aluminum
Sidewall Construction	Fiberglass
Number of Doors	2
Sliding Glass Door	No
Number of Slideouts	2
Power Retractable Slideout	Yes
Number of Awnings	1
Awning Length (ft/m)	20 / 6.1
Power Retractable Awning	Yes
Screened Room	No
Leveling Jack Type	Front Power / Rear Power
Sky Light	Standard
Roof Vents	Standard
Exterior Ladder	Standard
Exterior Shower	Standard
Pass-Thru Storage	Standard

Instrumentation:

Voltage Meter	Standard
Fresh Water Holding Tank Gauge	Standard
Gray Water Holding Tank Gauge	Standard
Black Water Holding Tank Gauge	Standard
Water Pump Power Display	Standard
Propane Tank Gauge	Standard

Identification:

Generic Type (Primary)	Toy Hauler
Manufacturer Country	USA
Introduction Year	2011
Regional Availability	All Regions
Display Name	Voltage V3200

Heater & Cooler:

Air Conditioning Type	Automatic
Heater Type	Automatic
Water Heater Tank Capacity (gal/l)	12 / 45.4
Water Heater Pump Power Mode	Electrical / Propane
Water Heater Tank Bypass	Yes

Freeze Proof Insulation Standard

Cargo:

Cargo Area Length (in/mm) 120 / 3048
 Cargo Area Flooring Type Rubber
 Cargo Area Rear Door Style Ramp Door
 Interior Cargo Area Access Door Standard
 Soft Cargo Wall Standard
 Cargo Area Storage Cabinets Standard
 Cargo Area Tiedown / Tracks Standard
 Cargo Area Auxiliary Gas Tank Capacity (gal/lbs) 50 / 189.3
 Diamond Plated Cargo Area Finish Standard

Other:

Smoke Detector Standard
 Carbon Monoxide Detector Standard
 Propane Alarm Standard
 Emergency Exit (s) Standard

Electrical:

Battery Power Converter Yes
 Battery Converter Amps 100
 Air Conditioning Prewiring Yes
 Cable Prewiring Yes
 Phone Prewiring No
 Heat Prewiring Yes
 TV Antenna Prewiring Yes
 Satellite Prewiring Yes
 Washer / Dryer Prewiring Yes
 Exterior Plugs Standard
 Ground Fault Plugs Standard

Lights:

Hitch Lights Standard
 Exterior Flood Lights Standard

Warranty:

Structure Warranty (Months) 12
 Roof Warranty (Years) 12
 Basic Warranty (Months) 12

Paint & Finish:

Metallic No
 Wallpaper Yes
 Interior Wood Finish Yes
 Curtains / Shades Standard

Audio & Communication:

Brand Name	Sony
Satellite	No
Number Of Radios	2
Speaker Location (s)	Interior / Exterior
Surround Sound	Yes
Number Of Discs	1
DVD Player	Standard
Television Brand Name	Samsung
Number Of Televisions	2
Retractable Roof Antenna	Standard

Interior:

Kitchen / Living Area Flooring Type	Carpet / Vinyl
Kitchen Table Configuration	Pedestal Table
Kitchen Location	Center
Living Area Location	Center
Number Of Oven Burners	3
Overhead Fan	Yes
Layout	Stove
Microwave Oven	Standard
Refrigerator Size	Mid-Size
Refrigerator Power Mode	Electric / Propane
Sink Cover / Cutting Boards	Standard
Number Of Sofas	1
Sofa Material	Cloth
Number Of Recliner / Rockers	1
Material	Cloth
Max Sleeping Count	8
Number Of Bunk Beds	0
Number Of Double Beds	0
Number Of Full Size Beds	0
Number Of Queen Size Beds	1
Number Of King Size Beds	0
Number Of Convertible / Sofa Beds	1
Master Bedroom Flooring Type	Carpet
Master Bedroom Door Style	Conventional Door
Full Size Master Bedroom Closet	Yes
Master Bedroom Mirror Doors	Yes
Master Bedroom Shades / Curtains	Yes
Master Bedroom Location	Front
Bunkhouse	No
Heated	No
Bed Spreads	Standard

Number Of Bathrooms	1
Bathroom Flooring Type	Vinyl
Bathroom Location	Center
Toilet Type	Porcelain
Door Type	Plastic / Glass
Bathroom Sink	Standard
Bathroom Medicine Cabinet	Standard
Bathroom Mirror	Standard
Sink / Faucet	Standard
Power Vent Fan	Standard

**RV Insurance**

Insurance is a part of the cost of any vehicle purchase. [Click Here](#) for a free insurance quote on this vehicle.



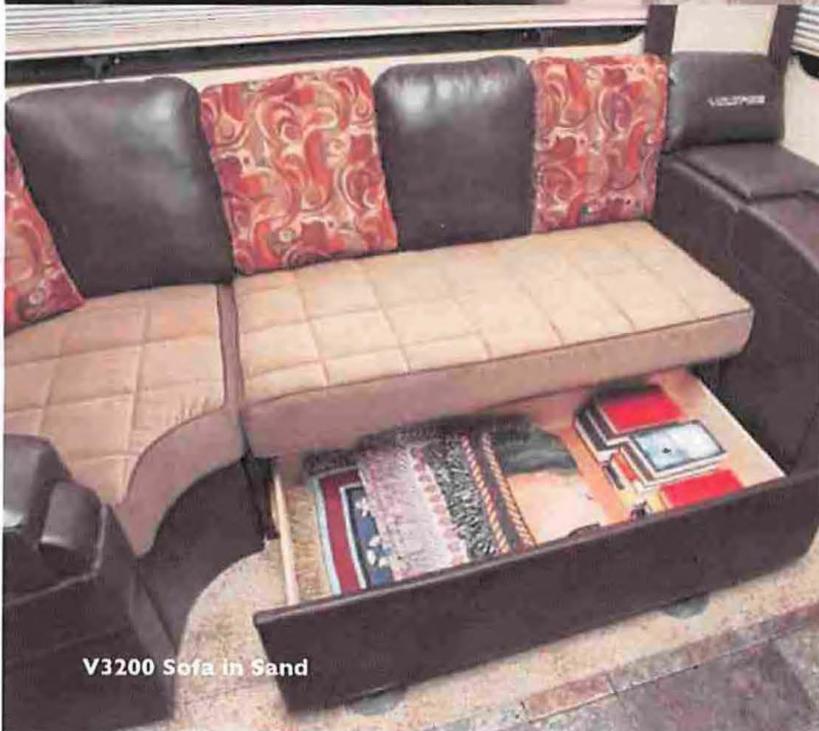
V3795 Main Living Area in Slate

Voltage toy haulers are designed, developed and produced by professionals who not only take pride in their work, but actually care about their customer's experiences when using our products! Your family and friends will move seamlessly from room to room and activity to activity because of the time we've spent planning the use and flow of each space.

Living areas are laid out for maximum comfort and enjoyment. Kitchens are a pleasure to prepare meals in. Bedrooms offer incredible relaxation and serenity. And, garage areas boast almost unlimited flexibility in their use. Stop by your local Voltage dealer today, and see for yourself why "Not all Toy Haulers are Created Equal!"



V3600 Main Living Area in Slate

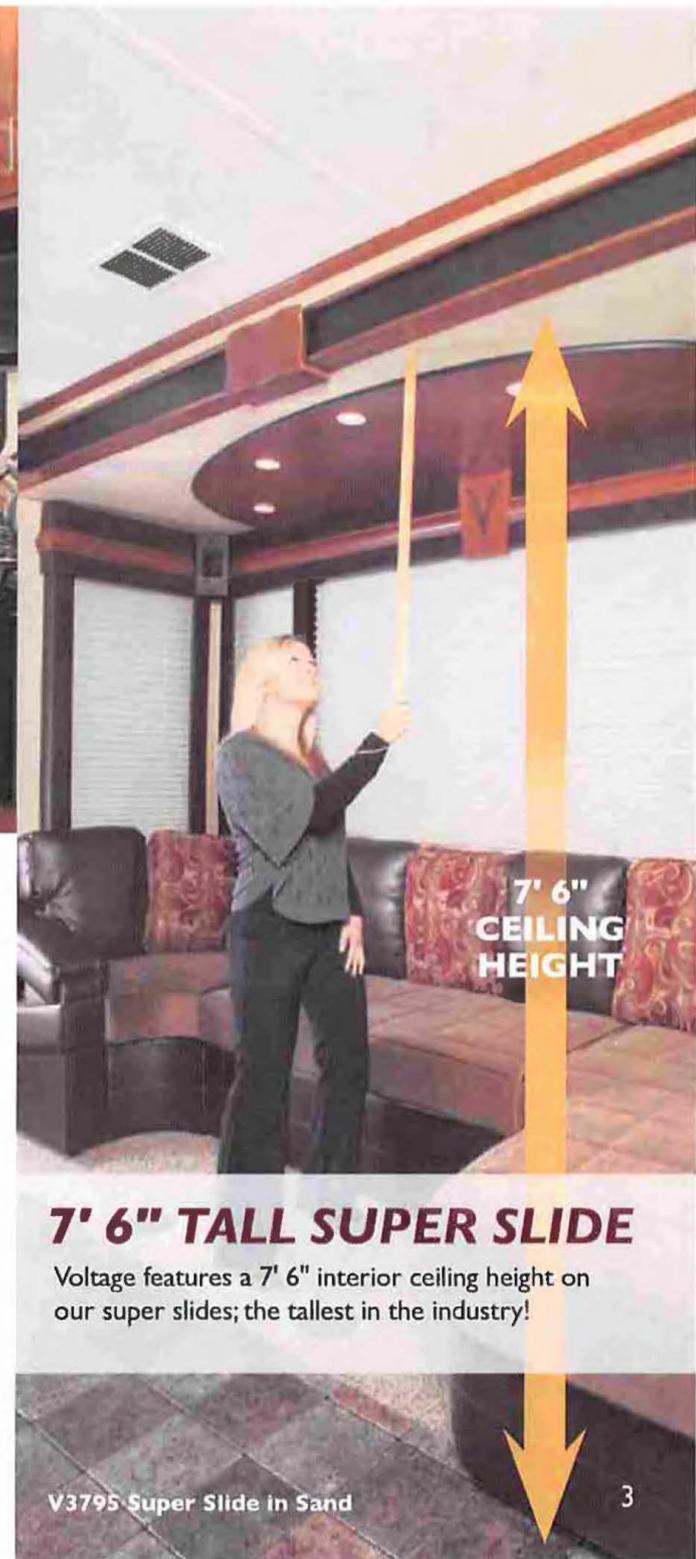


V3200 Sofa in Sand



QUEEN SIZE AIR BED

Your family will appreciate the comfort and flexibility of our Voltage living spaces. In most of our super slides, we offer a custom, oversized loose pillow sofa that boasts an 18" sofa extension which converts into a queen-sized bed. An under-sofa drawer offers additional storage, and the dinette table stows away for added convenience.



7' 6"
CEILING
HEIGHT

7' 6" TALL SUPER SLIDE

Voltage features a 7' 6" interior ceiling height on our super slides; the tallest in the industry!

V3795 Super Slide in Sand



V3795 Main Living Area In Slate



**LG® TRUE SOLID
SURFACE COUNTERTOPS**



**FULL EXTENSION
DRAWER GLIDES**

VOLTAGE PREMIUM GALLEY

The Voltage galley is beautiful and functional. LG® Solid surface countertops, a premium pullout sprayer faucet, generous storage and full-extension drawer glides make kitchen life a dream. On top of that, many models feature our exclusive walk-in pantry.

Features:

- LG® True Solid Surface Countertops
- Stainless Steel Undermount Sink
- Walk-In Pantry
- 80 LB Full Extension Drawer Guides w/Built-In Latches
- Metal Pullout Sprayer Faucet
- Halogen Puck Lighting
- Residential-Size Microwave
- Backsplash
- Power Vent Fan
- Bottle Opener
- Optional 12 CU FT Refrigerator
- Optional Convection Microwave
- Soffit Lighting

KITCHEN PANTRY

Residential Style Pantry
(3795, 3900, 3905, 3950)



DOMETIC® QUIETZONE™ AC SYSTEM

- Multi-Room Thermostat
- Master Bedroom Thermostat
- High Performance 15K BTU AC
- 50 AMP Service
- Bedroom AC Prep w/Ductwork
- Optional 13.5K BTU Bedroom AC
- Optional Third AC Option



Dometic® Quiet Zone™
Multi Room Thermostat



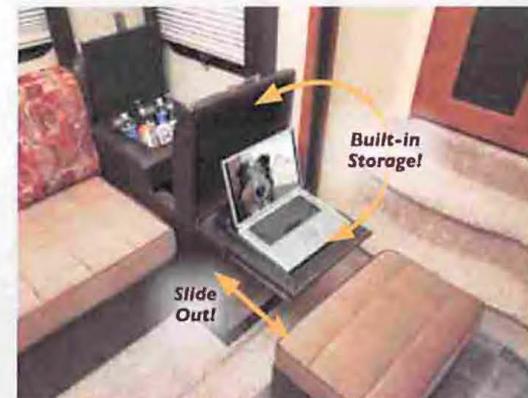
Master Bedroom
Thermostat

BUILT-IN SEAT EXTENSION

Our custom sofas include an 18" built-in seat extension. Simply slide out for additional sitting room.

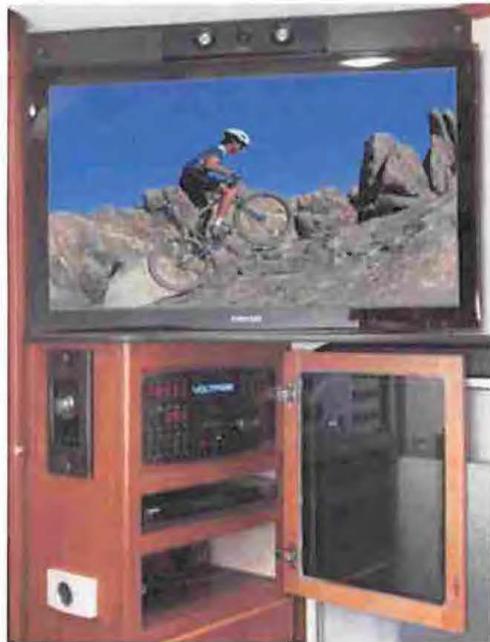


Sofa extension available on 3200, 3795, 3900 & 3905

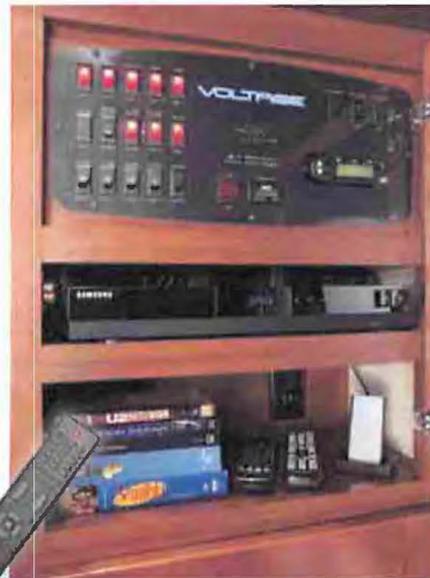


Sofa storage available on 3200 only

PREMIUM ENTERTAINMENT SYSTEMS



Voltage's premium entertainment system features a Samsung® 40" LCD HD widescreen TV, Samsung® 1000-Watt 5.1 Dolby® digital entertainment system with subwoofer and five surround sound speakers. Also included is an AM/FM/CD/DVD player with USB, and an auxiliary hookup that automatically connects to the stereo system. The multi-function remote manages the TV and stereo.

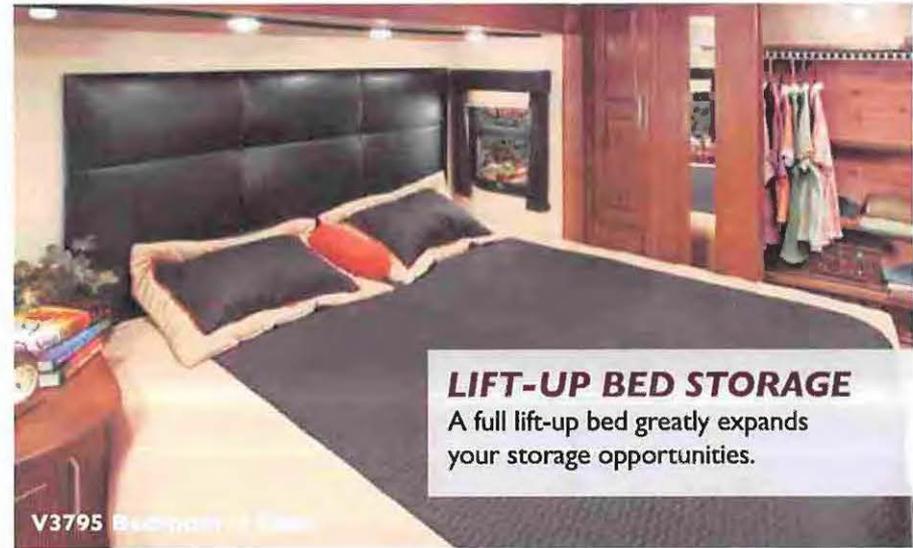


CENTRAL CONTROL PANEL

Our central control panel groups together all the essential interior and exterior light switches, tank monitors and generator controls.



V3905 Bedroom in Slate



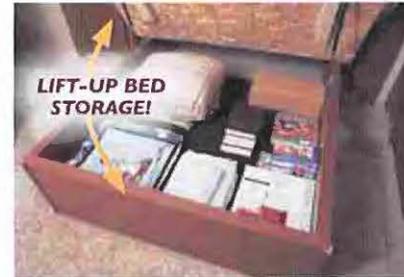
LIFT-UP BED STORAGE

A full lift-up bed greatly expands your storage opportunities.

V3795 Bedroom in Slate

EXECUTIVE BEDROOM

The Voltage executive bedroom is truly unique. Our engineering group utilized the entire depth and width of the front cap area for increased bedroom square footage. Not only does this make for a beautiful and restive space, but you'll be amazed at the amount of storage it allows!



19" LCD BEDROOM TV

Features:

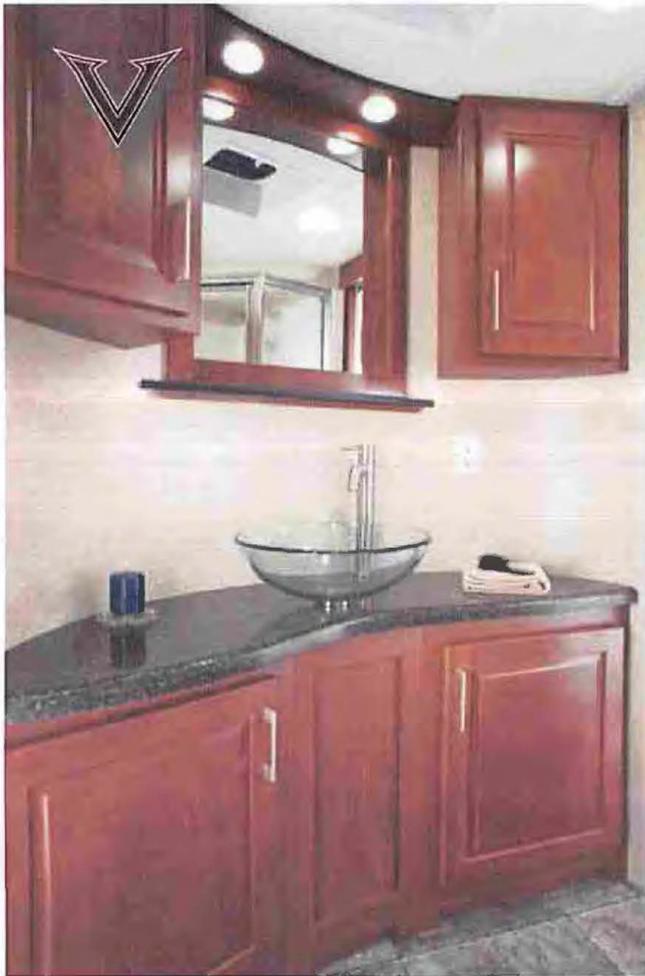
- 6' 5" Interior Height
- Quilted Pillow Top Mattress
- Below Bed Storage
- 19" or 24" LCD TV
- Designer Headboard
- Recessed Halogen Lighting
- Pleated Shades
- Dresser & Wardrobe Storage



V3795 Bedroom

PREMIUM MATTRESS





VOLTAGE PREMIUM BATHROOM

Our premier bathrooms blend a touch of inspired elegance with contemporary style. They feature a huge glass vessel sink paired with a high-rise metal faucet, generous storage and a one-piece fiberglass shower with an adjustable-height showerhead. You'll also appreciate recessed puck lighting, heating and air conditioning vents, a foot-flush porcelain toilet and a skylight.



SHOWER WITH SKYLIGHT



ONE-PIECE SHOWER WITH DELUXE SHOWER HEAD



FOOT-FLUSH PORCELAIN TOILET

VOLTAGE POWER PACKAGE with Multi Function LED Remote

The standard power package includes an 8-function remote that controls the landing gear, rear stabilizer jacks, power patio awning, patio light and slide rooms.



20' Power Awning



8 Function Remote



Stabilizer Jacks



Slide Room



Patio Lights



Front Landing Gear

60 GALLON DUAL FUEL TANK SYSTEM



- 30 GAL Fuel Tank w/Pump Station
- 30 GAL Generator Fuel Tank
- Dual Tank Gauges
- Pump Station Timer
- Generator Prep

Voltage features a standard dual fuel tank system with pump station timer, dual tank gauges and generator controls.



V3600 Garage in Slate

VOLTAGE PREMIUM GARAGE PACKAGE

The rear garage/cargo area can perform a wide array of functions.

Need bunk beds for the kids or guests? Push a button!

Prefer a dinette with facing bench seats for games or snacks? Done!

Want to travel with your 4-wheelers, motorcycles, watercraft or snowmobiles? No problem!

Need to lay low in your man-cave till trouble blows over? We've got you covered, my friend!

No matter what activity interests your family, Voltage has the floorplan to flexibly suit your lifestyle and hobbies.

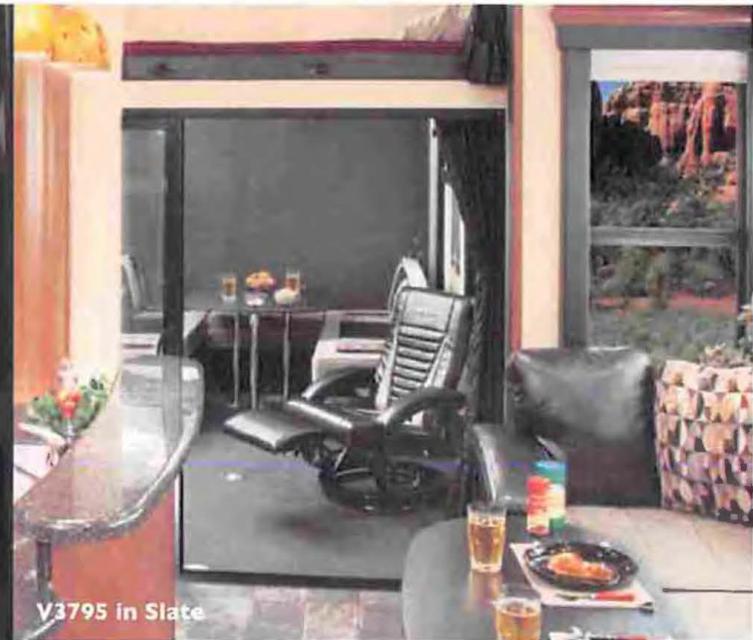
Garage Features:

- 10', 12' & 14' Garages
- 200W Sony® Stereo w/DVD & RF Remote
- Dovetail Storage Box
- Custom Furniture

- Large Windows
- 19" or 26" LCD HDTV
- 22" Diamond Plate
- Washer/Dryer Prep
- 2500 LB Tie-Down Rings

- Ducted Heat
- Ducted AC
- Keyed Ramp Door Locks
- LED Brake Lights
- Tuff Ply Flooring

- Sony® Speakers
- Top Mount Garage Screen
- Garage Carpet



V3795 in Slate

SLIDING GLASS PATIO DOOR

Voltage's sliding glass patio door is featured on many floorplans.

3,000 LB CAPACITY REAR DOOR

8' Ramp Door
(3600, 3795, 3800, 3900, 3905, 3950)

7' Ramp Door (3200)

ROOF ACCESS LADDER & REAR FLOOD LIGHTS



Rear Lighting!

SONY® 200 WATT GARAGE DVD STEREO SYSTEM



Voltage's standard garage entertainment package includes a 19" LCD TV, Sony® 200-Watt AM/FM/CD/DVD with IPOD® input, and garage and exterior speakers with an inside/outside selector switch.



102" Wide Body Design

CARGO AREA FEATURES



DOVETAIL STORAGE BOX



2,500 LB FLUSH FLOOR
TIE-DOWN RINGS



DUAL RAM-AIR
CARGO VENTS



WASHER/DRYER
HOOKUPS



CARGO AREA POWER FAN



Non-slip chemical and UV resistant Tuff-Ply flooring, 2,500-pound tie-down rings, 22" diamond plate, heat and AC ducts, and metal ram-air vents are all standard features.

V EXTERIOR FEATURES



EXPANDED TURNING RADIUS FRONT CAP

Voltage's expanded turning radius front cap includes a backup mirror and LED lights to make hitching up a breeze.

PASS-THROUGH STORAGE

1" Thick Insulated Baggage Doors w/Slam Latch



KEYLESS ENTRY WITH REMOTE

Voltage features a keyless entry door lock with exterior keypad and remote key fob. An under-mounted, concealed gas strut aids in opening and supporting the 30" door when bringing in gear and supplies. Voltage also features an extra-large entry assist handle that folds back when traveling, as well as extra-deep, radiused folding entry steps.

UTILITY DOCKING STATION

- Fresh & City Water Fills
- Black Tank Flush
- Bypass Valves
- 110V Outlet, Light, Cable & Satellite
- TV Hookups
- Hot & Cold Exterior Shower w/Quick Control Hose & Sprayer



16" E RANGE HEAVY DUTY RADIAL TIRES



- Metal Wheel Fenders
- Aluminum Rims
- Tires Rated at 7,040 LB/Axle

50 AMP SERVICE

- 100 AMP Converter
- Standard Generator Prep



EPIC PACKAGE FEATURES

- Frameless Windows
- Second 8' Electric Awning
- Upgraded Graphics
- Upgraded Furniture
- In-Skirt 50 Amp Cord Storage Box
- 6 Point Electric Leveling System
- Residential Memory Foam Mattress
- Tri-Glide Air Ride Pin Box
- Quad Entry Steps
- Wireless Backup Camera System



2nd 8' Electric Awning



Tri-Glide Air Ride Pin Box



New In-Skirt 50 Amp Cord Storage Box



Frameless Windows



Quad Entry Steps



Wireless Back-Up Camera System



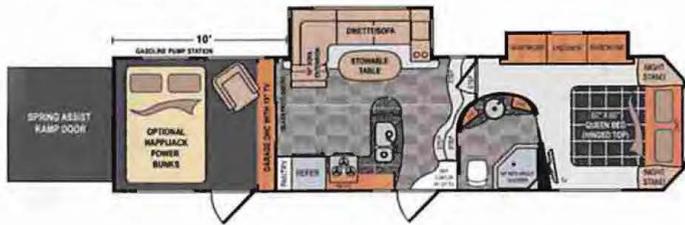
6 Point Electric Leveling System



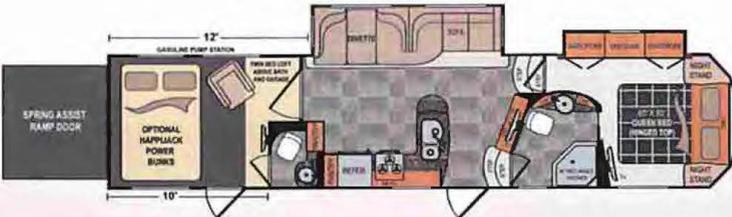
The all weather package features R40 roof and floor insulation, R11 rated walls, and R24 insulation in the slide floors. Heat is ducted into the enclosed underbelly and pass-thru storage area via a 40,000 BTU furnace. The roof contains attic vents to reduce condensation buildup.

V FLOORPLANS

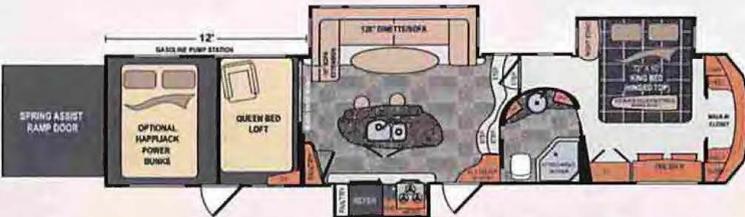
V3200



V3600



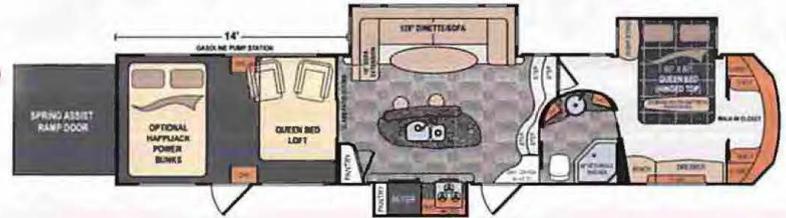
V3795



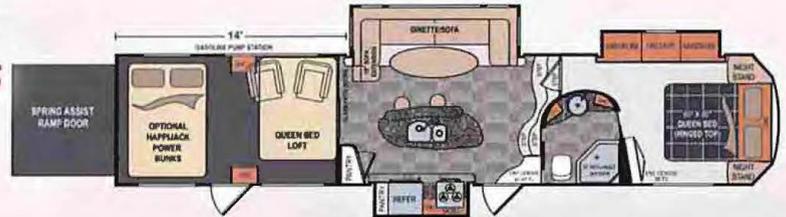
V3800



V3900



V3905



V3950



OPTIONAL FEATURES VOLTAGE PAINT PACKAGES

Customize your Voltage with one of our full body paint packages. The upgrade package includes painted side skirting and painted gooseneck area.*



Options:



Burnt Orange Burgundy

Color option replaces Burgundy stripes shown above.



Options:



Burgundy S Yellow K Green Y Blue Burnt Orange H Red

Color option replaces Burnt Orange stripes.
*Paint Packages - Add Upgraded Gelcoat Glass

Black paint scheme shown with Burnt Orange stripe package.

Earth Tone paint scheme shown with Burgundy stripe package.

WEIGHTS & SPECIFICATIONS

MODEL NAME	UN-LOADED WEIGHT (LBS)	HITCH WEIGHT (LBS)	CARGO CAPACITY (LBS)	OVER-ALL	OVER-ALL	GREY WATER			FUR-NACE BTU OUTPUT	TIRE SIZE AND PLY RATING	GA-RAGE
	11,636	2,361	4,864	13'-2"	35'-10"	162	78	48		ST235/80R16 (E)	10'
	13,223	2,740	5,777	13'-4"	39'-10"	162	96	96		ST235/80R16 (E)	
	14,081	3,007	4,919	13'-4"	41'-9"	162	96	48		ST235/80R16 (E)	12'
	13,503	3,092	5,497	13'-4"	41'-11"	162	96	96		ST235/80R16 (E)	

VOLTAGE STANDARD FEATURES

EXTERIOR

Roof

Fully-Decked Truss-Style Walk-On Roof
5" Tapered Truss Roof Rafters
3/8" Wood Decking
Residential Fiberglass & Radiant Foil Insulation
One-Piece EPDM Rubber Roof Membrane
Roof Attic Vents

Walls

High Gloss Gelcoat FG Exterior
Welded Aluminum Sidewall Construction
2 1/4" Thick Fully-Insulated & Laminated Walls
Tall Main Floor Slide Height w/Oversized Safety Glass Windows

Floor

3" Thick Vacuum-Bonded One-Piece Floor
5/8" Structurewood® Floor Decking
1/4" Floor Liner Finished w/Water-Resistant Poly-Flex® Vapor Barrier
3" Welded Aluminum Bath Deck
One-Piece Reinforced 1" Floor in Cargo Area
Radiant Foil Insulation

Frame

102" Wide Body
12" Steel Twin I-Beam Chassis (3600, 3795, 3800, 3900, 3905, 3950)
10" Steel Twin I-Beam Chassis (3200)

All Weather Package

Ducted Heat into the Garage, Underbelly & Pass-thru Storage Area
Vented Attic
40,000 BTU Furnace
R40 Roof & Floor
R24 Slide Floor
R11 Walls

Exterior Package

Dual Fuel Tanks w/Pump Station (60 GAL system capacity)

- 30 GAL Tank w/Pump Station
- 30 GAL Generator Capacity
- Dual Tank Gauges
- Pump Station Timer Switch

Keypad Entry System w/Key Fob
Exterior Convenience Center w/Water Connections
7,000 LB Capacity/Axle
Ultra Lube Hubs
7,040 LB Load Range E-Rated HD Tires

Exterior Package (continued)

16" Aluminum Wheels
Large Electric Awning
Tinted Safety Glass Windows
Water Heater Bypass
Digital TV Antenna w/Booster
50 AMP Service
1" Thick Metal Slam Latch Baggage Doors
Rear Electric Jacks
Spare Tire w/Carrier
Detachable Roof Ladder
Generator Prep w/Hour Meter & Interior Start Switch

Other Exterior Features

30% + Improved Turning Radius Front Cap w/Backup Mirror
LED Docking & Brake Lights
Step Lights
Security Lights (2)
Cargo Ramp Loading Lights (2)
Compartment Light
Space to Store 4 Batteries
Frameless Tinted Safety Glass Windows
Folding Entry Assist Handle w/Padding
Pull-Pin Snap Jacks on Front Landing Gear

Equipment

Lippert® Total Control 12V Electric Slideout System
100 AMP Converter
Electric Front Jacks
12" Electric Brakes
Water Heater Bypass
Black Tank Flush
Enclosed Termination Valves
Outside Shower w/Hot & Cold Water & Detachable Hose
Dual 7.5 GAL (30 LB) Propane Tanks
Low-Rise Triple Entrance Step

INTERIOR

Luxury Interior Package

Samsung® 40" HD LCD TV
Samsung® 1000W Entertainment System w/S.I Surround & Subwoofer
Puck Lighting Throughout
Large Residential Microwave
Multi-Function Remote System w/LED Screen
LG® True Solid Surface Counters in Kitchen & Bath

Luxury Interior Package

(continued)
12 GAL Water Heater w/DSI
3-Burner Range w/Upgraded Burner
8 CU FT Refrigerator w/Pantry
Power Kitchen Vent Fan
Day/Night Shades in Main Living Area
60" x 80" Queen Pillow Top Mattress (3795 - 60" x 72" King Bed)
Prewired, Framed, Ducted for 2nd AC
Cable/Satellite Hookups
One-Piece Fiberglass Shower w/Glass Door
Stainless Steel Kitchen Sink & Solid Surface Sink Covers
Metal Kitchen Sink, Bathroom Sink, & Shower Hardware

All-Custom Furniture

3795, 3900, 3905 – Huge U-Sofa w/Dinette Table, Electric Air Mattress Hide-a-Bed, 3 Pullout Storage Drawers, Built-In Cup Holders & 18" Sofa Extension

3200 – L-Sofa w/Dinette Table, Electric Air Mattress Hide-a-Bed, 2 Pullout Storage Drawers, Built-In Cup Holders, Armrest Storage, Pullout Ottoman Seat/Footrest, Laptop Station & 18" Sofa Extension

3600, 3800 – Dream Dinette/Sofa Combination w/Hide-a-Bed & 3 Pullout Storage Drawers

3950 – Sofa w/Dinette Table, Electric Air Mattress Hide-a-Bed, 2 Pullout Storage Drawers & Built-In Cup Holders

All Receive Custom Chair(s)

Garage Package

LCD TV, Sony® 200W Stereo w/DVD & Garage & Exterior Speakers
Indoor/Outdoor On/Off Speaker Switch
Heat & AC Ducts
22" Diamond Plate
Washer/Dryer Prep
Dovetail Storage Box
Custom Embroidered Chair(s)
2,500 LB Tie Downs
5' Safety Glass Sliding Patio Door w/Screen (3200, 3900, 3905)
Double Sliding Glass Patio Door (3795)
Upgraded Wood Entrance Door w/Glass Insert (3600, 3800, 3950)

Other Garage Features

Privacy Curtain w/Tieback (3200, 3795, 3900, 3905)
Metal Ram Air Vents (2)
Dovetail Rear
Full Size 30" Entry Door w/Screen & Gas Strut
Rear Screen Wall Enclosure (opt pull-down screen)
Tuff-Ply Gas/Oil Resistant Flooring
Overhead Storage Cabinets
Black Metal Blinds
Power Vent Fan

Other Interior Features

Central Command Center w/Individual Slide Switches
12V Disconnect in Battery Storage Area
Dometic® QuietZone™ Whole-House Ducted 15K BTU AC System w/Backlit Thermostat
Wired, Braced & Ducted for 2nd AC in Bedroom
Insulated & Foil Wrapped AC Ducts
Professional Bottle Opener
Solid Maple Cabinet Doors
Lumber-Core Screwed Cabinetry
Residential Brushed Metal Cabinet Hardware
Solid Wood Drawer Frames
80 LB-Rated Full-Extension Ball Bearing Drawer Glides w/Built-In Catch
Residential-Style Hidden Hinges
Cross Ventilation Throughout
Custom Window Treatments w/Mounted Surround Sound Speakers
30" Wide Radius Main Entry Door w/Screen & Door Prop
Coat Closet by Entry Door w/Hooks & Hidden Converter (3795, 3900, 3905, 3950)
Satellite Prep in Living Room
Digital HD TV Splitter
Full Under-Bed Storage
Shower Skylight
Porcelain Toilet w/Foot Flush
Mirrored Medicine Cabinet
Steel Loft Bunk Ladder
LPG Detector
Carbon Monoxide Detector
Fire Extinguisher
GFI Duplex Receptacles

OPTIONS

Exterior Entertainment Package

26" LCD TV
Upgraded Sony® Speakers
RF Stereo Remote
Voltage Remote Pouch

EPIC Package

Frameless Windows
Second 8' Electric Awning
Upgraded Graphics
Upgraded Furniture
In-Skirt 50 Amp Cord Storage Box
6 Point Electric Leveling System
Residential Memory Foam Mattress
Tri-Glide Air Ride Pin Box
Quad Entry Steps
Wireless Backup Camera System

Appliance

Central Vacuum w/Tools & Dustpan
Residential Convection Microwave Oven
12 CU FT 4-Door Refrigerator
Oven IPO 2 Kitchen Drawers

Generator

Onan® 5.5 KW, Gasoline Generator

Climate Control

15M BTU Main AC Upgrade w/Heat Pump
2nd A/C Option 13.5M BTU Bedroom Ducted AC w/Thermostat
3rd A/C Option
Dual Pane Safety Glass Windows
12V Tank Heater w/Interior Switches
Bathroom Fantastic Fan® w/Rain Sensor & Thermostat

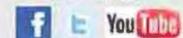
Exterior

Slideout Awning Topper – Double Slides
Slideout Awning Topper – Triple Slides
Ramp Door Patio System w/HD Ramp Door
Trail-Air® Equa Flex™ Suspension - Double Axle
Trail-Air® Equa Flex™ Suspension - Triple Axle

Garage

Pull Down Garage Screen
Voltage Electric Bed & Rollover Sofa System

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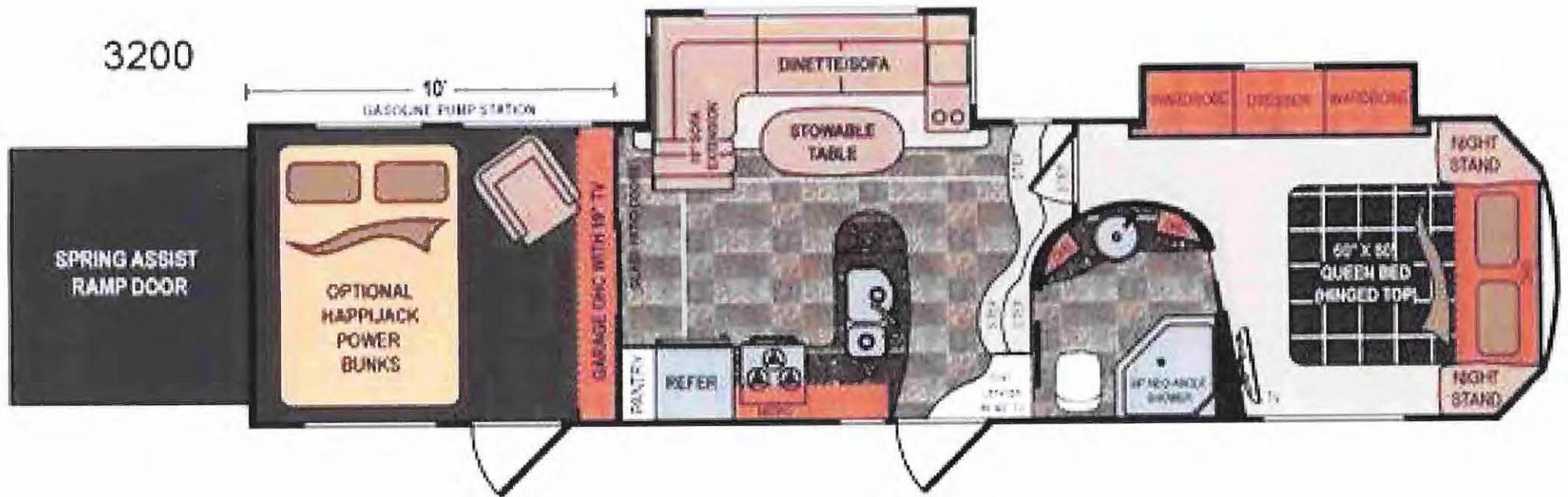
Tow Vehicle Disclaimer CAUTION: Owners of Dutchmen Manufacturing, Inc., recreational vehicles are solely responsible for the selection and proper use of tow vehicles. All customers should consult with a motor vehicle manufacturer or their dealer concerning the purchase and use of suitable tow vehicles for Dutchmen products. Dutchmen disclaims any liability or damages suffered as a result of the selection, operation, use or misuse of a tow vehicle. Dutchmen's limited warranty does not cover damage to the recreational vehicle or the tow vehicle as a result of the selection, operation, use or misuse of the tow vehicle.



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3200



AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Agenda Item: N

TITLE:	Granting an Easement to Rocky Mountain Power for Installation of Replacement of Main Power Cable to the Arena Site
FISCAL IMPACT:	About \$3000 for surveyor & supply of labor and our backhoe to dig trench by Arena staff.
PRESENTER(S):	Steve Swift, OSTA Manager

Prepared By:

Steve Swift
OSTA Manager

FOR OFFICE USE ONLY:

Attorney Review:

RECOMMENDATION:

I move to approve the granting of the proposed easement to Rocky Mountain Power for the installation of a replacement mains power cable and authorize the Chair to sign all associated documents.

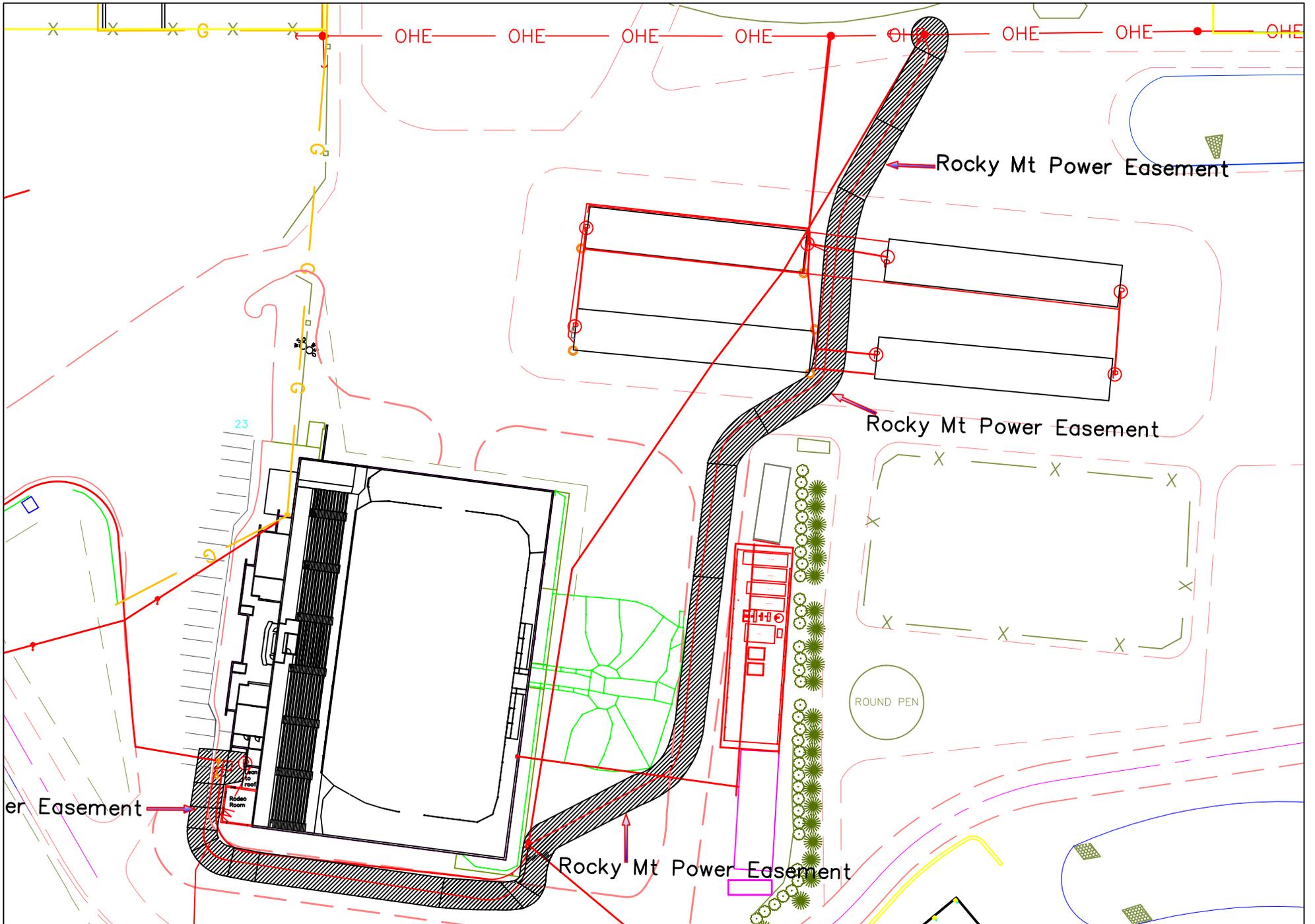
BACKGROUND:

Rocky Mountain Power installed a mains power cable about 22 years ago to supply the arena with electricity. This cable was placed in the ground with no protective conduit. Over the years this cable has deteriorated to the point that it has shorted out 4 times in the last 4 years and cut power to the Arena. Two of the incidents have occurred during events which has caused a great deal of inconvenience to our customers and our staff.

When the ball fields were constructed, two extension cables were added to the existing line, one to the ball fields and one to the Henderson development south of the ball fields. These extra lines, and the fact that the initial installation is in disrepair, will cause more frequent damage to the original installation when they start to be used in earnest.

ATTACHMENT(S):

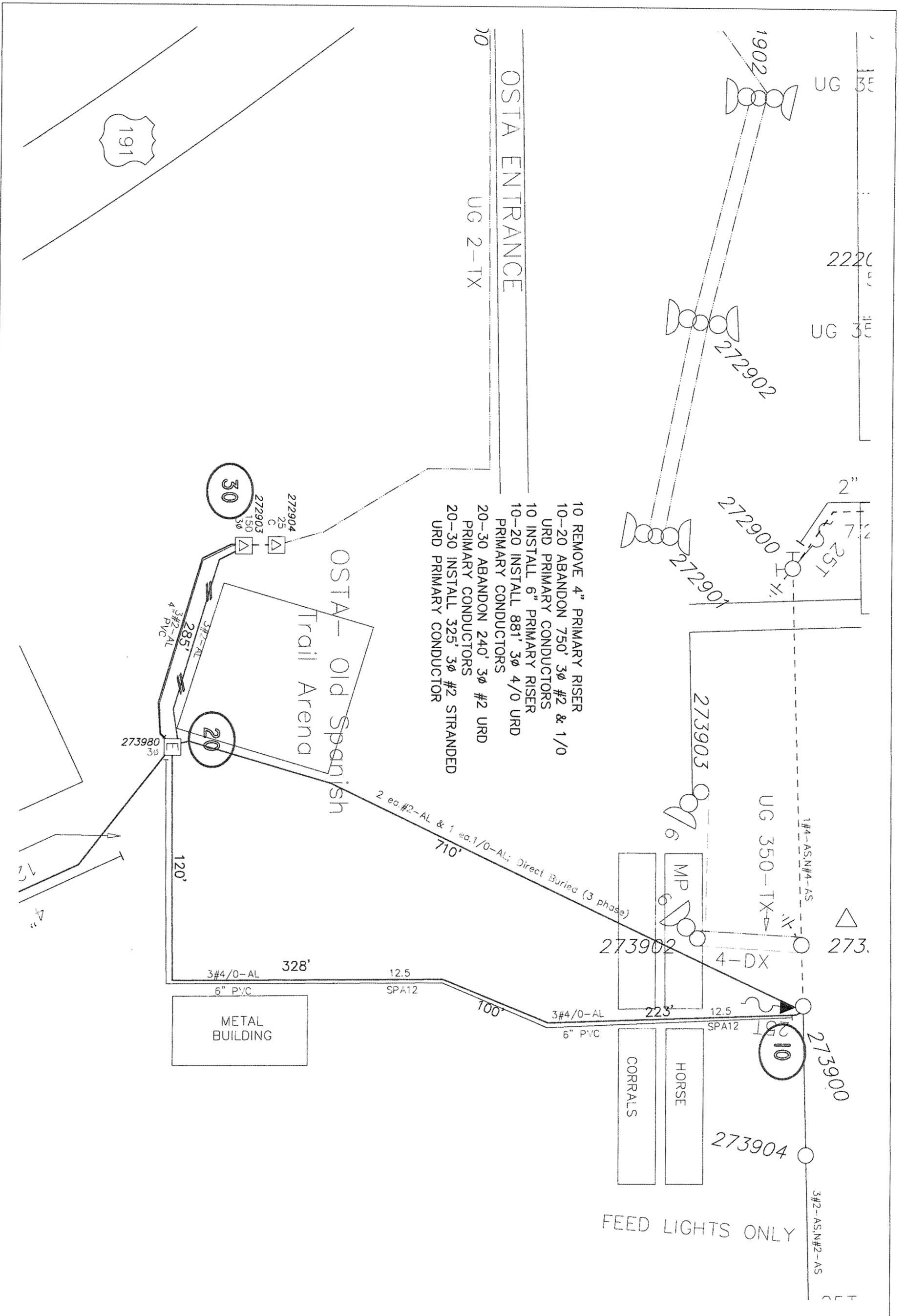
Proposed easement plan
Pacific Corp estimators drawing

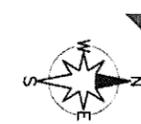


Old Spanish Trail Arena

Rocky Mountain Power Easement
replacement of existing mains cable

Date 2-25-16



Foreman		Emp #	Job Start Date	 
CC#	WO# / REQ#	Map String	Job Complete Date	
CUSTOMER : RMP- OSTA; UPGRADE 3 PH. WIRES			Circuit	Post Jobs <input type="checkbox"/>
ADDRESS : 3641 S. HWY 191			SPA12	RQI <input type="checkbox"/>
MOAB, UTAH				Posted <input type="checkbox"/>
				EST ID#
				Print Date
				Scale
				1 OF 1
				07/15/15
				1=80'

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING

MARCH 1, 2016

Agenda Item: O

TITLE:	Approving Proposed Amended Helipad Use Agreement with Classic Air Medical, an Air Ambulance Company, at the Emergency Operations Center
FISCAL IMPACT:	None
PRESENTER(S):	Rick Bailey, Emergency Management Director

Prepared By:

Sheriff White
And
Ruth Dillon
Council Administrator

FOR OFFICE USE ONLY:

Attorney Review:

Complete
(twice)

RECOMMENDATION:

I move to approve the proposed amended Helipad Use Agreement with Classic Air Medical, an air ambulance company, at the Emergency Operations Center and authorize the Chair to sign all associated documents

BACKGROUND:

This agreement was approved by council on July 7, 2015 but our liability company (Utah Local Governments Trust, ULGT) afterward became uncomfortable with the County agreeing to waive subrogation/substituting with reference to claim or right.

This agreement will provide the Sheriff's Office and Search and Rescue with three (3) free hours of flight time per search and rescue in exchange for allowing Classic Air Medical use of the landing pad at the Emergency Operations Center (EOC).

ATTACHMENT(S):

1. Helipad Use Agreement – redlined with amendments

HELIPAD USE AGREEMENT

This Helipad Use Agreement (the "Agreement"), is made and entered into as of this 7 day of July, 2015, and is by and between Grand County, a body corporate and politic ("The County"), Grand County Sheriff ("Sheriff") and Classic Air Medical ("Classic").

WHEREAS, Classic is a regional air medical company licensed to provide air ambulance services in the State of Utah, Grand County, and surrounding areas; and

WHEREAS, the Emergency Operations Center ("EOC") location of the Grand County Sheriff's Office ("Sheriff"), is centrally located, has a helipad available for use, and the County believes the presence of an air ambulance company would be beneficial to its residents requiring medical transport to hospitals for medical treatment; and

WHEREAS, the Sheriff is willing to permit Classic to use its helipad as it base, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in return for valuable consideration, the receipt and sufficiently of which is hereby acknowledged, the parties hereto agree as follows:

1. **Use of Helipad/Collaboration to Identify Additional Premises.** The County hereby grants Classic a personal, non-transferable, non-exclusive license to use the helipad located on County property referred to as the EOC, upon the terms and conditions set forth in this Agreement. The said property is shown on Exhibit "A" attached hereto. The license granted under this Agreement is granted to Classic on a non-reserved, non-exclusive basis. Classic may use the helipad solely for landing, parking, and taking off helicopters. Use of the helipad shall be subject to reasonable rules and regulations as the County and Sheriff, shall from time to time, promulgate. Classic agrees to move its helicopter off of the helipad within one (1) hour upon request of the Sheriff. The Sheriff may request move of the Classic helicopter to permit landing or takeoff of an inbound or outbound helicopter, to perform routine maintenance, or for such other reasonable purposes that the Sheriff may require. Classic is also granted the non-exclusive right to use the sidewalks and other common areas of the EOC property as is reasonably necessary for pedestrian and patient access to and from the helipad to the EOC. Subject to Classic's observation of appropriate and standard precautions, Classic's permissible use of the helipad will include a right to store in a location designated by the Sheriff within reasonable and appropriate proximity to the helipad, a fuel truck or trailer provided by Classic. Classic acknowledges and agrees that said fuel truck or trailer shall always be licensed and maintained. Classic further acknowledges and agrees that the helipad and other EOC property (including the area in which the fuel truck or trailer may be parked) is not protected by any barriers (fences, etc.) or security devices or patrol and that none are being erected or instituted pursuant to this Agreement, except those that are currently located at the EOC. Classic shall use the helipad and others areas permitted at the EOC hereunder at its own risk. Classic agrees and acknowledges that they will provide to the Sheriff three hours of free flight time per rescue for use of the helipad and other provision made by the Sheriff. Classic shall provide a

written report of the number of rescues and of flight time provided to the Sheriff on a quarterly basis.

The Sheriff shall make available within the EOC Building, a location and space for Classic's use for its staff, equipment, supplies.

Search and Rescue Services: Subject to availability at the time of a request by the Sheriff, Classic agrees to provide search and rescue ("SAR") services for the Sheriff. If a request for aeromedical services comes in before a SAR mission is completed, the decision to abort the SAR mission in favor of the medical mission will lie with Classic Based Manager after consultation with the Sheriff, Deputy Sheriff, or Incident Commander of the SAR mission. Classic agrees that it will not abort a SAR mission unless it is reasonably necessary to perform the requested aeromedical services. Classic agrees to provide such SAR services for up to 3.0 hours flight time per SAR mission at no cost to the Sheriff. After 3.0 hours of flight time is expended on any given SAR mission, Classic may charge the Sheriff at Classic's rates. Notwithstanding the foregoing, the Sheriff may engage another company or entity to provide aerial SAR service at any time.

2. **License/Manner of Providing Services:** Classic represents and warrants to County/Sheriff that it is licensed to provide air ambulance services in the State of Utah and Grand County and in all states in which Classic provides such services. Classic further represents and warrants to County/Sheriff that its operations comply with applicable state and federal laws, including without limitation, any FCC requirements relating to radio communications. Classic shall store and operate all of its equipment in an appropriate manner, consistent with industry standards and in compliance with all applicable laws. No hazardous substances may be used or stored except for those typically used by similar helipads users and kept or used in similar quantities and in compliance with all applicable laws.
3. **Operations:** Classic shall be solely responsible for the use, operation, storage, and maintenance of its equipment, and for the acts or omissions of its personnel. Except as specifically set forth in this Agreement, the Sheriff is not providing any services, personnel, supplies, or equipment to Classic. The Sheriff is under no obligation to maintain the helipad or surrounding areas in any certain condition.
4. **Term:** This Agreement shall be effective as of the 7 day of July, 2015, (the "Effective Date") and shall continue for an initial term of one (1) year. This Agreement shall automatically renew for successive twelve (12) month terms, under the same terms and conditions hereunder, unless terminated in writing as provided herein.
5. **Improvements/Addition(s):** Any improvements made to the helipad or adjoining areas of the helipad shall be pre-approved by the Sheriff. All improvements shall be done with licensed contractors subject to Grand County's code and regulations. If new building(s) are required by Classic, these additions shall be also pre-approved by the Sheriff and all work shall be performed with licensed contractors. Classic acknowledges and agrees that it will obtain all required building permits, Blue Stake inspections, and other required inspections for any improvements/additions. Classic further acknowledges and agrees to provide all improvements/additions(s) at its expense. All improvements/additions made to real

property shall become property of County/Sheriff if and when Classic vacates the heliport. Classic also agrees and acknowledges that it is solely responsible for the maintenance and upkeep of any improvements/addition(s).

6. Termination:

- a. **Without Cause:** Either party may terminate this Agreement, without cause, by providing not less than sixty (60) days prior written notice stating the intended date of termination.
- b. **For Cause:** Either party may terminate this Agreement immediately upon the other party's material breach of this Agreement in the event that the alleged material breach is not cured within ten (10) days after receipt of written notice specifying the nature of the alleged breach. In addition of the foregoing, Sheriff may terminate immediately, or may implement appropriate curative measures at Classic's expense, in the event of an emergency that is caused by Classic's acts or omission, or arises directly or indirectly from this Agreement.

7. Insurance, Release of Liability, Indemnification:

During the term of this Agreement, Classic shall obtain and maintain appropriate insurance covering all equipment (including helicopter(s) and supplies and equipment stored or otherwise used at the EOC and surrounding areas on the EOC campus. Additionally, Classic shall maintain in force at its sole expense a commercial general and professional liability policies of insurance in the minimum amounts of \$5 million per occurrence and \$5 million in the aggregate, naming County and Sheriff as an additional insured thereon. Classic shall furnish a current Certificate of Insurance evidencing the aforementioned coverage. The limits of insurance shall not in any manner impair the obligations of Classic to indemnify, protect, defend, and hold harmless County and Sheriff as agreed herein. Classic 's insurance coverage shall be primary insurance as respects to County and Sheriff, its officers, officials, employees, agents and volunteers.

Classic assumes full responsibility for its helicopter(s), equipment and personnel. Classic acknowledges and agrees that Classic's use of the helipad is at its sole risk and Classic hereby absolves and fully releases Grand County/Sheriff, its officers, directors, agents, representatives, employees and contractors, successors and assigns ("the County/Sheriff Parties") from any and all costs, loss, damage, expense, liability, and causes of action, whether foreseeable or not, from any cause whatsoever that, County/Sheriff may suffer or that its agents' employees, invitee and licensees may suffer as a direct or indirect consequence of County/Sheriff agreement to permit Classic to use the helipad, or access to, or for any other costs, loss, damage, expense, liability, or cause of action arising from or related to this Agreement. Without limiting the generality of the foregoing, Classic specifically absolves and fully releases the County/Sheriff Parties from any and all cost, loss, damage, expense, or other liability, from any cause whatsoever, relating to damage or injury sustained by its helicopter(s), equipment, and personnel.

~~Subject to the waiver of subrogation set forth below, Classic hereby agrees to defend, indemnify and hold harmless County/Sheriff and the County/Sheriff Parties from and against~~

~~any claim, damage, loss, expense, liability, obligation, action, or cause of action, including claims for personal injury or wrongful death and reasonable attorney's fees and reasonable costs of investigation, which County/Sheriff may sustain, pay, suffer or incur arising out of or related to in any way Classic's operations under this Agreement. The provisions of this section shall survive the expiration on any default, termination or forfeiture of this Agreement.~~

~~Subject to the waiver of subrogation set forth below, County/Sheriff hereby agrees to indemnify and hold harmless Classic from and against any claim, damage, loss, expense, liability, obligation, action, or cause of action, including reasonable attorney's fees and reasonable costs of investigation, which County/Sheriff may sustain, pay, suffer or incur by reason of any negligent act or omission of Classic and its employees, agents, or contractors in connection with services provided and duties undertaken under this Agreement, including any claims for personal injury or wrongful death.~~

Classic and County/Sheriff each agree and it is stated intent of each that they shall only be liable to the other party under this Section for the proportionate liability or representative share of negligence allocated to such party based on the negligent acts or omission of each party.

Classic and County/Sheriff on behalf of themselves and all others claiming under them, including any insurer, waive all claims against each other, including all rights of subrogation, for loss or damage to their respective property arising from fire, smoke damage, windstorm, hail, vandalism, theft, malicious mischief and any of the other perils normally insured against in an "all risk" of physical loss insurance policy, regardless of whether insurance against those perils is in effect with respect to such party's and regardless of the negligence of either party. If either party so requests, the other party shall obtain from its insurer a written waiver of all rights of subrogation that it may have against the other party.

8. Miscellaneous Provisions:

- (a) **Notice:** Any notice required or desired to be given in respect to this Agreement shall be deemed to be given upon the earlier of (i) actual delivery to the intended recipient or its agent, (ii) upon the third business day following receipt in the United State mail, postage prepaid, certified or registered mail, return receipt requested, or (iii) the first business day after a confirmed overnight delivery. Any such notice shall be delivered to the respective addresses set out below, or to such other address as a party shall specify in the matter required by this Section 7 (a). The respective addresses are:

Classic:

Classic Air Medical
Attention: Tony Henderson
2244 South 1650 West
Woods Cross, UT 84087

County/Sheriff:

Grand County Sheriff's Office
Attention: Sheriff Steve White
25 South 100 East
Moab, Utah 84532

With Copy to:

Grand County Clerk/Auditor
Attention: Diana Carroll
125 East Center Street
Moab, Utah 84532

- (b) **Entire Agreement:** This Agreement contains the entire agreement of the parties hereto and supersedes all prior agreements, contracts, and understandings, whether written or otherwise, between the parties relating to the subject matter hereof. The Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all which together shall constitute one and the same instrument.
- (c) **Partial invalidity.** In the event any provision of this Agreement is found to be legally invalid or unenforceable for any reason, the remaining provisions of the Agreement shall remain in full force and effect provided the fundamental rights and obligations remain reasonably unaffected.
- (d) **Assignment:** Classic may not assign this Agreement without the prior written consent of the County/Sheriff.
- (e) **Independent Contractor:** It is the express intention of the parties that this Agreement shall not render Classic an employee, partner, agent of, or joint venture with County and Sheriff for any purposes whatsoever. Classic is and will remain an independent contractor in relationship with County and Sheriff. Classic shall have no claim against County and Sheriff hereunder or otherwise for vacation pay, sick leave, retirement benefits, social security, worker's compensation, health or disability benefits, unemployment insurance benefits, or employee benefits or compensation of any kind.
- (f) **Regulatory Requirements:** Classic agrees to comply with all pertinent Grand County code requirements and Federal Aviation regulations. Classic certifies that it is in full compliance with the Federal Aviation Administration regulations and if it is ever out of compliance, it will report the noncompliance within twenty four (24) hours to Grand County and the Grand County Sheriff.

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- (g) **Third Party Beneficiaries:** This Agreement is entered into for the sole benefit of the parties. Nothing contained herein or in the parties' course of dealing shall be construed as conferring any third party beneficiary status on any person or entity not a party to this Agreement.
- (h) **Governing Law:** This Agreement shall be governed by the laws of the State of Utah. The parties hereby agree to bring any such action before the Seventh Judicial District Court, Grand County, State of Utah, and, in addition, submit themselves to the jurisdiction of the Courts of the State of Utah.
- (i) **Vendor Promotion/Publication:** County/Sheriff prohibits the use of County/Sheriff's name by any vendor or independent contractor, or the use of any name of County/Sheriff departments, agencies, divisions, or offices in any advertisement, press statement, or release, website, published customer list, or any publication or dissemination similar to the foregoing without receiving in advance the express written person from the appropriate County/Sheriff official. Any request for permission should include the complete text of the publication, statement, or document in which the name usage will appear and be subject to edit by County/Sheriff.
- (j) **Licensing, Workers' Compensation and General Liability Insurance.** Classic agrees to immediately supply County and Sheriff with proof of any licensing, Workers' Compensation Coverage and General Liability Insurance relative to any services that it performs under this Agreement.
- (k) **Administration of Agreement.** This Agreement does not create an inter-local entity separate and distinct from each party, respectively, but does provide for cooperative action as contemplated herein. It is not intended that the parties will jointly own real or personal property as a result of this Agreement.
- (l) **Waiver.** The failure of either party to enforce any provisions of this Agreement shall not constitute a waiver under the law unless specifically so stated in writing and signed by the party who rights are deemed waived.
- (m) **Attorneys' Fees.** If either party brings any action or proceeding to enforce, protect, or establish any right or remedy under the terms and conditions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, as determined by a court of competent jurisdiction, in addition to any other relief awarded.
- (n) **Authorization to Enter into Agreement.** The persons executing this Agreement on behalf of the parties warrant that he/she has full right and authority to execute the same.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date set out beneath their respective signatures.

CLASSIC AIR MEDICAL

By: _____

Title: _____

Date: _____

WITNESS:

By: _____

Title: _____

GRAND COUNTY

BY: _____

Elizabeth A. Tubbs, Chair
Grand County Council

Date: _____

ATTEST:

Diana Carroll, Clerk/Auditor
Grand County Clerk Auditor

GRAND COUNTY SHERIFF

Steve White, Sheriff

Date: _____

APPROVED TO FORM:

|



Grand County Attorney

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Agenda Item:P

TITLE:	Approving Proposed Designation of the Heliport Located at the Grand County Emergency Operations Center as Either a “Government Facility” or an Accessory Use to a “Medical Facility” in Order to Comply with Highway Commercial Zoning Regulations
FISCAL IMPACT:	None
PRESENTER(S):	Zacharia Levine, Community Development Director, Rick Bailey, Emergency Management Director and Sheriff White (by phone)

Prepared By:

Zacharia Levine
Community Development Director
and
Ruth Dillon
Council Administrator

FOR OFFICE USE ONLY:

Attorney Review:

None requested

RECOMMENDATION:

I move to approve the proposed designation of the heliport located at the Grand County Emergency Operations Center as a “Government Facility” in order to comply with Highway Commercial zoning regulations, and authorize the Chair to sign all associated documents.

or

I move to approve the proposed designation of the heliport located at the Grand County Emergency Operations Center as an accessory use to a “Medical Facility” in order to comply with Highway Commercial zoning regulations, and authorize the Chair to sign all associated documents.

BACKGROUND:

Classic Air Medical, as an air ambulance service, provides an important service to our community. When the agreement was made between Grand County and Classic Air Medical in July 2015 for use of the EOC helipad in exchange for three free hours of Search and Rescue flights, Council deliberations regarding the zoning district in which the medical helicopter would be (and had been) located did not occur to the satisfaction of meeting Land Use Code. This matter now before Council is intended to provide such opportunity.

Airports and heliports are prohibited uses within the Highway Commercial (HC) zone district (See Section 3.1 of the Land Use Code Ordinance). In order for a heliport located at the Emergency Operations Center to fit Grand County’s land use regulations, it must be designated as part of a “government facility” or an accessory use to a “medical facility.”

If the Council designates a heliport and flight operation as a “government facility,” it may be subject to inquiries from citizens regarding the balance of public versus private use at a publicly funded and maintained facility. The Community Development Department has already received several complaints/inquiries about this zoning situation.

ATTACHMENT(S):

1. Section 3.1 of the Land Use Code

Article 3 Use Regulations

Section 3.1 Use Table

3.1.1 Types of Uses

All of the use categories listed in the following use table summary are defined and described in Section 3.4. The following paragraphs serve as a key to the summary table and indicate how each specific use is treated. (See Section 2.1 for explanation of Zoning District abbreviations.)

A. Permitted Uses

Uses identified in a particular district column with a "P" shall be permitted in such District, subject to compliance with any applicable conditions and all other provisions of this LUC.

B. Conditional Uses

Uses identified in a particular district column with a "C" shall be permitted in such District only upon approval of a Conditional Use Permit by the County Council in accordance with the Conditional Use procedures and standards of this LUC.

C. Uses Not Allowed

A blank cell indicates that a use is not allowed.

D. Uses Not Listed

The Zoning Administrator shall use the criteria in Section 3.4.1 to determine how an unlisted use should be treated.

Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL					Use-Specific Standards		
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC		LI	HI
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)														
Residential Uses (Section 3.4.7)														
Household Living	Dwelling, single-family	P	P	P	P	P					P			
	Zero lot line house	P	P	P	P	P					P			3.2.1K
	Alley-loaded house	P	P	P	P	P					P			3.2.1A
	Dwelling, two-family (duplex)	P	P	P	P	P			P		P			3.2.1D
	Townhouse	P	P	P	P	P			P		P			3.2.1G



Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL					Use-Specific Standards		
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC		LI	HI
Key: P = Permitted by right C = Conditional Use Permit Required ___ = Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)														
	Dwelling, multi-family				P				P		P			3.2.1C
	Manufactured home	P	P	P	P	P					P	P		3.2.1H
	Manufactured home community	C										C		3.2.1I
	Upper-story residential						P	P	P	P	P	P		3.2.1J
	All other household living uses				P									
Group Living	Group home	P	P	P	P	P						P		3.2.1E
	All other group living	C	C	C	C	C		P				P		3.2.1F
Public and Civic Uses (Section 3.4.8)														
Community Service	All community service	P				C	P	P				P	P	P
Day Care	Day care, general	C	C	C	C	P	P	P	P	P	P	P		3.2.2B
	Day care, limited	P	P	P	P	P	P	P	P	P	P	P		3.2.2C
Educational Facilities	College or university			C	C	C	P	P	P	P	P	P		
	Field Research Stations and Environmental Education Centers					C								3.2.2E
	All other educational facilities	P	P	P	P	C		P				P		
Government Facilities	Detention center													
	County or state shop/ storage yard											P	P	P
	Recycling Center			C		C								C
	All other government facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Institutions	All institutions					C		P			P			
Medical Facilities	Hospital or clinic	C		C		C		P			P			3.2.2D
	All other medical facilities	C		C		C		P			P			3.2.2D
Parks and Open Areas	Golf course/country club			C		C								
	Cemeteries, columbaria, crematoria, mausoleums and memorial parks			P		P								



**AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016**

Agenda Item: Q

TITLE:	Adopting Proposed Ordinance for a Rezone of Property from a Split Zone of Rural Residential (RR) and Highway Commercial (HC) to a Single Zone of Highway Commercial. The Property is Located at the Corner of Highway 191 and Sage Avenue (North of Sage Avenue)
FISCAL IMPACT:	N/A
PRESENTER(S):	Zacharia Levine, Community Development Director

Prepared By:

**GRAND COUNTY
COMMUNITY
DEVELOPMENT**

FOR OFFICE USE ONLY:

Attorney Review:

N/A

COUNTY COUNCIL REVIEW

The County Council held a public hearing on February 16, 2016 to hear public comment on the proposed ordinance.

STATED MOTION:

Move to adopt the proposed ordinance approving the rezone of the subject property from a split zone of Rural Residential (RR) and Highway Commercial (HC) to a single zone of Highway Commercial, such property located at the corner of Highway 191 and Sage Avenue (North of Sage Avenue), and authorize the Chair to sign all associated documents.

PLANNING COMMISSION RECOMMENDATION: At a public hearing on January 27, 2016 the Commission voted to forward a favorable recommendation for approval of the rezone from a split zone of RR and HC to a single zone of HC.

STAFF RECOMMENDATION: Approval of the rezone

BACKGROUND:

See Staff Report and DRAFT Ordinance

Attachment(s):

- Staff Report
- Draft Ordinance
- Applicant narrative
- Vicinity map
- Public Comments



S T A F F R E P O R T

MEETING DATE: February 16, 2016 - **Public Hearing**
TO: Grand County Council
FROM: Planning Staff
SUBJECT: **Application to Rezone Property at the SE Corner of Sage Avenue and Highway 191 from Rural Residential, to Highway Commercial**

PLANNING COMMISSION RECOMMENDATION

The Grand County Planning Commission reviewed the referenced application in a public hearing on January 27, 2016 and voted to forward a favorable recommendation for approval of the rezone of the subject property from Rural Residential and Highway Commercial to single zone of Highway Commercial.

POSSIBLE COURSES OF ACTION

The decision to rezone is both a discretionary and a legislative action. When making a motion and stating reasons for the vote on the motion (*for or against*) the Council should reference findings for Sec. 9.2.7 of the Land Use Code, Issues for Consideration, and consistency with the Future Land Use Plan.

Several possible courses of action the Council may elect to follow:

1. The Council may vote for the motion to rezone (*aye*), stating reasons for their vote (if desired).
2. The Council may vote against the motion to rezone (*nay*), stating reasons for their vote (if desired).
3. The Council may table the application for additional comment and review.

BACKGROUND

Introduction

This application is submitted by Brad Lyle (Applicant), representative for the property owner's Millstream Properties LLC, Dave Nelson is the agent for the applicant. The Applicant is seeking a rezone from a mixed zoned parcel of Rural Residential (RR) and Highway Commercial (HC) to a single zoned parcel of HC in order to accommodate a commercial use on the property.

The area proposed for rezone consists of 1.33 acres of vacant land, .72 of an acre is in the RR zone district, .61 of an acre is in the HC zone district. The property is located at the southeast corner of Sage Avenue and Highway 191. Surrounding properties are zoned RR, SLR, and HC, and vary in size.

History

In 1978, Ordinance 134 established the first zone districts in Grand County. It was written more to reflect on-the-ground uses than to direct future land use development. Whenever questions arose regarding appropriate zone district boundaries, arbitrary decisions were made in citing lines and distances. The HC district was written such that it would extend 360 ft. in both directions from the centerline of Highway 191. Many parcels resulted in a split zone of HC and some residential zone designation.

The applicants are requesting a rezone of HC granting the entire parcel one zone district. The majority of the US-191 highway corridor is zoned HC. Staff feels this rezone would remove an unnecessary split and, in effect, correct an error made through a previous and arbitrary decision. Staff encourages Council members to consider possible compatibility issues that may result from an HC parcel being cited adjacent to residential parcels. Staff feels that potential compatibility issues can be resolved during site plan review (see Traffic below).

ZONING STANDARDS

Use

Article 3 of the land use code establishes uses permitted within each zone district. The HC zone district is designed to accommodate commercial activities that are dependent on auto accessibility.

Traffic

US Highway 191 is the primary access through Spanish Valley, which is a major north-south corridor managed by the Utah Department of Transportation (UDOT). Millcreek Drive has an access from Highway 191, and will likely place some vehicles on Holyoak Dr. as an additional access. The Applicant will be required to mitigate traffic impacts on Sage Avenue and surround residential properties at the time development occurs.

Annexation

The City Annexation Map, which is part of the City's 2002 General Plan, indicates the site falls within the proposed annexation area. The City does not have plans to annex this parcel at this time. Public services are provided by Grand Water and Sewer Service Agency (GWSSA), County Roads, and County Drainage. This report has been sent to the City Planning Director and City Manager.

Public Services

The subject property is on a corner of UDOT right of way and County right of way. Both agencies will need to provide encroachment permits when the property is developed. The property will be served by GWSSA, Rocky Mountain Power, and Questar Gas. Staff anticipates all public facilities and services necessary to serve the development will be available. There is a drainage facility on the property that conveys storm water into a drainage system that flows into Pack Creek. A drainage plan will be reviewed when the property is developed.

GENERAL PLAN

The FLUP designates Highway Mixed Use as the pattern along US 191 south of Moab. It is comprised of businesses that depend on highways for customers as well as mixed-use businesses that may depend on highway traffic for customers. Limitations on retail uses in this designation direct sales tax generating activities into Moab. Standards for screening, landscaping, earth tone colors, and non-reflective materials should be applied to new development and major additions/redevelopment. The City and County have begun discussing the possibility of a shared design guideline for the South corridor of US-191, but they are not yet adopted.

Figure 4.8, Highway mixed use - designates the land along the Highway corridor, including the subject parcel, as Highway Mixed Use and General Business.

LAND USE CODE (LUC)

Rezoning is a discretionary decision, meaning the County may make any reasonable decision about the request. In addition to the policies outlined in the General Plan and FLUP, the LUC 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? Possibly – the property was split-zoned as a result of the 1978 zoning ordinance.

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 east of Murphy Lane in the 1980s. Highway 191 is a historic commercial corridor. Several developments along Highway 191 have changed the character of the area significantly since 1978.

3. Is there a need for the proposed use(s) within the area or community? *The HC zone district is not a retail zone district, but is designed to accommodate commercial activities that are dependent upon the vehicular activity. The proposed zone district allows high density residential and commercial uses enabling people to live close to where they work and obtain goods and services. 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 applicant, and possible increased property taxes for Grand County. The applicant has not provided a business plan or a proposed residential or commercial development. The ultimate outcome of this rezone is uncertain.*

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? *Figure 4.8, Highway mixed use of the General Plan - designates the land along the highway corridor, including the subject parcel, as Highway Mixed Use and General Business.*

6. Should the development be annexed to a City? *Possibly – the City typically annexes commercial properties only because it does not have a municipal property tax. However, the parcel does fall into the City's future annexation map. That said, all services are currently available or provided by non-municipal providers.*

7. Is the proposed density and intensity of use permitted in the proposed zoning district? *The HC zone district is designed for traffic oriented business and high density housing. Staff has not reviewed a proposed use. The ultimate outcome of this rezone is still uncertain.*

8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts? *The site is adjacent to HC zoning and uses. Impacts to the adjacent residential areas will need to be addressed when a development plan is proposed. Potential compatibility issues associated with the rezone will be discussed and implemented at development of the property.*

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? *Any development on the land will require additional review by the County. Any proposed development's impacts will need to be addressed.*

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.*

11. Does the proposed change constitute spot zoning? *Spot zoning is best avoided by making rezone decisions that are supported by the County's FLUP, careful consideration of surrounding properties, and health, safety, and welfare of the public. Staff is confident that neither approval nor denial of the rezone request would result in a successful legal challenge. The state of Utah grants jurisdictions the authority to make reasonable legislative decisions.*

Public Notices

The public notice for preliminary 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 Utah Public Meeting Notice Website at <http://pmn.utah.gov/>, and posted on site. Notice was sent to adjacent property owners.

DRAFT

**GRAND COUNTY, UTAH
ORDINANCE _____ (2016)**

**APPROVING A REZONE FROM RURAL RESIDENTIAL AND HIGHWAY COMMERCIAL
TO A SINGLE ZONE OF HIGHWAY COMMERCIAL**

WHEREAS, Millstream Properties, L.L.C., are the owners of record of approximately 1.33 acres of real property in Section 7, T 26 S, R 22 E, SLBM, Grand County, Utah, the proposed rezone section is more specifically described as follows;

Beginning at a point being on the westerly line of Sage Ave., said point being North 00°46'39" East 876.64 feet along the section line and West 1417.12 feet from the Southeast Corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base & Meridian, and running thence northwesterly 136.78 feet along an arc of a 6,667.00 foot radius curve to the left (center bears South 28°48'41" West, long chord bears North 61°46'35" West 136.77 feet with a central angle of 01°10'32"); thence North 00°03'58" East 208.72 feet to the southerly line of Holyoak Lane; thence easterly the following (2) courses along the southerly line of said Holyoak Lane; thence South 89°57'12" East 115.45 feet; thence South 54°45'55" East 29.31 feet to the westerly line of said Sage Ave.; thence South 04°15'52" West 257.11 feet along said westerly line of Sage Ave. to the Point of Beginning. Containing 31,560 square feet or 0.72 acres.

WHEREAS, Brad Lyle, agent for Millstream Properties, L.L.C., have submitted an application requesting a rezone of the subject property from a split zone of Rural Residential (RR) and Highway Commercial (HC) to a single zone district of Highway Commercial (HC), as defined by the Grand County Land Use Code (LUC);

WHEREAS, in a public hearing on January 27, 2016 the Grand County Planning Commission considered all evidence and testimony presented with respect to the subject application and forwarded a recommendation to the Grand County Council for approval;

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 16, 2016;

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 approve the rezone of the subject property from Rural Residential (RR) and Highway Commercial (HC) to a single zone district of Highway Commercial (HC) based on:

The issues for consideration for rezone in the *Land Use Code, Sec. 9.2.7*, to correct an error made through a previous and arbitrary decision.

PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this ____ day of February, 2016 by the following vote:

Those voting aye: _____

Those voting nay: _____

Those absent: _____

ATTEST:

Grand County Council

Diana Carroll, Clerk/Auditor

Elizabeth Tubbs, Chairperson

Moab Zone change request Applicant Statement: Section 9.2.7

1. Was the existing zone for the property in error?

We believe the existing zone split that bisects the property parallel to the highway was probably created in order to zone a certain number of feet along Highway 191 Highway Commercial to encourage and enhance development. Unfortunately because of the zone splits our property in half the property is not really large enough to accommodate either zone adequately.

2. Has there been a change of character in the area?

Our proposed use, nightly rental of one duplex, needs to be in the HC zone and the balance of our property which is RR is smaller than that zone requires for development so we propose placing our building near the center of the property to minimize any effects on any neighbors.

3. Is there a need for the proposed use(s) within the area or community?

Yes, we have developed this type of rental unit which is used primarily for large family gatherings in other communities and in each instance they have been very well received. This is not an underserved use it is a nonexistent use that has existing demand and does not create traffic equivalent to other commercial uses.

4. Will there be benefits derived by the community or area granting the proposed rezoning?

Yes, the site will have less development and coverage and more open space than either zone would require under the existing zoning.

5. Is the proposal in conformance with the policies, intent and requirements of Grand County General Plan, specifically Chapter 4: Future Land Use Plan?

While we are applying for HC zoning on the entire site, the portion of the duplex on the existing RR zone will be less than 50% coverage so we will comply with the base density of up to 50% open space in the former RR zone. Further our proposed development complies with the intent of the 2008 LUC Rural Residential zone district because our user promotes a base density of one dwelling unit per acre and it diversifies and expands the

economic vitality of the community. The highway mixed use corridor encourages businesses that may or may not depend on highway traffic but generate tax revenue and our business will generate transient room taxes and sales taxes and significantly higher property taxes than a RR dwelling unit would generate.

6. Should the development be annexed to a city?

We don't think so, the county services are sufficient.

7. Is the proposed density and intensity of use permitted in the proposed zoning district?

Yes we could keep the current zoning but nightly rental are not permitted in the RR zone but our proposed development has less density and intensity than permitted in either zone with existing zoning.

8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?

Our usage will be have considerably less environmental and scenic impact than a commercial development of a larger scale and an RR home on less than a 1 acre parcel that the current code actually requires.

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?

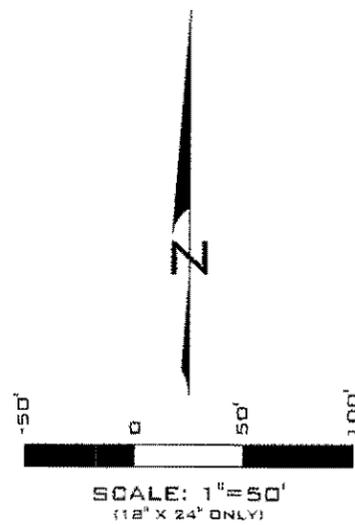
Our property is a rectangular 1.31 acre site than runs approximately 435' north from Highway 191 on its southern boundary and it is bordered on the east by Sage Avenue and on the north by Holyoak Lane. Since we are bordered by streets on 3 sides we will not have any adverse impacts on the surrounding area which are small lot residential across the street to the north, highway commercial to the west and rural residential across the street to the east.

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?

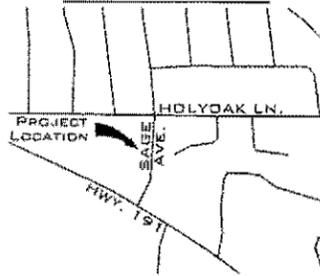
Yes adequate public facilities and services are available to serve the development for the type and scope suggested by the proposed zone.

RECORD OF SURVEY

LOCATED IN THE SE 1/4
OF SECTION 7, T26S, R22E, SLB&M,
GRAND COUNTY, UTAH



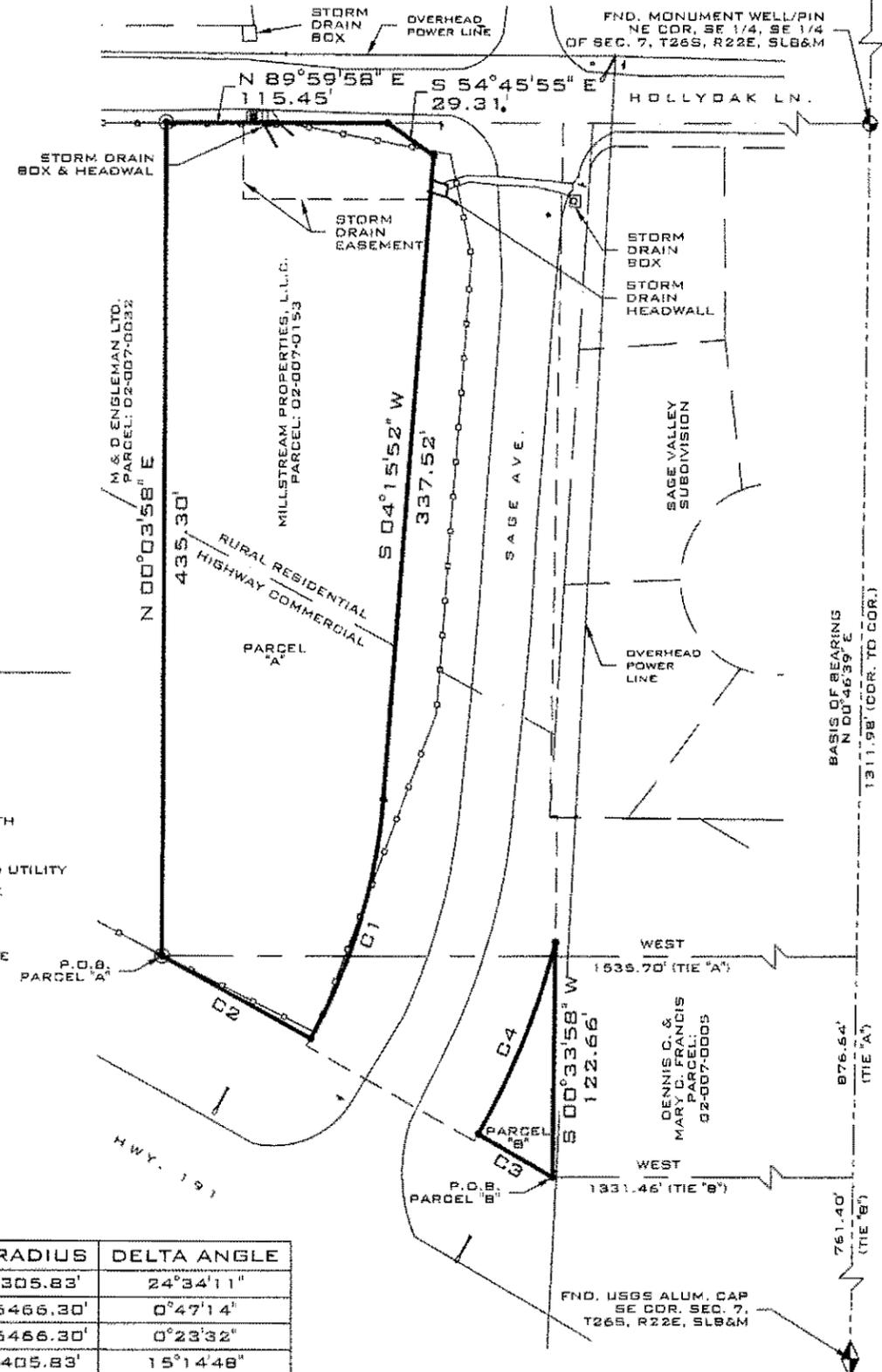
VICINITY MAP:
(NO SCALE)



LEGEND:

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- FOUND CORNER - 5/8" REBAR WITH PLASTIC CAP - BLAKE
- SET CORNER - 5/8" REBAR WITH PLASTIC CAP
- EXISTING ABOVE GROUND UTILITY
- EXISTING SWR. MAN HOLE
- EXISTING LIGHT POLE
- EXISTING STOP SIGN
- SECTION/CENTERLINE LINE
- ADJOINING LOT LINES
- SUBJECT LOT LINES
- EXISTING ASPHALT
- EXISTING FENCE
- ZONING BOUNDARY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	131.15'	305.83'	24°34'11"
C2	88.85'	6466.30'	0°47'14"
C3	44.28'	6466.30'	0°23'32"
C4	107.99'	405.83'	15°14'48"



NARRATIVE:

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF MILLSTREAM GROUP TO MARK THE PROPERTY CORNERS OF THEIR PARCELS AS SHOWN HEREON.

THE MONUMENTS AS SHOWN HEREON, WARRANTY DEED: BOOK 812 PAGES 996-997, AND EASEMENT: BOOK 655 PAGE B6 WERE ALL UTILIZED IN THE PERFORMANCE OF THIS SURVEY.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST SECTION LINE OF SECTION 7, T26S, R22E, SLB&M AS ESTABLISHED BY FOUND SW CORNER OF SECTION 8, T26S, R22E, SLB&M AND W 1/4 CORNER OF SECTION 8, T26S, R22E, SLB&M WHICH BEARS N00°46'39"E.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716 HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT, MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

DATE: 12-22-15



BRANDON E. ANDERSON LICENSE NO. 4938716

RECORD DESCRIPTIONS:

PARCEL NO.: 02-0007-0153
WARRANTY DEED:
BOOK 812 PAGES 996-997

AS SURVEYED DESCRIPTIONS:

PARCEL NO.: 02-0007-0153
WARRANTY DEED:
BOOK 812 PAGES 996-997

PARCEL "A"

BEGINNING AT A POINT ON THE NORTHERLY LINE OF HIGHWAY 191, SAID POINT BEING N 00°46'39" E 876.64 FEET ALONG THE SECTION LINE AND WEST 1535.70 FEET FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING

THENCE N 00°03'58" E 435.20 FEET TO THE 1/16 TH LINE; THENCE N 89°59'58" E 115.45 FEET ALONG SAID 1/16 TH LINE TO THE WESTERLY LINE OF SAGE AVENUE AS RECORDED IN BOOK 476, PAGE 71, GRAND COUNTY, RECORDER'S OFFICE; THENCE SOUTHERLY THE FOLLOWING (3) CURVES ALONG SAID WESTERLY LINE OF SAGE AVENUE THENCE S 54°45'55" E 29.31 FEET; THENCE S 04°15'52" W 337.52 FEET; THENCE SOUTHERLY 131.15 FEET ALONG AN ARC OF A 305.83 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS N 85°44'08" W, LONG CHORD BEARS S 16°32'57" W 130.14 FEET WITH A CENTRAL ANGLE OF 24°34'11"); TO SAID NORTHERLY LINE OF HIGHWAY 191; THENCE NORTHWESTERLY 88.85 FEET ALONG AN ARC OF A 6466.30 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS S 29°22'25" W, LONG CHORD BEARS N 61°01'12" W 88.85 FEET WITH A CENTRAL ANGLE OF 00°47'14") ALONG SAID NORTHERLY LINE OF HIGHWAY 191 TO THE POINT OF BEGINNING.

CONTAINING 55,851 SQUARE FEET OR 1.28 ACRES.

PARCEL "B"

BEGINNING AT A POINT BEING ON THE NORTHERLY LINE OF HIGHWAY 191, SAID POINT BEING ON THE EASTERLY LINE OF SAGE AVENUE AS RECORDED IN BOOK 476, PAGE 71, GRAND COUNTY, RECORDER'S OFFICE, SAID POINT ALSO BEARS N 00°46'39" E 761.40 FEET ALONG SECTION LINE AND WEST 1331.46 FEET FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING

THENCE NORTHWESTERLY 44.28 FEET ALONG AN ARC OF A 405.83 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS N 30°39'08" W, LONG CHORD BEARS N 59°23'38" W 44.28 FEET WITH A CENTRAL ANGLE OF 00°23'32") ALONG SAID EASTERLY LINE OF SAGE AVENUE; THENCE NORTHERLY 107.99 FEET ALONG AN ARC OF A 405.83 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS N 60°55'24" W, LONG CHORD BEARS N 21°27'12" E 107.99 FEET WITH A CENTRAL ANGLE OF 15°14'48"); THENCE SOUTH 00°33'58" W 122.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,096 SQUARE FEET OR 0.05 ACRES.
LOCATED IN S.E. 1/4 SECTION 7
T.26S., R22E., S.L.B.&M.

DATE: 12/22/15

DRAWN BY: K.G.

CHECKED BY: B.A.

SCALE: 1"=50'

DWG:

REVISIONS	DATE

KEOGH
ROSENBERG
LAND SURVEYING
ENGINEERING
CIVIL • STRUCTURAL



P.O. BOX 218
80 E. CENTER ST.
MOAB, UTAH 84532
PH (435) 259-8171

RECORD OF SURVEY
FOR
MILLSTREAM GROUP

SHEET
1
OF 1 SHEETS

\\FILESERVER\DOCUMENTS\KENNY\MILLSTREAM GROUP\FROM BRANDON\MILLSTREAM GROUP.DWG



Sage Dr

© 2016 Google

Google earth

1997

38°33'12.40" N 109°31'44.97" W elev 1289 m eye alt 1.70 km

From: [Ken Gordon](#)
To: [Council](#)
Subject: Proposed Ordinance for a Rezone of property from a split zone of RR & HC to a single zone of HC located at Hwy 191 & Sage Ave.
Date: Wednesday, February 17, 2016 11:40:04 AM

As a member of the community and a neighbor to the proposed HC rezone located at the corner of Hwy. 191 and Sage Ave. I would just like to express that I am in favor of the proposed HC rezone.

Given the location of the property and the current split zone, I believe that it would be best to resolve this issue and have the entire parcel zoned the same.

I have been to the Planning Commission meeting that was held on Jan. 27th and the County Council meeting held last night (Feb. 16th) regarding this rezone. I am aware of proposed project, a multifamily rental, to be constructed at this site. I believe that this proposed project would not be a negative impact on the community or the neighborhood.

Thank you.

Kenneth Gordon
1220 Wagner Ave.
Moab, Utah

2-24-16

Hi -

I'm writing to comment on the Sage Ave/Hwy 191 re-zone request....

by putting in my vote against the re-zone request.

I appreciate the opportunity to have a say, especially since it seems that every week there is an article in the paper about some developer or individual who wants to make changes that will virtually benefit very few except themselves.

This is a serious issue facing Moab, and I think we really need to put a lid on this kind of development to ensure we have the needs of residents taken care of first over someone who doesn't even live here making a profit.

Re: the potential for a B&B there, according to Mr. Levine, I think that use should be looked at more carefully and either severely limited in residential zones or eliminated altogether, especially in light of the situation that just occurred with the McElhaney family.....

I am hoping we are moving in the right direction by really taking charge of the growth here before Moab becomes a place no one wants to, or can afford to, live in anymore.

thanks for your hard work

Patrice Mott

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016
 Agenda Item:R

TITLE:	Adopting Proposed Ordinance for a Rezone of Property from Range & Grazing (RG) to Rural Residential (RR). The Property is Located at 200 N. Thompson Canyon Road in Thompson Springs, Utah
FISCAL IMPACT:	N/A
PRESENTER(S):	Zacharia Levine, Community Development Director

Prepared By:

**GRAND COUNTY
 COMMUNITY
 DEVELOPMENT**

FOR OFFICE USE ONLY:

Attorney Review:

N/A

COUNTY COUNCIL REVIEW

The County Council held a public hearing to solicit comment on the proposed ordinance February 16, 2016.

STATED MOTION:

Move to adopt the proposed ordinance approving the rezone of the subject property from Range and Grazing (RG) to Rural Residential (RR), such property located at 200 N. Thompson Canyon Road in Thompson Springs, Utah, and authorize the Chair to sign all associated documents.

PLANNING COMMISSION RECOMMENDATION: At a public hearing on January 27, 2016 the Commission voted to forward a favorable recommendation for approval of the rezone from RG to RR.

STAFF RECOMMENDATION: Approval of the rezone

BACKGROUND:

See Staff Report and DRAFT Ordinance

Attachment(s):

- Staff Report
- Draft Ordinance
- Applicant narrative
- Vicinity map



S T A F F R E P O R T

MEETING DATE: February 16, 2016 - **Public Hearing**
TO: Grand County Council
FROM: Planning Staff
SUBJECT: **Application to Rezone Approximately 2.90 Acres of Property in Thompson Utah from Range Grazing to Rural Residential**

PLANNING COMMISSION RECOMMENDATION

The Grand County Planning Commission reviewed the referenced application in a public hearing on January 27, 2016 and voted to forward a favorable recommendation for approval of the rezone of the subject property from Range Grazing to Rural Residential.

POSSIBLE COURSES OF ACTION

The decision to rezone is both a discretionary and a legislative action. When making a motion and stating reasons for the vote on the motion (*for or against*) the Council should reference findings for Sec. 9.2.7 of the Land Use Code, Issues for Consideration, and consistency with the Future Land Use Plan.

Several possible courses of action the Council may elect to follow:

1. The Council may vote for the motion to rezone (*aye*), stating reasons for their vote (if desired).
2. The Council may vote against the motion to rezone (*nay*), stating reasons for their vote (if desired).
3. The Council may table the application for additional comment and review.

BACKGROUND

Introduction

This application is submitted by Saina Carey is the representative for the property owner Steve Widhalm (Applicant). The Applicant is seeking a rezone from Range & Grazing (RG) to Rural Residential (RR) in order to accommodate a future division of land.

The area proposed for rezone consists of 2.90 acres of vacant land located at 200 N. Thompson Canyon Road, Thompson, Utah (a county road). Surrounding properties on all sides are zoned RG.

The applicants are requesting a rezone to RR in order to accommodate residential development of the site. If granted, the rezone will create the opportunity for the Applicant to submit a minor record survey application and create two lots out of one. The property is bisected by Thompson Canyon Road and the applicant feels it would be conducive to the future division of land for single family homes. RR zoning would accommodate the use of residential houses. Thompson does not have a public sewer system and septic systems need larger lots for installation. Thompson Water has meters on both sides of Thompson Canyon Road.

The majority of land in Thompson is zoned RG, but there are a limited number of parcels zoned Small Lot Residential (SLR), Light Industrial (LI), and Highway Commercial (HC). This particular parcel is zoned RG, as are the surrounding properties. Many of the lots are less than the five acre minimum required by the RG zone district, which means they are legal lots of records. The LUC defines a *Lot of Record* as, "A lot that is part of a subdivision or the original county site, the plat of which has been recorded in the office of the County Recorder, or a parcel of land, the deed for which is recorded in the office of the Grand County Recorder, prior to the Adoption of the County Zoning Ordinance #134, dated September 1978."

ZONING STANDARDS

Use

Article 3 of the LUC establishes uses permitted within each zone district. Rural Residential is designed to accommodate residential uses in low density, rural neighborhoods.

Annexation

Thompson will not be annexed into the City of Moab as it is 45 miles from City limits.

Public Services

The subject property is served by Rocky Mountain Power and the Thompson Water District. A septic system approved by Southeastern Sanitation Department will need to be installed. Staff anticipates all public facilities and services necessary to serve the development will be available. Thompson is served by a local Fire Department and County Road Department maintains roads.

GENERAL PLAN

The FLUP, **Figure 4.13, Northern County**, designates Thompson as a Rural Center, which is defined as public gathering places or community facilities with a mix of land uses associated with them... and residential neighborhoods with a diversity of housing types. Rural Centers should be located within a travel distance of a half-mile of state or federal highways or municipal streets to minimize travel on county roads.

LAND USE CODE

Rezoning is a discretionary decision, meaning the County may make any reasonable decision about the request. In addition to the policies outlined in the General Plan and FLUP, the LUC 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?** Possibly – zoning and land uses in Thompson are historic and need updating. The County has been working with residents in Thompson to provide more support for addressing land use issues.
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.)?** A major water line was recently installed in Thompson.
3. **Is there a need for the proposed use(s) within the area or community?** Residential needs will be provided.
4. **Will there be benefits derived by the community or area by granting the proposed rezoning?** Benefits derived from the proposed rezone will include additional housing stock and resolution of a single parcel being bisected by a County Road.
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?** Figure 4.13 FLUP Northern County - designates Thompson as a Rural Center.
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?** Yes, residential uses are allowed and proposed by the applicant.
8. **Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?** The area is low density residential and will continue the use.

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? *Any development on the land will require additional review by the County. Staff does not anticipate any detrimental impacts.*

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 are available.*

Public Notices

The public notice for preliminary 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 Utah Public Meeting Notice Website at <http://pmn.utah.gov/>, and posted on site. Notice was sent to adjacent property owners.

DRAFT

**GRAND COUNTY, UTAH
ORDINANCE _____ (2016)**

APPROVING A REZONE FROM RANGE GRAZING TO RURAL RESIDENTIAL

WHEREAS, Steve Widhalm, is the owners of record of approximately 2.90 acres of real property in Section 21, T21S, R20E, SLBM, Grand County, Utah, Parcel No. 07-021-0093 more specifically described as follows;

Beginning at a point which bears South 915.83 feet along the section line from the North Quarter corner of Section 21, T21S, R20E, SLBM and running thence East 253.88 feet to the west right of way line of Thompson Canyon Road; thence South 24°16'14" West 447.20 feet along said right of way line; thence West 70.07 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 21; thence North 407.67 feet along the section line to the point of beginning;

Also; Beginning at a point on the east right of way line of Thompson Canyon Road, said point bears South 962.00 feet along the section line and East 276.94 feet from the North Quarter corner of Section 21, T21S, R20E, SLBM and running thence East 84.56 feet; thence South 361.50 feet; thence West 247.55 feet to the said east right of way line; thence North 24°16'14" East 396.55 feet along said right of way line to the point of beginning.

WHEREAS, Steve Widhalm, has submitted an application requesting a rezone of the subject property from Range Grazing (RG) to Rural Residential (RR), as defined by the Grand County Land Use Code (LUC);

WHEREAS, in a public hearing on January 27, 2016 the Grand County Planning Commission considered all evidence and testimony presented with respect to the subject application and forwarded a recommendation to the Grand County Council for approval;

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 6, 2016;

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 approve the rezone of the subject property from Range Grazing (RG) to Rural Residential (RR),

PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this ____ day of February, 2016 by the following vote:

Those voting aye: _____

Those voting nay: _____

Those absent: _____

ATTEST:

Grand County Council

Diana Carroll, Clerk/Auditor

Elizabeth Tubbs, Chairperson

Applicant Statement for:
200 N. Thompson Canyon Rd. Thompson, UT 84540

Thompson Canyon Rd. splits parcel # 07-021-0093 in half. Owner Steve Widhalm is requesting to split this parcel into two different parcels.

1. Was the existing zone for the property adopted in error?
Maybe, we are not sure.
This parcel is zoned RR 5-ac. lots, but is only 2.90 ac. The neighboring lots are smaller than 5-ac. lots, and are as small as 1-ac. Lots.
2. Change of character and installation of public facilities, new growth.
Character: Thompson is struggling as a community. The community needs have changed. Most of the residents have no interest in farming 5-ac. parcels any more. There are no signs of any residents farming or ranching any 5-ac. parcels in Thompson.
Installation of public facilities: There is a water station, a new water line, fire hydrants, power poles, and water meters, on both sides of Thompson Canyon Rd.
New Growth: Property in the Moab area is getting very expensive for the average \$10.00 and hr. employee. Most of Aspen and Vail's, employees live 30 to 45 minutes away from these destination resorts. Thompson is 35 miles away from Moab. It has safer roads and less travel time than the road to Castle Valley or LaSal. Thompson could provide affordable property for Moab employees in the future.
3. **Property Location:** This property is within the Thompson community and will give residents the ability to acquire 1-ac affordable parcels, as apposed to the RR zone of 5-ac. lots which are not as affordable to local residents.
4. **Increase Benefits to community:** The Thompson Canyon Rd. splits this property in half making it a less desirable parcel with a low taxable value. Dividing this parcel in half make this land more sell able and will increase the county tax base income for this property.
5. **Future Plan Use:** As real estate in the Moab area becomes more and more expensive the labor force community (which now supports our tourist base economy) has a harder and harder time finding affordable living. Affordable property can change a temporary community member to a year round community member.
6. **Annexed in the city:** No I don't feel Thompson needs to annexed into the City of Moab.
7. **Proposed zoning district:** There has already been parcels that have been divided into 1-ac. parcels within this RR 5-ac. Zone.
8. **Environmental & scenic quality:** 1-ac. lots are needed for a septic systems in this area. Each of these lots would meet and exceed these requirements. Zoning this parcel from 5-ac. lots to a 1-ac. lot would not impact the scenery quality of the residents in this area.
9. **Compatible with the surrounding area:** Yes this would be compatible with surrounding parcels in this area. There have been parcels that have been divided into less than 5-ac. lots through out this zone and divided int as small as 1-ac. parcels.
10. **Public facilities & services available:** There is a public paved road that runs through the middle of this parcel. Thompson water line and meters are already in place on both sides of the road. Power poles are on both side of the road for this parcel.

RICHARD J LAMB TRUSTEE
MARTHA S LAMB TRUSTEE 50%
JOHN HAUER 50%
SENA HAUER 50%
07-021-0096
(54)

ARTHUR HINES
07-021-0097
(54.2)

PACIFICORP d/b/a ROCKY MOUNTAIN POWER
07-021-0118
(39.1)

SOUTHERN PACIFIC TRANSPORTATION CO
(5)

DONNA BROTH LIVING TRUST
CHARLES L BROTH LIVING TRUST
07-021-0086
36
361 N THOMPSON CANYON RD
WEST 208 67
N89°57'E 208.67'

JACK D ORENO
DONNA I ORENO
07-021-0087
37
371 N THOMPSON CANYON RD
WEST 208 67
N89°57'E 208.67'

STEVE WIDHALM
07-021-0090
48
249 N
WEST 208 67
N89°57'W 208.67'

DERBEE L DOLES
07-021-0092
50
241 N
WEST 208 67
N89°57'W 208.67'

STEVE WIDHALM
07-021-0093
51
201 N THOMPSON CANYON RD
WEST 361.5
N89°59'W 361.5'

OWNERSHIP OF THIS PORTION OF
BALDWIN & THOMPSON RAILROAD
IS NOT KNOWN

THOMPSON SHEARING POOL
07-021-0084
(44)

MARVEL-LES LC
07-021-0085
(45)

STEVE WIDHALM
07-021-0088
47.1 & 49
EAST 450.0
EAST 414.67

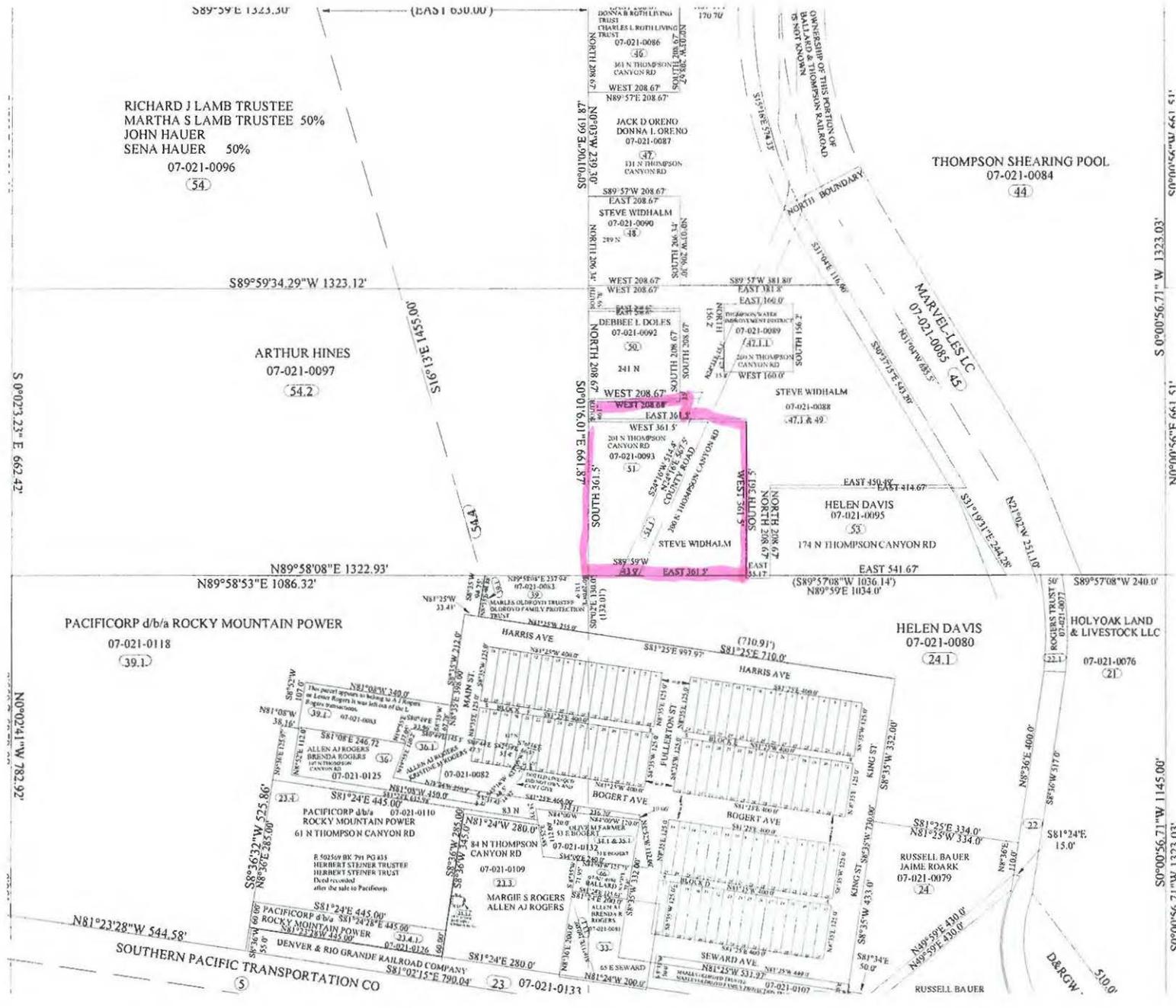
HELEN DAVIS
07-021-0095
53
174 N THOMPSON CANYON RD
EAST 541.67
N89°57'08"W 1036.14'
N89°59'E 1034.0'

HELEN DAVIS
07-021-0080
(24.1)

HOLYOAK LAND & LIVESTOCK LLC
07-021-0076
(21)

RUSSELL BAUER
JAIME ROARK
07-021-0079
(24)

RUSSELL BAUER



S 0°02'33.23\" E 662.42'

N 0°02'41.1\" W 782.92'

S 0°00'56.71\" W 1323.03'

S 89°59'34.29\" W 1323.12'

N 89°58'08\" E 1322.93'

N 89°58'53\" E 1086.32'

S 89°57'08\" W 240.0'

S 81°25' E 997.97'

S 81°25' E 710.0'

S 81°25' E 334.0'

S 81°25' W 334.0'

S 81°24' E 15.0'

S 81°24' E 445.00'

S 81°24' W 280.0'

S 81°24' E 445.00'

S 81°23'28\" W 544.58'

S 81°02'15\" E 790.04'

N 81°24' W 280.0'

N 81°24' W 200.0'

N 81°25' W 331.37'

N 89°59' E 410.0'

N 89°59' E 430.0'



GRAND COUNTY COUNCIL MEMBERS
Elizabeth Tubbs (Chair) · Jaylyn Hawks (Vice Chair)
Chris Baird · Ken Ballantyne · A. Lynn Jackson
Mary McGann · Rory Paxman

March 1, 2016

Representative John Knotwell
Utah House of Representatives
Utah Senate

RE: House Bill 409 — Short-term rental amendments

Dear State Legislators:

This letter is submitted to you on behalf of the Grand County Council and the citizens it represents.

We respectfully oppose House Bill 409. Resort and destination communities across Utah are struggling to create long-term, workforce housing as quickly as they are increasing visitation numbers and jobs associated with such growth. The result, unfortunately, is an affordable housing crisis that threatens the economic success we are experiencing.

In Grand County, this crisis is compounded by short-term rentals accounting for a rapidly growing share of our housing stock. Short-term rentals now account for more than 25% of Grand County's housing stock, a two-fold increase since the year 2000. Conversions to short-term rentals crowd out and eliminate residential housing opportunities for our local workforce. The profit potential associated with this activity means that long-term housing units account for a small and decreasing share of new construction in Grand County. It is absolutely essential that we retain our ability to regulate how many and where short-term rental accommodations may operate within our jurisdiction. As a lack of affordable housing is the leading impediment to growth in Grand County, the passage of HB 409 will have catastrophic consequences for our economy.

Thank you for your consideration of these concerns. Please feel free to contact us if you have questions. We would be happy to brainstorm solutions to the above concerns in a way that honors the intent of the legislation and addresses our concerns.

Sincerely,

Elizabeth A. Tubbs, Chair
Grand County Council

CC: Moab City

Attachment

State of Utah House of Representatives

- Senate
- Legislature
- Utah.gov
- Utah Code & Constitution

Representatives

District	Representative	Party	Counties Represented	Contact Info
1	Sandall, Scott D.	R	Box Elder, Cache	ssandall@le.utah.gov 435-279-7551
2	Lifferth, David E.	R	Utah	dlifferth@le.utah.gov 801-358-9124
3	Draxler, Jack R.	R	Cache	jdraxler@le.utah.gov 435-752-1488
4	Redd, Edward H.	R	Cache	eredd@le.utah.gov 435-760-3177
5	Webb, R. Curt	R	Cache	curtwebb@le.utah.gov 435-753-0215
6	Anderegg, Jacob L.	R	Utah	janderegg@le.utah.gov 801-901-3580
7	Fawson, Justin L.	R	Weber	justinfawson@le.utah.gov 801-781-0016
8	Froerer, Gage	R	Weber	gfroerer@le.utah.gov 801-391-4233
9	Peterson, Jeremy A.	R	Weber	jeremyapeterson@le.utah.gov 801-390-1480
10	Pitcher, Dixon M.	R	Weber	dpitcher@le.utah.gov 801-710-9150
11	Dee, Brad L.	R	Davis, Weber	bdee@le.utah.gov 801-479-5495
12	Schultz, Mike	R	Davis, Weber	mikeschultz@le.utah.gov 801-859-7713
13	Ray, Paul	R	Davis	pray@le.utah.gov 801-725-2719 coda@le.utah.gov

14	Oda, Curtis	R	Davis	801-725-0277
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17	Barlow, Stewart	R	Davis	sbarlow@le.utah.gov 801-289-6699
18	Hawkes, Timothy D.	R	Davis	thawkes@le.utah.gov 385-239-3600
19	Ward, Raymond P.	R	Davis	rayward@le.utah.gov 801-440-8765
20	Edwards, Rebecca P.	R	Davis	beckyedwards@le.utah.gov 801-554-1968
21	Sagers, Douglas V.	R	Tooele	dougsagers@le.utah.gov 435-830-3485
22	Duckworth, Susan	D	Salt Lake	sduckworth@le.utah.gov 801-250-0728
23	Hollins, Sandra	D	Salt Lake	shollins@le.utah.gov 801-363-4257
24	Chavez-Houck, Rebecca	D	Salt Lake	rchouck@le.utah.gov 801-891-9292
25	Briscoe, Joel K.	D	Salt Lake	jbriscoe@le.utah.gov 801-946-9791
26	Romero, Angela	D	Salt Lake	angelaromero@le.utah.gov 801-722-4972
27	Kennedy, Michael S.	R	Utah	mikekennedy@le.utah.gov 801-358-2362
28	King, Brian S.	D	Salt Lake, Summit	briansking@le.utah.gov 801-560-0769
29	Perry, Lee B.	R	Box Elder, Weber	leeperry@le.utah.gov 435-225-0430
30	Cox, Fred C.	R	Salt Lake	fredcox@le.utah.gov 801-966-2636
31	DiCaro, Sophia M.	R	Salt Lake	sdicaro@le.utah.gov
32	Christensen, LaVar	R	Salt Lake	lavarchristensen@le.utah.gov 801-808-5105

33	Hall, Craig	R	Salt Lake	chall@le.utah.gov 801-573-1774
34	Anderson, Johnny	R	Salt Lake	janderson34@le.utah.gov 801-898-1168
35	Wheatley, Mark A.	D	Salt Lake	markwheatley@le.utah.gov 801-556-4862
36	Arent, Patrice M.	D	Salt Lake	parent@le.utah.gov 801-889-7849
37	Moss, Carol Spackman	D	Salt Lake	cs moss@le.utah.gov 801-647-8764
38	Hutchings, Eric K.	R	Salt Lake	ehutchings@le.utah.gov 801-963-2639
39	Dunnigan, James A.	R	Salt Lake	jdunnigan@le.utah.gov 801-840-1800
40	Hemingway, Lynn N.	D	Salt Lake	lhemingway@le.utah.gov 801-231-2153
41	McCay, Daniel	R	Salt Lake	dmccay@le.utah.gov 801-810-4110
42	Coleman, Kim	R	Salt Lake	kimcoleman@le.utah.gov 801-865-8970
43	Tanner, Earl D.	R	Salt Lake	earltanner@le.utah.gov 801-792-2156
44	Cutler, Bruce R.	R	Salt Lake	brucecutler@le.utah.gov 801-556-4600
45	Eliason, Steve	R	Salt Lake	seliason@le.utah.gov 801-673-4748
46	Poulson, Marie H.	D	Salt Lake	mariepoulson@le.utah.gov 801-942-5390
47	Ivory, Ken	R	Salt Lake	kivory@le.utah.gov 801-694-8380
48	Stratton, Keven J.	R	Utah	kstratton@le.utah.gov 801-836-6010
49	Spendlove, Robert M.	R	Salt Lake	rspendlove@le.utah.gov 801-560-5394
50	Cunningham, Rich	R	Salt Lake	rcunningham@le.utah.gov 801-722-4942
				gregghughes@le.utah.gov

51	Hughes, Gregory H.	R	Salt Lake	801-432-0362
52	Knotwell, John	R	Salt Lake	jknotwell@le.utah.gov 801-449-1834
53	Brown, Melvin R.	R	Daggett, Duchesne, Morgan, Rich, Summit	melbrown@le.utah.gov 435-647-6512
54	Powell, Kraig	R	Summit, Wasatch	kraigpowell@le.utah.gov 435-654-0501
55	Chew, Scott H.	R	Duchesne, Uintah	scottchew@le.utah.gov 435-630-0221
56	Christofferson, Kay J.	R	Utah	kchristofferson@le.utah.gov 801-592-5709
57	Greene, Brian M.	R	Utah	bgreene@le.utah.gov 801-358-1338
58	Owens, Derrin	R	Juab, Sanpete	derrinowens@le.utah.gov 435-851-1284
59	Peterson, Val L.	R	Utah	vpeterson@le.utah.gov 801-224-4473
60	Daw, Brad M.	R	Utah	bdaw@le.utah.gov 801-850-3608
61	Grover, Keith	R	Utah	keithgrover@le.utah.gov 801-319-0170
62	Stanard, Jon E.	R	Washington	jstanard@le.utah.gov 435-414-4631
63	Sanpei, Dean	R	Utah	dsanpei@le.utah.gov 801-979-5711
64	Thurston, Norman K	R	Utah	normthurston@le.utah.gov 385-399-9658
65	Gibson, Francis D.	R	Utah	fgibson@le.utah.gov 801-491-3763
66	McKell, Mike K.	R	Utah	mmckell@le.utah.gov 801-210-1495
67	Roberts, Marc K.	R	Utah	mroberts@le.utah.gov 801-210-0155
68	Nelson, Merrill F.	R	Beaver, Juab, Millard, Tooele, Utah	mnelson@le.utah.gov 801-971-2172
69	King, Brad	D	Carbon, Duchesne,	bradking@le.utah.gov

			Emery, Grand	435-637-7955
70	McCliff, Kay L.	R	Emery, Grand, Sanpete, Sevier	kaymccliff@le.utah.gov 801-608-4331
71	Last, Bradley G.	R	Iron, Washington	blast@le.utah.gov 435-635-7334
72	Westwood, John R.	R	Iron	jwestwood@le.utah.gov 435-590-1467
73	Noel, Michael E.	R	Beaver, Garfield, Kane, Piute, San Juan, Sevier, Wayne	mnoel@kanab.net 435-616-5603
74	Snow, V. Lowry	R	Washington	visnow@le.utah.gov 435-703-3688
75	Ipson, Don L.	R	Washington	dipson@le.utah.gov 435-817-5281

FULL UTAH SENATE ROSTER

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2	<u>Dabakis, Jim</u> (D)	jdabakis@le.utah.gov	Salt Lake
3	<u>Davis, Gene</u> (D)	gdavis@le.utah.gov	Salt Lake
4	<u>Iwamoto, Jani</u> (D)	jiwamoto@le.utah.gov	Salt Lake
5	<u>Mayne, Karen</u> (D)	kmayne@le.utah.gov	Salt Lake
6	<u>Harper, Wayne A.</u> (R)	wharper@le.utah.gov	Salt Lake
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12	<u>Thatcher, Daniel W.</u> (R)	dthatcher@le.utah.gov	Salt Lake, Tooele
13	<u>Madsen, Mark B.</u> (R)	mmadsen@le.utah.gov	Salt Lake, Utah
14	<u>Jackson, Alvin B.</u> (R)	abjackson@le.utah.gov	Utah
15	<u>Dayton, Margaret</u> (R)	mdayton@le.utah.gov	Utah
16	<u>Bramble, Curtis S.</u> (R)	curt@cbramble.com	Utah, Wasatch
17	<u>Knudson, Peter C.</u> (R)	pknudson@le.utah.gov	Box Elder, Cache, Tooele
18	<u>Millner, Ann</u> (R)	amillner@le.utah.gov	Davis, Morgan, Weber
19	<u>Christensen, Allen M.</u> (R)	achristensen@le.utah.gov	Morgan, Summit, Weber
20	<u>Jenkins, Scott K.</u> (R)	sjenkins@le.utah.gov	Davis, Weber

FULL UTAH SENATE ROSTER

<u>21</u>	<u>Stevenson, Jerry W.</u> (R)	<u>jwstevenson@le.utah.gov</u>	Davis
<u>22</u>	<u>Adams, J. Stuart</u> (R)	<u>jsadams@le.utah.gov</u>	Davis
<u>23</u>	<u>Weiler, Todd</u> (R)	<u>tweiler@le.utah.gov</u>	Davis, Salt Lake
<u>24</u>	<u>Okerlund, Ralph</u> (R)	<u>rokerlund@le.utah.gov</u>	Beaver, Garfield, Juab, Kane, Millard, Sevier, Utah, Wayne
<u>25</u>	<u>Hillyard, Lyle W.</u> (R)	<u>lhillyard@le.utah.gov</u>	Cache, Rich
<u>26</u>	<u>Van Tassell, Kevin T.</u> (R)	<u>kvantassell@le.utah.gov</u>	Daggett, Duchesne, Summit, Uintah,
<u>27</u>	<u>Hinkins, David P.</u> (R)	<u>dhinkins@le.utah.gov</u>	Carbon, Emery, Grand, San Juan, UT
<u>28</u>	<u>Vickers, Evan J.</u> (R)	<u>evickers@le.utah.gov</u>	Beaver, Iron, Washington
<u>29</u>	<u>Urquhart, Stephen H.</u> (R)	<u>surquhart@le.utah.gov</u>	Washington

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Agenda Item: T

TITLE:	Approving Proposed Letter of Support to the Department of Energy for Continued Funding of the UMTRA Project
FISCAL IMPACT:	None from Grand County
PRESENTER(S):	None

Prepared By:

Mary McGann
Council Member

FOR OFFICE USE ONLY:

Attorney Review:

None requested

RECOMMENDATION:

I move to send the proposed letter to Senator Hatch requesting re-allocation of Department of Energy funds to support year-round operations for the Moab UMTRA project and authorize the Chair to sign all associated documents.

BACKGROUND:

The national budget being proposed by the President for the fiscal year 2017 will adversely effect the Moab Tailings Project. The current proposed budget will be 3.86 million dollar cut.

DISCUSSION:

Lee Shenton the Grand County UMTRA Liaison is presently working with the Moab UMTRA Project Team to create some scenarios for how to best use the reduced funding. In the past when UMTRA was facing a shortfall the Grand County Council has sent letters to people who could influence the budget process.

ATTACHMENT(S):

Proposed letter to Senator Hatch



GRAND COUNTY COUNCIL MEMBERS
Elizabeth Tubbs (Chair) · Jaylyn Hawks (Vice Chair)
Chris Baird · Ken Ballantyne · A. Lynn Jackson
Mary McGann · Rory Paxman

March 1, 2016

Honorable Orrin Hatch
United States Senator for Utah
104 Hart Senate Office Building
Washington, DC 20510

Dear Senator Hatch:

Funding from DOE for the Moab Uranium Mill Tailings Removal (UMTRA) Project has been cut by \$3.86 million dollars for Fiscal Year 2017. This type of loss will require layoff and work stoppage. This creates long term risks and losses and will delay completion of the project for up to 6 years beyond the 2019 deadline mandated by Congress. The tailings are located 3 miles north of downtown Moab and 800 feet from the Colorado River. There are health, safety, and economic issues with the reduced schedule:

- Major flooding of the UMTRA site has the potential to damage equipment, intrude upon the pile, and contaminate water for 25 million water users downstream. This risk will remain until the pile is moved.
- Now that the pile has been exposed, dust must be controlled "24/7" in order to keep radon levels within acceptable limits. In addition, the long term adverse health effects of the exposed contents are unknown.
- Tax dollars will be wasted by the extra cost of stopping and re-starting tailings removal 4 times in the next 5 years.
- There will be an inevitable and substantial turnover in the project workforce with further waste of tax dollars for yearly training of new employees.
- Placing the project workforce on unemployment each year will cost state and federal tax dollars while not moving any tailings. Paying people to move no tailings makes no sense.
- The project's exemplary safety record could be compromised by workforce turnover.
- The contracted hauler, Union Pacific Railroad, plans to charge higher rates to ship the tailings under the "Suspension of Service" clause in their contract, also wasting tax dollars.
- The impact on Grand County's rural economy will be severe. Grand County's 2015 unemployment rate was 5.7% while the state average was 3.5%.
- Extending the time that this blight will be seen by over a million visitors to Arches National Park and Canyonlands National Park each additional year is an unnecessary black eye for Utah.

Clearly the funding reductions for this project are a "false economy" which could ultimately cost more than the \$5-7 million per year needed to return to year-round operations, and will substantially increase the overall cost of the project.

We are not requesting *new* spending but *wiser* spending by re-allocating money already in the DOE's budget to allow the Moab UMTRA Project to maintain year-round tailings removal. We firmly believe this will save millions of tax dollars as well as remove this potential health risk from our community.

For more information please contact Mary McGann, Grand County Council Representative on the Moab Tailings Project Steering Committee at (435) 260-8348 or mmcgann@grandcountyutah.net.

Thank you for your attention to this extremely important issue. We look forward to your response.

Sincerely,

Elizabeth Tubbs, Chair
Grand County Council

David Sakrison, Mayor
City of Moab

cc:

Congressman Jason Chaffetz, Utah's 3rd Congressional District

Senator Dianne Feinstein, United States Senator for California

Congressman Juan Vargas, California's 51st Congressional District

Congressman Raul Grijalva, Arizona's 7th Congressional District

Ms. Tanya M. Trujillo, Executive Director Colorado River Board of California

Mr. Brad Hiltcher, Metropolitan Water District of Southern California

Mr. Mark Whitney, Principal Deputy Assistant Secretary for Environmental

Dr. Monica C. Regalbuto, Assistant Secretary for Environmental Management

Congresswoman Grace Napolitano, California's 32nd Congressional District

Congresswoman Linda Sanchez, California's 38th Congressional District

Congressman Jason Chaffetz
Utah's 3rd Congressional District
United States House of Representatives
1032 Longworth HOB
Washington, DC 20515

Senator Dianne Feinstein
United States Senator for California
331 Hart Senate Office Building
Washington, DC 20510

Congressman Juan Vargas
United States House of Representatives
2428 Rayburn House Office Building
Washington, DC 20515

Congressman Raul Grijalva
Arizona's 7th Congressional District
United States House of Representatives
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Washington, DC 20515

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1407 Broadway, Suite 318, New York, NY 10018

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Metropolitan Water District of Southern California
Federal Legislative Representative
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Washington, DC 20001

Mr. Mark Whitney, Principal Deputy Assistant Secretary for Environmental Management
U.S. Department of Energy
Attention: Office of Environmental Management
1000 Independence Ave, SW
Washington, DC 20585

Dr. Monica C. Regalbuto, Assistant Secretary for Environmental Management
U.S. Department of Energy
Attention: Office of Environmental Management
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Washington, DC 20585

Congresswoman Grace Napolitano, California's 32th Congressional District
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1610 Longworth
Washington, DC 20515

Congresswoman Linda Sanchez, California's 38th Congressional District
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2328 Rayburn HOB
Washington DC 20515



GRAND COUNTY COUNCIL MEMBERS
Elizabeth Tubbs (Chair) · Jaylyn Hawks (Vice Chair)
Chris Baird · Ken Ballantyne · A. Lynn Jackson
Mary McGann · Rory Paxman

March 1, 2016

Honorable Orrin Hatch
United States Senator for Utah
104 Hart Senate Office Building
Washington, DC 20510

Dear Senator Hatch:

~~Funding from DOE~~In the President's budget request for FY17 funding for the Moab Uranium Mill Tailings ~~Removal~~Remedial Action (UMTRA) Project has been cut by \$3.86 million dollars from the enacted amount for Fiscal Year 2017-FY16. This type of loss will require ~~layoff~~layoffs and work stoppage. ~~This creates for several months. If the funding shortage continues beyond next fiscal year, this would create~~ long term risks and losses and ~~will could~~ delay completion of the project for ~~up to 6~~several years beyond the ~~2019 deadline mandated by Congress-2025 current project end date~~. The tailings are located 3 miles north of downtown Moab and 800 feet from the Colorado River. There are health, safety, and economic issues with the reduced tailing shipment tailings schedule:

- Major flooding of the UMTRA site has the potential to damage equipment, intrude upon the pile, and contaminate water for 25 million water users downstream. This risk will remain until the pile is moved.
- ~~Now that~~As more of the pile ~~has been~~is exposed, dust control efforts have had to be expanded and dust must continue to be controlled "24/7" in order to keep radon levels within acceptable limits. In addition, the long term adverse health effects of the exposed contents are unknown. even if tailing aren't being shipped to prevent windblown contamination from going off site.
- Tax dollars will be wasted by the extra cost of stopping and re-starting tailings~~tailing~~ removal 4 times in the next 5 years. every year there is funding shortage.
- There will be an inevitable and substantial turnover in the project workforce with every extended layoff, with further waste of tax dollars for ~~yearly~~ training of new employees.
- Placing the project workforce on unemployment each year will cost state and federal tax dollars while not moving any tailings. Paying people to move no tailings makes no sense.
- The project's exemplary safety record could be compromised by workforce turnover.
- The contracted hauler, Union Pacific Railroad, ~~plans to may~~ charge higher rates to ship the tailings under the "Suspension of Service" clause in their contract, also wasting tax dollars.
- The impact on Grand ~~County's~~County' (where Moab resides) rural economy will be severe. Grand County's 2015 unemployment rate was 5.7% while the state average was 3.5%.
- Extending the time that ~~this blight~~the tailings pile will be seen by over a million visitors to Arches National Park and Canyonlands National Park each additional year is an unnecessary black eye for Utah.

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Clearly the funding reductions for this project are a "false economy" which ~~could~~will ultimately cost more than the additional \$5-7 million per year needed to return to year-round operations, and will substantially increase the overall cost and timeframe of the project.

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For more information please contact Mary McGann, Grand County Council -Representative on the Moab Tailings Project Steering Committee at (435) 260-8348 or mmcgann@grandcountyutah.net.

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Grand County Council

David Sakrison, Mayor
City of Moab

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cc:

~~Congressman Jason Chaffetz, Utah's 3rd Congressional District~~

~~Senator Dianne Feinstein, United States Senator for California~~

~~Congressman Juan Vargas, California's 51st Congressional District~~

~~Congressman Raul Grijalva, Arizona's 7th Congressional District~~

~~Ms. Tanya M. Trujillo, Executive Director Colorado River Board of California~~

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[Attachment](#)



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Elizabeth Tubbs (Chair) · Jaylyn Hawks (Vice Chair)
Chris Baird · Ken Ballantyne · A. Lynn Jackson
Mary McGann · Rory Paxman

March 1, 2016

Honorable Orrin Hatch
104 Hart Office Building
Washington, DC 20510

Honorable Mike Lee
361A Russell Senate Office Building
Washington, D.C. 20510

Congressman Jason Chaffetz
2236 Rayburn House Office Building
Washington, DC 20515

Dear Senators Hatch and Lee and Congressman Chaffetz:

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Thank you for your attention to this extremely important issue. We look forward to your response.

Sincerely,

Elizabeth Tubbs, Chair
Grand County Council

David Sakrison, Mayor
City of Moab

cc: Governor Gary Herbert, United States Governor for Utah

Senator Dianne Feinstein, United States Senator for California

Congressman Juan Vargas, California's 51st Congressional District

Congressman Raul Grijalva, Arizona's 7th Congressional District

Ms. Tanya M. Trujillo, Executive Director Colorado River Board of California

Mr. Brad Hiltcher, Metropolitan Water District of Southern California

Mr. Mark Whitney, Principal Deputy Assistant Secretary for Environmental

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Congresswoman Grace Napolitano, California's 32nd Congressional District

Congresswoman Linda Sanchez, California's 38th Congressional District

State of Utah House of Representatives

- Senate
- Legislature
- Utah.gov
- Utah Code & Constitution

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2/11/2016

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18	<u>Millner, Ann</u> (R)	amillner@le.utah.gov	Davis, Morgan, Weber
19	<u>Christensen, Allen M.</u> (R)	achristensen@le.utah.gov	Morgan, Summit, Weber
20	<u>Jenkins, Scott K.</u> (R)	sjenkins@le.utah.gov	Davis, Weber

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<u>24</u>	<u>Okerlund, Ralph</u> (R)	<u>rokerlund@le.utah.gov</u>	Beaver, Garfield, Juab, Kane, Millard, Sevier, Utah, Wayne
<u>25</u>	<u>Hillyard, Lyle W.</u> (R)	<u>lhillyard@le.utah.gov</u>	Cache, Rich
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<u>27</u>	<u>Hinkins, David P.</u> (R)	<u>dhinkins@le.utah.gov</u>	Carbon, Emery, Grand, San Juan, UT
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GRAND COUNTY COUNCIL MEMBERS
Elizabeth Tubbs (Chair) · Jaylyn Hawks (Vice Chair)
Chris Baird · Ken Ballantyne · A. Lynn Jackson
Mary McGann · Rory Paxman

March 1, 2016

Honorable Congressman Rob Bishop
c/o Fred Ferguson and Casey Snider
Fred.Ferguson@mail.house.gov
Casey.Sneider@mail.house.gov

Dear Congressman Bishop;

Thank you again for providing an opportunity for Grand County to participate in the Public Lands Initiative. Grand County took the charge to develop public land designation recommendations very seriously. From the outset this was billed as a "local, bottom-up, stakeholder driven process". Over the period of more than 2 years, two different County Councils devoted substantial blocks of time to hold public workshops during which stakeholders and various interest groups had opportunities to formally present their recommendations to the Council. We held public meetings and hearings where the citizens of Grand County could express their ideas and concerns. The Council members took "straw votes" at each workshop which were then voted on in the final documents submitted to your office in March of 2015, for inclusion in the Draft Bill. As the duly elected representatives of the citizens of Grand County, we believe that this is a fair representation of compromise for our community.

There are numerous areas where the Draft Bill departs from the recommendations forwarded to you. In General, Grand County stands by the recommendations as originally presented. We respectfully request that these be re-instated in the legislation. Insofar as these were developed with the input of a variety of stakeholders, partners, and citizens, we feel the knowledge and interest of the entities and individuals on the ground should carry the greatest weight. Enclosed you will find the document which lists all of the priorities and recommendations as originally submitted, annotated with a comparison between these and the Draft Bill.

There are parts of the Draft Bill which are a major departure from our submission that we feel require special mention. These are as follows:

1. Land Conveyance to the State of Utah for the Seep Ridge Utility Corridor. Grand County expressly voted against this.
2. Land Conveyance to Grand County of the Sand Flats Recreation Area (SFRA). This was evaluated by the SFRA Stewardship Committee who does not support the conveyance, and the County Council expressly voted against this.
3. Granstaff wilderness boundary must be amended to allow for the lower porcupine single track (whole enchilada).
4. The wilderness NE of Green River was to be established as Grand County drew it for the purposes of facilitating a potential mountain biking trail for the City of Green River.
5. The County Council voted against including Antiquities Act exemptions.

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6. The County Council has official expressed their support for the Master Leasing Plan.
7. Grand County did not designated any “Energy Planning Areas” and intended that lands within Grand County not specifically designated otherwise would be managed according to the BLM’s resource management plan.
8. The “Colorado River NCA” does not include watershed management/protection as a purpose.
9. Several SITLA trade-ins are located outside of the area Grand County designated for such. And, the trade-ins around the side canyons of Labyrinth Canyon were especially addressed as being unfavorable.

There are numerous other areas which, in many cases adversely affect current use and, in some cases restrict economic opportunity. Please refer to the “comparison” notes under each section of the management objectives submitted with our original recommendations.

We look forward to continuing to work with you on developing a bill that honors the work of the many stakeholders and ultimately produces a bill which Grand County can fully support.

Respectfully,

Elizabeth A. Tubbs, Chair
Grand County Council

cc: Congressman Chaffetz, c/o Wade Garrett, Wade.Garrett@mail.house.gov
Grand County Council

Enclosures

GRAND COUNTY'S RECOMMENDED MANAGEMENT OBJECTIVES
for Congressman Bishop's Public Lands Initiative
March 31, 2015

Bookcliffs Area North of I-70

1. Wilderness and Roads
 - Keep all Bookcliffs roads cherry stemmed as identified on the map (leave as is)
 - Remainder of Bookcliffs roads will be closed
 - Designate wilderness as indicated on attached map
 - Establish a right of way sufficient for maintenance and repairs of cherry stemmed roads to handle safety issues

Comparison:

1. There have been some subtractions and additions made to the wilderness boundaries. Of note is the subtraction of wilderness between Hay Canyon and East Canyon, some additions and subtractions around Danish Flats and Thompson Springs, and an addition near Green River (which was left out of the County recommendation at the request of the City of Green River for recreational purposes). See attached map. Grand County's recommendations is green with black dots, Congressmen's recommendations are in solid green.
2. There is the addition of the "Seep Ridge Utility Corridor" as a public purpose conveyance to the State of Utah. The Council expressly voted against this.
3. There is the creation of the "Book Cliffs Sportsmens NCA". This is also an exchange proposal roughly bounded by east and west Willow Creeks and Steer Ridge.
4. Cherry Stemmed roads appear to be the same in both proposals.

Watershed and East Arches Area

1. Wilderness and Roads
 - Keep all Westwater/Big Triangle/Beaver Creek roads cherry stemmed as identified on the map (leave as is)
 - Remainder of Westwater/Big Triangle/Beaver Creek roads will be evaluated in coordination with the BLM using a "no net loss" kind for kind exchange policy
 - Designate wilderness as indicated on attached map
 - Establish a right of way sufficient for maintenance and repairs of cherry stemmed roads to handle safety issues
 - Negro Bill Wilderness designation was amended from the Wilderness Study Area boundaries to accommodate a mountain biking trail
 - Mill Creek wilderness boundary was amended to include parcels that were exchanged from SITLA to BLM

Comparison:

1. Some wilderness was subtracted from the Westwater/Beaver Creek County proposal. Wilderness was added in the Granite Creek area and the Beaver Creek wilderness was extended south into the Forest Service. See map.
2. There is the addition of wilderness in Professor Valley/Mary Jane Canyon/Fisher Valley. This doesn't appear to encapsulate the Fisher Towers or any filming locations. See map.
3. There are some wilderness additions and subtractions in the Grandstaff and Millcreek area. ***Of particular note is that the lower portion of the Whole Enchilada mountain bike trail is within the Congressmens' wilderness proposal. Grand County made certain to clip this wilderness area to facilitate this trail. Also of note is that a significant amount of wilderness is proposed within the Sand Flats SRMA (some areas of the SRMA are currently managed for natural character). There is also a public purpose conveyance of the Sand Flats SRMA, which is incompatible with a simultaneous wilderness designation. More on that below*** See Map.
4. It's not clear what will happen with the roads within proposed wilderness in this area. The draft proposal maintains our color coding (red for cherry-stemmed, and blue for 'to be evaluated').
5. The congressional draft includes a conveyance of the Sand Flats SRMA to the County. It also proposes wilderness within the same. Not sure how that is supposed to work. The Sand Flats Advisory Committee doesn't support conveying Sand Flats to County ownership, and the Council voted against it.

2. "Castle Valley National Conservation Area" designation

- Watershed protection applies to the USGS designated Castle Valley and Moab City watershed; within the watershed there will be elimination of large point sources of pollution and best management of vegetation and soil fertility
- No road or trail closures
- Allow filming
- Allow hunting
- No new mineral claims or leasing
- Viewshed protection for Delicate Arch
- Continued grazing
- Continued fire mitigation activities
- Allow consideration of new roads & trails
- Keep current SRMAs
- Wood gathering permits remain
- Local Advisory Committee with a request that the committee members be appointed by the Grand County Council
- Local Manager

Comparison:

1. This NCA's boundaries were amended and parts of the County's proposal were split out into a separate Arches Park Expansion and a "Castle Valley Special Management" area. Additionally the name was changed to "Colorado River" NCA.
2. Watershed protection is specifically listed as a purpose of the "Castle Valley Special Management Area". However, watershed management is not listed as a purpose for the "Colorado River NCA".

The Moab area watershed is within the boundaries of the NCA, but not the special management area. This has the effect of providing watershed management as a purpose for the Castle Valley watershed, but not the Moab watershed (Colorado River NCA.)

3. The NCA's boundaries were amended to remove protection from the peaks of the Northern Range of the La Sal's (this area is, however, partly within the special management area); the boundaries were amended such that the NW side of the Colorado river is no longer protected (the County's NCA proposal uses the existing boundary of the 3 rivers withdrawal); the NCA proposal for the east side of Arches was converted into a park expansion (however, again, the NW side of the river was removed for some reason). A significant portion of the NCA was removed south of the Dolores/Colorado confluence.

4. The NCA and Special Management Areas remove new mineral claims, however, it is unclear if it applies to oil/gas. The area around Manns Peak/Burro Ridge appears to fall outside any congressional designation.

5. The Colorado River NCA and Castle Valley Special Management area overlap to a significant degree. I'm not sure how that is supposed to work.

6. Grazing is maintained, however, in an unorthodox manner. Current grazing flexibility is being limited by the congressional draft, levels can be increased, but not decreased. Grazing levels typically fluctuate depending on the conditions of the range.

3. Expand Utah Rims SRMA as per attached map

The boundaries appear to be the same as the County's.

4. Expand Arches National Park as per attached map

The NCA on the eastern portion of Arches was converted over to a park expansion. The boundaries are identical except that the NW side of the Colorado river is left out. The boundaries on the NW park expansion were extended north. Also of note is that land currently patented to Grand County near the boat docks are included as part of the park expansion. The current park is also proposed for wilderness (not the expansion however). Even though the map shows solid wilderness, I assume the draft really only intends wilderness as per the NPS proposal and what is currently being managed as wilderness. See map.

Greater Big Flat Area and the Labyrinth Canyon Region

1. Wilderness

- Designate Behind the Rocks wilderness as per the attached map
- Close the mountain biking trail

Done. Our proposal and the draft are the same.

2. "Labyrinth Canyon Special Management Area" designation

- Ten Mile Canyon
 - Leave the Ten Mile Road open from Dripping Springs to the Midway road
 - Close Ten Mile Road from Midway to the Green River

Appears similar on the draft map. No specifics though in the draft.

- Establish an unconditional No Surface Occupancy area as indicated on attached map

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- Unconditional NSO to apply to: oil & gas, hard rock mining, potash, and any kind of extractive industry. Ineligible for exemption or waiver.

Converted to the Labyrinth Canyon NCA. Boundaries are mostly the same excepting some state parcels and proposed state trade-ins.

- Establish an area along the Green River as mineral withdrawal and no new leasing as per attached map

This is proposed as Labyrinth Canyon wilderness in the draft. Boundaries are identical.

- All routes along the Green River in the Labyrinth Canyon Special Management Area to be open to OHV from the first of October through Easter Sunday, and closed from after Easter Sunday through the last day of September
 - The road down Spring Canyon will remain open to the river year-round for boating access
 - The B Road portion of Mineral Bottom Road will remain open year-round

The details seem to appear on the map, however the contextual details are not in the draft.

See map.

3. “Moab Recreation Area” designation comprised of the following six recreation zones, with management objectives as follows:

There are general provisions, and also area specific provisions. Again, there is the unorthodox grazing provision, which allows grazing levels to go up but never down.

- a. White Wash/Dee Pass

- Purpose:
 - OHV recreation
 - Mineral development
- Allow new motorized and non-motorized trails
- Allow all other types of recreation
- Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
- White Wash area open for cross country travel per BLM RMP

The boundaries were expanded to include upper ten mile. Otherwise seems to be the same. This area and the Utah Rims area are consolidated in the draft proposal.

- b. Monitor/Merrimac

- Purpose:
 - Recreation: Motorized, non-motorized, climbing
 - Viewshed
- Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
- Allow new motorized and non-motorized trails
- Provide protection for rare plants
- Allow existing county borrow pits
- Trade two northern SITLA parcels out
- Honor valid existing lease rights
- No new mineral claims or leasing

Boundaries appear to be retracted to the cliff line on the eastern edge. Includes prohibition of new mineral and energy leasing as a management principle, however, doesn't include withdrawl language as in the NCAs.

c. Gemini Bridges South

- Purpose:
 - Recreation: Motorized and non-motorized
 - Energy development
- Allow new non-motorized routes
- Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
- Honor valid existing lease rights
- Allow future leasing with a No Surface Occupancy stipulation
- No lease retirement
- Create a management area Advisory Committee, committee to be appointed by the County Council: Purpose to provide coordination with federal, state and county management of area
 - Representative from the oil lessees/operators
 - Representative from the motorized recreation
 - Representative from the non-motorized recreation
 - Representative from SITLA
 - Representative from the County Council
 - Representative from BLM
 - Representative from conservation community

Renamed 'Big Flat Recreation Zone'. SW boundary was considerably retracted. Advisory Committee is missing.

d. Amasa Back/Goldbar

- Purpose
 - Recreation: Motorized and non-motorized
 - Viewshed
- Allow new non-motorized routes
- Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
- Consider biological resources in recreation management
- No new mineral claims or leasing
- Lease and claim retirement
- Trade out State lands

Boundaries appear to be the same. Management principles appear similar.

e. Bar M/Klondike (Arches West)

- Purpose:
 - Recreation – Mountain biking and climbing
 - Viewshed protection for Arches National Park
- No new mineral claims or leasing

- Trade out SITLA parcels
- Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
- Sovereign trail system remains open for OHV use
- Allow new non-motorized trails

Two large State sections appear to be retained and the boundaries are adjusted as such. Boundaries were expanded on the north end, however they conflict with the Park expansion and a SITLA trade-in on the west side of 191. Management principles are similar.

f. Mineral Canyon

- Purpose
 - Recreation: non-motorized focus
 - Viewshed
- Boating access
- No new mineral claims or leasing
- Lease and claim retirement area
- Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
- Allow new non-motorized trails
- Trade out SITLA lands
- Keep airstrip open
- Keep county borrow areas open

The boundary appears to be retracted to facilitate a State trade-in. Management principles are similar.

4. SITLA Trade-in Area

- Grand County approves SITLA trade-ins as per attached map

Significant trades are exhibited in the draft, both inside and outside of the designated area. Grand County should consider asking about royalty sharing agreements so that a major loss of mineral lease funds doesn't occur with future development.

Other Grand County Areas

1. Wild & Scenic River Management Objectives

- Designate Wild & Scenic Rivers as per the BLM's suitability inventory (see attached maps) for the Colorado, Dolores, and Green Rivers

Appears to be the same.

2. Rights of Ways & Roads in Wilderness

- Establish a right of way sufficient for maintenance and repairs of cherry stemmed roads to handle safety issues
- "No net loss" policy for roads in Grand County consistent with the 2008 Travel Management Plan; that losses and gains are kind for kind trade outs; and will utilize the BLM's process for Travel Plan evaluation

- Valid and existing rights will be given access

There is no net-loss policy per-se. However, Title XII would grant title to all class B and D roads currently designated in the current BLM RMP travel plan. Title XII also prescribes that Grand County's travel designations will be partially honored in the Labyrinth area. It's also worth noting that not all roads in the current BLM travel plan are rs2477 claims, and not all rs2477 claims are approved in the Travel Plan.

3. Canyonlands Field Airport

- Grand County requests an area immediately adjacent to the airport, subject to a map to be prepared by the Airport Manager/Board, for a transfer of federal lands to Grand County for airport expansion purposes

Present in the draft.

Other:

In general there are several provisions in 'Title I: Wilderness' that are unorthodox or contradicted by the Wilderness Act.

The Master Leasing Plan would be nullified.

Title XI stipulates that all lands within the PLI planning area owned by the BLM and being open to extractive leasing will become 'Energy Planning Areas' with several provisions designed to expedite leasing and development. There is a small inexplicable polygon near 313/191 labeled as "Energy Plan".

Grazing provisions are not status-quo.

Title IX Red Rock Country Off-Highway Vehicle Trail is included in the draft. Not considered by the County.

Some kind of Antiquities Act restriction is anticipated.

RESOLUTION NO. 3046

**A RESOLUTION OF THE GRAND COUNTY COUNCIL
APPROVING THE COUNCIL'S PRELIMINARY RECOMMENDATIONS, AS AMENDED,
AS THE FORMAL RECOMMENDATIONS
FOR DESIGNATIONS AND MANAGEMENT OBJECTIVES
FOR CONGRESSMAN ROB BISHOP'S
PROPOSED PUBLIC LANDS INITIATIVE**

WHEREAS, on March 31, 2015, the Grand County Council voted to approve the Council's preliminary recommendations from the open, public County Council Workshops of February 23rd, March 2nd, March 9th, March 16th, and March 31st, 2015, as amended on March 31st, 2015, as the formal recommendations for designations and management objectives to submit to Congressman Rob Bishop for the proposed Public Lands Initiative; and

WHEREAS, Exhibit A is the cover letter and regional map sent to Congressman Bishop on April 9, 2015, such letter having been ratified by the County Council in an open public meeting of April 21, 2015; and

WHEREAS, Exhibit B details Grand County's recommended designations and management objectives submitted to Congressman Bishop; and

WHEREAS, Exhibit C illustrates in map form Grand County's recommended proposal that has been submitted to Congressman Bishop.

NOW, THEREFORE, BE IT RESOLVED that on April 21, 2015 the Grand County Council ratified a letter sent to Congressman Bishop April 9, 2015 (Exhibit A), and that on March 31, 2015 the Grand County Council formally approved the Council's preliminary recommendations from several open, public County Council workshops in 2015, as amended, as the formal recommendations for designations and management objectives (Exhibit B), with mapped boundaries (Exhibit C), representing Grand County's recommended proposal for Congressman Rob Bishop's proposed Public Lands Initiative.

RESOLUTION PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this 5th day of May 2015, by the following vote:

Those voting aye: Tubbs, Hawks, Baird, McGann

Those voting nay: Ballantyne, Jackson, Paxman

Absent:

ATTEST:

Grand County Council



Diana Carroll, Clerk/Auditor



Elizabeth A. Tubbs, Chair

EXHIBIT A
Cover Letter and Regional Map



GRAND COUNTY COUNCIL MEMBERS
Elizabeth Tubbs (Chair) · Chris Baird (Vice Chair)
Ken Ballantyne · Jaylyn Hawks · A. Lynn Jackson
Mary McGann · Rory Paxman

April 9, 2015

Honorable Rob Bishop
c/o Fred Ferguson and Casey Snider
Fred.Ferguson@mail.house.gov
Casey.Snider@mail.house.gov

Dear Congressman Bishop:

Thank you once again for the opportunity to resolve several long-standing public land use issues via your willingness to act as our congressional sponsor for a public lands bill.

On March 31st of this year the Grand County Council met in a Special Meeting to vote on the final recommendations for inclusion in your bill. The meeting was the culmination of many months of work by two different councils, public input, public hearings and an extensive public comment period. Over the past several weeks Grand County has submitted preliminary recommendations, based on outcomes and "straw" votes during our on-going workshops, so that our recommendations could be included in your draft map. Since your time-frame to publish the draft map has somewhat changed, we would now like you to consider only our final recommendations, approved by a majority vote of the council, for inclusion in the draft map. Note that our final vote included some amendments to previous "straw" votes. Grand County's final overall map and specific shape files are downloadable from <http://grandcountyutah.net/866/Public-Lands-Recommendation-Mar-31>. And the final recommended management objectives, including designations outlined below, are attached (and also available online).

You may recall that, for purposes of efficiency, we divided the County into three regional areas (Bookcliffs Area North of I-70, Watershed and East Arches Area, and Greater Big Flat Area & Labyrinth Canyon Region). We have also established "Other Grand County Areas" that cross these regional areas. The regional map is again provided, and the recommended management objectives reference these regions.

Attached are management objectives (as illustrated on the map for the following:

- Bookcliffs Area North of I-70
 - Wilderness and roads

- Watershed and East Arches Area
 - Wilderness and roads
 - "Castle Valley" NCA designation
 - "Utah Rims" OHV SRMA expansion
 - Arches National Park expansion

- Greater Big Flat Area and Labyrinth Canyon Region
 - Wilderness
 - "Labyrinth Canyon" Special Management Area designation

- “Moab” Recreation Area designation to include six management zones (White Wash/Dee Pass; Monitor/Merrimac; Gemini Bridges South; Amasa Back/Gold Bar; Bar M/Klondike (Arches West); and Mineral Canyon)
- SITLA trade-in area
- Other Grand County Areas
 - Wild & Scenic River management objectives
 - Rights of ways & roads in wilderness
 - Canyonlands Field Airport expansion/request of federal lands

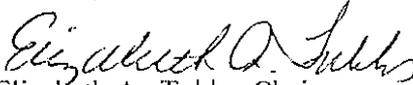
I would like to add that much of the work that went into developing the management objectives for the areas/designations listed above was accomplished by a multi-stakeholder group loosely referred to as the Big Flats Workgroup. This group, led by two Council Members during 2014, met numerous times to hash out solutions to issues in an area where many interests compete. The road to forwarding these recommendations would have been a lot longer and more difficult to navigate without that foundation. The newly seated Council involved in this process has participated in many meetings and has had to quickly become familiar with many complex issues to bring this to a conclusion. Although the Council and the community have not reached consensus, we hope that everyone will find the resulting compromise acceptable.

It is important to note that, at the beginning of this process in 2013, a Council study committee was designated who developed three alternatives initially to be considered for inclusion in the public lands bill. All three alternatives included a recommendation to set aside a swath of land for a potential “transportation corridor” through the Bookcliffs, from Uinta County/Grand County border to I-70. During subsequent workshops, however, this concept was not supported by a majority of the Council and, you will note, it is not a recommendation forwarded by Grand County. Likewise, language relating to the Antiquities Act was also not supported by a majority of the Grand County Council and is not included in our proposal, though we recognize that this may be incorporated regardless.

It is also important to note that the accuracy of the shape files are intended only to be illustrative of our intentions. However, where existing landmarks (such as roads, trails, property boundaries, political boundaries, etc.) exist it will be necessary to seek more authoritative data. While most of our boundaries will likely be self-evident, some may come from data that you may not have (local trail systems, watershed boundaries, etc.). Feel free to contact us with any questions as we would be happy to clarify.

Once again, thank you for championing a locally derived solution to federally owned land management in Grand County. If you have any questions please feel free to contact us.

Sincerely,

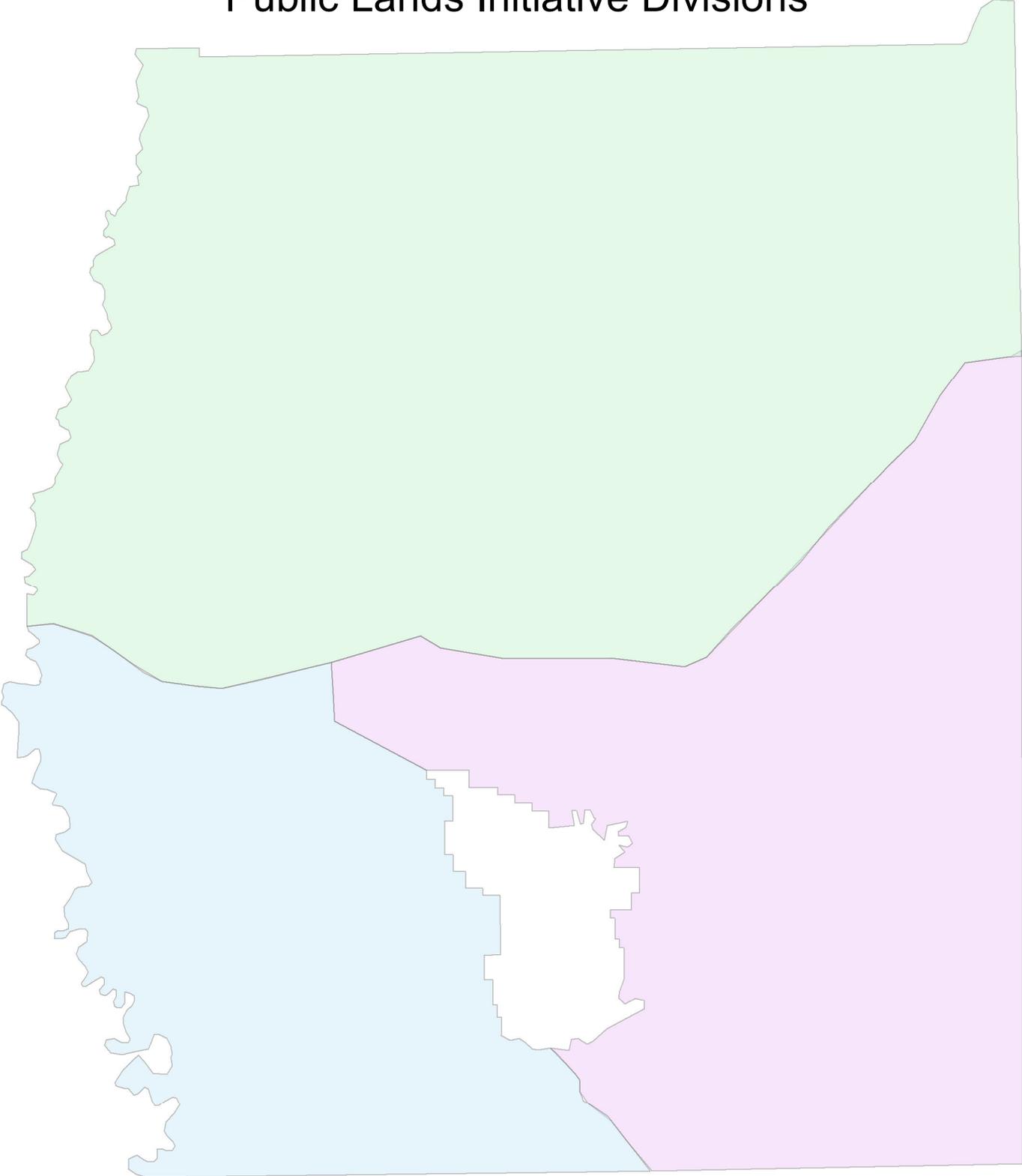

Elizabeth A. Tubbs, Chair
Grand County Council

cc: Congressman Chaffetz, c/o Wade Garrett, Wade.Garrett@mail.house.gov
Grand County Council

Attachments: Recommended management objectives; map & .shp files (online)

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Public Lands Initiative Divisions



Legend

-  Bookcliffs
-  Greater Big Flats
-  Watershed & E. Arches

EXHIBIT B
Recommended Designations and Management Objectives

GRAND COUNTY'S RECOMMENDED MANAGEMENT OBJECTIVES
for Congressman Bishop's Public Lands Initiative
March 31, 2015

Bookcliffs Area North of I-70

1. Wilderness and Roads
 - Keep all Bookcliffs roads cherry stemmed as identified on the map (leave as is)
 - Remainder of Bookcliffs roads will be closed
 - Designate wilderness as indicated on attached map
 - Establish a right of way sufficient for maintenance and repairs of cherry stemmed roads to handle safety issues

Watershed and East Arches Area

1. Wilderness and Roads
 - Keep all Westwater/Big Triangle/Beaver Creek roads cherry stemmed as identified on the map (leave as is)
 - Remainder of Westwater/Big Triangle/Beaver Creek roads will be evaluated in coordination with the BLM using a "no net loss" kind for kind exchange policy
 - Designate wilderness as indicated on attached map
 - Establish a right of way sufficient for maintenance and repairs of cherry stemmed roads to handle safety issues
 - Negro Bill Wilderness designation was amended from the Wilderness Study Area boundaries to accommodate a mountain biking trail
 - Mill Creek wilderness boundary was amended to include parcels that were exchanged from SITLA to BLM

2. "Castle Valley National Conservation Area" designation
 - Watershed protection applies to the USGS designated Castle Valley and Moab City watershed; within the watershed there will be elimination of large point sources of pollution and best management of vegetation and soil fertility
 - No road or trail closures
 - Allow filming
 - Allow hunting
 - No new mineral claims or leasing
 - Viewshed protection for Delicate Arch
 - Continued grazing
 - Continued fire mitigation activities
 - Allow consideration of new roads & trails
 - Keep current SRMAs
 - Wood gathering permits remain
 - Local Advisory Committee with a request that the committee members be appointed by the Grand County Council

-
- Local Manager
3. Expand Utah Rims SRMA as per attached map
 4. Expand Arches National Park as per attached map

Greater Big Flat Area and the Labyrinth Canyon Region

1. Wilderness
 - Designate Behind the Rocks wilderness as per the attached map
 - Close the mountain biking trail
2. "Labyrinth Canyon Special Management Area" designation
 - Ten Mile Canyon
 - Leave the Ten Mile Road open from Dripping Springs to the Midway road
 - Close Ten Mile Road from Midway to the Green River
 - Establish an unconditional No Surface Occupancy area as indicated on attached map
 - Unconditional NSO to apply to: oil & gas, hard rock mining, potash, and any kind of extractive industry. Ineligible for exemption or waiver.
 - Establish an area along the Green River as mineral withdrawal and no new leasing as per attached map
 - All routes along the Green River in the Labyrinth Canyon Special Management Area to be open to OHV from the first of October through Easter Sunday, and closed from after Easter Sunday through the last day of September
 - The road down Spring Canyon will remain open to the river year-round for boating access
 - The B Road portion of Mineral Bottom Road will remain open year-round
3. "Moab Recreation Area" designation comprised of the following six recreation zones, with management objectives as follows:
 - a. White Wash/Dee Pass
 - Purpose:
 - OHV recreation
 - Mineral development
 - Allow new motorized and non-motorized trails
 - Allow all other types of recreation
 - Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
 - White Wash area open for cross country travel per BLM RMP
 - b. Monitor/Merrimac
 - Purpose:

-
- Recreation: Motorized, non-motorized, climbing
 - Viewshed
 - Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
 - Allow new motorized and non-motorized trails
 - Provide protection for rare plants
 - Allow existing county borrow pits
 - Trade two northern SITLA parcels out
 - Honor valid existing lease rights
 - No new mineral claims or leasing
- c. Gemini Bridges South
- Purpose:
 - Recreation: Motorized and non-motorized
 - Energy development
 - Allow new non-motorized routes
 - Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
 - Honor valid existing lease rights
 - Allow future leasing with a No Surface Occupancy stipulation
 - No lease retirement
 - Create a management area Advisory Committee, committee to be appointed by the County Council: Purpose to provide coordination with federal, state and county management of area
 - Representative from the oil lessees/operators
 - Representative from the motorized recreation
 - Representative from the non-motorized recreation
 - Representative from SITLA
 - Representative from the County Council
 - Representative from BLM
 - Representative from conservation community
- d. Amasa Back/Goldbar
- Purpose
 - Recreation: Motorized and non-motorized
 - Viewshed
 - Allow new non-motorized routes
 - Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
 - Consider biological resources in recreation management
 - No new mineral claims or leasing
 - Lease and claim retirement
 - Trade out State lands

-
- e. Bar M/Klondike (Arches West)
 - Purpose:
 - Recreation – Mountain biking and climbing
 - Viewshed protection for Arches National Park
 - No new mineral claims or leasing
 - Trade out SITLA parcels
 - Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
 - Sovereign trail system remains open for OHV use
 - Allow new non-motorized trails

 - f. Mineral Canyon
 - Purpose
 - Recreation: non-motorized focus
 - Viewshed
 - Boating access
 - No new mineral claims or leasing
 - Lease and claim retirement area
 - Follow RMP Travel Management Plan (baseline); allow adjustments per BLM/County consultation process for additions or deletions of roads
 - Allow new non-motorized trails
 - Trade out SITLA lands
 - Keep airstrip open
 - Keep county borrow areas open
4. SITLA Trade-in Area
- Grand County approves SITLA trade-ins as per attached map

Other Grand County Areas

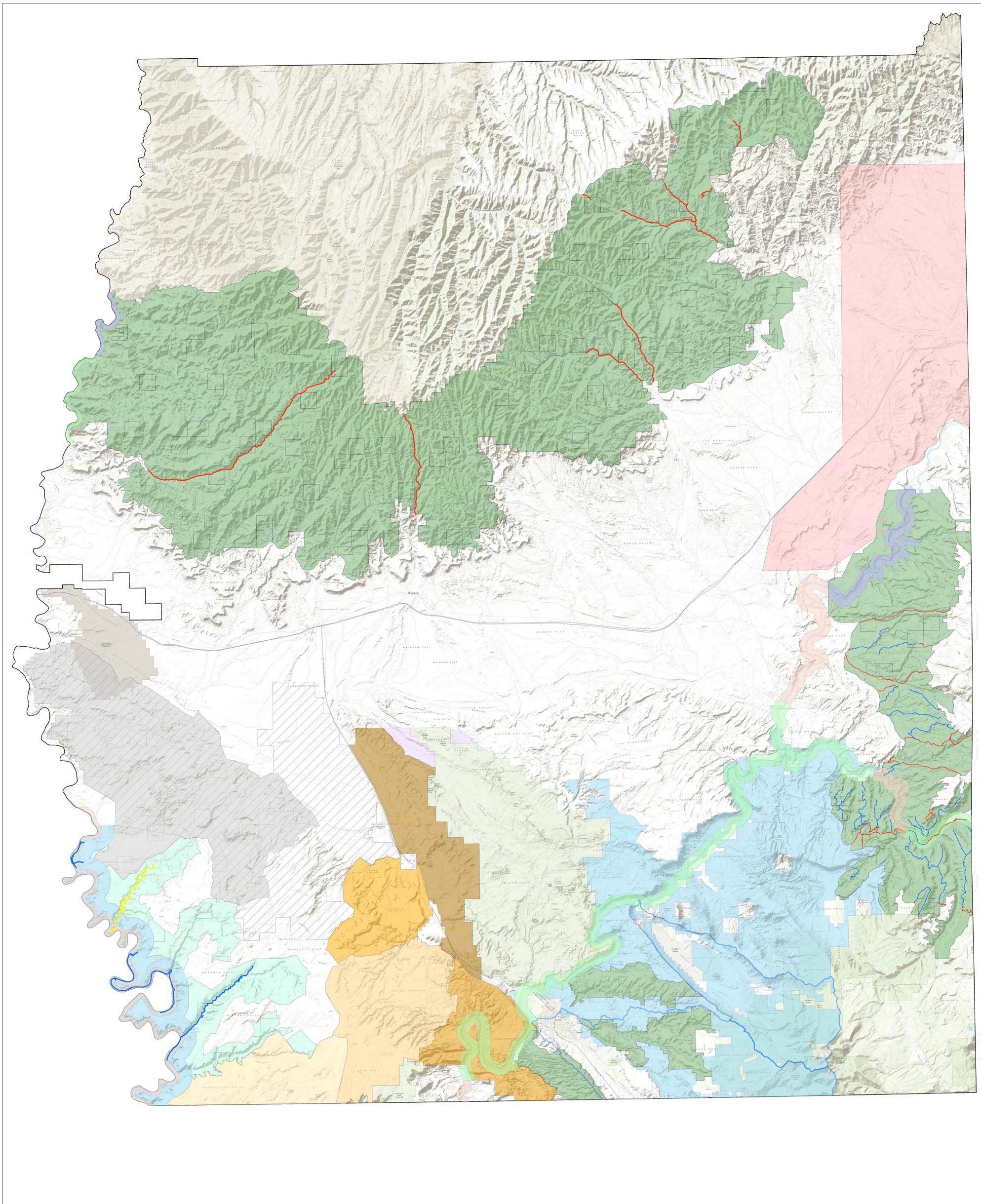
1. Wild & Scenic River Management Objectives
 - Designate Wild & Scenic Rivers as per the BLM's suitability inventory (see attached maps) for the Colorado, Dolores, and Green Rivers

2. Rights of Ways & Roads in Wilderness
 - Establish a right of way sufficient for maintenance and repairs of cherry stemmed roads to handle safety issues
 - "No net loss" policy for roads in Grand County consistent with the 2008 Travel Management Plan; that losses and gains are kind for kind trade outs; and will utilize the BLM's process for Travel Plan evaluation
 - Valid and existing rights will be given access

3. Canyonlands Field Airport
 - Grand County requests an area immediately adjacent to the airport for a transfer of federal lands to Grand County for airport expansion purposes

EXHIBIT C
Map of Grand County's Recommended Proposal

Grand Co. Public Lands Initiative Recommendations



Wilderness

- Wilderness
- Undecided Roads
- Cherry-Stemmed Roads

Labyrinth Special Management Area

- Labyrinth - Unconditional NSO
- Labyrinth Mineral/Leasing Withdrawal
- Seasonal Closure
- Tenmile Route Closed

Grand Co. Recreation Areas

- OHV Expansion - Dee Pass
- OHV Expansion - Utah Rims
- Recreation Area - Big Flat Name**
- Amasa Back - Gold Bar
- Bar M - Klondike
- Monitor Merrimack
- Gemini Bridges - Big Flat
- Mineral Canyon

- Arches Expansion
- C.V. National Conservation Area
- SITLA Trade-in Area
- Grand County Border
- Moab Watershed
- Castle Valley Watershed

Wild & Scenic Suitability

- Recreational
- Scenic
- Wild



United States Department of the Interior



NATIONAL PARK SERVICE
Southeast Utah Group
Arches and Canyonlands National Parks
Hovenweep and Natural Bridges National Monuments
2282 S. West Resource Boulevard
Moab, Utah 84532-3298

IN REPLY REFER TO: K14

February 29, 2016

Ruth Dillon
Grand County Council Administrator
125 E. Center St.
Moab UT 84532

Dear Ms. Dillon,

This letter is in response to Council Member Baird's request for a short explanation of wilderness management in Arches National Park.

Pursuant to the Wilderness Act of 1964 all lands within the boundary of Arches National Park were inventoried for eligibility according to the requirements of the Act. The result of a careful study of the roadless areas and consideration of comments received via a public hearing were used to draft a Wilderness Recommendation, forwarded for congressional approval in 1974.

Pursuant to the Wilderness Act and the Recommendation, all lands within the boundary of Arches National Park are managed as wilderness with the exception of the lands along the road corridors, within the Visitor Center, Devil's Garden, Delicate Arch, and Windows developed areas, and within the County's R&PP lease on the south edge of the park.

The map attached shows the areas managed as wilderness in green, and the road corridors, developed areas, and the County's R&PP lease in pale yellow.

The wilderness boundaries are set back approximately 300 feet from the centerline of major roads and approximately 150 feet from the centerline of other roads, wherever topography allows.

Please contact me if you have questions or would like additional information,

Sincerely,

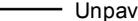
A handwritten signature in blue ink that reads "Kate Cannon". The signature is fluid and cursive, with the first name "Kate" and last name "Cannon" clearly legible.

Kate Cannon
Superintendent
National Park Service
Southeast Utah Group

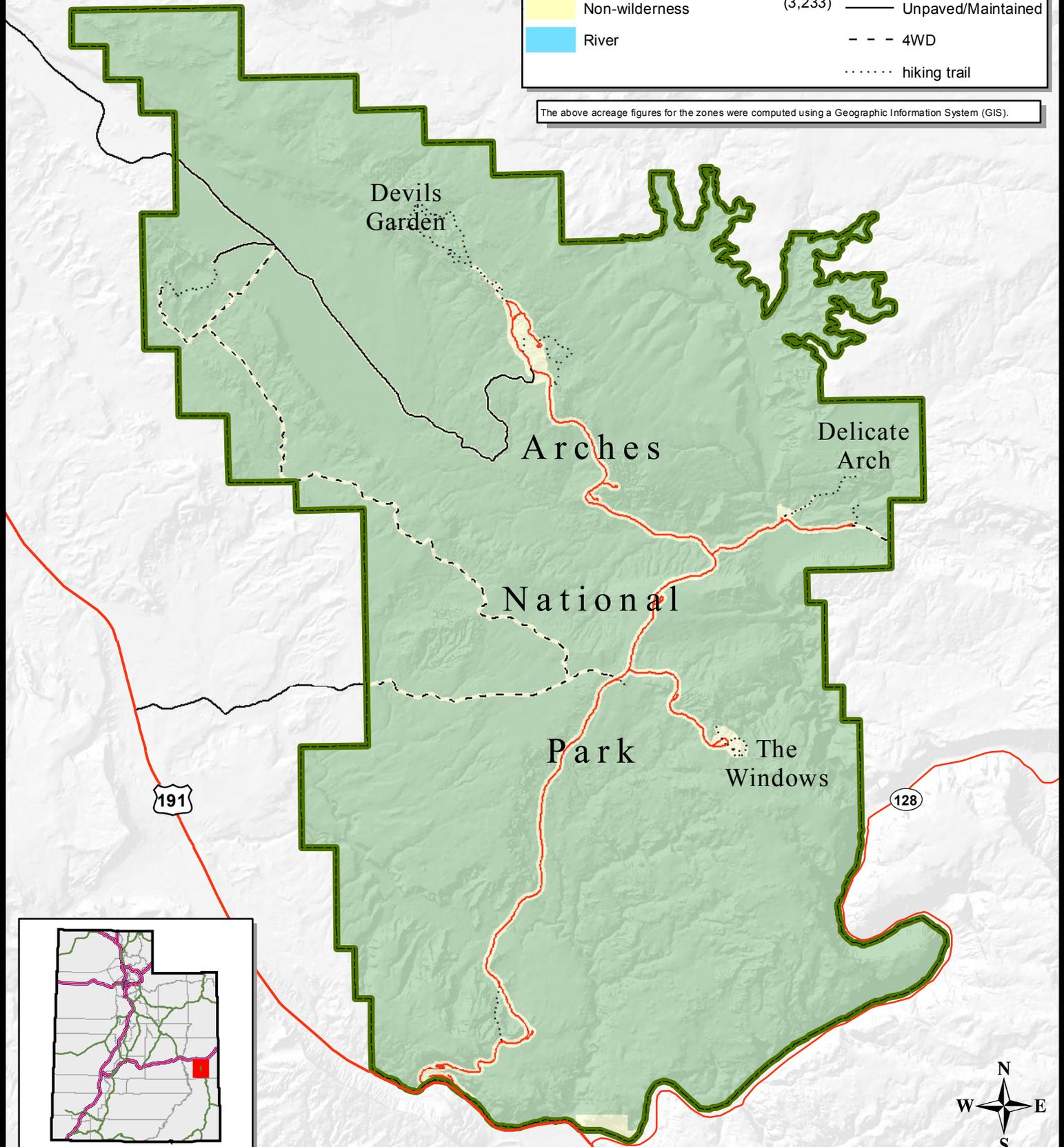
cc: Chris Baird, Grand County Council Member
Bryony Chamberlain, Grand County Council Office Coordinator



Arches National Park Wilderness Plan

Land Status (Acres)		Roads & Trails	
	Recommended Wilderness (73,312)		Paved
	Non-wilderness (3,233)		Unpaved/Maintained
	River		4WD
			hiking trail

The above acreage figures for the zones were computed using a Geographic Information System (GIS).



AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Agenda Item: V

TITLE:	Approving Volunteer Appointment(s) to District and County Boards and Commissions: 1. Recreation Special Service District
FISCAL IMPACT:	None
PRESENTER(S):	Chris Baird, Council Liaison for the Board

Prepared By:

Bryony Chamberlain
 Council Office
 Coordinator

FOR OFFICE USE ONLY:

Attorney Review:

N/A

RECOMMENDATION:

I move to approve the mid-term appointment of Kelly Mike Green with a term expiring 12/31/2018 to serve on the Recreation Special Service District, and authorize the Chair to sign all associated documents.

BACKGROUND:

The Recreation Special Service District met in open meetings and reviewed two applications submitted for one open vacancy as of 1/21/2016, which would be a mid-term appointment. The Board voted to forward the recommendation of applicant Kelly Mike Green to County Council for appointment, with term expiring 12/31/2018 to fill the resigned position of Gene Ciarus.

One other application was received:
 Laura Gale

Resolution No. 3007 established a board appointment process and requirements of board members, commissioners, and committees. Board Members agree, in signing the application, to abide by Conflict of Interest Ordinance No. 462.

Upon appointment, the Council's Office will mail the appointees a letter congratulating them and inviting them to a training/orientation to be scheduled for 2016.

ATTACHMENT(S):

1. Board recommendation
2. Applications received

Grand County Recreation Special Service District #1
P. O. Box 715
Moab, Utah 84532

2-18-16

Grand County Council Members
125 Main Street
Moab, Utah 84532

Dear County Council Members:

Please be advised that the Grand County Recreation Special Service District gives its recommendation for Kelly Mike Green to be our new board member. We interviewed all the candidates at our meeting on February 17, 2016, and feel that he would be a good addition to our board.

Sincerely,

/s/

Kathleen Wilson
Chairman
Grand County Recreation Special Service District



Board and Commission Application and Certification Form



Instructions: Complete and sign this form and return it to Grand County Council Office, 125 E. Center St., Moab, UT 84532; fax: 435-259-2574; or council@grandcountyutah.net

Board or Commission Position Applied For: Recreation Board

Name: Kelly Mike Green

Address: 427 E 100 N

City: Moab State: UT ZIP Code: 84532

Day Phone: 435-260-2384 Email Address: Kellymike@excite.com

In what year did you establish your current residency in Grand County? 1998

If not Grand County, which county do you reside in? (applicable for Historical Preservation Commission and Housing Authority of Southeastern Utah) _____

Occupation or professional training: Retired clinical social work

List your work experience that is relevant to your application for a position on the Board or Commission for which you are applying (if needed, attach a separate page):

In younger years worked as a guide for both
Land & River Tours from age 12-30 yrs.
Familiar with local history of the area
in regards to recreational use, respect
for various type of activities related to
Moab & surrounding area. Education includes
knowledge of how to work with individuals, & groups in
solving differences. Administrative experience
in managing employees & budgets.

List your non-work experience that is relevant to your application for a position on the Board or Commission for which you are applying:

Past Member of Domestic Violence Coalition Grand/San Juan
Served on Aging & Adult Services Coalition for many years
Past Volunteer for Boy Scouts of America Scout Leader in
Working with youth.
Involved as an activist in public land issues for
multiple use & invested in seeing Grand County
progress. BSW Social Work MSW, GCSW Social Work

Grand County Resolution 2806 (November 2007) contains the following Board Member requirements:

- Must be a Grand County resident (unless otherwise noted);
- Terms shall be for four years, unless a shorter period is required by law, or unless a mid-term vacancy is being filled;
- All terms shall end December 31st with the new member taking office the first meeting in January of the following year;
- Board Members shall have the appropriate expertise when required by law;
- Submit applications to the Council's Office in accordance with the requirements contained in the notice;
- Agree to abide by the County's Conflict of Interest Ordinance.

Additionally, the State Code has the following requirements for *Special Service Districts in Grand County*:

- No appointed member of the Board may be a full or part-time employee of the District while serving on the Board;
- No person employed by a Special Service District as a full-time or part-time employee may serve on the Governing Board of the District;
- A Board Member may not be compensated separately as a Board Member and as an employee for providing the same service;
- Each Trustee/Board Member appointed by the County legislative body shall be an elector (registered voter) of the District.

I have read, and I certify, that all the information on this form is true and correct and I meet the requirements listed above. Furthermore, if appointed, I agree to faithfully attend the meetings and adhere to the State laws, County ordinances, and adopted Bylaws that govern the Board or Commission on which I am appointed to serve. Additionally, I have read the County's Conflict of Interest Ordinance (No. 462, November 2007) and do not have any inherent conflicts in serving on the Board or Commission to which I have applied. I agree to abide by this Ordinance.

Signature: Jill Ann Moran

Date: 2-11-2016

City:	Moab
State:	UT
Zip Code:	84532
Day Phone:	8014102102
Email Address:	lara.m.gale@gmail.com
In what year did you establish your current residency in Grand County?	2015
If not Grand County, which county do you reside in?	<i>Field not completed.</i>
Occupation or professional training:	Civil Affairs, Public Affairs, Journalism, Energy Management
List your work experience that is relevant to your application for a position on the Board or Commission for which you are applying:	Outdoor Educator, 2004-2005; Boys and Girls Club Site Director, 2006; Army Civil Affairs Team Sergeant, 2007-2014. Currently write for the Moab Sun News
List your non-work experience that is relevant to your application for a position on the Board or Commission for which you are applying:	I was raised in Salt Lake, and recently discovered that Moab is home. In August, I moved to town as a Community Rebuilds volunteer and have decided to make a home here. I've run and volunteered for several races in Moab over the years, and as a native Utahan spent many summer vacations hiking the red rocks here. I am passionate about the importance of youth sports- not because I played sports as a child, but because I didn't. As a self-motivated active adult and a military veteran, I know that if a community wishes healthy, positive outcomes for its families and young people, providing access to recreational programming is not optional. I managed a farm for a year prior to coming to Moab, and wrote a successful grant proposal to establish a pasture-raised chicken and egg cooperative in the outer Seattle agricultural belt. Rural activities from rodeo to 4H are huge long-term assets for any rural community- I believe this passionately, again, not because I was raised with any of it, but because I wasn't. Supporting recreational programming in my new community through grant writing, public outreach, program development and administrative assistance would be a privilege. Thanks for your consideration!

Grand County Resolution 3007 (December 2013) contains the following Board Member requirements:

- Must be a Grand County resident (unless otherwise noted);
 - Terms shall be for four years, unless a shorter period is required by law, or unless a mid-term vacancy is being filled;
 - All terms shall end December 31st with the new member taking office the first meeting in January of the following year;
 - Board Members shall have the appropriate expertise when required by law;
 - Submit applications to the Council's Office in accordance with the requirements contained in the notice;
 - Agree to abide by the County's Conflict of Interest Ordinance.
-

Additionally, the State Code has the following requirements for Special Service Districts in Grand County:

- No appointed member of the Board may be a full or part-time employee of the District while serving on the Board;
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-

I have read, and I certify, that all the information on this form is true and correct and I meet the requirements listed above. Furthermore, if appointed, I agree to faithfully attend the meetings and adhere to the State laws, County ordinances, and adopted Bylaws that govern the Board or Commission on which I am appointed to serve. Additionally, I have read the County's Conflict of Interest Ordinance (No. 462, November 2007) and do not have any inherent conflicts in serving on the Board or Commission to which I have applied. I agree to abide by this Ordinance.

Applicant Certification By checking this box and typing my name below, I am electronically signing my application.

First Name Lara

Middle Initial M

Last Name Gale

1/25/2016

Date:

Email not displaying correctly? [View it in your browser.](#)

CONSENT AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Consent Agenda Item: W-AA

TITLE:	<p>W. Approving Proposed Purchase Agreement with Spillman Technologies, Inc. for New Dispatch Software for Emergency Medical Services in the Amount of \$8,961.00</p> <p>X. Approving Proposed Grant Agreement with Utah Department of Agriculture and Foods for the Control of Hoary Cress Invasive Species</p> <p>Y. Approving Proposed Grant Agreement with Utah Department of Agriculture and Foods for the Control of Black Henbane Invasive Species</p> <p>Z. Approving Retail Beer License for Canyonlands PRCA Rodeo Club to be Held at 3641 South Highway 191, June 2-4, 2016</p> <p>AA. Approving Retail Beer License for Back of Beyond Paddle Race to be Held at Hittle Bottom, May 14, 2016</p>
FISCAL IMPACT:	See Corresponding Agenda Summary, if any
PRESENTER(S):	None

Prepared By:
 Bryony Chamberlain
 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.

Purchase Agreement

Grand County EMS

Price Estimate Date: November 2, 2015 Estimate Number: QUO-0326-BDRT
Expiration Date: March 31, 2016 Prepared By: Tyler Jensen

Spillman Advantages

- Spillman's site license eliminates the frustrations of limited licensing and allows for agency growth by providing access to all desktop and mobile modules without individual license fees.
- Each Spillman system includes first-year maintenance, a comprehensive warranty, unlimited standard business hour support, and free enhancements.
- Professional services include administration training, setup assistance, and end user training.

Estimated Price

Software:	\$5,561
Professional Services:	\$3,400
Taxes:	0
Total:	\$8,961

Purchase Agreement

Grand County EMS

Price Estimate Date: November 2, 2015 Estimate Number: QUO-0326-BDRT
 Expiration Date: March 31, 2016 Prepared By: Tyler Jensen

Computer-Aided Dispatch	Software Price
Premise & Hazmat Info <ul style="list-style-type: none"> Full CAD and Geobase integration for fast, accurate premise data entry Proximate population information stored for organized warnings and evacuations HazMat details gives name, location, type of chemicals in area 	711
CAD Total:	\$711

Mobile	Software Price
Mobile Premise & Hazmat <ul style="list-style-type: none"> Detailed Premises information provides location details for responders HazMat responses provides link to CAMEO chemicals with information on handling and treatment 	596
Mobile AVL Mapping <ul style="list-style-type: none"> Track location of all fleet units through GPS receivers Map display tracks calls when added and modified keeping mobile units aware of all activity Accurate unit location allows officers and dispatchers to quickly locate closest units 	826
Mobile Quickest Route* <ul style="list-style-type: none"> Integrates with AVL and Mapping to provide quickest drive time for responding units Turn-by-turn directions seen directly in MDT 	592
Mobile Voiceless CAD <ul style="list-style-type: none"> Secure active-call and unit status viewing Provides direct access to information needed to complete assignments, without radio contact While responding to a call, officers can view updated information as it is entered by dispatchers 	826
Mobile Records <ul style="list-style-type: none"> Provides ability to query Spillman database: see past calls, view involvements, etc. Alerts first responders of any flags or alerts placed on individuals or addresses 	826
Spillman Touch <ul style="list-style-type: none"> View all active CAD , responding units, and receive call assignments on iPad/Smartphone Address integration with Google Maps 	1,184
Mobile Total:	\$4,850

*Mobile Quickest Route requires the Network Analyst Extension from Esri which must be purchased separately from Esri. An estimate for this product is \$5,000 but please contact Esri directly as prices may change based on agency size and scope.

Purchase Agreement

Grand County EMS

Price Estimate Date: November 2, 2015 Estimate Number: QUO-0326-BDRT
 Expiration Date: March 31, 2016 Prepared By: Tyler Jensen

Professional Services / Implementation	Services Price
Project Management	1,000
Installation	2,000
Training	400
Services Total:	\$3,400

Payment Milestones		
Payment Terms	Percent	Amount
Payment Upon Contract Signing	50%	4,480
Payment Upon Software Installation	50%	4,481
Payment Terms Total:	100%	\$8,961

2nd year Maintenance (estimated)	Price
<ul style="list-style-type: none"> Future maintenance is estimated for your planning purposes and is not included in this purchase. 	
5th year Maintenance Total Estimate:	\$630

This Purchase Agreement ("Agreement") is made and entered into by and between the Customer and Spillman Technologies, Inc. ("Spillman"), 4625 Lake Park Blvd, Salt Lake City, UT 84120.

I have read this agreement in its entirety and hereby approve and accept the terms and conditions of this Agreement as contained herein.

Grand County EMS

Customer Name

Authorized Signature

Date

Print Name and Title

Purchase Agreement

Grand County EMS

Price Estimate Date: November 2, 2015 Estimate Number: QUO-0326-BDRT
Expiration Date: March 31, 2016 Prepared By: Tyler Jensen

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I have read this agreement in its entirety and hereby approve and accept the terms and conditions of this Agreement as contained herein.

Grand County EMS

Customer Name

Authorized Signature

Date

Print Name and Title

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Agenda Item: X

TITLE:	Approving Proposed Grant Agreement with Utah Department of Agriculture and Foods for the Control of Hoary Cress Invasive Species
FISCAL IMPACT:	We will need to match with our partners at least the amount of this grant, which is \$6,000 (within budget)
PRESENTER(S):	Tim Higgs, Grand County Weed Supervisor

Prepared By:

Tim Higgs, Grand
County Weed
Supervisor
435-259-1369
twhiggs@grandcountyuah.net

FOR OFFICE USE ONLY:

Attorney Review:

None Requested

RECOMMENDATION:

I move to approve the proposed grant agreement with Utah Department of Agriculture and Foods for the control of Hoary Cress in the County, and for the Chair to sign or initial all associated documents.

BACKGROUND:

We have eliminated many infestation of this species in the county in the past. We will be trying to hit every infestation that we know of and locate in the county. This species is in small infestations and are scattered from Moab to on top of the Book Cliffs. We sprayed most of the infestations last year and will be checking on those and talking with landowners that have it on their land to help them control this species. We will be working with Uintah County, Mesa County, BLM, FFSL and SITLA. The work on this project will start as soon as we have word from UDAF that we may begin. We are working with the BLM to have them give us a letter to meeting the NEPA requirement of this grant.

ATTACHMENT(S):

1. The letter and grant agreement.
2. Conflict of interest form.



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of Agriculture and Food

LUANN ADAMS
Commissioner

SCOTT ERICSON
Deputy Commissioner

ROBERT L. HOUGAARD
Director, Plant Industry & Conservation

RECEIVED
FEB 05 2016
GRAND COUNTY

Hoary Cress within Grand County

January 21, 2016

Tim Higgs

125 East Center Street

Moab, Utah 84532-

Dear Tim Higgs,,

RE: Invasive Species Mitigation (ISM) Grants

The ISM Ranking Committee met and reviewed all of the applications that were submitted for consideration for the Invasive Species Mitigation(ISM) Grants

I am happy to inform you that your grant proposal Hoary Cress within Grand County, which was submitted for consideration by the committee has been approved for \$6,000 for the FY2016 funding cycle.

The terms and conditions of the project will need to be completed by December 31, 2016, with a final report submitted no later than December 1, 2016. The Department will withhold 10% of the contract amount until the final report for the project is submitted.

If you have any questions, please feel free to contact Rich Riding at 801-538-7186 or 801-602-1961.

Sincerely,

Robert L. Hougaard,

Director, Plant Industry and Conservation

Cc: Luann Adams, Commissioner

Stephen Ogilvie, Director, Division of Administrative Services

Mark Quilter, Contracting Officer

Diana Carroll, Grand County



January 25, 2016

Dear Successful Invasive Species Grant Recipient,

Congratulations you have been awarded funding to control Noxious Weeds. The Utah Department of Agriculture and Food (UDAF) is excited to see this project completed. To receive funds you will need to complete the following contracting items. Many of the required forms are included with this letter.

1). A partially filled out State of Utah contract form. Please review the names, addresses, and other information that applies to you and your organization for accuracy. If there are errors please draw a single line through the wrong information, print the correct information, and initial the correction. If you agree with the information on the form, sign the form on the "Contractor's Signature" line and print the Contractor's name on the line "Contractor's Name" and initial every page of the agreement.

2). The State of Utah requires anyone who has the ability to influence the awarding of funds must make this declaration. Two "Declaration of Conflict of Interest" forms are included. These forms need to be filled out by both the project financing person and the project's applicant. **These forms must be signed in the presence of a notary.** If either of the signees hold an elected office of any kind, it must be recorded. If no elected office is held, write in "do not hold any elected office".

3). National Environmental Policy Act (NEPA) compliance and Cultural Resource Clearance may be needed on your project. If a federal agency is participating, or work is being done on federal land, you will need to provide a letter to UDAF from the federal agency involved stating that NEPA and Cultural Resource compliance is being met. If your project is disturbing the soil, you may need to comply with Cultural Resource rules for the State Of Utah.

You will be notified by mail when your contract has been accepted and work can begin. At that time Payment Request forms will be provided to assist you in requesting payment for completed work. This form is completed by the project supervisor in the field certifying the stated work based on the submitted work plan has been completed by signing the form. The financial agent tracking the contract funds will also be required to sign the form. When you have completed all of the above contract requirements, mail all documents to (we require all signatures to be original, electronic signatures are not accepted).

Utah Department of Agriculture and Food
Attention Mark Quilter
PO Box 146500
Salt Lake City, UT 84114-6500

If you have any questions regarding this agreement contact Mark Quilter at 801 538-9905 or email at mquilter@utah.gov.

Thank you for your work and interest in controlling invasive plant species in the State of Utah.

Attachments: Un-signed Grant Agreement and Declaration of Conflict of Interest form.

ATTACHMENT A
Project Information Summary
(to be completed by Applicant)

Applicant

Project Name			
Hoary Cress in Grand County			
Organization Name (Applicant)		Contact Person (Project Manager)	
Grand County Weeds Department		Tim Higgs	
Mailing Address	City	State	Zip
125 E Center St	Moab	UT	84532
Telephone	Cell Phone	Email	
(435) 259-1369	(435) 210-0689	twhiggs@grandcountyutah.net	

Fiscal Agent (if different from Applicant):

Fiscal Agent		Contact Person (Financial Manager)	
Grand County Clerk/Auditor's Office		Diana Carroll	
Mailing Address	City	State	Zip
125 E Center St	Moab	UT	84532
Telephone	Cell Phone	Email	
(435) 259-1322	(435) 260-1204	dcarroll@grandcountyutah.net	

Must attach latest tax return showing Name, Address, and Federal Tax ID Number (may submit State of Utah Vendor Number in place of tax return). To receive funding from the State of Utah you must have a vendor number which ties received funding to a legal entity. Vendor numbers are linked to Federal Tax ID numbers and associated name and address.

The State Vendor Number can be found on copies of previous contracts with the State of Utah.

Proposed Project

Project Name		
Hoary Cress in Grand County		
Project Location	County	GPS Coordinates * (minimum project center point)
various	Grand	*please see below
Noxious Invasive Weed Targeted		Is treatment within the weed's focus area?
Hoary Cress (<i>Cardaria draba</i>)		Yes
Is this a multi-year/multi-phase project?		Total Number of Acres to be Treated
Yes		15.00
Is this a multi-year/multi-phase project?	If so, what phase is this in the overall project?	
Yes	1	
Description of Proposed Project (include history of project)		
<p>Hoary Cress (<i>Cardaria Draba</i>) is found in very small abundance throughout Grand County. In fact, all of Grand County is within UDAF's focus area for Hoary Cress. This plant is a priority for Grand County due to its low population, ability to spread and low forage value.</p> <p>Previous techniques of spraying infestations in the pre-bloom stage with Escort and Telar have proven successful, with at least 27 of the record IDs in EDDMaps having been eradicated. Several of the other points seen in EDDMaps have not been seen for at least one growing season, and will be monitored again during the 2015 growing season for signs of regrowth.</p> <p>We plan to monitored known sites prior to spraying, and again after treatment to establish a quantitative representation of project effectiveness. Follow up treatments will be conducted as needed, as well as repeat monitoring and photo points.</p> <p>Due to the remote, scattered nature of Hoary Cress within Grand County there is no central point. Locations range from the Book Cliffs, to isolated patched along I-70, to a few sites within the city of Moab.</p>		
List planned management/monitoring strategies to maintain proposed treatments in the future:		
Monitor known sites for regrowth	Spraying New/old Infestations	
GPS New Infestations	Monitor for success	
Monitoring - Photo Points	repeat spraying as necessary	
Monitor - Point intercept		

* A map with the Project Area outlined over satellite/aerial photograph coverage showing treatment areas on the site should also be provided.

Budget and Scope of Work

Budget Table:

Category	ISM Grant	Federal	Other Gov.	Private	Total
Herbicide		\$500.00			\$500.00
Labor	\$5,000.00		\$3,500.00		\$8,500.00
Equipment	\$1,000.00		\$2,500.00		\$3,500.00
Other					\$0.00
Administration					\$0.00
Totals	\$6,000.00	\$500.00	\$6,000.00	\$0.00	\$12,500.00

Scope of Work/Work Plan:

For each Item on the Work Plan below, you must attach a separate, fully completed treatment page (either Herbicide Application, Biocontrol, Mechanical, or Revegetation page). Select the Treatment Number of the sheets that you filled out for the treatments that correspond to the attached treatment sheet. The costs listed here should reflect the costs that ISM will pay for each treatment.

Item	Description of Item Needed or Task to be Performed	Estimated Date	ISM Cost
1	Treatment #1 – Herbicide Application	09/2015	\$1,000.00
2	Treatment #2 – Herbicide Application	03/2016	\$2,000.00
3	Treatment #3 – Herbicide Application	04/2016	\$2,000.00
4	Treatment #4 – Herbicide Application	09/2016	\$1,000.00
5	–		
6	–		
7	–		
8	–		
9	–		
10	–		
11	–		
12	–		
13	–		
14	–		
15	–		
16	–		
17	Final Report Submitted to UDAF (10% of Total withheld) * Report must include GPS/GIS Data		\$600.00
Total			\$6,000.00

Payments will be made based on the above Scope of Work or Work Plan. Design your items so that you will have the cash flow needed to complete the project successfully. For example if you purchase chemicals for an entire season make that separate item with a date when the chemicals are purchased or if you plan on spraying chemical twice during the contract period, but would like to be paid after the first application, create two treatment items. That way you can be paid shortly after the purchase.

* Also note that 10% of the grant amount will be withheld until a final report is received by UDAF along with GIS coverage of the project(not just a printed map). Please contact Rich Riding or Mark Quilter about how to provide this data, if you do not have access to GIS or a GIS Professional.



DECLARATION OF CONFLICT OF INTEREST

FOR CONTRACTED OR GRANTED OBLIGATIONS WITH THE UTAH DEPARTMENT OF AGRICULTURE AND FOOD

Because contracted /grant obligations with the Utah Department of Agriculture and Food (UDAF) can be construed as “being employed” by the State of Utah you are required by state law (Utah Code Annotated 67-16-8) to disclose any conflict of interest you may have relating to your contract /grant with Utah Department of Agriculture and Food. Please list below and explain any involvement you may have with: State Government, Local Government including committees, districts, or boards, Irrigation Boards, Colorado River Salinity Control Program, United States Department of Agriculture, Bureau of Reclamation, Bureau of Land Management, U. S. Fish and Wildlife Service, or other party that has influence or participates with UDAF’s Invasive Species Mitigation program.

- 1).
- 2).
- 3).
- 4).
- 5).

I understand that the filing of this Declaration of Conflict of Interest with Utah Department of Agriculture and Food satisfies the requirements as described in Utah Code Annotated 67-16-8 and 67-16-7.

Signature

Date

Name Printed

Sworn before me _____ on _____.

Notary or Justice Signature and Seal

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
MARCH 1, 2016

Agenda Item: Y

TITLE:	Approving Proposed Grant Agreement with Utah Department of Agriculture and Foods for the Control of Black Henbane Invasive Species
FISCAL IMPACT:	With the county and its partners we will need to match it with \$7,000 (within budget)
PRESENTER(S):	Tim Higgs, Grand County Weed Supervisor

Prepared By:

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

 tah.net)

FOR OFFICE USE ONLY:

Attorney Review:

None Requested

RECOMMENDATION:

I move to approve the proposed Grant Agreement with Utah Department of Agriculture & Foods for the control of Black Henbane in the County, and for the Chair to sign or initial all associated documents.

BACKGROUND:

With this grant we do not have to match with cash but may use in-kind with full time staff hours and equipment cost of the county and the other agencies personal and equipment. The funds will be used to help pay for 2 seasonal workers for the county. This plant species only is located in the county in the Book Cliffs and it is scattered along the top and in some side canyons. We have worked with this for years now and did have a good control on it until a new pipeline was placed off the roadside which set us back a few years. With this grant we will be hitting the area that has the largest infestation which will be in both Grand and Uintah Counties near P.R. Springs. We will be using this as a CWMA project which will include State and Federal Agencies and at least 3 counties. We are working with the BLM to have them give us a letter to meeting the NEPA requirement of this grant.

ATTACHMENT(S):

1. The letter and grant agreement.
2. Conflict of interest form.



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of Agriculture and Food

LUANN ADAMS
Commissioner

SCOTT ERICSON
Deputy Commissioner

ROBERT L. HOUGAARD
Director, Plant Industry & Conservation

Targeted Focus Area Weeds Black Henbane

January 21, 2016

Tim Higgs

125 East Center Street

Moab, Utah 84532-

Dear Tim Higgs,,

RE: Invasive Species Mitigation (ISM) Grants

The ISM Ranking Committee met and reviewed all of the applications that were submitted for consideration for the Invasive Species Mitigation(ISM) Grants

I am happy to inform you that your grant proposal Targeted Focus Area Weeds Black Henbane, which was submitted for consideration by the committee has been approved for \$7,000 for the FY2016 funding cycle.

The terms and conditions of the project will need to be completed by December 31, 2016, with a final report submitted no later than December 1, 2016. The Department will withhold 10% of the contract amount until the final report for the project is submitted.

If you have any questions, please feel free to contact Rich Riding at 801-538-7186 or 801-602-1961.

Sincerely,

Robert L. Hougaard,

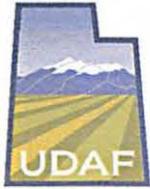
Director, Plant Industry and Conservation

Cc: Luann Adams, Commissioner

Stephen Ogilvie, Director, Division of Administrative Services

Mark Quilter, Contracting Officer

Diana Carroll, Grand County



RECEIVED
FEB 05 2016
GRAND COUNTY

January 25, 2016

Dear Successful Invasive Species Grant Recipient,

Congratulations you have been awarded funding to control Noxious Weeds. The Utah Department of Agriculture and Food (UDAF) is excited to see this project completed. To receive funds you will need to complete the following contracting items. Many of the required forms are included with this letter.

- 1). A partially filled out State of Utah contract form. Please review the names, addresses, and other information that applies to you and your organization for accuracy. If there are errors please draw a single line through the wrong information, print the correct information, and initial the correction. If you agree with the information on the form, sign the form on the "Contractor's Signature" line and print the Contractor's name on the line "Contractor's Name" and initial every page of the agreement.
- 2). The State of Utah requires anyone who has the ability to influence the awarding of funds must make this declaration. Two "Declaration of Conflict of Interest" forms are included. These forms need to be filled out by both the project financing person and the project's applicant. **These forms must be signed in the presence of a notary.** If either of the signees hold an elected office of any kind, it must be recorded. If no elected office is held, write in "do not hold any elected office".
- 3). National Environmental Policy Act (NEPA) compliance and Cultural Resource Clearance may be needed on your project. If a federal agency is participating, or work is being done on federal land, you will need to provide a letter to UDAF from the federal agency involved stating that NEPA and Cultural Resource compliance is being met. If your project is disturbing the soil, you may need to comply with Cultural Resource rules for the State Of Utah.

You will be notified by mail when your contract has been accepted and work can begin. At that time Payment Request forms will be provided to assist you in requesting payment for completed work. This form is completed by the project supervisor in the field certifying the stated work based on the submitted work plan has been completed by signing the form. The financial agent tracking the contract funds will also be required to sign the form. When you have completed all of the above contract requirements, mail all documents to (we require all signatures to be original, electronic signatures are not accepted).

Utah Department of Agriculture and Food
Attention Mark Quilter
PO Box 146500
Salt Lake City, UT 84114-6500

If you have any questions regarding this agreement contact Mark Quilter at 801 538-9905 or email at mquilter@utah.gov.

Thank you for your work and interest in controlling invasive plant species in the State of Utah.

Attachments: Un-signed Grant Agreement and Declaration of Conflict of Interest form.

Project Information Summary

(to be completed by Applicant)

Applicant

Project Name			
Targeted focus area weeds of the Book Cliffs			
Organization Name (Applicant)		Contact Person (Project Manager)	
Grand County Weeds Department		Tim Higgs	
Mailing Address	City	State	Zip
125 E Center St	Moab	UT	84532
Telephone	Cell Phone	Email	
(435) 259-1369	(435) 210-0689	twhiggs@grandcountyutah.net	

Fiscal Agent (if different from Applicant):

Fiscal Agent		Contact Person (Financial Manager)	
Grand County Clerk/Auditor's Office		Diana Carroll	
Mailing Address	City	State	Zip
125 E Center St	Moab	UT	84532
Telephone	Cell Phone	Email	
(435) 259-1322	(435) 260-1204	dcarroll@grandcountyutah.net	

Must attach latest tax return showing Name, Address, and Federal Tax ID Number (may submit State of Utah Vendor Number in place of tax return). To receive funding from the State of Utah you must have a vendor number which ties received funding to a legal entity. Vendor numbers are linked to Federal Tax ID numbers and associated name and address.

The State Vendor Number can be found on copies of previous contracts with the State of Utah.

Proposed Project

Project Name		
Targeted focus area weeds of the Book Cliffs		
Project Location	County	GPS Coordinates * (minimum project center point)
Book Cliffs	Grand	
Noxious Invasive Weed Targeted		Is treatment within the weed's focus area?
black henbane (<i>Hyoscyamus niger</i>)		Yes
Total Number of Acres to be Treated		
25.00		
Is this a multi-year/multi-phase project?	If so, what phase is this in the overall project?	
Yes	2	
Description of Proposed Project (include history of project)		
<p>The Book Cliffs comprise the northern boundary of Grand County. With dirt roads being the only approach from Grand County, this area is time consuming to access. Being so remote it is more efficient to treat all noxious weed species located in this area. The Grand County portion of the Book Cliffs is in the focus area for spotted knapweed, black henbane and houndstoung, all of which are found in small, dispersed populations along roadsides, washes, drill pads, and other disturbed areas. With supplemental funding these weeds will be contained and even eradicate from the Book Cliffs area. This would be of specific importance, as the Book Cliffs are a popular recreation area, and represent a high point. If left untreated, these weeds have the potential to spread via recreational equipment as well as naturally down drainages into other parts of Grand and Uinta Counties.</p> <p>Previous mapping and treatment efforts have been completed in the 2014 season. The majority of populations of houndstoung and black henbane are listed as "0 acres" in EDDMaps, being individual plants. Treatments of these biennial plants has been hand pulling, bagging, removing and burning. Spotted knapweed populations have been sprayed. Yet due to funding and time constraints some weeds populations may have been missed in previous years.</p> <p>Grand County aims to work in conjunction with the Bureau of Land Management, and private land owners on this project. A goal is to monitor known sites prior to treatment, implement treat, and monitor the next growing season to evaluate project success.</p>		
List planned management/monitoring strategies to maintain proposed treatments in the future:		
monitor known sites	Treat new/old infestations	
map new infestations	Repeat monitoring	
Monitoring - Photo Points	Repeat treatment as necessary	
Monitoring - Point Intercept		

* A map with the Project Area outlined over satellite/aerial photograph coverage showing treatment areas on the site should also be provided.

Future Management Strategies and Timeline for Multi-Year Projects:

Management Strategy/Treatment	Implementation Date
map and check for new infestations	07/2015
monitor - photo points/point intercept	07/2015
treatment of infestations via herbicide or hand pull	07/2015
check for new infestations	06/2016
monitor new infestations	06/2016
treatment of infestations via herbicide or hand pull	06/2016
repeat monitoring for success	06/2017
repeat spraying as necessary	06/2017

Budget and Scope of Work

Budget Table:

Category	ISM Grant	Federal	Other Gov.	Private	Total
Herbicide					\$0.00
Labor	\$5,000.00		\$6,000.00		\$11,000.00
Equipment	\$2,000.00		\$1,000.00		\$3,000.00
Other					\$0.00
Administration					\$0.00
Totals	\$7,000.00	\$0.00	\$7,000.00	\$0.00	\$14,000.00

Scope of Work/Work Plan:

For each Item on the Work Plan below, you must attach a separate, fully completed treatment page (either Herbicide Application, Biocontrol, Mechanical, or Revegetation page). Select the Treatment Number of the sheets that you filled out for the treatments that correspond to the attached treatment sheet. The costs listed here should reflect the costs that ISM will pay for each treatment.

Item	Description of Item Needed or Task to be Performed	Estimated Date	ISM Cost
1	Treatment #1 — Mechanical Treatment	06/2015	\$3,000.00
2	Treatment #2 — Herbicide Application	06/2015	\$2,000.00
3	Treatment #3 — Mechanical Treatment	06/2016	\$2,000.00
4	—		
5	—		
6	—		
7	—		
8	—		
9	—		
10	—		
11	—		
12	—		
13	—		
14	—		
15	—		
16	—		
17	Final Report Submitted to UDAF (10% of Total withheld) * Report must include GPS/GIS Data		\$700.00
Total			\$7,000.00

Payments will be made based on the above Scope of Work or Work Plan. Design your items so that you will have the cash flow needed to complete the project successfully. For example if you purchase chemicals for an entire season make that separate item with a date when the chemicals are purchased or if you plan on spraying chemical twice during the contract period, but would like to be paid after the first application, create two treatment items. That way you can be paid shortly after the purchase.

* Also note that 10% of the grant amount will be withheld until a final report is received by UDAF along with GIS coverage of the project(not just a printed map). Please contact Rich Riding or Mark Quilter about how to provide this data, if you do not have access to GIS or a GIS Professional.



DECLARATION OF CONFLICT OF INTEREST

FOR CONTRACTED OR GRANTED OBLIGATIONS WITH THE UTAH DEPARTMENT OF AGRICULTURE AND FOOD

Because contracted /grant obligations with the Utah Department of Agriculture and Food (UDAF) can be construed as “being employed” by the State of Utah you are required by state law (Utah Code Annotated 67-16-8) to disclose any conflict of interest you may have relating to your contract /grant with Utah Department of Agriculture and Food. Please list below and explain any involvement you may have with: State Government, Local Government including committees, districts, or boards, Irrigation Boards, Colorado River Salinity Control Program, United States Department of Agriculture, Bureau of Reclamation, Bureau of Land Management, U. S. Fish and Wildlife Service, or other party that has influence or participates with UDAF’s Invasive Species Mitigation program.

- 1).
- 2).
- 3).
- 4).
- 5).

I understand that the filing of this Declaration of Conflict of Interest with Utah Department of Agriculture and Food satisfies the requirements as described in Utah Code Annotated 67-16-8 and 67-16-7.

Signature

Date

Name Printed

Sworn before me _____ on _____.

Notary or Justice Signature and Seal

GRAND COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH

Application for Retail Beer License

TO THE HONORABLE BOARD OF COUNTY COUNCIL, GRAND COUNTY, UTAH

Name Canyonlands PRCA Rodeo Club

Address P.O. Box 1105 Moab UT 84532

Nature of Business Annual PRCA Rodeo

Address of Business 3641 S. HWY 191, Moab UT 84532

Hereby applies for a license to vend light beer at retail for and on behalf of Canyonlands PRCA Rodeo Club

whose { partners officers and directors } are as follows: Kirk Pearson (President)

Curtis King (Vice President) Danett Johnson (Treasurer)

and who have complied with the statutory requirements and possess the qualifications specified in the Liquor Control Act of Utah and request license to be issued for the following particular premises at 3641 S. HWY 191 in Moab, Utah, for a term of 1 months, commencing the 2nd day of June, 2016, and ending the 4th day of June, 2016

It is expressly understood that the County Council may with or without hearing refuse to grant the license herein applied for, or if allowed will be granted and accepted by Licensee on condition that it may be revoked at the will and pleasure of the County Council of said County, and no cause therefore need be stated when in their opinion such action is necessary for the protection of the public health, peace or morals, or for violation of law or ordinances relating to beer or the Licensee's conduct of licensed premises.

Dated this 17 day of February, 2016

Mike Keiso
Member

APPROVED BY GRAND COUNTY COUNCIL

Date 2-18-16 Sanitarian [Signature]

Date 2/18/16 Grand County Sheriff [Signature]

Date _____ Council Chair _____

EVENT PERMIT
"TEMPORARY BEER"
Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises

AUTHORITY: Utah Code 32B-9-201

Grand

Local business license authority

[] City [] Town County

hereby grants its consent to the issuance of a single event permit license to:

Applicant Entity/Organization: Canyonlands PRCA Rodeo Club

Event location address: 3641 S. Hwy 191, Moab UT 84532
street city state zip

On the 2nd - 4th day(s) of June, 2016
dates month year

during the hours of _____, pursuant to the provision of Utah Code 32B-9.
defined hours from - to

Authorized Signature

Name/Title

Date

GRAND COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH

Application for Retail Beer License

TO THE HONORABLE BOARD OF COUNTY COUNCIL, GRAND COUNTY, UTAH

Name Joshua Surkes 435-210-4665

Address 1269 Madison Way / mailing - 80 Box 615 Moab UT 84532

Nature of Business Stand Up Paddleboarding event

Address of Business 1140 S. Hwy 191 Moab UT 84532

Hereby applies for a license to vend light beer at retail for and on behalf of _____

The Back of Beyond Paddle Race

whose { partners
officers and
directors } are as follows: Joshua Surkes

and who have complied with the statutory requirements and possess the qualifications specified in the Liquor Control Act of Utah and request license to be issued for the following particular premises at Hittle Bottom

in Moab, Utah, for a term of _____ months, commencing the 14th day of May, 2016, and ending the 14th day of May, 2016

It is expressly understood that the County Council may with or without hearing refuse to grant the license herein applied for, or if allowed will be granted and accepted by Licensee on condition that it may be revoked at the will and pleasure of the County Council of said County, and no cause therefore need be stated when in their opinion such action is necessary for the protection of the public health, peace or morals, or for violation of law or ordinances relating to beer or the Licensee's conduct of licensed premises.

Dated this _____ day of _____, 20__

APPROVED BY GRAND COUNTY COUNCIL

* Date 2-18/16 Sanitarian [Signature]

* Date 2/17/16 Grand County Sheriff [Signature]

Date _____ Council Chair _____

**EVENT PERMIT
"TEMPORARY BEER"
Local Consent**

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises

AUTHORITY: Utah Code 32B-9-201

Grand _____, [] City [] Town [] County
Local business license authority

hereby grants its consent to the issuance of a single event permit license to:

Applicant Entity/Organization: Back of Beyond Paddle Race

Event location address: Little Bottom _____
street city state zip

On the 14 day(s) of May, 2016
dates month year

during the hours of 11-6pm, pursuant to the provision of Utah Code 32B-9.
defined hours from - to

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
Single Event Local Consent (02/2012)