AGENDA
Tuesday, June 18, 2019

2:00 p.m. Joint County Council- Moab Area Travel Council Board Meeting:
County Council Recommendations for Travel Council 2020 Marketing Plan

4:00 p.m.
Thompson Springs Special Service Fire District (See separate Agenda)

4:05 p.m.
☐ Call to Order
☐ Pledge of Allegiance
☐ Approval of Minutes (Chris Baird, Clerk/Auditor)
   A. April 16, 2019 (County Council Meeting), Postponed from May 7, 2019
   B. May 7, 2019 (Joint City-County Council Special Meeting), Postponed from May 21, 2019
   C. May 7, 2019 (County Council Meeting), Postponed from May 21, 2019
   D. May 21, 2019 (County Council Meeting), Postponed from June 4, 2019
   E. June 4, 2019 (County Council Meeting)
   F. June 10 (Joint County Council Meeting with San Juan County Commissions and SITLA)
   G. June 11, 2019 (Special County Council Meeting)

☐ Ratification of Payment of Bills
☐ General Council Reports and Future Considerations
☐ Elected Official Reports
☐ Council Administrator Report
☐ Department Reports
   H. 2018 Facilities Maintenance Report (Shawn Fugit, Supervisor)

☐ Agency Reports
   I. Change in Form of Government Study Committee Update (Stephen Stocks, Study Committee Chair)

☐ Citizens to Be Heard
☐ Presentations (none)
☐ General Business- Action Items- Discussion and Consideration of:
   J. Approving proposed bid award for the re-roof of the Moab Information Center (MIC) (Shawn Fugit, Facilities Supervisor)
   K. Approving proposed Four Corners Community Behavioral Health, Inc. FY 2020 Area Plan (Karen Dolan, Executive Director, FCCBH)
   L. Approving proposed Interlocal Trail Agreement with San Juan County (Maddie Logowitz, Trail Manager, Active Transportation & Trails Division)
   M. Approving 911 System (Matt Ceniceros, IT Director)
   N. Approving 2019 certified tax rates (Chris Baird, Clerk/Auditor)
O. Approving Grand County School District's Community Liaison and Grand County School District to act as the point person and agency to coordinate efforts to address inter-generational poverty issues in Grand County (Council Member Hawks)

P. Adopting proposed Ordinance approving amendments to the High Density Housing Overlay (HDHO) Ordinance to clarify standards and procedures, and to correct a presumed mapping error in the adopted map, postponed from June 4, 2019 (Zacharia Levine, Community and Economic Development Director)

Q. Adopting proposed Personal Use Policy, Pursuant to HB 163 (Christina Sloan, County Attorney)

Consent Agenda- Action Items

R. Ratifying the Chair’s signature on contract amendment No.4 between the State of Utah Administrative Office of the Courts and Grand County for Bailiff and Security Services for July 1, 2019 through June 30, 2020

S. Ratifying the Chair’s signature on a contract between Department of Heritage and Arts, State Library Division and Grand County Public Library

T. Ratifying the Vice Chair’s signature on thank you letter to San Juan County Commissioners and SITLA leaders for their efforts and travel regarding joint meeting

U. Approving proposed Cooperative Grant Agreement for Noxious Weed Management with Forestry, Fire & State Lands for FY2020

V. Approving application for retail beer license (Bar License) for Castle Creek Winery located at Highway 128 Mile 14

W. Approving application for retail beer license for Scots on the Rocks from November 1-3, 2019, located at Old Spanish Trail Arena

Discussion Items

X. Discussion on calendar items and public notices (Bryony Hill, Council Office Coordinator)

Y. Discussion on low flying tourist aircraft (Alice Drogin, Castle Valley Town Council Member)

Z. Discussion on Planning Commission recommendation on a proposed ordinance changing/limiting use rights associated with new overnight accommodations developments, which follows the moratorium established by Ordinance 586 on February 5, 2019. A public hearing for the proposed ordinance is scheduled for July 2, 2019 (Zacharia Levine, Community and Economic Development)

Public Hearings- Possible Action Items

AA. Public Hearing to hear public comment on proposed ordinance to apply the High Density Housing Overlay (HDHO) to Sandstone Cottages, located at 3058 and 3060 Spanish Valley Drive (Zacharia Levine, Community and Economic Development Director)

BB. Public hearing to hear public input on a proposed ordinance to amend Ordinance 571 (2017) “Approving a rezone from Rural Residential to General Business” to correct a typo in the legal description (Chris Baird, Clerk/Auditor)

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, 129 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
JUNE 18, 2019

Agenda Item: J

<table>
<thead>
<tr>
<th>TITLE:</th>
<th>Approving proposed bid award for the re-roof of the Moab Information Center (MIC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FISCAL IMPACT:</td>
<td>$81,336 - $99,225 from TRCC Fund</td>
</tr>
<tr>
<td>PRESENTER(S):</td>
<td>Shawn Fugit, Facilities Supervisor</td>
</tr>
</tbody>
</table>

PREPARED BY:
Shawn Fugit

FOR OFFICE USE ONLY:
Attorney Review: N/A

RECOMMENDATION:
I move to award the bid for the re-roof of the Moab Information Center to Warburton's Roofing and Metal at the discounted post Labor Day amount of $81,336 and authorize the chair to sign all associated documents.

Or

I move to award the bid for the re-roof of the Moab Information Center to ____________ for amount of $______ and authorize the chair to sign all associated documents.

BACKGROUND:
The bid notice was published in The Times Independent on April 18th & 25th, and was also listed on the Utah Public notice website and the Grand County website. Deadline for the bid was May 24, 2019 at 4pm. 3 bids were received. Bids came in over the budgeted amount of $50,000 that had been planned for this project. With approval from Clerk-Auditor Chris Baird and director of the Grand Center Verleen Striblen, we were able to move funds from the budgeted Grand Center re-roof to be used for the total cost of The Moab Information Center re-roof.

ATTACHMENT(S):
1. Bid Notice
2. Bid Summary
3. Bid Proposals:
   - Warburton's Roofing and Metal- $89,336 with a $8,000 discount if they can perform the work after labor day.
   - Progressive Roofing $99,225
   - Northface Roofing Inc. $82,400
Notice to Contractors - Moab Information Center Re-roofing Request for Bids

Grand County will be accepting bids to re-roof the Moab Information Center located at the Southeast corner of Center and Main Streets, Moab, Utah. There will be a mandatory site review to access the roof on Friday, May 10, or Wednesday, May 15, 2019 at 1:00 P.M. each day. Interested parties need only to attend one site review to bid. Bid documents are available at www.grandcountyutah.net. All submittals must be received by the Grand County Clerk’s Office no later than Friday, May 24, 2019, at 4:00 P.M. at 125 East Center Street, Moab, Utah 84532 and should be marked “MIC re-roof RFP” in a sealed envelope. No faxes or email bids will be accepted. Grand County reserves the right to reject any and all submittals; or waive any informality or technicality in any proposal in the interest of Grand County. For further information, please contact Shawn Fugit, Facilities Supervisor at 435-259-1314.

Published in The Moab Times Independent April 18 & 25, 2019
Bid Opening 5/24/19 4:05 pm
Mic Roof

Shaun Fugit & Jame Smith

Warburton's $89,326

Progressive Roofing $99,225

NorthFace Roofing Inc. $82,400
**Bid Proposal**

**To:** Grand County  
**Att:** Chris Baird, Clerk Auditor  
125 East Center Street  
Moab, UT 84532

**E-mail:** cbaird@grandcountyutah.net  
**Phone:** 435-259-1322

**Building:** Moab Information Center Reroof  
**Address:** 25 East Center Street  
Moab, UT 84532

**Estimator:** Spencer Mackay  
**Cell:** 385-831-3663  
**Email:** smackay@warburtonsinc.com

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### Project:

**Demo**
- Remove existing EPDM and insulation down to structural deck
- Remove all flashings
- Remove stucco on the inside of the parapet walls

**Reroof**
- Install 3" ISO insulation
- Install ISO taper to maintain 1/4" slope to drains
- Install 60 mil White TPO in a Rhinobond system
- Manufacturer 20 year warranty

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**Base Price:** $89,336.00

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**Alternate Options:**
Perform work after Labor day 2019 deduct $8,000.00

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**Addenda Acknowledged:** None  
Proposal is valid for 30 days
FORM 2  
Bid Breakdowns  
Respondents are asked to use the following format. I agree to provide Grand County with contract bid according to the following.

List bid breakdown including costs:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Materials</td>
<td>$24,261.00</td>
</tr>
<tr>
<td>Payment &amp; Performance Bonds</td>
<td>$1030.00</td>
</tr>
<tr>
<td>Demo</td>
<td>$10,700.00</td>
</tr>
<tr>
<td>Install</td>
<td>$36,845.00</td>
</tr>
<tr>
<td>Warranty</td>
<td>$1,100.00</td>
</tr>
<tr>
<td>Overhead</td>
<td>$6,160.00</td>
</tr>
<tr>
<td>Profit</td>
<td>$9,240.00</td>
</tr>
</tbody>
</table>
The terms and conditions listed on this page are also an integral part of this proposal and will be incorporated into any future contract.

The following terms & conditions are agreed to:

1.) All work to be completed in a workmanlike manner according to standard roofing practices and manufacturer's specifications.
2.) The customer agrees to provide access to the building and allow suitable ground access for staging and set-up, and will provide electricity and water if necessary in performance of the work.
3.) Warburton's will inform the customer of any unforeseen conditions, which the roofing crew may uncover, that may affect the work. The customer can then have Warburton's correct the condition(s) under a change order or have another qualified contractor perform the work. The customer acknowledges that Warburton's is neither an engineer nor an architect and that only obvious defects will be reported.
4.) Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.
5.) Warburton's scope of work does not include the identification, detection, abatement, encapsulation or removal of asbestos or any other hazardous materials. If any such product or material is encountered and identified by anyone in the course of this work, Warburton's has the right to discontinue the work until such products, materials or hazards are removed or until it is determined that no hazard exists. Remobilization fees and time delays will be the responsibility of the customer.
6.) The customer will be fully responsible for the identification of and removal of mold or mold spores within the structure resultant from moisture either before or after the work covered under this proposal. The customer also agrees that no warranty, either expressed or implied, covers any mold or mold spore removal. The Customer further agrees to be fully responsible for any health conditions caused by mold or mold spores present either before or after the work covered by this proposal.
7.) The following items of work are not included in the scope unless specifically identified elsewhere in this proposal: deck repair or replacement, snow, ice or moisture removal, work of other trades including carpentry, painting, skylight repair/replacement, plumbing, electrical, structural, alterations required by local building codes, the re-sloping of the roof surface through either tapered insulation or structural modification, or returning after substantial completion of an area to complete detail at roof top protrusions not installed before roof installation. Damage caused by other trades is not the responsibility of Warburton's.
8.) A contractor's warranty as specified by State law is given where applicable. No other warranty, either expressed or implied is provided unless specifically outlined in writing above. The customer agrees to afford Warburton's reasonable opportunities to remedy deficiencies in the work thru prompt notification of any leaks and by providing access to work. Maintenance of the building is the responsibility of the customer. This should include periodic professional inspection of the roof surface, caulking of sheet metal components, prompt correction of defects not covered by any warranties, if any and prompt notification of any and all defects covered by any warranties.
9.) Warburton's reserves the right to commence or delay work when or until weather conditions are such as to insure proper installation of roofing system. Furthermore Warburton's will set the construction schedule unless specific schedule is otherwise defined above.
10.) Completion of the work is contingent upon labor strikes, material availability, accidents, delays, inclement weather conditions or other causes beyond our control.
11.) Customer agrees to carry fire, tornado, hail, windstorm, and other necessary insurance on this project. Warburton's will carry workers compensation and general liability insurance during the course of this project. The customer will relocate and/or provide insurance coverage for any expensive or unusual contents of the building.
12.) Terms of payment are Net 15 unless otherwise stipulated above. Monthly progress billings may be issued during the course of this job. Finance charges of 1.5% per month (18% APR) may be added to any unpaid balance. In event this account becomes delinquent, reasonable attorney fees, collection charges and lien filing fees will be paid by customer.
13.) All surplus materials at the end of the job will be deemed property of Warburton's or its subcontractors.
14.) If accepted, this proposal will be incorporated into any other final contract document.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. This proposal may be withdrawn by Warburton's if not accepted within.

Accepted by: Date:
FORM 1
Public Records Law

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: Warburton's Roofing & Metal, LLC

Authorized representative (printed): Spencer Mackay

Authorized representative (signature): [Signature]

Date: 5/24/2019
MOAB INFORMATION CENTER RE-ROOF

Progressive Roofing
Name of Company Bidding

REQUEST FOR BIDS & STATEMENT OF QUALIFICATIONS

Bids are due by

Friday, May 24, 2019, at 4:00 P.M.

SEND ONE (1) COPY OF THE SEALED BID TO:
Clerk/Auditor’s Office
Chris Baird, Clerk Auditor
125 E Center St
Moab, UT 84532
Phone: 435-259-1322
Email: cbaird@grandcountyutah.net

SEND INQUIRIES TO:
Shawn Fugit
Facilities Supervisor
125 East Center St
Moab, Utah 84532
435-259-1314
sfugit@grandcountyutah.net
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 I—PROJECT DESCRIPTION:

MOAB INFORMATION CENTER RE-ROOF
Located at the southeast corner of Main Street and Center Street, Moab, Utah

See Exhibit A for Scope of Work

PART II—RESPONDING TO RFB

TIMELINES: To be considered, one (1) sealed copy of the bid, clearly marked on the outside of envelope shall be submitted to Chris Baird, Clerk/Auditor at 125 E Center St, Moab, UT 84532, no later than 4:00 pm on Friday, May 24, 2019 clearly marked on outside of envelope “Grand County”.

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 in the County Courthouse located at 125 East Center Street, Moab, Utah 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 opened in public inspection.

INSTRUCTIONS 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 who are registered when receiving this bid package. Bidders must acknowledge 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 Bids & RFPs page on the Grand County website at www.grandcountyutah.net for any amendments.

BIDS: Attached bid forms are to be completed as instructed and one (1) sealed and marked set is to be returned in response to this RFB. Include copies of the following as part of the RFB:

- Exhibit A – Scope of Work (provided by County)
- Exhibit B – Professional Licenses(s) and Insurance
- Form 1 – Public Records Law
- Form 2 – Bid Breakdowns
- Business license
- Proof of Insurance documents
- Bond documents
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 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 than 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 included 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, preferably in the lower left hand corner, “MOAB INFORMATION CENTER RE-ROOF.” 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 Access and Management Act (GRAMA).

REQUEST FOR INFORMATION: Any request for clarification or additional information deemed necessary by any respondent to present a proper bid shall be made by contacting SHAWN FUGIT, 435-259-1314 sfugit@grandcountyutah.net. To be considered, any such request must be received in time to allow 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 in the form of a written addendum. Signed acknowledgment of receipt of each addendum should be submitted with the bid 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 East Center Street, Moab, Utah 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 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's 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 Access and 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.

INCURED 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 materi-
als 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 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.

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.
Exhibit A
Scope of Work

Moab Information Center Re-roof

Remove and replace existing EPDM membrane roofing system.

A. remove existing EPDM single-ply membrane roofing system down to structural deck.
B. remove all existing wall and pipe flashings.
C. remove stucco at parapet walls and cap

Provide new Versico 60 mil TPO membrane roof.

A. Install 3" VersiShield ISO rigid board insulation for Class A fire rating
B. Install Tapered ISO to maintain 1/4" slope to drains.
C. Install 60 mil VersiWeld TPO Rhinobond system (see attached spec)
D. Provide and install new parapet wall cap
E. Provide manufacturers 20 yr NDL warranty

TYPE OF BID: Bids will be on a lump-sum basis. Bid will include removing all stucco at parapet wall and cap. Installing new wood nailer. Installing new TPO membrane up and over parapet wall and covering with new cap metal.

TIME OF SUBSTANTIAL COMPLETION: The time limit for substantial completion of this work will be (30) calendar days and will be as noted in the Agreement.

SYSTEM: See attached Rhinobond spec
### 1.6 WARRANTY

<table>
<thead>
<tr>
<th>Warranty Rating</th>
<th>Thermodastic Membrane (VeriWall)</th>
<th>Additional Prance Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>5, 10, or 20 year</td>
<td>VeriWall 60-cell</td>
<td>Not Available</td>
</tr>
<tr>
<td>20 year</td>
<td>Not Available</td>
<td>Not Available</td>
</tr>
</tbody>
</table>

**Notes:**
- A: All "T"-joints must be evaluated with proper flashing material when using 60-cell membranes.
- B: Membrane recommended for roof systems requiring greater than 72-mil thickness in membrane.

### 1.6 PRODUCT DELIVERY, STORAGE AND HANDLING

- **A:** Deliver membranes to the job site in the original, unopened cartons provided with the manufacturer's name, brand name and manufacturer's name and model number.

### 1.7 JOB CONDITIONS

- **A:** Refer to Vasquez Technical Manual for applicable project specific Job Conditions.
1. Place Venturi immersion tube over the Venturi tube ID. Make sure the Venturi opening is clear of algae or debris.

2. Align the Venturi immersion tube and ensure it is level with the Venturi tube ID.

**Installation Instructions**

- Place the Venturi immersion tube over the Venturi tube ID. Make sure the Venturi opening is clear of algae or debris.
- Align the Venturi immersion tube and ensure it is level with the Venturi tube ID.

**General Information**

- For use with Newera Ultrasonic and Newera Fluid System models.
- This application is for the professional use of the Venturi immersion tube only.

**Technical Specifications**

- This application is for professional use only.
- The Venturi immersion tube is designed for use with Newera Ultrasonic and Newera Fluid System models.
3. Arrange balancer welding tool and leave in place until heating cycle is complete.

4. Immediately place the support to the base plate and secure to plate for at least 60 seconds.

5. Secure process ensuring balance is attached to all plates.

6. Overlap adjacent members to a minimum of 1/2 of the member.

7. At least 60 seconds required to ensure that all members are in position for welding.

8. Apply Welding Machine: Ensure that all members are in position for welding before applying any welding machine.

C. Additional Machining Specification

1. Fasten each plate with V-shaped member to achieve the required lengths of the member.

2. On the outside surfaces, such as welds, machine finish, welding, welding, etc., the member shall be ground with a sandblasting equipment for finishing.

3. To ensure the correct length of the member, the length of the member shall be checked using an appropriate welding machine.

D. Member Machining

1. Fasten the member in accordance with the welding machine specified in the welding specification.

2. Apply any specified welding machine in accordance with the welding specification.

Physical properties of V-shaped members can be referenced in Part II of the welding details. The welding details above are for information only. Refer to the welding details for the actual welding procedure.
Exhibit B
Professional License(s) and Insurance

Contractor shall be in possession of all professional licenses required to perform work and insurances prior to the commencement of the work and are attached in this Exhibit.

Attach evidence of current license and insurance.

As required to perform the work, attach bond documents.
PROGRESSIVE ROOFING INC
23 N 35TH AVE
PHOENIX AZ 85009

Please visit our web site at www.dopl.utah.gov should you have any questions in the future.

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF OCCUPATIONAL & PROFESSIONAL LICENSING

ACTIVE LICENSE

EFFECTIVE DATE: 12/01/2015
EXPIRATION DATE: 11/30/2019
ISSUED TO: Progressive Roofing Inc
23 N 35th Ave
Phoenix AZ 85009

REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)
7793745-5501 Contractor With LRF
B100, S280
DBAs: None Associated
# Certificate of Liability Insurance

**Important:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**Producer:**
MCGRIFF, SEIBELS & WILLIAMS, INC.  
P.O. Box 10265  
Birmingham, AL 35202

**Contact:**
Lisa Vincent  
PHONE (800-476-2211)  
FAX (800-476-2211)  
E-MAIL lvincent@mcgriff.com

**Insured:**
Progressive Services, Inc.  
DBA Progressive Roofing  
23 North 35th Avenue  
Phoenix, AZ 85009

**Insurers Affording Coverage:**
- Arch Insurance Company 11150
- American Guarantee and Liability Insurance Company 26247
- Navlators Socially Insurance Company 36056
- Progressive Services, Inc. dba Progressive Roofing

**Coverages:**

<table>
<thead>
<tr>
<th>Letter</th>
<th>Type of Insurance</th>
<th>Additional Limits</th>
<th>Policy Number</th>
<th>Policy Effective Date</th>
<th>Policy Expiration Date</th>
<th>Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
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<td>CLAIMS-MADE</td>
<td>31PKG8929108</td>
<td>08/01/2018</td>
<td>08/01/2019</td>
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<tr>
<td></td>
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<td>PROJECT LOC</td>
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<td></td>
<td></td>
<td>OTHER</td>
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<tr>
<td>B</td>
<td>Umbrella Liability</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Description of Operations / Locations / Vehicles (ACORD 101, Additional Remarks Schedule, may be attached if more space is required):**

**Certificate Holder**

**Cancellation:**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**Authorized Representative**

Evidence of Insurance

© 1988-2015 ACORD CORPORATION. All rights reserved.
FORM 1
Public Records Law

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: Progressive Roofing

Authorized representative (printed): Tom Baldwin, GM

Authorized representative (signature): [Signature]

Date: 5/24/19
FORM 2
Bid Breakdowns

Respondents are asked to use the following format. I, [Company Name], agree to provide Grand County with contract bid according to the following.

List bid breakdown including costs:

- **Remove and replace existing EPDM membrane roofing system.**
  - remove existing EPDM single-ply membrane roofing system down to structural deck.
  - remove all existing wall and pipe fleshings.
  - remove stucco at parapet walls and cap
  - Provide new Versico 60 mil TPO membrane roof.
  - Install 3" VersiShield ISO rigid board insulation for Class A fire rating
  - Install Tapered ISO to maintain 1/4" slope to drains.
  - Install 60 mil VersiWeld TPO Rhinobond system (per specifications)
  - Provide and install new parapet wall cap
  - Provide manufacturers 20 yr NDL warranty
  - Provide contractor's 2 year labor warranty

**Total Cost: $99,225.00 (Ninety-Nine Thousand-Two Hundred Twenty Five Dollars)**
MOAB INFORMATION CENTER RE-ROOF

North Face Roofing, Inc.

Name of Company Bidding

REQUEST FOR BIDS & STATEMENT OF QUALIFICATIONS

Bids are due by

Friday, May 24, 2019, at 4:00 P.M.

SEND ONE (1) COPY OF THE SEALED BID TO:
Clerk/Auditor’s Office
Chris Baird, Clerk Auditor
125 E Center St
Moab, UT 84532
Phone: 435-259-1322
Email: cbaird@grandcountyutah.net

SEND INQUIRIES TO:
Shawn Fugit
Facilities Supervisor
125 East Center St
Moab, Utah 84532
435-259-1314
sfugit@grandcountyutah.net
Moab Information Center Re-roof

Remove and replace existing EPDM membrane roofing system.

A. remove existing EPDM single-ply membrane roofing system down to structural deck.
B. remove all existing wall and pipe flashings.
C. remove stucco at parapet walls and cap

Provide new Versico 60 mil TPO membrane roof.

A. Install 3" VersiShield ISO rigid board insulation for Class A fire rating
B. Install Tapered ISO to maintain 1/4" slope to drains.
C. Install 60 mil VersiWeld TPO Rhinobond system (see attached spec)
D. Provide and install new parapet wall cap
E. Provide manufacturers 20 yr NDL warranty

TYPE OF BID: Bids will be on a lump-sum basis. Bid will include removing all stucco at parapet wall and cap. Installing new wood nailer. Installing new TPO membrane up and over parapet wall and covering with new cap metal.

TIME OF SUBSTANTIAL COMPLETION: The time limit for substantial completion of this work will be (30) calendar days and will be as noted in the Agreement.

SYSTEM: See attached Rhinobond spec
Date: May 23, 2019
Submitted To: Grand County
Job Name: Moab Information Center Reroof

We hereby submit a proposal for the following scope of work to include:

*Install New TPO Roof System per RFB to include:*

- Provide 100% performance and payment bonds
- Insurance certificates listing Grand County as additional insured
- Protect public and property with fencing, barricades, temporary structures and other means as necessary for a safe work environment
- Remove and dispose of existing roof system down to deck and related roof flashings
- Inspect deck and replace damaged plywood decking at $2.50/sf
- Remove stucco on inside of parapet walls as well as on top of parapet wall and dispose
- Install new wood nailer on top of parapet wall
- Install 3” Polyiso insulation with coated glass facer for a class A roof system
- Install full ¼” Polyiso roof taper system
- Install 60 mil TPO roof membrane – mechanically fastened to deck and/or Rhino bond as conditions allow
- Install all required TPO pipe, curb, wall, drain and other flashings for a complete roof system
- Install TPO membrane up entire inside of parapet wall and over the top
- Install 24 ga pre-finished, standing-seam parapet cap metal
- Install 24 ga pre-finished wall counter-flashing metal
- Provide a 20-year manufacturer NDL warranty
- Provide a 2-year North Face Roofing warranty

**TOTAL PROPOSAL: $82,400**

This proposal may be withdrawn by us if not accepted within 30 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. We are covered by general liability insurance and our workers are covered by Worker's Compensation Insurance. With acceptance of this proposal it is agreed that upon completion of any resulting contract, North Face Roofing, Inc. will be indemnified and held harmless to the full extent of the law against any liability in any respect for any damage to the building or any components or contents thereof, including mold, mildew or interruption in the use of the building or personal injury claims resulting from alleged mold growth, including claims brought by tenants and third parties. This bid is conditioned upon acceptable subcontract terms by North Face Roofing, Inc.

**Authorized Signature:**

[Signature]
Exhibit B
Professional License(s) and Insurance

Contractor shall be in possession of all professional licenses required to perform work and insurances prior to the commencement of the work and are attached in this Exhibit.

Attach evidence of current license and insurance.

As required to perform the work, attach bond documents.
STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF OCCUPATIONAL & PROFESSIONAL LICENSING

ACTIVE LICENSE

EFFECTIVE DATE: 11/28/2018
EXPIRATION DATE: 11/30/2019
ISSUED TO: North Face Contracting, Inc
4118 Hilltop Ct
Park City UT 84098

REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)

7893612-5501 Contractor With LRF

DBAs: NORTH FACE ROOFING, INC.

R100, S280
NOTICE:
This license MUST be posted in a conspicuous place and is not transferable

**Business License**
The below named person or firm is hereby granted a license to do business as stated below in Summit County Utah, subject to the provisions of the Business License Code of Summit County and subsequent amendments relating to the above for the period indicated:

**Name:** North Face Contracting, Inc.
North Face Roofing Inc.

**To:** James Craig Peters
4118 Hilltop Ct.
Park City UT 84098

**License Number:** 3642
**Date Issued:** 01/16/2019

**Expires:** 01/15/2020

**Fee:** $75.00

**Location:** 4118 Hilltop Ct.

**Type of Business:** In Home Business

**Deputy Clerk**

**County Clerk**

County Clerk • 60 North Main Coalville, UT 84017 • (435) 336-3204 • www.summitcounty.org/clerk
**CERTIFICATE OF LIABILITY INSURANCE**

- **DATE (MM/DD/YYYY):** 03/07/2019

---

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**

BTC Insurance Services, LLC  
5675 South Redwood Road  
Unit 11  
Salt Lake City, UT 84123

**CONTACT**

Linda Sundquist  
BTC Insurance Services, LLC  
801-327-0117  
linda@btcins.com

**INSURED**

North Face Contracting, Inc.  
DBA North Face Roofing, Inc.  
4118 Hilltop Ct  
Park City, UT 84098

---

**COVERSAGES**

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<tr>
<th>INSR lTR</th>
<th>TYPE OF INSURANCE</th>
<th>ADDL INSURED</th>
<th>POLICY NUMBER</th>
<th>POLICY EFF</th>
<th>POLICY EXP</th>
<th>LIMITS</th>
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<td>02/01/2020</td>
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<td>CLAIMS-MADE</td>
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<td>PERSONAL &amp; ADV INJURY: $1,000,000</td>
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<td>PRODUCTS - COMM/PRO AGG</td>
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<td>GENERAL AGGREGATE: $3,000,000</td>
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<td>02/01/2019</td>
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<td>BODILY INJURY (Per accident):</td>
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<td>PROPERTY DAMAGE (Per accident):</td>
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<td>02/01/2020</td>
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<td>AGGREGATE: $2,000,000</td>
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<td>02/01/2019</td>
<td>02/01/2020</td>
<td>EACH ACCIDENT: $500,000</td>
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</tbody>
</table>

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

For Information Only

---

**CERTIFICATE HOLDER**

North Face Contracting, Inc.  
DBA North Face Roofing, Inc.  
4118 Hilltop Ct  
Park City, UT 84098

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.
FORM 1
Public Records Law

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: North Face Roofing, Inc.

Authorized representative (printed): Craig Peters / President

Authorized representative (signature): 

Date: 5/23/2019
Respondents are asked to use the following format. I, North Face Roofing, Inc. agree to provide Grand County with contract bid according to the following.

List bid breakdown including costs:

<table>
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<tr>
<th>Description</th>
<th>Cost</th>
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<td>Bonds, Insurance, etc.</td>
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<tr>
<td>Mobilization &amp; Setup</td>
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<td>Primary Roofing Materials</td>
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<td>Roofing Demo</td>
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<td>Stucco Demo</td>
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<td>Roofing Install</td>
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<td>Sheet Metal Flashings</td>
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**TOTAL:** $82,400
AGENDA SUMMARY

GRAND COUNTY COUNCIL MEETING
June 18, 2019
AGENDA ITEM: K

<table>
<thead>
<tr>
<th>TITLE:</th>
<th>Four Corners Community Behavioral Health, Inc. FY2020 Area Plan</th>
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</thead>
<tbody>
<tr>
<td>Fiscal Impact:</td>
<td>None</td>
</tr>
<tr>
<td>Presenter(s):</td>
<td>Karen Dolan, Executive Director of Four Corners Community Behavioral Health</td>
</tr>
</tbody>
</table>

Prepared By:
Yvonne Wilson
Exec. Asst., FCCBH,
P.O. Box 867,
Price, UT 84501
435-637-7200x306
ywilson@fourcorners.ws

FOR OFFICE USE ONLY:
Attorney Review:

RECOMMENDATION:
I move to approve the FY2020 Area Plan for Four Corners Community Behavioral Health, Inc. and authorize all Council members to sign all associated documents.

BACKGROUND:
The FCCBH Board of Trustees approved this Area Plan on May 28th, which outlines all the services FCCBH will provide for Grand, Carbon and Emery counties for FY2020. By interlocal agreement, all 3 county councils/commissions need to sign the plan.

ATTACHMENT(S):
FCCBH Area Plan documents:

FY20 Area Plan
FY20 Form D Approval of Area Plan
Four Corners Community Behavioral Health, Inc.
FY2020 Area Plan
GOVERNANCE & OVERSIGHT NARRATIVE

Local Authority: Four Corners Community Behavioral Health

Instructions:
In the cells below, please provide an answer/description for each question. PLEASE CHANGE THE COLOR OF SUBSTANTIVE NEW LANGUAGE INCLUDED IN YOUR PLAN THIS YEAR!

1) Access & Eligibility for Mental Health and/or Substance Abuse Clients

<table>
<thead>
<tr>
<th>Who is eligible to receive mental health services within your catchment area? What services (are there different services available depending on funding)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Each individual, couple or family seeking care is provided a clinical screening regardless of ability to pay. This screening is often provided on the same day as requested. FCCBH has an open access model of care in most clinics. A discounted fee schedule exists to provide services to FCCBH catchment area residents based upon ability to pay. Several other funding sources can be accessed enabling qualified individuals/families to receive services at discounted or no cost. No area resident is refused medically necessary services due to inability to pay. There are 3 Federally Qualified Health Centers (FQHC) in the FCCBH area. A Licensed Mental Health Therapist (LMHT) is located in each FQHC serving low income and unfunded populations. Clinical services provided include: mental health and SUD screenings, assessments, individual and family therapy. Using clinical screening for early detection and developing individualized levels of care, access to counseling and medication evaluation and management are based upon consumer choice and medical necessity. 24 hour emergency crisis and referral services are available to all residents of the tri-county area. Crisis workers are LMHT and Mental Health Officers with authority to complete the emergency application for mental health commitment process to assure safety for residents. FCCBH maintains active mental health disorder prevention programming within the catchment area including; community education for early detection and informal intervention and development and participation with community coalitions in identifying and responding to specific risk and protective factors within that community. FCCBH works to develop and maintain a viable recovery oriented system of care in each community, and also offers a range of support and educational opportunities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Who is eligible to receive substance abuse services within your catchment area? What services (are there different services available depending on funding)? Identify how you manage wait lists. How do you ensure priority populations get served?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Every person who comes to the Four Corners Community Behavioral Health clinics seeking care is provided a clinical screening regardless of ability to pay. This screening is often provided on the same day as requested. Within this screening, priority populations are determined and often those individuals are seen on the same day for an assessment. FCCBH offers an open access model of care in most clinics. Thus, FCCBH does not maintain a &quot;wait list,&quot; as there is currently not the demand for one. A discounted fee schedule exists to provide services to FCCBH catchment area residents based upon an ability to pay. No area resident is refused medically necessary services due to inability to pay.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the criteria used to determine who is eligible for a public subsidy?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any resident unable to afford medically necessary clinical treatment will receive public subsidy. All residents are eligible to receive publicly subsidized prevention services. We have many funding resources for which individuals may qualify. For example, Four Corners has applied for and been awarded the DOH Primary Care Grant several times and this has allowed us to subsidize services for those who are unfunded/underfunded. A new DOH Primary Care Grant for FY20 was recently submitted. This allows for no cost SAD and MH assessments, services and well as integrated somatic health care and comprehensive dental care for uninsured and underinsured individuals and families under 200% of the FPL.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>How is this amount of public subsidy determined?</th>
</tr>
</thead>
</table>
FCCBH serves area residents with a range of prevention services and treatment, clinical treatment, acute care and after acute care support services. Each individual's subsidy is based upon medical necessity as established by psychiatric diagnostic evaluation performed by a Licensed Mental Health Professional. Prevention programming public subsidy is determined by incidence and prevalence of at risk behavior as found in various public health surveys and the availability of and community acceptance of evidence-based practices that impact risk and protective factors in that community.

How is information about eligibility and fees communicated to prospective clients?

FCCBH advertises the sliding fee schedule, through widely distributed brochures and in each clinical office.

Are you a National Health Service Core (NHSC) provider? YES/NO

In areas designated as a Health Professional Shortage Areas (HPSA) describe programmatic implications, participation in National Health Services Corp (NHSC) and processes to maintain eligibility.

Yes, FCCBH is a very grateful NHSC provider. At the present time we have several FCCBH employees who have applied for the NHSC LRP and many who have successfully completed the program in the past. All four of our sites are certified. This program allows for a wonderful opportunity to recruit and retain professionals. The process is a considerable amount of work and the program is very strict in regards to following program expectations including; clinical hours, type of qualifying work, supervision required and paperwork submission. Last year the NHSC informed us that they had run out of funds for the year and thus several of our employees were not funded. This was the third year our employees were not funded, thus FCCBH worked with HRSA about 6 months ago to have our HPSA score reevaluated and our agency score improved from a 16 to 19. FCCBH believes this will greatly increase acceptance into the program improving long-term retention with our employees.

2) Subcontractor Monitoring

The DHS Contract with Mental Health/Substance Abuse Local Authority states: When the Local Authority subcontracts, the Local Authority shall at a minimum:

1) Conduct at least one annual monitoring review of each subcontractor. The Local Authority shall specify in its Area Plan how it will monitor their subcontracts.

Describe how monitoring will be conducted, what items will be monitored and how required documentation will be kept up-to-date for active subcontractors.

FCCBH performs annual license verifications on the Utah Division of Occupational and Professional Licensing website. We obtain background criminal investigation (BCI) clearances annually for all individual clinical subcontractors. For clinical and respite subcontractors, we review their clinical records. At least annually, we check the credentialing status of our subcontractors, and renew credentialing every three years. We hold randomized site visits for off-site subcontractor providers. On a monthly basis, we check subcontractors for an exclusion status in both the List of Excluded Individuals/Entities database and the System for Award Management database. Our prescribers practice within our facilities, using our electronic health record and are subject to our ongoing internal monitoring, and quality control processes.

FCCBH requires all subcontractors to follow Medicaid and Division of Substance Abuse and Mental Health clinical documentation requirements. Further, FCCBH also audits for administrative documentation, quality of care and completion of duties. This includes insurance cards, correct coding, ROI (if applicable), and safety plans (if applicable), clinical license, acceptable malpractice insurance, background check, and business license. For external subcontractors, the initial assessment and treatment plan is required and reviewed for medical necessity before initial authorization is given for services. The same is required for ongoing authorizations. For subcontracted organizations (for example inpatient facilities or residential facilities) FCCBH requires that subcontractors complete regular LEIE and SAM verification as well verifying that all employed clinical staff are in good standing with DOPL.

By signing the confidentiality agreement, the organizational Provider provides acknowledgement that they shall
perform their obligations related to disclosure of Protected Health Information (PHI) as that term is defined in the Public Law 104-191.

3) DocuSign

<table>
<thead>
<tr>
<th>Are you utilizing DocuSign in your contracting process?</th>
</tr>
</thead>
<tbody>
<tr>
<td>If not, please provide a plan detailing how you are working towards accommodating its use.</td>
</tr>
</tbody>
</table>

| Yes, we are utilizing Docusign with most of our contracts and currently moving toward this use in the remainder of our contracts. |
Recovery Support- FCCBH will provide recovery support services to JRI individuals, specifically focusing on building 4 main areas of Recovery Capital: Social, Physical, Human, and Cultural. An assessment tool will be used to better identify areas of need and will be updated periodically to determine improvement.

**Identify your outcome measures.**

FCCBH will comply with the standards that are outlined in the Utah State JRI rule, R523-4, regarding screening, assessment, prevention, treatment, and recovery support services.

The focus of Four Corners services will be on effective screening, engagement and retention into evidenced based treatment services and supports. Our current screening and assessment process, including use of the LS-RNR and DUSI-R assessment tools, allows for the distinction between high risk and low risk individuals and a treatment service plan to eliminate mixing these populations will be established. For this population, the full continuum of FCCBH services and care may be utilized to stabilize and treat.

Prevention Plan- We plan to use universal prevention programs to reduce widespread risk through community-wide targeting low as well as high risk groups.

Treatment- FCCBH staff involved in the JRI effort will be trained and provide evidenced based treatment interventions including but not limited to: Moral Reconation Therapy, Motivational Interviewing, REBT, and other curriculum for decreasing criminal thinking. For persons with serious and persistent mental illness, community stabilization may be provided to all clients in the tri-county area by way of transition beds located at the Friendship Center in Carbon and at the Willows in Grand. These units are utilized, when suitable, as an alternative to incarceration and/or inpatient psychiatric hospitalization. A Housing First model will be used. Clients supported by the JRI will be able to access resources including case management, residential treatment, MAT services, Naloxone kits and other services as clinically indicated.

Recovery Support- FCCBH will provide recovery support services to JRI individuals, specifically focusing on building 4 main areas of Recovery Capital: Social, Physical, Human, and Cultural. An assessment tool will be used to better identify areas of need and will be updated periodically to determine improvement. Engagement in treatment will be measured at discharge wherein clinicians will indicate the extent to which treatment goals were met or not met, or a summary indicating why the client dropped out of services.
FORM A - MENTAL HEALTH BUDGET NARRATIVE

Local Authority: Four Corners Community Behavioral Health

Instructions:
In the cells below, please provide an answer/description for each question. PLEASE CHANGE THE COLOR OF SUBSTANTIVE NEW LANGUAGE INCLUDED IN YOUR PLAN THIS YEAR!

1) Adult Inpatient

<table>
<thead>
<tr>
<th>Description</th>
<th>FY20 Amount Budgeted:</th>
<th>FY20 Projected clients Served:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form A1 - Amount Budgeted in FY19 Area Plan</td>
<td>$453,267</td>
<td>62</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH will directly provide hospital diversion programming and will contract with several inpatient behavioral health facilities to provide inpatient psychiatric services.

Because hospitalization can be very disruptive and costly, FCCBH's hospital diversion plan is to: Hospitalize all individuals who pose a danger to self or others due to a mental illness and who cannot be stabilized and treated in a less restrictive environment. For others not requiring that level of care, alternatives for community stabilization will be developed and implemented. These include "stabilization and transitional rooms" at FCCBH residential facilities in both Price and Moab.

As the ARTC is no longer available through the USH for acute inpatient care, FCCBH will contract with a variety of inpatient psychiatric hospitals for acute care and stabilization. Those contractors include Provo Canyon Behavioral Hospital, the University Neuropsychiatric Institute, Mountain View Hospital and Salt Lake Behavioral Health. Long term psychiatric inpatient care will be provided by the Utah State Hospital.

The FCCBH hospital liaison coordinator will work closely to coordinate care with the inpatient psychiatric hospitals, clinical teams, clients and each individual client's support system. The hospital liaison will work to help manage the transition from the community to hospital and oversee discharge planning in an effort to provide seamless transitions and to help maintain stabilization.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

FCCBH anticipates no significant programmatic changes from the previous year.
2) Children/Youth Inpatient

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<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
<td>$167,646</td>
<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
<td>12</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals</td>
<td>$85,560</td>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
<td>9</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH has contracts for acute psychiatric inpatient care with Provo Canyon Behavioral Health, The University of Utah Neuropsychiatric Institute, Mountain View Hospital and Salt Lake Behavioral Health. Long term care will be provided at the Utah State Hospital.

Case management, high fidelity wraparound, and systems of care development will all be used to divert the need for hospitalization.

FCCBH will continue to use the tools provided by DSAMH such as “Commitment Process for Children” and “Custody and Why it Matters” to train FCCBH LMHT and community partners in the hospitalization access and diversion process.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

FCCBH anticipates no significant programmatic changes in inpatient services for children and youth from the previous year.

3) Adult Residential Care

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<tr>
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</thead>
<tbody>
<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
<td>$564,632</td>
<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
<td>33</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals</td>
<td>$496,053</td>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
<td>24</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.
FCCBH will provide a range of housing services and supports to include independent living, supported living, and short-term "transitional" beds for hospital diversion. These are not contracted services but are provided directly by FCCBH.

FCCBH currently has two supported living facilities: The Willows in Grand County and The Friendship Center in Carbon County. These facilities are for SPMI adult clients with varying needs for supervised living, therapeutic support and case management. The Willows in Moab has eight beds and the Friendship Center in Price has ten beds. Residential staff members provide coverage 24 hours daily. The residents participate in comprehensive clinical treatment and psychosocial rehabilitation programs (Interact & New Heights) in each respective county.

Both facilities have dedicated "transitional" beds that are used for stabilization and hospital diversion when necessary. They will help to avoid initial hospitalization by providing a secure and supported living environment and also to allow for the earliest possible discharge of a client who has been hospitalized. We anticipate the facilities will operate at full capacity.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

FCCBH anticipates no significant programmatic changes for FY19.

4) Children/Youth Residential Care

<table>
<thead>
<tr>
<th>Form A1 - FY20 Amount Budgeted:</th>
<th>$</th>
<th>Form A1 - FY20 Projected clients Served:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
<td>$</td>
<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals</td>
<td>$</td>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH does not currently operate a children's only residential facility.

FCCBH uses intensive services including, high fidelity wraparound to support children and youth to prevent the need for disruptive residential services. If the need arose to place a child or youth, FCCBH would contract for these services. FCCBH contracts on a case by case basis with "Youth Village," a statewide organization, to provide children/youth residential care services as needed.

FCCBH has not budgeted any funding in this area because the demand for this service has traditionally been very low, however residential services will certainly be contracted and paid for when clinically necessary.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).
Describe any significant programmatic changes from the previous year.

No expected programmatic changes in children/youth residential care in FY19

5) Adult Outpatient Care

| Form A1 - Amount budgeted in FY19 Area Plan | $949,907 | Form A1 - Projected Clients Served in FY19 Area Plan | 892 |
| Form A1 - Actual FY18 Expenditures Reported by Locals | $1,022,246 | Form A1 - Actual FY18 Clients Serviced as Reported by Locals | 1,016 |

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH will directly operate behavioral health outpatient clinics in Price, Castle Dale and Moab, and provide 1-2 days/week integrated behavioral services in the Green River Health Center, a federally qualified health center. Services provided at all FCCBH clinic locations will offer; a mental health assessment, psychiatric assessment (if recommended), individual therapy, family therapy, group therapy, case management, therapeutic behavioral services, medication management, education and smoking cessation services.

Clinical staff members will provide a clinical screening for every person who comes to the Four Corners Community Behavioral Health clinics regardless of ability to pay. Each FCCBH clinic will have a minimum of one clinician available during clinic hours for walk-in appointments and/or emergencies to enhance access to services. Individuals with mental health and substance use co-occurring disorders will be provided integrated MH and SUD treatment. Over the past year, FCCBH has increased training around the modality of EMDR, and all facilities currently have multiple mental health therapists who are certified to provide that service.

Services provided at the FQHC clinic location will include assessment, individual and family therapies, integrated medication management services with the somatic health care provider and education. A variety of individual and group EBP interventions will be used in providing treatment for adults with depression, anxiety, a history of childhood sexual abuse, Borderline Personality Disorder, codependency issues, parenting education needs and other diagnosis benefited from treatment.

Our model of service delivery will use the licensed mental health therapist as the service prescriber, as well as a provider of services. An individualized treatment plan will be developed with the client using the person-centered method, containing life goals and measurable objectives. The treatment plan will identify the type, frequency and duration of medically necessary services for each client as prescribed by a licensed clinician. The duration and intensity of services will be evaluated on an ongoing basis by the licensed clinician and the client to determine the service appropriateness to support the client’s progress on the goals and objectives related to recovery.

Clubhouse Psychosocial Rehabilitation programs for SPMI consumers will be directly maintained by FCCBH in two counties: New Heights in Carbon County and Interact in Grand County. These free standing facilities provide psychosocial rehabilitation, personal services, case management, psycho-education and development and referral to transitional and supported employment settings throughout a work ordered day. These services will be identified on the client treatment plan where appropriate to medical necessity and personal recovery. Additionally, FCCBH provides or helps connect clients with transportation to and from FCCBH services for Medicaid clients. Representative payee services to assist in the management of disability benefits are also offered through the
programs clubhouses.
Smoking cessation classes will be offered to all clients, regardless of their primary referral reason into treatment. We have certified smoking cessation trainers available to provide specific 8-10 week courses. In addition, intentional messages and education about smoking cessation are incorporated into many of our group programming options for both MH and SUD clients. We have wellness promoted activities for our MH clients both within the clubhouse and within the clinic. These may include various organized events and challenges throughout the year that clients are encouraged to take part in. In the clubhouses, we are moved to a "healthy option" menu for lunches and snacks.

We provide information around quitting use of tobacco to everyone entering our facilities and are interested. In terms of smoking cessation services provided in our Green River FQHC affiliation, we have a therapist there 2 days a week to provide individual therapy. He is currently unable to offer group treatment, due to the limited amount of time he has available vs. demand for individual treatment, but (as it's a medical clinic) he will see and provide treatment to those who are requesting needs around tobacco reduction and/or methods for quitting. This is within the skill set and capability of the LMHT assigned to that site. In addition, a wellness goal will be encouraged for each SPMI client's treatment plan, as they are willing to participate in such. Being sensitive to the individual's readiness, the objectives may include increasing awareness and participating in specific wellness activities.

<table>
<thead>
<tr>
<th>Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Describe any significant programmatic changes from the previous year.</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Describe programmatic approach for serving individuals in the least restrictive level of care who are civilly committed.</th>
</tr>
</thead>
</table>

6) Children/Youth Outpatient Care

<table>
<thead>
<tr>
<th>Form A1 - FY20 Amount Budgeted: $642,093</th>
<th>Form A1 - FY20 Projected clients Served: 530</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan $642,093</td>
<td>Form A1 - Projected Clients Served in FY19 Area Plan 497</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals $494,987</td>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals 546</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

A clinical screening will be provided to every youth who comes to Four Corners Community Behavioral Health Center seeking services regardless of ability to pay. Each clinic location will provide clinical evaluations including 30-day evaluations for DCFS children, individual, family and group therapy, psychiatric assessment, and medication management. Psychological testing will be completed, when indicated as medically necessary, to establish psychiatric diagnosis and treatment plan.
Children and youth with trauma concerns will be provided Trauma Focused CBT treatment and/or Attachment, Self-Regulation, Competency (ARC) treatment, as well as Eye movement desensitization and reprocessing (EMDR) from certified providers. School based therapy will be offered in all of the elementary, middle, charter and high schools in Carbon, Grand, and Emery counties so long as funds remain available to do so. These services are being provided largely in part with Early Intervention funding. Starting July, 2019 Four Corners will be losing the additional TANF funding that was provided in 2016 to increase school based services to counties with increased intergenerational poverty. As a result, services to Carbon and Grand Counties will likely be significantly decreased in the schools. Some funding has been made available to FCCBH through the Division of Substance Abuse and Mental Health to help offset this loss in funding, but it will not allow the capacity served in schools to remain where they have been. In FY 20, FCCBH plans to increase youth access to services through getting families who qualify signed up for Medicaid expansion.

As a result of appropriations provided to the Utah Department of Education in H.B. 373, FCCBH will also attempt to contract with local school district leaders to provide additional therapeutic school-based services. The budget has not been changed with the expectation that these services will remain in place. Adolescent to Adult Transition groups will be made available for youth transitioning from youth programs to adult services, including coordination of treatment and/or service. Four Corners Community Behavioral Health will work collaboratively encouraging a System of Care model to provide wrap-around services to youth and families needing this type and intensity of care. Family Resource Facilitators (FRF) will be employed in Grand, Emery, and Carbon Counties for the development of family team meetings to achieve the following: help children and youth with serious emotional disturbances remain in the home and community, receive individualized, family driven care, increase success in school, provide peer support, and reduced contact with the legal system. FCCBH will partner with the Carbon County Detention Center to provide treatment portions of in-home Observation and Analysis (O&A) when ordered by the court.

Clients dually diagnosed with mental health and substance use disorders will be provided integrated treatment. FCCBH provides critical incident debriefing response to the schools after crisis events. FCCBH will continue to support the Department of Human Services Systems of Care model of service delivery for youth and children with serious emotional disturbance.

We will provide a therapeutic parenting group for parents who are involved with DJJS or DCFS and those who have children who are at a high risk for an out of home placement. It will be provided both independent of, or in conjunction with, youth substance abuse services as a section of the youth IOP program. In Carbon County, staff members will offer a therapeutic support group for Caregivers (Foster Parents, Grandparents, Adoptive Parents, Kinship) raising displaced children.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

No significant programmatic changes.

7) Adult 24-Hour Crisis Care

<table>
<thead>
<tr>
<th>Form A1 - FY20 Amount Budgeted:</th>
<th>$145,488</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form A1 - FY20 Projected clients Served:</td>
<td>425</td>
</tr>
<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
<td>$145,488</td>
</tr>
<tr>
<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
<td>350</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals</td>
<td>$139,066</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
<td>511</td>
</tr>
</tbody>
</table>
Describe access to crisis services during daytime work hours, after hours, weekends and holidays. Describe how crisis services are utilized as a diversion from higher levels of care (inpatient, residential, etc.) and criminal justice system. Identify proposed activities and where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

Currently, FCCBH will directly provide mental health crisis services. Crisis services will be available 24 hours per day, seven days per week (including holidays) in all three counties. During business hours, licensed mental health therapists (LMHT) in each clinic will provide crisis services over the telephone, at each clinical office, as well as out in the community. A designated LMHT is available to immediately attend to those who may walk into the clinic in crisis. After business hours crisis services will be provided by a FCCBH on-call LMHT in each county.

In response to H.B. 41 Mental Health Crisis Line Amendments, which was implemented during the 2018 Utah legislative session, FCCBH will contract telephone crisis services with the University of Utah Neuropsychiatric Institute (UNI). However, because DSAMH has been tasked with managing the implementation of these amendments within the local authority system, and that is still in development, it remains unclear what those eventual changes will be. However, our management over safety net and crisis services within our communities will not change. By contracting with UNI, FCCBH will be in compliance with H.B. 41 and all crisis phone calls will be answered by a live, certified crisis worker 24 hours a day, 7 days a week.

Outreach crisis intervention (going to the source of the crisis, to evaluate an individual or provide assistance to law enforcement) will be available in all three counties. Whether responding in person to assist a law enforcement officer, or a family who walks into the clinic for help, FCCBH crisis services will be delivered free of charge to all in need. Outreach to the individual and/or identified support person after a crisis service has been provided will be provided, in order to maintain ongoing support.

The FCCBH clinical director will meet regularly with area first responders to ensure FCCBH crisis services are interfacing well and meeting community needs. A “high-risk list” will be maintained in each county and high-risk cases will be staffed at least weekly, but in many cases several times per week.

For crisis care, case managers in each county will be used to access resources and act as informal supports when the crisis worker is developing the wrap-around plan aimed at promoting stability and diverting hospitalization. In addition to the clinical interview, the Columbia-Suicide Severity Rating Scale (C-SSRS) will be used as the standard tool for suicide assessment and safety plan development. Also, almost all FCCBH clinical staff have been trained using the Collaborative Assessment and Management of Suicidality (CAMS) approach and/or the Cognitive Behavioral Training for Suicide Prevention (CBT-SP) approach in working with clients endorsing concerns around suicide.

Also, FCCBH was awarded a federal suicide prevention grant in October, 2017. This grant is specifically designed to support adults age 25 and up who are experiencing a suicidal crisis. Crisis outreach, caring contacts, and other supportive means will be provided to this population by the current suicide prevention Coordinator. This grant will continue in FY 20.

In addition, FCCBH received a Means Reduction mini grant for FY19 for $15,000.00 for one year. This may be extended an additional year using additional funds provided by the Division of Substance Abuse and Mental Health. The purpose of this money is to promote community awareness around reducing access to lethal means, such as locking up firearms, locking up medications, and other such interventions for reducing suicide in each of our counties.

Describe the current process or planning to develop tracking and protocols for all adults who have been civilly committed and those placed on an assisted outpatient treatment court order to their local authority.

Each of our three counties have a protocol for tracking civil commitments and will use the same protocol for tracking those placed on an assisted outpatient treatment court order. The Program Director in each county is responsible for tracking commitments for that area. This includes updates, transfers, termination and other basic maintenance civil commitment cases. In Emery County, the team puts the civil commitment information on the face sheet in the clients EHR (electronic health record). The information on the face sheet will consist of when they were initially placed on civil commitment, a record of past update hearings, and when their next review is due to the court. This information will automatically come up every time the clients EHR is opened. Then, a list of all
individuals currently on civil commitment will be reviewed during the weekly staff meeting with all staff present. In Grand County, immediately following the initial court hearing (or as soon as FCCBH is notified) the program director puts an appointment to review each civil commitment case on her work calendar, roughly one month prior to the court review. The program director then assigns the appropriate individual (DE or Mental Health Officer) to complete an assessment update and submit to the court prior to the scheduled court date. Weekly, the active list of civil commitment clients will be reviewed during clinical staff meeting and assessed for progress and need for continued civil commitment. Also, after the DE assessment is complete we discuss the recommendations at the next staff meeting. The Carbon County clinic has the largest volume of civil commitment clients within our tri-county area. The Carbon County Program Director maintains a spreadsheet that is reviewed with clinical staff weekly. Every individual is reviewed, whether or not they have a court review upcoming. The spreadsheet consists of names of clients, initial civil commitment dates, review dates and other relevant progress tracking data. This also includes clients who have previously been on commitment and have been released. Frequently, the program director in Carbon County will call the courts to compare the list of active civil commitment clients and review court dates to ensure everything matches between the two entities.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None.

Describe any significant programmatic changes from the previous year.

No significant programmatic changes at this point in time.

8) Children/Youth 24-Hour Crisis Care

<table>
<thead>
<tr>
<th>Form A1 - FY20 Amount Budgeted:</th>
<th>$26,040</th>
<th>Form A1 - FY20 Projected clients Served:</th>
<th>100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
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<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
<td>86</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals</td>
<td>$24,928</td>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
<td>110</td>
</tr>
</tbody>
</table>

Describe access to crisis services during daytime work hours, after-hours, weekends and holidays. Describe how crisis services are utilized as a diversion from higher levels of care (inpatient, residential, etc.) and criminal justice system. Identify proposed activities and where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH will directly provide mental health crisis services to children, youth, and families. These services will be available 24 hours per day, seven days per week (including holidays) in all three counties. During business hours therapists in each clinical office will provide crisis services over the telephone, in person at each clinical office, as well as out in the community. After hours crisis services will be provided by a FCCBH on-call therapist in each county. All FCCBH crisis services will be delivered free of charge to all in need.

In response to H.B. 41 Mental Health Crisis Line Amendments, which was implemented during the 2018 Utah legislative session, FCCBH crisis response services many changes slightly. Because DSAMH has been tasked with managing the implementation of these amendments within the local authority system, and that is still in development, it remains unclear what or when those eventual changes will be. However, our management over safety net and crisis services within our communities will not change. In addition, all crisis phone calls will be
answered by a live, certified crisis worker 24 hours a day, 7 days a week.

A 'high-risk list' of youth needing close monitoring due to instability of illness, will be maintained in each county. This list is exclusive to just children and youth. These cases will be closely monitored and clinically reviewed at least weekly and in many cases multiple times per week.

The on-call therapist will be required to respond within 15 minutes to crisis calls. Again, this will change once the state-wide crisis services are all being filtered through UNI, but until that is put in place, we will continue as usual with our system. Outreach crisis intervention (going to the crisis source to evaluate an individual or provide assistance to law enforcement) will be available in all three counties. FCCBH clinical director will meet regularly with area first responders to ensure FCCBH crisis services are interfacing well and meeting community needs.

Case Managers and family resource facilitators (FRF) may be used to access resources and informal supports as part of the high fidelity wraparound plan, to resolve and/or divert crisis situations. In addition to the clinical interview, the Columbia-Suicide Severity Rating Scale (C-SSRS) will be used as the standard tool for suicide assessment and safety plan development. Also, most FCCBH clinical staff have been trained using the Collaborative Assessment and Management of Suicidality (CAMS) approach and the CBT-SP (suicide prevention) model in working with clients endorsing concerns around suicide.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

No significant increase or decrease between FY18 actual and FY19 budgeted.

Describe any significant programmatic changes from the previous year.

No significant programmatic changes at this point in time.

9) Adult Psychotropic Medication Management

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<tbody>
<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
<td>$275,747</td>
<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
<td>311</td>
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<td>Form A1 - Actual FY18 Expenditures Reported by Locals</td>
<td>$223,766</td>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
<td>319</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH will have contracted psychiatrists, APRN's, Physician's Assistants and Registered Nurses serving the tri-county area. They will provide psychiatric evaluations and medication management for adults and youth in all three county clinics. We will contract with the University of Utah and continue as a pilot site for the Medical School Residency/Tele-Psychiatry expansion project. Tele-Medicine will be used to provide medication management between clinics, from the University of Utah as well as from a FCCBH contracted psychiatrist's office in Park City. A PA will serve clients primarily in the Emery County area, under the direct supervision of our Medical Director.

Psychiatrists and nursing staff will manage required lab testing such as ordering blood tests for clients on atypical antipsychotic medications; diabetes screening following the AMA guidelines; obtaining lithium levels; or a CPK test for clients who are on mood stabilizer medication. Laboratory test results will be forwarded to the client's primary
care provider for coordination of care. Urine lab screenings and LCMS testing may be conducted when concerns arise that a client may not be using psychotropic medications as prescribed. FCCBH has entered a contract with Beechtree Labs of Utah, to provide these testing services. Thus far, this has proven very successful with aiding staff in getting clients restabilized preventing the need for inpatient placement.

With the help of our EHR (Credible), FCCBH utilizes e-prescribing. Client vital signs and weight will be taken and recorded during each visit. If a client presents with a physical health concern such as high blood pressure, FCCBH medical staff will refer the client to the primary care provider. In the event that a client does not have a primary care provider, or is unfunded, referral will be made to the local FQHC or the co-located primary care provider.

When a person is unable to pay and requires an emergency medication evaluation, this will be completed to stabilize and the client will then be referred to the appropriate community resource for follow-up with consultation with the FCCBH prescriber. If it is a complicated medical issue, the client will be served at FCCBH to avoid higher levels of care.

Case managers or other staff members will coordinate transportation to FCCBH medical appointments when the client has no other means of transport. FCCBH will maintain the “Nurse/Outreach Specialist” position that was established in 2013. This LPN level staff member provides outreach to high risk clients who have difficulty following through or maintaining scheduled appointments. Medication education and outreach will be provided in the home and in the community to assure medication adherence.

The co-located FCCBH integrated care APRN will offer somatic healthcare. The co-location will enable better access to somatic care for FCCBH clients who need monitoring of chronic conditions. Up until October, 2019 UT YES funds may continue to be used to provide medication management services for qualifying clients in which the medical necessity is clinically indicated. As well, clients experiencing suicidal ideation or other co-occurring related symptoms, may utilize funds through the SAMHSA Zero Suicide grant, awarded to FCCBH in 2017, to access medication management services.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

No significant increase or decrease.

Describe any significant programmatic changes from the previous year.

None

10) Children/Youth Psychotropic Medication Management

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
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<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
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<td>$74,192</td>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
<td>80</td>
</tr>
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</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.
FCCBH will have contracted psychiatrists, APRN’s, Physician’s Assistants and Registered Nurses serving the tri-county area. They will provide psychiatric evaluations and medication management for adults and youth in all three county clinics. We will contract with the University of Utah and continue as a pilot site for the Tele-Psychiatry expansion project. Telemedicine will be used to provide medication management between clinics, from the University of Utah as well as from a FCCBH contracted psychiatrist’s home in Park City. A board certified child psychiatrist will provide in-person psychiatric services to children and youth in Moab and telehealth services to children and youth in Price and Castle Dale. Initial child and adolescent psychiatric evaluations and medication management will be provided in-person whenever possible. There will be events when the child or youth is assessed as needing immediate medication services, although the family is without ability to pay. FCCBH prescriber will see the client initially and, provided that the medication treatment issue is not complicated, the client will be referred to a PCP or FQHC for follow-up with consultation with the FCCBH prescriber. If it is a complicated medical issue, the client will be served at FCCBH to avoid higher levels of care.

Psychiatrists and nursing staff will manage required lab testing such as ordering blood tests for clients on atypical antipsychotic medications. Laboratory test results will be forwarded to the client’s primary care provider for coordination of care. FCCBH’s “cloud-based” electronic medical record enables e-prescribing. Client vital signs and weight will be taken and recorded during each visit. If a client presents with a physical health concern, FCCBH medical staff will refer the client to the primary care provider. In the event that a client does not have a primary care provider, or is unfunded, referral will be made to the local FQHC or the co-located PCP discussed below in program changes. Up until October, 2019 UT YES funds may continue to be used to provide medication management services for qualifying clients in which the medical necessity is clinically indicated.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

No significant increase or decrease.

Describe any significant programmatic changes from the previous year.

None

11) Adult Psychoeducation Services & Psychosocial Rehabilitation

| Form A1 - FY20 Amount Budgeted: | $1,017,785 | Form A1 - FY20 Projected clients Served: | 123 |
| Form A1 - Amount budgeted in FY19 Area Plan | $1,017,785 | Form A1 - Projected Clients Served in FY19 Area Plan | 123 |
| Form A1 - Actual FY18 Expenditures Reported by Locals | $979,976 | Form A1 - Actual FY18 Clients Serviced as Reported by Locals | 143 |

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH will directly provide psychosocial rehabilitation and psycho-education services using the Clubhouse Model in Carbon (New Heights) and Grand (Interact) Counties. These services will be delivered to consumers who have, through assessment by a LMHT, been found to be Seriously Mentally Ill (SMI). Transportation to these programs will be provided 5 days/week for clients residing in Grand, Carbon and Emery counties.

The services will be delivered in the context of the “the work ordered day”. Program units in which the services will be delivered will include clerical, housing, kitchen services, the bank, snack bar, and transitional employment.
Consumers will be assisted with independent living skills, housing assistance, applying for and maintaining entitlements, skills training for employment preparedness and successful day to day living in the community. Working side-by-side with consumers, clubhouse staff will assist consumers to reach maximum functional level through the use of face-to-face interventions such as cueing, modeling, and role-modeling of appropriate fundamental daily living and life skills.

Program activities will be geared toward stabilization, hospital diversion, improved quality of life, increased feelings of connectedness and promoting overall wellness.

Wellness strategies will be implemented into the program to promote health and wellness education and to foster healthy lifestyles. Each clubhouse will have exercise equipment, a snack bar with healthy snack options, and weekly wellness activities. Lunch menu planning and meal preparation will include healthful alternatives. Assisting consumers with shopping lists that include more healthful food items will promote long term recovery. Wellness education will be provided by program staff as well as outside consultants. Smoking cessation classes will be offered throughout the year by a peer support specialist or another staff person trained in an evidence-based curriculum.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

None

### 12) Children/Youth Psychoeducation Services & Psychosocial Rehabilitation

<table>
<thead>
<tr>
<th>Form A1 - FY20 Amount Budgeted:</th>
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<tbody>
<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
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<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
<td>20</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals</td>
<td>$9,899</td>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
<td>71</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH will provide youth psychosocial rehabilitation in Carbon, Emery and Grand Counties. Interventions will include individual and group services provided by staff members who are supervised by a LMHT. Services will begin after a comprehensive clinical assessment which will determine medical necessity and treatment plus plan is developed prescribing this service. Providers will be trained to an evidenced based curriculum and will adhere to that model with fidelity.

Largely, these services will be provided at the schools from September to May. Services will continue to be provided during summer months within each of the clinics. The programs will incorporate treatment modules designed to improve stability, decrease symptomatology and maladaptive or hazardous behaviors and develop effective communication and interpersonal behaviors. Staff will use cueing, modeling, and role-modeling of appropriate fundamental daily living and life skills.
Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

FCCBH may be forced to decrease school based services due to the loss of IGP funds through the DWS. However, FCCBH will attempt to contract with schools and help families apply for Medicaid. The budget has not been changed with the expectation that these services will remain in place.

Describe any significant programmatic changes from the previous year.

Services will be focused on the schools based on the recommendations of the therapist and medical need.

13) Adult Case Management

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
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<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
<td>530</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals</td>
<td>$654,665</td>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
<td>592</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

Targeted case management (TCM) services will be directly provided for Seriously Mentally Ill (SMI) adults for whom the service is determined to be medically necessary and is prescribed and authorized on a client-centered treatment plan. This includes connecting the consumer not only to services at FCCBH but advocating for, linking and coordinating services provided by other agencies that may meet the consumer's social, medical, educational or other needs. TCM will be provided by Four Corners staff operating out of the three county clinics, two clubhouse locations, and two supported living residences. Client-specific TCM services will be based on a case management needs assessment (DLA-20) and service plan, which will be completed as part of a comprehensive treatment planning process and will be updated through the client's course of treatment to accurately reflect ongoing needs.

Targeted case management is included in the FCCBH array of in-home services. Outreach monitoring services, provided by both case managers and nursing staff, will be provided when needed to maintain client stabilization and to avoid a more restrictive treatment setting or hospitalization.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

None anticipated.

14) Children/Youth Case Management
Targeted case management (TCM) services will be directly provided by FCCBH for youth and children with serious emotional disturbance (SED) for whom the service is determined to be medically necessary in a mental health evaluation by a licensed mental health therapist (LMHT). Family-specific TCM services will be based on a case management assessment (DLA-20) and service plan, which will be completed as part of a comprehensive treatment planning process.

TCM for children/youth will be provided within each of the three county clinics and, where agreements have been established, from schools in our communities. A system of care for children/youth with serious emotional disturbance will be sustained through collaborative agreements with community partners and families. Case managers will be proactive in facilitating wraparound services through family team meetings.

In addition to certified children and youth case managers, FCCBH will employ a Family Resource Facilitator (FRF) and peer support workers through the Utah YES grant, who will work as a peer-parent to strengthen family involvement and empower families in the recovery process. FCCBH FRF will be integral to improving the family-provider collaboration. High fidelity wraparound services will be a part of the recovery planning process, involving community partners and natural supports to assist in achieving the recovery goals. FCCBH TCM will be supervised by LMHT to be proactive in the maintenance of a coordinated community network of mental health and other support services to meet the multiple and changing needs of children and adolescents with serious emotional disturbance and their families.

Each clinic will have a staff member assigned to participate on the Local Interagency Council (LIC) and/or Community Coalition meetings to promote community partnership and develop integrated services for high risk children and youth.

FCCBH children’s case managers will advocate for youth and families in school settings by encouraging parents to access the Individual Education Plan (IEP) process; this may be accomplished within the wraparound process or independently through CM work. Coordination of family team meetings and the service linking/monitoring process will be the primary work of FCCBH TCM.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

None

15) Adult Community Supports (housing services)
FCCBH will directly provide in-home, housing and respite services for our SPMI consumers. When needed, in-home services will include Targeted Case Management, individual therapy, RN medication management, individual psycho-social rehabilitation, and personal services. FCCBH built an apartment complex in Grand specifically to house chronically mentally ill clients; particularly those difficult to place. The complex has 8- one bedroom units and 2- two bedroom units. Six of these beds will be used for transitional housing for stays of up to 2 years. Six beds will be permanent housing units. This addition to our housing capacity enables FCCBH to use 6 beds at the Willows that had been considered permanent housing to be used for crisis stabilization, hospital diversion and short term stays while awaiting permanent housing. In total, FCCBH has the following: 22 permanent and 6 transitional housing units in Grand County. In Carbon County, the Friendship Center has 10 supported living single apartments and 2 transitional bedrooms. Cottonwood Apartments has 4 two bedroom units, 7 beds total. These units will now be available to dually diagnosed clients and those struggling with substance use disorder. FCCBH staff members will help clients find and maintain suitable housing. The Psychosocial Rehabilitation program ‘Housing Units operations’ in the Interact and New Heights Clubhouses will provide resident councils and assist in managing the Ridgeview Apartments and Aspen Cove Apartments in Moab. Targeted Case Managers will work with individual clients to identify housing needs, options, and assist in housing budgeting including: saving up for housing, deposits, applying for various housing funding, completing necessary paperwork, and coordinating the move-in process when needed. FCCBH will be pro-active in participating on the local homeless coordinating committees, providing outreach to local shelters linking people with mental illnesses who are homeless or at risk of homelessness to housing resources. FCCBH works with local nursing homes and hospitals to assist clients with housing needs upon discharge.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

None

16) Children/Youth Community Supports (respite services)
Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

Children/Youth Community Supports will be provided directly by FCCBH staff, by contracted providers and by informal supports developed through the system of care wraparound process.

Children or youth needing community support will be identified by any member of the treatment team at any point in treatment. Parents will be asked at mental health intake/evaluation, as well throughout the course of treatment, if they need respite for their child/youth with serious emotional disturbance. The mental health assessment includes the DLA-20, which helps identify the need for community resources for the family of the identified patient. Through the high fidelity wraparound process, needs and services will be determined and developed for each individual child, youth or family. FCCBH will employ a family resource facilitator (FRF) with a job description that includes the development of community supports for youth and families. Each clinic will have a staff member assigned to participate on the Local Interagency Council (LIC) and/or Community Coalition meetings to promote community partnership and develop integrated services for high risk children and youth.

Services may include (but are not limited to): Respite, case management, school supports, school based services, social connections, family therapy, recreation needs, housing assistance, and/or connection to community supports.

All interventions will be ‘strengths focused,’ empowering the family to support the children and youth with serious emotional disturbance.

Respite services for children and youth will be provided by both FCCBH employees and contracted providers.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

None

17) Adult Peer Support Services

<table>
<thead>
<tr>
<th>Expenditures Reported by Locals</th>
<th>Clients Serviced as Reported by Locals</th>
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</tr>
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<td>95</td>
</tr>
<tr>
<td><strong>Form A1 - Amount budgeted in FY19 Area Plan</strong></td>
<td><strong>Form A1 - Projected Clients Served in FY19 Area Plan</strong></td>
</tr>
<tr>
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<td>95</td>
</tr>
<tr>
<td><strong>Form A1 - Actual FY18 Expenditures Reported by Locals</strong></td>
<td><strong>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</strong></td>
</tr>
<tr>
<td>$128,676</td>
<td>92</td>
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</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.
Peer support services will be provided directly by FCCBH for the primary purpose of assisting in the rehabilitation and recovery of adults with serious mental illness (SMI). Individuals who have co-occurring substance use disorders will be referred to peer support when requested by the individual. Peer Support will be identified as an intervention on the person-centered treatment plan as the LMHT and consumer identify it as appropriate to support recovery. Peer support specialists are integrated as part of the treatment team.

FCCBH will support the Peer Support model of services. When hiring staff at all levels of the organization, FCCBH will give priority to individuals in active recovery. The FCCBH employee providing Peer Support will be certified and properly trained to provide this intervention. FCCBH currently employs staff members in each county who are in recovery or who are family members of those in recovery. The trained and certified Peer Support Specialist will be encouraged to share his experience, strength and hope in interactions with FCCBH clients.

FCCBH Peer support services will be designed to promote recovery. Peer support specialists will lend their unique insight into mental illness and substance use disorders and share their understanding of what makes recovery possible.

The Peer Support Specialist will provide group support for wellness promotion and self-care. The Peer Support Specialist will also complete a personalized treatment objectives with the client. Peer Support Specialists will work from both the outpatient psychosocial rehabilitation facility (clubhouse) as well as the clinics, thereby providing individual and group peer support related to development of wellness practice by our clientele.

**Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).**

None

**How is adult peer support supervision provided? Who provides the supervision? What training to supervisors receive?**

FCCBH employs adult peer support providers who work in Carbon and Emery Counties. Peers are expected to attend at least once weekly individual supervision and 2-4 times monthly group supervision. This is peer level position who is supervised from multiple persons, including the Carbon Program Director, the UT Yes Coordinator, as well as through the New Frontiers for Families program for monthly guidance and supervision on wraparound. The program directors in all three counties are LMHT and receive ongoing training around clinical management and supervision and supervising peer employees (through the DSAMH).

Describe any significant programmatic changes from the previous year.

None

### 18) Children/Youth Peer Support Services

<table>
<thead>
<tr>
<th>Form A1 - FY20 Amount Budgeted:</th>
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<th>Form A1 - FY20 Projected clients Served:</th>
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<tr>
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<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
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</tr>
<tr>
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</tr>
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</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted
FCCBH will directly provide children/youth peer support services by supporting the parents/families of SED youth. This support will come via Family Resource Facilitation (FRF) and through peer support specialists hired for the Utah Yes grant. However, the UT YES grant is slated to end in October, 2019. FCCBH plans to maintain employment of many peer support employees who were hired through this grant, though they may be moved into different roles or different clinics than previously serving.

Peer support employees will implement a support based family resource facilitation program, aimed at improving mental health services by targeting families and caregivers of children and youth with serious emotional disturbance. This will be supported through the provision of technical assistance, training, peer support, modeling, mentoring and oversight. Peer support specialists, whether through FRF or Utah Yes, will work to develop a strong mentoring component to strengthen family involvement and self-advocacy and assist in the wrap-around model of services.

All peer support specialists will be trained and certified as per DSAMH criteria with the capacity to deliver wraparound services with high fidelity to the model. Each of these trained individuals will be encouraged to share his or her experience, strength and hope in interactions with families. As a peer support specialist, they will lend his/her unique insight into mental illness and substance use disorders and share their understanding of what makes recovery possible.

FCCBH will support the Peer Support model of services organizationally, as well. When hiring staff on all levels of the organization, FCCBH will give priority to individuals in active recovery. FCCBH currently employs staff members in each county who are in recovery or who are family members of those in recovery.

**Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).**

The UT YES grant will be ending in October, 2019, which will decrease overall funding for previously hired Peer Support employees.

**How is Family Resource Facilitator (FRF) peer support supervision provided? Who provides the supervision? What training do supervisors receive?**

FCCBH employs a Family Resource Facilitator that works in Carbon and Emery Counties. This is peer level position who is supervised from multiple persons, including the Carbon Program Director as well as through the New Frontiers for Families program. The program directors in all three counties are LMHT and receive ongoing training around clinical management and supervision and supervising peer employees (through the DSAMH).

**Describe any significant programmatic changes from the previous year.**

None

19) Adult Consultation & Education Services

| Form A1 - FY20 Amount Budgeted: | $11,885 |
| Form A1 - Amount budgeted in FY19 Area Plan | $11,885 |
| Form A1 - Actual FY18 Expenditures Reported by Locals | $15,671 |
Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH will provide professional consultation and education services throughout the tri-county area. There will be training on various subjects pertinent to MH and SUD as well as clinical case consultation to our partner organizations and agencies.

FCCBH psychiatrists will provide consultation to primary somatic care physicians who are working with persons with mental illness in all three counties. Area primary care providers will be invited, at least annually, to “lunch and learn” conferences with FCCBH prescribers.

FCCBH will provide staff to train law enforcement and probation as part of the Annual tri-county Crisis Intervention Team (CIT) Training. FCCBH staff will also provide clinical staff time to organize and schedule these week long trainings.

On-call clinical consultation services will be provided in the emergency departments and intensive care units of Castleview Hospital in Price and Moab Regional Hospital regarding patient disposition and discharge planning.

Mental Health First Aid will be offered to local community groups by a FCCBH staff members certified in this curriculum. Efforts to train our tri-county community members in MHFA will be increased over the next year.

FCCBH staff will continue to participate and provide consultation in identifying a target population for the HOPE SQUAD Suicide Prevention Coalition. FCCBH prevention staff will assist in organizing trainings for the QPR Gatekeepers to fulfill their community training commitment for suicide prevention.

FCCBH was awarded a Suicide Prevention Grant through DSAMH and will actively work educating Carbon and Emery communities with suicide prevention and postvention efforts.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

None

<table>
<thead>
<tr>
<th>20) Children/Youth Consultation &amp; Education Services</th>
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<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan $11,885</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals $15,670</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.
FCCBH will provide child and family related professional consultation and education services throughout the tricounty area. FCCBH staff members will provide clinical case consultation with our partner organizations and agencies such as DCFS, DJJS, DSPD juvenile court and probation and schools.

A FCCBH contracted child psychiatrist will be available to provide consultation to primary somatic care physicians who are working with youth and children with mental illness in all three counties. The FCCBH contracted child psychiatrist, also will provide consultation to “Early Intervention” clients and service providers in Moab as will a FCCBH employed LMHT.

In each county FCCBH staff members will participate in the System of Care program, as a team participant, as a treatment provider, and in making referrals. FCCBH is an active part of the Local Interagency Council in each county.

The FCCBH children’s services staff will provide training to the School Districts in all three counties periodically on topics including prevention, early intervention, Mental Health First Aid, suicide prevention/intervention/postvention, and other requested topics. Frequent consultation is also provided to school personnel and school officials by way of the SBEI intervention.

On-call clinical consultation services will be provided to physicians in the emergency departments and intensive care units of Castleview Hospital in Price and Moab Regional Hospital regarding patient disposition and discharge planning.

FCCBH has partnered with DSAMH in applying for a grant that may dramatically increase services provided to and consultation/education for children 0-8. If awarded, this will be a 5 year grant.

<table>
<thead>
<tr>
<th>Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).</th>
</tr>
</thead>
<tbody>
<tr>
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Describe any significant programmatic changes from the previous year.

None anticipated.

<table>
<thead>
<tr>
<th>21) Services to Incarcerated Persons</th>
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<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
</tr>
<tr>
<td>79</td>
</tr>
</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH clinical staff members will provide jail outreach, crisis intervention and clinical services for male and female adult inmates in all three counties. FCCBH clinical staff members will provide emergency substance abuse and mental health evaluations for inmates in crisis, with a referral for medication management/consultation when appropriate. FCCBH psychiatrists will be available to the county jail physicians for consultation with more complex
psychiatric medication issues. Co-occurring mental health/substance use disorder treatment groups will be held weekly in each county jail. Inmates will be linked to outpatient services upon release from jail.

FCCBH licensed mental health crisis workers will provide suicide evaluations and crisis screenings to youth in the local youth detention center.

FCCBH has also increased our coordination efforts with the courts and jails in all three counties, as a result of our strong JRI implementation efforts, to outreach individuals earlier and help them to access resources before leaving incarceration or compounding legal involvement once released. This has also included early intervention efforts with individuals encountering the Justice Court system in at least two counties. However, with JRI and JRC funding being cut during the last legislative session, FCCBH is unsure how these continued services will be provided over the next year. However, continued partnerships and ongoing discussions with stakeholders and partners working with the court compelled/JRI populations will be continued.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

Describe any significant programmatic changes from the previous year.

FCCBH has increased coordination efforts with the courts and jails in all counties, as a result of our JRI efforts. Case Managers are present at some Justice Court proceedings, in order to immediately outreach clients struggling with SUD and MH concerns, in order to get them into services more quickly and efficiently. However, this may dramatically change over the coming year due to significant cuts made to these programs.

<table>
<thead>
<tr>
<th>22) Adult Outplacement</th>
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<tbody>
<tr>
<td>Form A1 - FY20 Amount Budgeted:</td>
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<td>Form A1 - FY20 Projected clients Served:</td>
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<tr>
<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
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<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
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<tr>
<td>Form A1 - Actual FY18 Expenditures Reported by Locals</td>
</tr>
<tr>
<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
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</tbody>
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Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

Outplacement interventions and services will be provided directly by FCCBH staff to SPMI clients to either divert hospitalization, decrease the chance of repeat hospitalizations or to facilitate discharge from inpatient services. A portion of the outplacement services will be provided by contracted providers. Each clinic in the three county area will have an established and dedicated budget based upon community size and caseload, designated specifically for outplacement services. These services will cover a variety of creative interventions and may include almost anything to assist in stabilization and building "recovery capital". FCCBH has staff assigned specifically to track clients being released from hospitals who required daily monitoring and limit setting. Additional interventions may include: arranging/contracting for placement in alternative environments/facilities to augment care requirements, temporary housing assistance during stabilization efforts following hospitalization, clinical treatments, travel arrangements, and other creative ideas to assist in stabilization. As inpatient hospitalization can be very disruptive and difficult for clients and their families; case management, residential support and clinical team services are actively used for hospital diversion. All FCCBH clinical and residential staff members will be able to draw from this budget to support outplacement efforts. FCCBH plans to use a community wraparound team model in diverting
hospitalizations, facilitating discharge, and managing crisis.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

Describe any significant programmatic changes from the previous year.

No significant programmatic changes.

23) Children/Youth Outplacement

<table>
<thead>
<tr>
<th>Form A1 - FY20 Amount Budgeted:</th>
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<td>Form A1 - FY20 Projected clients Served:</td>
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<td>Form A1 - Amount budgeted in FY19 Area Plan</td>
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<td>Form A1 - Projected Clients Served in FY19 Area Plan</td>
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<td>Form A1 - Actual FY18 Clients Serviced as Reported by Locals</td>
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</tbody>
</table>

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH plans to use a community wraparound team model in diverting hospitalizations, facilitating hospital discharge and managing crisis. Therefore, all youth hospitalized will have an outplacement plan as part of a request for a hospital stay and a dedicated liaison to facilitate it. When available, the wraparound family team will be convened in the first week of a child or youth being hospitalized and teleconferencing technology will be used to coordinate family and hospital team meetings.

FCCBH has an experienced LMHT who will attend all coordination meetings at Utah State Hospital and another experienced staff person to attend Children's Coordinator's meetings. These individual roles will learn creative methods to develop outplacement opportunities for early return to community by our youth.

Outplacement services will cover a variety of creative interventions and may include: visits to and from family members, food, clothing, clinical services, medications, dental or physical healthcare and/or assistance in the home. Outplacement services may include arranging/paying for placement in alternative environments/facilities to augment care requirements, minor modifications to the family's residence, temporary housing assistance for the family while the youth is stabilized on medication, companion animal, travel arrangements, and other creative stabilizing interventions.

Describe any significant programmatic changes from the previous year.

No significant programmatic changes.

24) Unfunded Adult Clients

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<thead>
<tr>
<th>Form A1 - FY20 Amount</th>
<th>$119,070</th>
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<tbody>
<tr>
<td>Form A1 - FY20 Projected</td>
<td>209</td>
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Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

The expansion of Utah Medicaid in April 2019 is anticipated to dramatically change the trajectory for previously unfunded/unbenefitted clients. FCCBH has already begun a robust effort to help Medicaid eligibles gain expanded Medicaid benefits in our tri-county area. For those who do not qualify for Medicaid expansion, FCCBH will continue to provide unfunded services directly with employed staff. The typical unfunded adult client who is not SPMI and not meeting FCCBH high risk criteria will receive an assessment, at least three individual sessions and, when indicated, and/or time limited group therapy. When deemed appropriate by the multidisciplinary treatment team, uncomplicated medication management is referred to the local FQHC. When necessary, medication management will be provided by Four Corners until treatment is progressing and medications are stabilized.

Unfunded clients who are SPMI and at high risk of need for a more restrictive environment may receive a full FCCBH continuum of services if needed, including targeted case management, personal services, psycho-social rehabilitation, as well as medication management and psychotherapy. Every effort will be to serve as many clients as possible by helping these individuals become eligible for expanded Medicaid, preserving remaining funding for those that are not Medicaid eligible.

FCCBH will provide medically necessary services to uninsured/under-insured, and SMI population, who may not be at risk of hospitalization but need services to return to a baseline level of functioning. At the same time, FCCBH will continue to loosen the criteria for use of the unfunded pool of resources to insure that high risk consumers do not need a more restrictive level of care.

Over the next two years, additional unfunded financial assistance will be provided to adults struggling with suicidal ideation and/or attempts, through a Suicide Prevention Grant acquired through DSAMH.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

FCCBH does expect a significant decrease in funding due to cuts of the state unfunded allocation; however, this will be offset with Suicide Prevention Grant monies. FCCBH has also applied for Primary Care Grant funding to provide free assessments to Medicaid ineligible clients.

Describe any significant programmatic changes from the previous year.

No significant programmatic changes.
Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.

Self-referred unfunded children and youth in need of services typically receive an assessment and up to three individual or family sessions. If the child or youth has a serious emotional disturbance or acuity dictates, the full FCCBH continuum of services will be made available. The youth and/or family may be seen at school or home as well as in the clinical offices. When indicated, a referral to a time limited group therapy may be used. Family sessions will be used rather than individual sessions whenever possible. When necessary, medication management will be provided by a FCCBH prescriber at the FCCBH clinic. When clinically appropriate, a referral may be made to the local FQHC.

All children/youth entering services as unfunded will be screened and referred for application for entitlements (i.e., Medicaid). If the child/youth does meet the criteria for such entitlements, case management services may be provided to assist the client’s family in establishing those.

Unfunded clients may be eligible to receive any part of the FCCBH continuum of services. Wraparound services, including linking to informal supports, may be included in the treatment plan of an unfunded family or youth.

Unfunded children/youth deemed eligible for mental health services may also be referred to FCCBH through the school system, and may be treated using Early Intervention funding.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

No significant programmatic changes.

26) Other non-mandated Services

Describe the activities you propose to undertake and identify where services are provided. For each service, identify whether you will provide services directly or through a contracted provider.
FCCBH will provide integrated health care monitoring by use of an outreach LPN position. The assigned employee will have a caseload of consumers requiring medically necessary behavioral health services at FCCBH and somatic health services through a local primary care physician. FCCBH also provided availability to a contracted, primary health APRN who will be co-located on FCCBH property and will be an active member of the treatment team staffing co-occurring clients (with an active ROI). The somatic care APRN will serve Carbon and Emery County residents and will allow for quality, accessible primary somatic care for FCCBH consumers. Individuals presenting with somatic complaints are screened and referred to mental health services on the same campus.

Utah YES funding has allowed for creative interventions with SPMI/SMI youth and young adults.

The expense of the time used by the LPN in the outreach described here is budgeted in the medication management and targeted case management sections of the budget proposal. In FY18, FCCBH joined community medical partners to embark on a tri-county educational campaign to increase awareness and improve access to Naloxone with a focused attention on preventing overdose deaths. This effort was directed at educating professionals, primary care providers, pharmacists and families to expand access to naloxone (Narcan) and help prevent overdose deaths. Efforts around this will be continued in FY20.

FCCBH has applied for additional funding through the Primary Care Grant, which would allow for hundreds of no-cost MH and SUD assessments as well as general medical/dental care and services for those under 200% of the FPL. If accepted as a recipient of the grant, the increase will help remove funding barriers for individuals in need and will be continued in FY20.

In addition, FCCBH will expand efforts within the community to increase awareness around suicide prevention. This will be accomplished through community education efforts, caring contact for those struggling with suicide/suicidal thoughts, case management to resources, client outreach and distribution of harm reduction means.

**Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).**

These services are captured in other categories.

**Describe any significant programmatic changes from the previous year.**

No significant programmatic changes anticipated.

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**27) Client Employment**

Increasing evidence exists to support the claim that meaningful employment is an essential part of the recovery process and is a key factor in supporting mental wellness.

In the following spaces, please describe your efforts to increase client employment in accordance with Employment First 62A-15-105.2

**Competitive employment in the community (include both adults and transition aged youth).**

FCCBH will provide a number of services, supports and interventions to assist the consumer to achieve personal life goals through employment.

Transportation will be provided to and from employment. Lunch is provided in the clubhouse for those coming from a job. "Job support" will be provided through the clubhouse work ordered day and can include helping a consumer learn skills for a "supported employment" or a "competitive employment" position.

Each clubhouse program will have a Career Development and Education (CDE) unit. The CDE unit will connect members with community referrals and relevant resources, and help members with educational goals such as getting a GED or going back to school, getting a driver’s license, temporary employment placements, transitional,
supported and independent employment, staying employed and training/coaching members to needed job skills. Through clubhouse services, the consumer gets a competitive edge in obtaining and keeping competitive employment in the community.

Through the UT YES Grant, Four Corners has provided employment assistance to grant recipients and will continue those efforts once the grant has ended in October, 2019. Efforts will be made to continue working with the Supported Employment Program Manager and IPS Statewide Trainer to assist our employees with technical assistance on increasing client employment. In addition, any adult qualifying for clubhouse services may attend either of the clubhouses in Carbon or Grand Counties where they may receive employment support, regardless of age. FCCBH continues our efforts around encouraging participation for transition age youth in clubhouse services.

Collaborative efforts involving other community partners.

TE or Transitional Employment opportunities will be developed through staff assignments in the work ordered clubhouse day. These opportunities will allow consumers to step into the world of work on a temporary supported basis so as to manage stress and personal expectations realistically.

Community partners will offer “Group TE” opportunities on a given day each week where clubhouse members can work a few or several hours to earn money and structure their day. An annual “Employer Dinner” will be held in the clubhouse each year to honor competitive, supported and temporary employers who have contributed to assisting clubhouse member’s return to meaningful work.

The Clubhouse staff members will give presentations to community groups, such as the Rotary Club, to educate and promote employment opportunities for members. FCCBH programs will facilitate consumer attendance at the various classes offered by DWS to enhance employment skills.

Clubhouse maintains a close relationship with Voc Rehab so clients are able to attend school and get funds for creative needs to obtain employment such as dental care, care repair and clothing allowance. We also work with DWFS encouraging clients to attend employment preparation classes such as resume writing and interview skills.

Employment of people with lived experience as staff.

FCCBH will make every effort to employ consumers when appropriate. In Carbon and Grand Counties, FCCBH will employ consumers who provide landscaping, snow removal and janitorial work for the administrative, clinical and housing facilities.

FCCBH recognizes that IPS Supported Employment is an evidence-based approach to supported employment for people who have a severe mental illness. IPS supports people in their efforts to achieve steady employment in mainstream competitive jobs, either part-time or full-time. We understand that IPS has been extensively researched and proven to be effective.

FCCBH likes the IPS model and are interested in continued training in the elements of the model. We are committed to helping our clients find and retain employment in our Clubhouses as well as our Utah Yes program. We currently are striving to include some of the elements of the IPS model into our employment services including when possible; client choice, assistance with support, coaching, resume development, interview training, and on-the-job support. Our employment specialists are also trained to do job development where they build relationships with employers in businesses that have jobs which, whenever possible are consistent with client preferences.

At present there are barriers to incorporating this model to fidelity within our center. As you know we are a rural/frontier behavioral health agency which works diligently to meet the needs of our clients and our communities. There is a rural reality where providing the continuum of care often requires our staff to take on multiple roles and wear many hats from clubhouse worker to case manager to hospital diversion caregiver- among a few. Sometimes rural funding and staffing patterns allows us to only fulfill a portion of a program, but we certainly do the best we can with our limitations. Because of our rural setting, the extent of IPS staff training demands, lack of funding specific to provide this model locally, and lack of local employment opportunities, we are prohibited from carrying out the model to fidelity.

Peer Specialists/Family Resource Facilitators providing Peer Support Services.
FCCBH will have one Family Resource Facilitator working in the tri-county area. FCCBH will also attempt to maintain as many Peer Support Positions initiated by the Utah Yes grant as is financially possible. The addition of a third, full-time, peer recovery specialist in Emery County, in grant partnership with USARA, has allowed clients in all three counties access to peer support services. FCCBH is unsure when the grant funding for each of these positions will end, but will make efforts to sustain the case management and other services provided to the population.

Evidence-Based Supported Employment.

FCCBH is affiliated with the Utah Clubhouse Network but neither clubhouses are currently ICCD certified. Where possible FCCBH works to maintain fidelity to the clubhouse model which emphasizes employment and meaningful work as a major vehicle of recovery from SPMI. Temporary and supported employment opportunities are offered through both the New Heights clubhouse in Price and the Interact Club in Moab. FCCBH realizes that IPS Supported Employment is an evidence-based approach to supported employment for people who have a severe mental illness. IPS supports people in their efforts to achieve steady employment in mainstream competitive jobs, either part-time or full-time. We understand that IPS has been extensively researched and proven to be effective.

FCCBH recognizes the value of the IPS model and are interested in continued training in the elements of the model. We are committed to helping our clients find and retain employment in our Clubhouses as well as our Utah Yes program.

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28) Quality & Access Improvements
Identify process improvement activities including implementation and training of:

Describe access and quality improvements

FCCBH intends to further our initiative on integrated behavioral health and somatic health care. FCCBH has expanded our current integrated health location, to allow for more clients to be seen and improve access to crisis care. FCCBH continues efforts to maintain a “trauma-informed organization”. FCCBH policies and procedures are reviewed with the intention to make organizational practices trauma-informed. Same day, open access intakes have been provided in all three clinic locations for several years now. As well, our “in-time scheduling” efforts have significantly reduced client “no-shows” with our medical providers and with individual clinicians in the Carbon Clinic.

Also, FCCBH has implemented a robust oversight and monitoring system for services being provided to individuals in groups and individual sessions. Not only will clinical providers be required to submit quarterly sessions for coding and review, but supervisors of those clinicians will be randomly review those submissions for fidelity to the EBP being used.

In addition, FCCBH conducts annual “summits” for case managers and supervisors, so to help those employees keep up on their ever changing job roles, due to new grants, Medicaid changes, and other factors that create change. As well, all new therapists joining FCCBH will not only be required to attend New Employee Orientation, but they will also be required to attend a New Therapist Orientation within the first 60 days of their employment start date.
Identify process improvement activities - Implementation

In terms of implementation, FCCBH takes a multifaceted approach. In FY 18, FCCBH developed a robust internal training program for new employees. This allows all new staff the opportunity to quickly gain competence around internal enhancements and ongoing initiatives, such as administration of the C-SSRS, CAMS, DUSI-R, and other early training needs. Staff are trained in a variety of forms including group interaction, online training, mentoring with peers, and shadowing. In addition, FCCBH contracts with outside providers for a variety of trainings in order to comply with new initiatives and mandates brought about by the DSAMH and other funders.

FCCBH takes pride in being innovative with program development and treatment enhancement efforts, frequently initiating pilot projects within our clinics to improve quality.

Identify process improvement activities - Training and Supervision of Evidence Based Practices. Describe the process you use to ensure fidelity.

Over the past several years, FCCBH has embraced the value of evidence based treatment by enhancing oversight practices to ensure fidelity to the model. Thus far, internal monitoring systems are in place for many programs being offered including Moral Reconation Treatment (MRT), Motivational Interviewing (MI), Wrap-around services, Seeking Safety, EMDR, and a variety of others. A full list of active EBP is available upon request. FCCBH highly values the importance of keeping current with the most effective modalities of treatment, and thus spends a significant portion of our budget for ongoing training. FCCBH has limited approved clinician trainings to those programs which are evidence based and for which we have the ability to monitor for quality oversight. In addition, FCCBH has added an additional supervisor role to Carbon County clinic (which serves the greatest number of clients and staff). This supervisor has several specific functions in which they oversee including the fidelity oversight piece to our programming, as well as providing trauma-informed supervision to employees that otherwise generally wouldn’t have time to participate in this type of supervision due to the multiple other directives and business related items that need to be reviewed by their direct supervisor. In addition, FCCBH plans to review their current model for hiring and retaining employees long-term and implement new ideas for improving the selection process for new staff coming into the agency.

Identify process improvement activities - Outcome Based Practices. Identify the metrics used by your agency to evaluate client outcomes and quality of care.

FCCBH plans to use the resources available through the CREDIBLE EMR system. We will use the UTAH DSAMH outcome items as well as others that we will create, to identify and train to best practices among staff. FCCBH will have an interface between our CREDIBLE EMR and OQ Analyst so as to reduce barriers to the use of OQ by clinic LMHT in individual psychotherapy appointments.

In addition, FCCBH will increase its focus and initiatives around “Customer Service.” Training specific to this will be provided for all support staff in each of the clinics, Program Directors and Supervisors, as well as Administrative staff. Information will then be disseminated out to the remaining staff through team meetings and supervision. An executive walk through, focusing on customer service and quality of access to services will be conducted several times throughout the year. This will be continued in FY 20 even though it was removed as a mandate through the Division Directives.

Identify process improvement activities - Increased service capacity

Four Corners has seen an increase of intake services over the past several years. We believe this is in part due to the award of the DOH Primary Care Grant and the Utah Yes grant we received many years ago. This has allowed us to provide no cost MH and SUD assessments and services for those under 200% of the FPL through Primary Care funding, and those experiencing (or at risk of experiencing) a significant mental health episode with Utah Yes funding. These funding sources have allowed us to increase our service capacity and has significantly removed funding barriers for individuals in need. FCCBH has written again for the Primary Care Grant in order to continue providing this benefit to clients in need. The Utah Yes grant will continue until October, 2019.

Identify process improvement activities - Increased Access for Medicaid & Non-Medicaid Funded Individuals

- Open access in each of our clinic locations for all new MH and SUD intakes. If desired, scheduled appointments may also be made upon request.
Open access accessibility for individual therapy and case management appointments in our Carbon County office. A clinical screening is provided to all individuals seeking treatment for MH and SUD concerns, regardless of ability to pay.

Enhanced availability of services to all individuals seeking treatment when they are ready to begin care (i.e. limited treatment options, same day access, no waiting lists, 24/7 crisis availability, integrated care with local primary health care provider (co-located in the Clubhouse building).

Early stage treatment options are available for folks that may not be ready for formalized treatment or for those that may still be struggling with substance use.

**Identify process improvement activities - Efforts to respond to community input/need**

FCCBH will maintain support of The HOPE Suicide Prevention Coalition in Carbon County, through continued membership. That coalition maintains oversight of training in the community as “QPR Gatekeepers” to see that the trainings subsequent to the gatekeeper training are accomplished. FCCBH will disseminate the QPR process through the Gatekeeper network and SA prevention coalitions in our region’s communities. Four Corners will continue to provide Mental Health First Aid trainings, for both adults and youth in all counties. A wide spectrum of community members have been already been trained by FCCBH staff. FCCBH has a sustainable internal method for motivating and maintaining training of the Columbia Suicide Severity Rating Scale (C-SSRS), enhancing consistency in the evaluation process across the three counties. In addition, the FCCBH internal suicide prevention committee has begun training community medical partners on the importance of and effective use of the C-SSRS Screening version with client seeking treatment for somatic complaints. FCCBH also plans to continue the tri-county educational campaign, initiated with local medical partners and law enforcement to increase awareness and improve access to Naloxone with a focused attention on preventing overdose deaths.

**Identify process improvement activities - Coalition Development**

CHEER: Emery County Coalition works to eliminate substance abuse through prevention, education, improving treatment, and working with the legal system.

CARE: The Carbon County CARE coalition is committed to providing a safe environment that empowers youth to be healthy, successful, and compassionate members of our community. Currently, the CARE coalition has a lot of members participating frequently in meeting and providing services to the community in a variety of ways.

Emery Youth Coalition: Youth attending Emery High School work to decrease substance use using the strategic prevention framework.

Community partnerships between FCCBH, Moab City, Grand County, Grand Court, Grand School District, and Moab Regional Hospital have collaborated to develop a community coalition serving Grand County. FCCBH provides technical assistance to all of our community coalitions with a focus in supporting the fidelity implementation of an evidenced based planning process, such as Communities that Care (CTC).

**Describe how mental health needs for people in Nursing Facilities are being met in your area**

For many years, FCCBH has provided clinical treatment services to individuals residing in the 4 local nursing facilities in the tri-county area, offering the full continuum of MH and SUD services. In addition to MH and SUD needs, we also provide support to the nursing facilities by providing crisis intervention, 24 hours a day, 7 days a week. We are also the contracted provider to complete PASRR assessments when requested either by the local hospitals or nursing facilities themselves.

**Other Quality and Access Improvements (not included above)**

NHSC loan repayment is a vital tool for recruitment and retention in our locations, which are not merely rural, but frontier. NHSC provides a job announcement service with national accessibility. The NHSC program provides a boost to the limited salaries that a private non-profit organization can offer. Also, it is a draw for young clinicians that otherwise have little incentive to move into the remote communities that we serve.

We are an active participant with the National Health Services Corp, ensuring updates are completed for agency and clinic re-certifications, mandates are followed within the program guidelines, and clinicians are afforded the
opportunity to successfully complete their loan repayment obligations. As a result of extended efforts from our administration, FCCBH was provided a new HPSA score in 2019 from 16 to 19. This will greatly increase the chances for employees applying for loan repayment to be accepted. In turn, this may help with employee retention in some of our more frontier rural areas.

29) Integrated Care

Describe your partnerships with local Health Departments, accountable care organizations (ACOs), federally qualified health centers (FQHCs) and other physical health providers.

In the coming fiscal year FCCBH will continue to provide, through contract, a co-located LMHT to the Green River Medical Clinic (FQHC). We will follow the trends around need and intensity in the area in order to accommodate need.

FCCBH will continue to provide space for a nurse practitioner (PCP), working as our integrated care provider, in the lower floor of the clubhouse building. This is located across the street from the Price Clinic, with an entrance and parking lot separate from the clubhouse. This nurse practitioner will, as well as have a discreet caseload, provide primary medical care services to FCCBH clients on a same day, open access, manner. This clinic was expanded in size by FCCBH in FY 18 and currently has the ability to increase the amount of clients served. Likewise, FCCBH will provide same day, open access, assessment to referrals from the PCP. This PCP will attend Price Clinic staff meetings to share and receive information on shared consumers where there is appropriate ROI.

FCCBH has reapplied for the Primary Care grant for FY 20 and if awarded, will provide access to many primary physical healthcare needs for those under 200% of the FPL, at low or no cost. This will increase access and remove funding barriers for individuals in need.

Describe your efforts to integrate care and ensure that clients have their physical, mental and substance use disorder needs met, including screening and treatment and recovery support.

FCCBH will undertake a training and implementation process of a more thorough assessment of physical health needs of our consumers. FCCBH will provide training in recognizing physical health problems to our LMHT so as to more successfully use our co-located somatic health provider.

FCCBH plans to have a blended staff providing mental health and substance use disorder treatment. LMHT will mostly see those with a primary mental health diagnosis but will also provide mental health treatment groups to those with a primary substance abuse diagnosis. Those with an SSW and case managers, may primarily serve mental health diagnosis consumers, but will also provide TBS and TCM services to SUD consumers.

Recovery support services will be addressed and assessed during intake and indicated needs will be referred to the FCCBH recovery coach/case managers to delivery of resources. FCCBH will work from the Recovery Capital model in focusing on 4 main areas: Social, Physical, Human, and Cultural.

Describe your efforts to incorporate wellness into treatment plans and how you will provide education and referrals to individuals regarding physical health concerns (i.e., HIV, TB, Hep-C, Diabetes, Pregnancy).

FCCBH will provide co-occurring services to individuals who are court ordered to substance use disorder treatment and others who have been identified in assessment to have a co-occurring mental health disorder. Using a LMHT to facilitate group therapy sessions devoted to mental health issues, such as depression and anxiety, FCCBH will enable an individualized whole person treatment process. A Level II Intensive Outpatient Program requiring 9 hours/week or more of contact gives opportunity to spread an individual’s time among a variety of providers who treat the specific assessed needs of the consumer. This may include intensive case management services to assist in a variety of wellness areas, including assistance with gaining resources around health testing, treatment of diseases, harm reduction strategies, and other health related resources.

Recovery Plus: Describe your plan to reduce tobacco and nicotine use in SFY 2018, and how you will maintain a tobacco free environment. SUD Target= reduce tobacco and nicotine use by 5%.
FCCBH will offer discreet tobacco cessation classes in all of the clinics. Also, sections of the TBS groups provided as part of Level II Treatment will contain information about quitting tobacco and how such is a support for abstaining from other addictive substances. Recovery-Plus is a celebration of recovery. It is a process that recognizes that each of us is in a state of continuous growth and development. A peer support specialist and peers who have quit tobacco will be facilitated in telling their story of recovery from addictive behaviors. When possible, peer support specialists will be trained to run smoking cessation classes.

FCCBH campuses will be tobacco free and free of e-cigarettes or other forms of nicotine vapor distribution.

FCCBH will have an ongoing wellness challenge for staff through the year. Consumers are invited to join in the fitness challenges. Much thought is given to healthful menu planning in the clubhouse lunch units and education will be provided as to the healthful contents of lunch each day.

FCCBH will also be participating in a Tobacco Cessation train-the-trainer program, DIMENSIONS, that is being offered through DSAMH and the Department of Health. This will allow us to maintain a sustainable Tobacco Cessation training in all three counties for years to come.

30) Children/Youth Mental Health Early Intervention

Describe the Family Resource Facilitation with Wraparound activities you propose to undertake and identify where services are provided. Describe how you intend to partner with other Department of Human Services child serving agencies. For each service, identify whether you will provide services directly or through a contracted provider.

A Family Resource Facilitator (FRF) will be employed directly by FCCBH to implement and sustain a high fidelity wraparound program in each county. The intention will be to enhance early intervention with mental health services by identifying and targeting families and caregivers of children with complex behavioral health needs. The FRF will engage and link the family to the mental health services that the family may not otherwise obtain for their child.

The FRF will be available to families referred by child serving agencies who participate in the local interagency council or multi-agency committee process. The agencies include DCFS, DJJS, Juvenile Probation and many others. Through the provision of technical assistance, training, peer support, modeling, mentoring and the representation and development of family voice, the FRF staff member will work at the family and agency level to break down barriers to early identification and intervention into a child’s mental health needs. FCCBH will supervise toward a strong mentoring component of this service. The FRF will strengthen family involvement and facilitate the wrap-around model of services.

Include expected increases or decreases from the previous year and explain any variance over 15%.

None

Describe any significant programmatic changes from the previous year.

None

Do you agree to abide by the Mental Health Early Intervention Family Resource Facilitation and Wraparound Agreement? YES/NO

Yes

31) Children/Youth Mental Health Early Intervention
Describe the **Mobile Crisis Team** activities you propose to undertake and identify where services are provided. Please note the hours of operation. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH does not currently participate in the funded "Mobile Crisis Team" project. However, FCCBH has an organizational value of providing something very similar with our 24/7 on-call LMHT response to the home or other setting where sheriff dispatch calls for help with evaluation and disposition of youth and families. FCCBH may also consider participation in the Mobile Crisis Team training offered by the DSAMH, in order to continuously evaluate and improve our own unique crisis intervention in each of our counties. FCCBH is preparing that at some point in FY 19 the phone crisis response to our mobile crisis efforts will change. It is unclear what that change will be at this point in time, but FCCBH will continue to provide direct services to those in crisis in a variety of settings (i.e. hospital, home, jail, DT, etc.)

Include expected increases or decreases from the previous year and explain any variance over 15%.

None

Describe any significant programmatic changes from the previous year.

None

Describe outcomes that you will gather and report on. Include expected increases or decreases from the previous year and explain any variance over 15%.

None

32) Children/Youth Mental Health Early Intervention

Describe the School-Based Behavioral Health activities you propose to undertake and how you intend to support family involvement in treatment. For each service, identify whether you will provide services directly or through a contracted provider.

FCCBH will directly provide School Based Mental Health Services in elementary schools, Middle Schools/Jr. High schools, high schools, and charter schools in all three counties. These services will be offered to ALL schools in all three counties, but due to the substantial need in some and lack of need in others, all schools may not choose to take part. These services will be provided by a LMHT (and when appropriate a case manager) and include diagnostic assessment, treatment planning, individual therapy, family therapy, group therapy, group skills development, case management, and other identified needs. The LMHT will also be available for consultation and care coordination with school personnel and parents. Referrals will be accepted regardless of ability to afford the service. Services will primarily be provided at the school, but may take place at the clinics at parents request. Intake paperwork, including consent to treat and appropriate ROI, will be completed by the parent at the school. Referral to the family resource facilitator (FRF) in each county will be made by the LMHT where barriers may exist to parental involvement in the child’s treatment. Each school has agreed to host wraparound family team meetings as appropriate to track the child’s progress and identify further resources to support success. In these ways, FCCBH intends to support family involvement in treatment.

Outcome measures will evaluate changes in academic grade point averages, changes in absenteeism, DIBLES testing, and OQ scores. School behavioral records will be tracked by the school counselor. Youth Outcome Questionnaires (YOQ-30) will be administered to all parents/students at least monthly to obtain feedback on behavioral improvement.

Include expected increases or decreases from the previous year and explain any variance over 15%.
Describe any significant programmatic changes from the previous year and include a list of the schools where you plan to provide services. (Please e-mail Eric Tadehara @ DSAMH a list of your current school locations.)

FCCBH will continue to offer mental health services to all of the schools in the tri-county area, as has been done for many years. However, due to the ending of the IGP TANF money that was previously provided to expand SBEI services, as well as the new legislation allowing school districts funding to hire their own mental health therapists, it is unknown how many schools will continue utilizing school based services through our agency. FCCBH will continue to attempt partnerships with each of the schools and school district leaders in order to provide ongoing mental health services.

Describe outcomes that you will gather and report on.

1) Changes in academic grade point averages
2) DIBELS -The three DORF (Fluency, Accuracy, Retell) scores
3) Changes in absenteeism
4) Youth Outcome Questionnaires (YOQ-30PR)

33) Suicide Prevention, Intervention & Postvention

Describe the current services in place in suicide prevention, intervention and postvention.

In FY 18, FCCBH applied and received a suicide prevention grant through the DSAMH. This grant allowed us to hire a grant coordinator to provide outreach services, caring contacts, education to the community, collaboration with local businesses and many other functions that may decrease rates of completed suicide in Carbon and Emery Counties. In addition, this grant allows for unfunded individuals struggling with depression and co-occurring suicidal challenges to be provided individual therapy and other necessary clinical services at no cost. This is a three year grant and throughout that time FCCBH will seek to create sustainability within the community to keep these prevention efforts going.

FCCBH continues to be a proactive member of the HOPE Suicide Prevention Coalition in Carbon County. In partnership with USU-Eastern, FCCBH plans to continue to host and provide QPR Gatekeeper Training in the next fiscal year.

FCCBH has also established an internal Zero Suicide inspired committee that has been identified as the Safe Squad. This committee consists of a chair and representatives from each clinic/team who currently meeting every other month to oversee and make recommendations around prevention, Intervention, and postvention improvements. One of the prevention efforts of this team has been providing lunch and learns to medical providers around the positive use of PHQ-9 and the C-SSRS screening tool. These efforts will continue in FY 19. The Safe Squad chair and committee members have worked to organize and present this information.

FCCBH will continue to implement and adhere to the standards established in the Statewide Performance Improvement Project, for 2019. This includes continuous training efforts around the Columbia-Suicide Severity Rating Scale (C-SSRS).

FCCBH LMHT will continue to be trained and monitored around the use of a “Crisis and Safety Plan” that is, incorporated into the EMR, is printable and includes the following elements:
1. Risk Concerns, 2) Safety Precautions, 3) Communication with Others, 4) Interventions, 5) Parent’s and Family’s Concurrence with and Involvement in the Decisions Made, 6) Protective Factors

FCCBH has in the past year trained incoming staff members to use the “Safety Plan” which is incorporated into the CREDIBLE EMR, it is printable and includes the following elements:
1. Warning Signs (what triggers distress), 2) Internal Coping (things I can do to feel better), 3) Social Contacts (list of people I can contact to distract me from distress), 4) Professional and Agency Contacts (list of professionals who can help), and 5) Reasons for Living

Over the past year, the FCCBH Safe Squad has implemented many positive changes to increase awareness and
interventions for suicidal individuals. One of those was creating a 3x5 notecard format for safety plans that individuals in crisis can fill out with the crisis responder and keep with them ongoing. There is a system put into place in which everything the clients writes on their 3x5 safety plan will be copied into their EHR. As well, more timely outreach efforts were put into place to ensure all crisis responded to were checked in with again between 1-5 days following the initial crisis.

Postvention: FCCBH on-call staff provides the emergency mental health evaluations for the hospitals and law enforcement in our region. Follow-up on suicide prevention and crisis planning interventions by a LMHT are scheduled for follow-up within 48 hours/usually the following day at the closest clinic. When not possible for the client to keep an appointment within 48 hours, FCCBH LMHT will follow-up by phone and re-schedule. FCCBH makes available open access service to family and friends of suicide completers. FCCBH makes available open access service to first responders to completed suicide. FCCBH provides crisis stress debriefing intervention for first responders as such is requested by supervisors. Appointments for these services are scheduled within 48 hours when requested by family, friends, first responders.

**Describe progress of your implementation plan for comprehensive suicide prevention quality improvement including policy changes, training initiatives, and care improvements. Describe the baseline and year one implementation outcomes of the Suicide Prevention Medicaid PIP.**

FCCBH has partnered with DSAMH for the application of SAMHSA National Strategy Grant Funding to assist with prevention, intervention and postvention techniques for preventing suicide. This was granted to FCCBH and we have hired an outreach coordinator that is currently becoming a "specialist" in this area and will continue to facilitate the goals and initiatives set up by the Safe Squad and other community outreach efforts. The Safe Squad will continue to assume our internal objectives around community outreach and training, policy revision, internal training and awareness, timely outreach and other care improvements. During CY15, FCCBH spent an extensive amount of time training and establishing the processes required to effectively roll out the C-SSRS. The tool became available in Credible beginning in December of 2015 providing our baseline data. During the month of December, FCCBH saw a total of 279 enrollees. Of the 279 enrollees seen, 16 were administered the C-SSRS. Of the 16 who were administered a C-SSRS, 2 answered affirmative to question 2. Of the 2 who answered affirmative to question 2, one had a completed Safety Plan in place. Of the 855 enrollees saw during CY 2016, the first re-measurement period for the PIP, 502 were administered the CSSRS at least one time. The goal FCCBH outlined for the CY16 period was to screen 50 percent of all Medicaid enrollees that were seen in outpatient services. FCCBH surpassed that goal by achieving an administration rate of 59%. During CY 17, FCCBH saw a total of 841 enrollees, of the 841 enrollees, 717 were administered a C-SSRS. Of the 717 that were administered the C-SSRS, 105 answered affirmatively to question 2. Of the 105 who answered affirmatively to question 2, 73 had a safety plan developed. During CY 18, FCCBH saw a total of 800 enrollees. Of the 800 enrollees, 714 were administered a C-SSRS. Of the 714 that were administered the C-SSRS, 142 answered affirmatively to question 2. Of the 142 who answered affirmatively to question 2, 109 had a safety plan developed. The goals established in the statewide PIP for both Indicator 1 and indicator 2 were 75%. FCCBH is elated to report that we have surpassed each indicator goal, achieving an 89.3% rate of administration of the C-SSRS, and a 76.8% rate in accordance with study indicator 2.

**Describe your collaboration with emergency services to coordinate follow up care after emergency room visits for suicide related events; both general collaboration efforts as well as specific efforts for your clients.**

FCCBH provides all MH crisis services for both local hospitals (which serve all three counties) in Carbon and Grand Counties. When patients are seen at the E.R and determined to be in a mental health crisis, 24 hour crisis workers are contacted. A thorough evaluation is completed and then a plan is established. Patients may be moved into a higher level of care (i.e. inpatient hospitalization) or a plan for safety will be created, including follow up services with both the patient and a family member/support person. Medical providers are included throughout the process. In FY 20, we will continue monitoring clients that are clinically determined to be "high risk" and conduct additional assessments on their clinical charts to review whether additional or remedial intervention may be needed. In addition, the QAPI committee will continue with its goal to place a clinical notation in the electronic health record specifying that the case that the case is "high Risk" and provide enhanced monitoring and governance of these specific cases. As well, efforts around improved outreach following crisis and with indicated need have been made. Focusing on this effort more closely has proved beneficial for getting higher compliance with outreach attempts by all FCCBH staff members.
34) Justice Reinvestment Initiative

Identify the members of your local JRI implementation Team.

<table>
<thead>
<tr>
<th>Carbon County</th>
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</thead>
<tbody>
<tr>
<td><strong>Presiding Judges:</strong> Judge George Harmond and Judge Thomas</td>
</tr>
<tr>
<td><strong>Regional AP&amp;P Director:</strong> Wade Allinson</td>
</tr>
<tr>
<td><strong>County Attorney:</strong> Jeremy Humes</td>
</tr>
<tr>
<td><strong>Local Substance Abuse/Mental Health Director Designee:</strong> Kara Cunningham</td>
</tr>
<tr>
<td><strong>Sheriff:</strong> Sheriff Jeff Wood</td>
</tr>
<tr>
<td><strong>Jail Commander:</strong> Justin Sherman</td>
</tr>
<tr>
<td><strong>Defense Attorney:</strong> John Shindler</td>
</tr>
<tr>
<td><strong>County Commissioner:</strong> Larry Jensen</td>
</tr>
<tr>
<td><strong>Justice Court Judge:</strong> John Carpenter</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Emery County</th>
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</thead>
<tbody>
<tr>
<td><strong>Presiding Judge:</strong> Judge Thomas</td>
</tr>
<tr>
<td><strong>Regional AP&amp;P Director:</strong> Wade Allinson</td>
</tr>
<tr>
<td><strong>County Attorney:</strong> Brent Langston/Mike Olsen</td>
</tr>
<tr>
<td><strong>Local Substance Abuse/Mental Health Director Designee:</strong> Michele Huff</td>
</tr>
<tr>
<td><strong>Sheriff:</strong> Sheriff Greg Funk</td>
</tr>
<tr>
<td><strong>Defense Attorney:</strong> John Shindler</td>
</tr>
<tr>
<td><strong>County Commissioner:</strong> Kent Wilson</td>
</tr>
<tr>
<td><strong>Justice Court Judge:</strong> Steve Stream</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grand County</th>
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</thead>
<tbody>
<tr>
<td><strong>Presiding Judge:</strong> Mary Manley</td>
</tr>
<tr>
<td><strong>Regional AP&amp;P Director:</strong> Wade Allinson</td>
</tr>
<tr>
<td><strong>County Attorney:</strong> Christina Sloan</td>
</tr>
<tr>
<td><strong>Local Substance Abuse/Mental Health Director Designee:</strong> Belinda Hurst</td>
</tr>
<tr>
<td><strong>Sheriff:</strong> Sheriff White</td>
</tr>
<tr>
<td><strong>Jail Commander:</strong> Shan Hackwell</td>
</tr>
<tr>
<td><strong>Defense Attorney:</strong> John Shindler</td>
</tr>
<tr>
<td><strong>County Commissioner:</strong> Jaylyn Hawks</td>
</tr>
<tr>
<td><strong>Justice Court Judge:</strong> David Tubbs</td>
</tr>
</tbody>
</table>

Describe the evidence-based mental health screening, assessment, prevention, treatment, and recovery support services you intend to implement including addressing criminal risk factors.

FCCBH will comply with the standards that are outlined in the Utah State JRI rule, R523-4, regarding screening, assessment, prevention, treatment, and recovery support services.

The focus of Four Corners services will be on effective screening, engagement and retention into evidenced based treatment services and supports. Our current screening and assessment process, including use of the LS-RNR and DUSI-R tools, which allows for the distinction between high risk and low risk individuals and a treatment service plan to eliminate mixing these populations will be established. For this population, the full continuum of FCCBH services and care may be utilized to stabilize and treat.

Prevention Plan- We plan to use universal prevention programs to reduce widespread risk through community-wide targeting low as well as high risk groups.

Treatment- FCCBH staff involved in the JRI effort will be trained and provide evidenced based treatment interventions including but not limited to; Moral Reconciliation Therapy, Motivational Interviewing, REBT, and other curriculum for decreasing criminal thinking. For persons with serious and persistent mental illness, community stabilization may be provided to all clients in the tri-county area by way of transition beds located at the Friendship Center in Carbon and at the Willows in Grand. These units are utilized, when suitable, as an alternative to incarceration and/or inpatient psychiatric hospitalization. A Housing First model will be used. Clients supported by the JRI will be able to access resources including case management, residential treatment, MAT services, Naloxone kits and other services as clinically indicated.
Recovery Support: FCCBH will provide recovery support services to JRI individuals, specifically focusing on building 4 main areas of Recovery Capital: Social, Physical, Human, and Cultural. An assessment tool will be used to better identify areas of need and will be updated periodically to determine improvement.

Identify your outcome measures.

FCCBH will comply with the standards that are outlined in the Utah State JRI rule, R523-4, regarding screening, assessment, prevention, treatment, and recovery support services.

The focus of Four Corners services will be on effective screening, engagement and retention into evidenced based treatment services and supports. Our current screening and assessment process, including use of the LS-RNR and DUSI-R assessment tools, allows for the distinction between high risk and low risk individuals and a treatment service plan to eliminate mixing these populations will be established. For this population, the full continuum of FCCBH services and care may be utilized to stabilize and treat.

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Recovery Support- FCCBH will provide recovery support services to JRI individuals, specifically focusing on building 4 main areas of Recovery Capital: Social, Physical, Human, and Cultural. An assessment tool will be used to better identify areas of need and will be updated periodically to determine improvement. Engagement in treatment will be measured at discharge wherein clinicians will indicate the extent to which treatment goals were met or not met, or a summary indicating why the client dropped out of services.
FORM B - SUBSTANCE USE DISORDER TREATMENT
BUDGET NARRATIVE

Local Authority: Four Corners Community Behavioral Health

Instructions:
In the cells below, please provide an answer>Description for each question. PLEASE CHANGE THE COLOR OF SUBSTANTIVE NEW LANGUAGE INCLUDED IN YOUR PLAN THIS YEAR!

1) Screening and Assessment Only

<table>
<thead>
<tr>
<th>Form B - FY20 Amount Budgeted:</th>
<th>$95,576</th>
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<th>597</th>
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<td>Form B - Projected Clients Served in FY19 Area Plan</td>
<td></td>
</tr>
<tr>
<td>Form B - Actual FY18 Expenditures Reported by Locals</td>
<td>$</td>
<td>Form B - Actual FY18 Clients Serviced as Reported by Locals</td>
<td>0</td>
</tr>
</tbody>
</table>

Describe activities you propose and identify where services will be provided. For each service, identify whether you will provide services directly or through a contracted provider. Please list all contracted providers.

FCCBH will provide all assessments and screenings directly to clients, court ordered individuals, or other potential clients that may result in a screening or assessment only. Screenings and assessments may take place within the jail setting, at a district or justice court setting, physicians office, or within any FCCBH building in Carbon, Emery, or Grand County. FCCBH will provide the appropriate screening or level of assessment deemed necessary for the client/situation. Examples of tools that may be used are LSI-SV, LS/RNR, DUSI, SASSI and others within the clinical interview.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

None

Does the LSAA provide court mandated substance use disorder screening and assessment for adults/youth? If so, please describe how individuals schedule this activity, list any fees assessed and provide a summary of the clinical process used.

FCCBH does provide court mandated substance use disorder screening and assessments for both adults and youth. Individuals requiring this service will schedule these needed activities with our front office staff in each
2) Detoxification Services (ASAM IV-D, III.7-D, III.2-D, I-D or II-D)

<table>
<thead>
<tr>
<th>Description</th>
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</tr>
<tr>
<td>Form B - Actual FY18 Clients Serviced as Reported by Locals</td>
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</tbody>
</table>

Describe the activities you propose and identify where services will be provided. For each service, identify whether you will provide services directly or through a contracted provider. Please list all contracted providers.

FCCBH will not provide these services directly. FCCBH will work with clients and their families to find a placement that will work with their insurance provider, financial situation, etc. when this is clinically indicated. Prior to entering into short term treatment, FCCBH will provide clients with a full substance abuse and mental health assessment, in accordance with the ASAM dimensions, including the MAST, SASSI or other instruments. Due to funding barriers, unfunded clients who may benefit from detoxification services will be linked up to their primary care provider and/or the local FQHC for DETOX recommendations and treatment. If the client is at immediate health risk due to detoxification from a substance, they will be referred to the closest emergency department for evaluation.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

None

If this service is not provided by the Local Authority, where are individuals accessing this level of care when needed? Who in your community provides this service? How is the service paid for?

FCCBH does not provide this level of care at our facilities. Individuals seeking detoxification from substances are referred to hospitals as indicated by their insurance. Individuals utilizing detoxification services pay for that through private insurance benefits. Individuals on Medicaid may utilize this service through their primary healthcare Medicaid benefit.

3) Residential Treatment Services: (ASAM III.7, III.5, III.3, III.1)

<table>
<thead>
<tr>
<th>Description</th>
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<th>Projected</th>
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<td>Form B - FY20 Projected clients Served:</td>
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<tr>
<td>Form B - Amount Budgeted in FY19 Area</td>
<td>$43,168</td>
<td>11</td>
</tr>
<tr>
<td>Form B - Projected Clients Served in FY19 Area Plan</td>
<td></td>
<td></td>
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</tbody>
</table>
### Describe the activities you propose and identify where services will be provided. Identify whether you will provide services directly or through a contracted provider. Please list all contracted providers and identify the population served (Men, Women, Youth).

FCCBH will not provide these services directly. FCCBH will contract with and refer clients to the following agencies for this service; House of Hope (Provo and SLC), Odyssey House and First Step House. Prior to entering into residential treatment, FCCBH will provide clients with a full substance abuse and mental health assessment, in accordance with the ASAM dimensions, including the MAST, SASSI or other instruments. Residential treatment will include an array of services including; assessment; crisis intervention, recovery planning and reviewing, relapse prevention, individual, group and family therapy, mental health counseling, therapeutic behavioral services, psycho-education classes, personal skills development, social skills training, clothing assistance and transportation services, inclusion in community self-help (AA, 12 step) groups, supervised community time, and discharge planning. Treatment will be trauma informed. Gender specific services will be offered and services available to accommodate women with dependent children.

### Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

### Describe any significant programmatic changes from the previous year.

None

### 4) Opioid Treatment Program (OTP-Methadone)

<table>
<thead>
<tr>
<th>Plan</th>
<th>Expenditures $</th>
<th>Clients Served</th>
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<tr>
<td>Expenditures Reported by Locals</td>
<td></td>
<td>Clients Serviced as Reported by Locals</td>
</tr>
</tbody>
</table>

Describe the activities you propose and identify where services will be provided. Identify whether you will provide services directly or through a contracted provider. Please list all contracted providers and summarize the services they will provide for the local authority.

FCCBH received fy18 STR grant funding and joined with the non-profit agency, Project Reality, to create an OTP to serve individuals in our tricounty area who are in need of general Methadone and MAT services. The facility, Operation Recovery, is currently operating under the license of Project Reality in partnership with FCCBH and is located across the street from the Carbon County Clinic building. Many FCCBH employees moonlight, after-hours, for this program. Currently there are collaborative efforts in place between Operation Recovery and FCCBH to participate in treatment staffing for co-located clients. Also, FCCBH provides Intensive Outpatient Treatment services to unfunded and Medicaid clients working with Operation Recovery. FCCBH is currently in the process of
In addition to formalized treatment, FCCBH provides education to clients and their families around Medication Assisted Treatment options. FCCBH also provides Naloxone education and training, as well as assistance to access the medication, to clients, families, friends, and significant others.

FCCBH has offered to partner with local law enforcement and first responders in all three counties to distribute Naloxone kits to all law enforcement officers and first responders. This is an important effort in reducing overdose deaths, by providing kits to those first responders on the scene of an overdose.

<table>
<thead>
<tr>
<th>Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).</th>
</tr>
</thead>
<tbody>
<tr>
<td>FCCBH expects a significant increase in clients and in funding. This is due to the new MAT program mentioned above.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Describe any significant programmatic changes from the previous year.</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
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</tbody>
</table>

5) Office-based Opioid Treatment -(Vivitrol, Naltrexone, Buprenorphine)

<table>
<thead>
<tr>
<th>Form B - FY20 Amount Budgeted:</th>
<th>$19,782</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form B - FY20 Projected clients Served:</td>
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<tr>
<td>Form B - Actual FY18 Expenditures Reported by Locals</td>
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<tr>
<td>Form B - Actual FY18 Clients Serviced as Reported by Locals</td>
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</tbody>
</table>

Describe activities you propose to ensure access to Buprenorphine, Vivitrol and Naltrexone and identify where services will be provided. For each service, identify whether you will provide services directly or through a contracted provider. Please list all contracted providers.

FCCBH currently has a number of in-house prescribers certified and licensed to prescribe office-based Opioid Treatment medications such as Vivitrol, Naltrexone, and Buprenorphine. When appropriate, these clients will be served in Emery, Grand, and Carbon Clinics. If the client has insurance that encourages a preferred provider other than FCCBH, a referral will be made. When clients MAT needs are more complicated or Methadone specific, FCCBH may refer them to our OTP clinic for evaluation.

<table>
<thead>
<tr>
<th>Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).</th>
</tr>
</thead>
<tbody>
<tr>
<td>None (funding and clients are included in Outpatient non-methadone or Intensive Outpatient)</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Describe any significant programmatic changes from the previous year.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increased providers available to provide this level of service.</td>
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</tbody>
</table>
### 6) Outpatient (Non-methadone – ASAM I)

<table>
<thead>
<tr>
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Describe the activities you propose and identify where services will be provided. For each service, identify whether you will provide services directly or through a contracted provider. Please list all contracted providers.

SUD services will be offered to community members with admission priority given to: pregnant IV drug users; pregnant drug/alcohol users; IV drug users; others in need of SUD treatment. FCCBH will provide outpatient, non-residential services directly in FCCBH outpatient clinics. All individuals requesting services will be referred to the local health department to be screened for HIV-AIDS, Hep C, and TB. Prior to entering treatment, clients will receive a complete SUD and MH assessment. Treatment levels of care will be determined and provided in accordance with the ASAM patient placement criteria. All personal recovery plans will be developed according to collaborative person centered planning, and will be reviewed and modified according to the individual level of care required. Recovery teams will regularly review client progress and status in treatment and jointly recommend the appropriate movement through the levels of care. The FCCBH adult substance abuse services will use multifaceted level I and II programming approaches ranging from .5 hours to up to 9 hours a week. Treatment programs and recommendations are individualized for each client, accommodating specific recovery needs and medical necessity. Initial treatment recommendations are derived from the initial assessment, through treatment recommendations may be modified, adjusted, or added to at any point in the client’s program to fit individual needs. Program options address (but are not limited to) individual therapy (addressing substance use and co-occurring mental health disorders, marriage/family therapy, parenting skills, codependency concerns, trauma-focused treatment, and other recommended psycho-educational courses. Case management and recovery coaching will be offered to assist clients with stabilization, accessing of basic resources and with setting and maintaining future life goals. All programs include evidence-based models for treatment such as MI, MRT, Matrix and many others. Trauma informed, gender specific treatments are available to all clients and are incorporated in all Level I and Level II programming. All educational and program materials will be based upon evidence-based treatment programing. Interim services (limited treatment) will also be made available. Screening of physical healthcare needs will also be completed as part of the client assessment. Referral for primary health care needs will either be referred out, provided by our in-house integrated health care provider, or the nearest FQHC. In addition, FCCBH will educate clients about Medication Assisted Treatment (MAT) options; when clinically indicated and the client is amenable. When MAT is included as part of a recovery program, MAT will be indicated in the client treatment plan, whether the services are provided internally or referred to another appropriate facility/provider.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

None
7) Intensive Outpatient (ASAM II.5 or II.1)

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Describe the activities you propose and identify where services will be provided. For each service, identify whether you will provide services directly or through a contracted provider. Please list all contracted providers.

Priority for treatment will be in the following order: pregnant IV drug users; pregnant drug/alcohol users; IV drug users; others. FCCBH will provide these services directly. Upon entering treatment, FCCBH will provide clients with a full substance abuse and mental health assessment. At the time of assessment, the client may be asked to complete one or more screening/assessment tools, including (but not limited to) the SASSI, DUSI-R, ACE, LS/RNR. Level of care (and progression of care) will be determined and provided in accordance with the ASAM placement criteria. All recovery plans will be developed according to collaborative Person Centered Planning, and will be reviewed and modified according to the individual level of care requirement. Also, during the assessment, each client’s readiness to engage in treatment is assessed and preliminary or interim services (i.e., limited treatment, with a heavy emphasis on case management and recovery coaching) is provided to those in that stage of recovery. Interim/limited treatment services will also be made available. FCCBH will provide the full continuum of individualized treatment with clients being placed in the appropriate level of care and adjusted to meet each individual’s ongoing clinical need. Recovery teams will regularly review client progress and status in treatment and jointly recommend the appropriate movement through the levels of care. Clients may be sorted upon the basis of risk and need, with other similar needs clients. A variety of evidenced based classes and therapeutic groups will be made available, based on the client’s needs, deficits or level of motivation. These will include the Stages of Change group (based on the Motivational Interviewing Model) for the more resistive client and/or the Interim Group, to aid in increased cognitive functioning and basic life reconstruction. A Recovery Coach will aid clients in staying on course, meeting their basic needs and access resources. All educational and program materials will be evidenced/research based. The outpatient program will include a women-specific treatment component. FCCBH will provide transportation to services for pregnant women, or women with children, when needed. When medically necessary, clients will be referred to a psychiatrist for medication evaluation and management. Dual-diagnosis clients may be referred to a mental health therapist for more concentrated attention to a non-substance abuse disorder. Screening of physical healthcare needs will also be completed as part of the client assessment. Referral for primary health care needs will either be referred out, provided by our in-house integrated health care provider, or the nearest FQHC. In addition, FCCBH will educate clients about Medication Assisted Treatment (MAT) options; when clinically indicated and the client is amenable. When MAT is included as part of a recovery program, MAT will be indicated in the client treatment plan, whether the services are provided internally or referred to another appropriate facility/provider. Also, naloxone education and training will be provided to individual, families and others who may benefit from receiving the medication. Assistance with obtaining the medication will also be provided. Programs services will include: individual, couples, family and group therapy; individual and group therapeutic behavioral services; psycho-education classes; case management services as needed, and urine analysis. There is a strong family support component built into our programming; provided to the clients at a specific point in their treatment for maximum effectiveness.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.
### 8) Recovery Support Services

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Describe the activities you propose and identify where services will be provided. For each service, identify whether you will provide services directly or through a contracted provider. Please list all contracted providers. For a list of RSS services, please refer to the following link: https://dsamh.utah.gov/pdf/ATR/RSS%20Manual%202019.pdf

Based upon individual need and choice, FCCBH Recovery Coaches will act as a strengths-based advocate supporting any positive change, helping individuals avoid relapse, build community supports, or assist with life goals not related to addiction such as relationships, work, education etc. Recovery coaches are available in each county. Recovery coaching is action oriented with an emphasis on improving present life situation and laying the groundwork for future goals. FCCBH Recovery Coaches will assist clients in accessing recovery supports such as education, child care, vocational assistance and other non-treatment services that foster health and resilience; increase permanent housing, employment, education, and other necessary supports; and reduce barriers to social inclusion. FCCBH also will provide housing support, when funding is available, through deposits for housing and one-time rental payments to help clients obtain and/or keep housing, within appropriations. This is considered helping the individual build "Recovery Capital" during treatment. In addition, FCCBH will promote and support the informal network of recovery support in the tri-county area. Recovery support meetings will be peer led and offered, rent free, in a dedicated space at the FCCBH clinical offices in Grand and Carbon Counties. This will reduce a barrier to those wishing to participate in this recovery activity. Other opportunities to attend recovery support meetings within the community will be supported by Four Corners programming and staff, providing it follows an organized program (i.e. AA, NA, RR) or other approved recovery support activity as part of their personal recovery program. FCCBH will provide deposits for housing, one-time rental payments, dental, vision, physical health payments, and other creative supports to reduce barriers to social inclusion, through the use of Drug Court Recovery Support funding. Recovery awareness month will be celebrated promote recovery awareness in all three counties.

**Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).**

With the loss of Drug Court and JRI funding, FCCBH expects a decrease in recovery supports, such as payments for rent, housing deposits, medical, optical, and other non-case management recovery supports. However, Case Management will continue to be available to all clients.

**Describe any significant programmatic changes from the previous year.**

FCCBH will continue enhancing our emphasis on building "Recovery Capital" and assessing those client needs in the next year, including tracking progress through the Brief Assessment of Recovery Capital (BARC).

**Describe your housing options offered for clients in your area. ie: Sober living, transitional housing, housing assistance, etc. For each service, identify whether you will provide services directly, through a contracted provider, or referred to another Local Authority.**
Aside from affordable options through the housing authority, there are very few housing options for individuals in recovery in our tri-county areas. Over the past year, FCCBH has been actively seeking out options for individuals in recovery to find safe and sober housing, a need for this has increased greatly over the past several years. In Carbon County, due to increased section 8 vouchers for the SPMI population, FCCBH transitioned the Cottonwood Apartments, a 4-plex apartment building, from housing for Chronically Mentally Ill to individuals actively in recovery. Currently, all four apartments are filled with single mothers and their children. This housing is intended to help individuals get back on their feet during their initial phases of recovery and can last into long-term recovery if that is needed. The rent is subsidized based off of their income and flexibility is provided to the individuals when challenges in finances or struggles with recovery present themselves. FCCBH anticipates keeping this housing for individuals in recovery and possibly increasing the number of units available in the future, if possible. In addition, FCCBH is currently in the planning stages of partnering with One Voice Recovery and USARA to develop a Recovery Center for individuals currently in recovery or considering recovery. This facility will be filled with a variety of staff, including peer supports, that may assist clients in jumpstarting their recovery or getting them into a safe place so that they may begin to work on their recovery.

What Life skills and/or Educational Services are you able to provide for your clients?

FCCBH provides life skills groups in each of the clinics as part of the SUD outpatient program. In addition, Recovery Coaches at FCCBH are trained to encourage and support individuals seeking out educational opportunities and help them gain the resources needed to receive them. This may include, but is not limited to, helping clients access and fill out college applications, access information about grants and financial aid, connecting clients with leaders of educational programs, and other related supports.

Is Continuing care offered to clients? If so, identify whether you will provide services directly, through a contracted provider, or referred to another Local Authority.

Yes, continuing care for SUD is offered to all clients and is provided in-house within each of the clinics in Carbon, Emery, and Grand counties.

9) Peer Support Services-Substance Use Peer Support

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Describe the activities you propose and identify where services will be provided. For each service, identify whether you will provide services directly or through a contracted provider. Please list all contracted providers.

FCCBH, in partnership with USARA, supports three SUD peer support positions; Emery County was added in March, 2019. This has created an opportunity for each of the three counties in the FCCBH catchment area to have a peer support position dedicated to that individual county. These peer support employees work with non-client community members in recovery as well as active FCCBH clients. Services are provided to all individuals free of charge and financial assistance is provided in various areas of need such as housing, vehicle repair, access to education, medical needs, and other areas promoting the building of Recovery Capital. In addition, FCCBH employs Peer Support employees that work with clients in Carbon and Emery County with both youth and adults with mental health concerns. FCCBH also employs a Family Resource Facilitator that works in Carbon and Emery Counties. This is peer level position who is also supervised by multiple persons, including the Emery County Program Director, Carbon County Program Director as well as through the New Frontiers for Families program.
How is peer support supervision provided? Who provides the supervision? What training do supervisors receive?

Peer supports are supervised in a variety of ways. In Carbon, Emery and Grand the peer employee is supervised through the USARA program, and also receives weekly (and as needed) supervision from the respective FCCBH Program Director. Youth and adult mental health peer employees in Carbon and Emery Counties are both supervised through the Utah Yes grant supervisor as well as the Carbon Clinic Program Director. These employees are intensively managed and receive contact with either or both supervisors several times weekly. The program directors in all three counties are LMHT and receive ongoing training around clinical management and supervision and supervising peer employees (through the DSAMH). FCCBH also employs a Family Resource Facilitator that works in Carbon and Emery Counties. This is peer level position who is also supervised from multiple persons, including the Carbon Program Director as well as through the New Frontiers for Families program.

Describe any significant programmatic changes from the previous year.

None

10) Quality & Access Improvements

Identify process improvement activities including implementation and training of:

Describe how you will increase access to treatment services. Is there a waiting list for certain levels of care? What services are available to individuals who may be on a wait list?

Since implementing same-day/open access and just-in-time scheduling based from the MTM model, several years ago, there has not been a wait list to receive any services at FCCBH.

In FY 20, FCCBH will continue efforts around the following:
1. Open Access - FCCBH has been offering same-day intake services, for all clients, through our open access system in each of our three clinics.
2. Reducing intake requirements: We continue to work at minimizing the amount of paperwork completed at intake and the duplication of information gathered. Intake packets will be accessible from home on our web site so clients can complete required documentation prior to their first appointment.
3. We will continue improving client access to information through our website.
4. Our FCCBH Facebook page, which is well managed by administrative staff, as an additional source of information for clients. Positive messages, notification about wellness events, and other wellness information is updated frequently on this page.
5. We provide access to a MH and SUD therapist in the FQHC in Green River, Utah, which is one of the most underserved areas in our region.
6. The Interim Treatment and Recovery Coaching programs have been created to offer access to services to those individuals who would otherwise be denied admission to treatment (because of ASAM PC criterion showing pre-contemplative stage of change). This program allows the individual to access services intended to enhance their motivation for Level I or Level II programming. Also, limited treatment as a level of care has allowed clients to continue enrollment in low-level programming after they have finished a more intensive level of care. This allows clients to "step-down" from treatment, by providing them much needed ongoing support into their long-term recovery program.
7. We have implemented a more efficient, text-based reminder system for all appointments. This has significantly decreased no-shows and allows a conversation to develop prior to the appointment time if the client has needs that might otherwise prevent them from attending much needed treatment appointments.
8. Providing open access for individual therapy and case management appointments in our Carbon clinic.

Quality Improvements
1. We have expanded integrated care facility to allow room for more treating primary care medical providers.
2. Partnered to open an MAT clinic with Project Reality (Operation Recovery) which is co-located on our Carbon County FCCBH campus. Four Corners plans to take this program over and operate it completely through FCCBH by July, 2019.
3. Ability to provide Office based Opioid treatment within each of the clinics, through enhance MAT training for all FCCBH prescribers.

3. Continue enhancing ongoing Trauma Informed approach to: staff supervision, clinical programming, facility management and client care. FCCBH has developed a Trauma Informed Care policy and continues the process of developing the specific procedures related to trauma screening, assessment and service planning.

4. Continued improvements in technology-based supervision, thereby increasing oversight around use of EBT and the ability to provide specialized clinical supervision to staff throughout the agency.

5. Several building maintenance, remodel, and other projects over the next year to improve client treatment experience.

6. Further increase in fidelity oversight of Evidenced-based practices in each of our clinics and with case management and nursing staff.

FCCBH is currently purchasing an additional building with larger capacity to serve clients and house an increasing number of employees. This building is located on the same block at the New Heights Clubhouse, our integrated physical health provider and Operation Recovery. This allows FCCBH to provide a broad array of services in short proximity to each other. This will reduce barriers to transportation and accessing services.

Describe your efforts to market or promote the services you provide.

FCCBH will continue to do twice annual, random Executive Walkthroughs to evaluate customer service within our agency. As well, we have a portion of every monthly Program Directors Meeting where we talk about facility issues, client concerns, and other such matters. The FCCBH executive team is very involved in agency happenings. In addition, FCCBH has made improvements to the agency website and has developed a Facebook page. Also, FCCBH works actively to educate and inform the community about mental health and substance use disorder issues and treatment through the local newspaper, social media and billboards.

With grant funding, FCCBH was able to improve and rebuild billboards which advertise positive messages to the community. Also, FCCBH took advantage of an opportunity to market zero suicide messages through an electronic billboard that was added to the community last year.

FCCBH prevention services are present at many local parades, county fairs, and other public events sharing information about substance use and suicide prevention. Also, Four Corners actively participates in Mental Health Awareness Month in May and National Recovery Month in September by hosting activities and education opportunities in each of our three communities.

What EBP's do you provide? Describe the process you use to ensure fidelity?

FCCBH is committed to consistently improving treatment outcomes through the use of evidence-based practice (EBP). This is evidenced through our completed implementation of Motivational Interviewing throughout the agency to full fidelity within a clinical setting. All FCCBH staff were trained in this model, including support staff and administrative staff. Each quarter, trained clinical staff are required to submit one taped intervention with a client for coding by the FCCBH internal MI Coding team. Feedback from that coding is then provided to the staff member by the coder to help improve the use of MI skills while meeting with clients.

The implementation of MRT monitoring to fidelity has also been implemented, as all relevant staff have been formally trained and ongoing monitoring is being accomplished through our established polycom system in each of the clinics. FCCBH is highly motivated to continue bringing new EBP into each of the treatment programs and dedicated to the continued education of our staff in these practices. We have many clinicians that have been formally certified in EMDR and receive ongoing supervision on that specific practice. Also, each of the directors have a requirement of randomly selecting at least 3 groups to observe via polycom and provide feedback to the facilitating clinician. The completion of these observations is monitored monthly during our Program Directors Meeting.

Describe your plan to improve the quality of care.

Continuous quality improvement is one of the top goals of the FCCBH staff and management team. FCCBH has been actively involved in the Trauma Informed Supervision training provided by DSAMH for the past couple of years. We have implemented the strategies gained from these trainings into each of our clinics and do a monthly review of the concepts in each of our Program Directors meetings. In our largest clinic, we have added a Staff Development Supervisor who is working individually with clinicians on different aspects of their work, in addition to the supervision they receive from their Program Director weekly. The Staff Development Supervisor also has the
Identify the metrics used by your agency to evaluate substance use disorder client outcomes and quality.

FCCBH uses the same outcome measures that are published on the SAMHIS scorecard in order to evaluate client outcomes regarding employment, living situation, criminal involvement, increases in substance abstinence, and successful completion of the program. FCCBH also utilizes the yearly MHSIP and YSS surveys to gauge clients' perspective in how well our programs and staff are serving client needs and access to treatment.

11) Services to Persons Incarcerated in a County Jail or Other Correctional Facility

Describe the activities you propose and identify where services will be provided. For each service, identify whether you will provide services directly or through a contracted provider, and how you will coordinate with the jail to ensure service delivery is adequate.

FCCBH clinical staff members will provide jail outreach, crisis intervention and clinical services for male and female inmates in all three counties. Mental health and substance abuse treatment groups will be held weekly in each county jail. FCCBH clinical staff members will provide emergency substance abuse and mental health evaluations for inmates in crisis, with a referral for medication management/consultation when appropriate. FCCBH psychiatrists will be available to the county jail physicians for consultation with more complex psychiatric medication issues.

We will continue with our coordination efforts with the local courts and jails in all three counties, as a result of our strong JRI implementation efforts, we have been able to outreach individuals earlier and help them to access resources before leaving incarceration or compounding legal involvement once released. However, due to JRI funding cuts during the last legislative session, FCCBH will be forced to discontinue some of this programming. Four Corners will continue coordination with community partners, courts, jail staff and other communications that were improved as a result of this program.

FCCBH will continue providing services in each of our county jails over the coming year. Some improvements may include tools to help with increasing communication between jail staff and FCCBH as well as assisting with MAT efforts in the local jail. FCCBH will continue to increase coordination efforts with Adult Probation and Parole, the local detention center, and Juvenile Probation over the next year, in an effort to increase services to probation clients who need a higher level of treatment than just outpatient therapy.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).

None

Describe any significant programmatic changes from the previous year.

Furthering the coordination efforts using case management to aid community members and clients in linking to resources quicker and more efficiently through the jail and court systems.

Describe current and planned activities to assist individuals who may be experiencing withdrawal while incarcerated or any efforts to use Medication-assisted treatment within a
county jail or Prison.

FCCBH has been working with local jails in all three counties to assist in the effort of providing MAT to those withdrawing while incarcerated. JRI funds help pay for detox protocols and MAT while in jail however these funds have been cut. In Carbon County, the local jail has agreed to allow providers from Operation Recovery to continue administering daily dosing to individuals that have previously been part of the OR program and have returned to incarceration for a period of time. This is a huge breakthrough protecting the medically assisted recovery program for incarcerated individuals. FCCBH is extremely grateful to the leadership of the jail commander, medical team and Carbon County Sheriff for making this happen.

The SAPT block grant regulations limit SAPT expenditures for the purpose of providing treatment services in penal or correctional institutions of the State. Please identify whether your County plans to expend SAPT block grant dollars in penal or correctional institutions of the State.

No

12) Integrated Care

Describe your partnerships with local Health Departments, accountable care organizations (ACOs), federally qualified health centers (FQHCs) and other physical health providers.

In the coming fiscal year FCCBH will continue to provide a co-located LMHT to the Green River Medical Clinic (FQHC). Over the past 3 years, the number of days dedicated to providing treatment within that facility has increased from 1 day to 2 days weekly, due to demand.

Four Corners Integrated Care Clinic-FCCBH will provide space for a nurse practitioner (PCP) in the lower floor of the clubhouse building, across the street from the Price Clinic, with an entrance and parking lot separate from the clubhouse. This nurse practitioner will, as well as have a discreet caseload, provide primary medical care services to FCCBH clients on a same day, open access, manner. Likewise, FCCBH will provide same day, open access, assessment to referrals from the PCP. This PCP will attend Price Clinic staff meetings to share and receive information on shared consumers where there is appropriate ROI. This location was expanded significantly last year, as to allow for a greater number of medical providers to practice thereby improving accessibility to this resource by FCCBH clients.

FCCBH has reapplied for the DOH Primary Care Grant, and if awarded will be able to provide access to many primary physical healthcare needs for those under 200% of the FPL, for low or no cost. This will increase access and remove funding barriers for individuals in need.

Describe efforts to integrate clinical care to ensure individuals physical, mental health and substance use disorder needs are met.

Integrated mental health and substance abuse treatment services are provided in all three counties. It is recognized that integrated treatment produces better outcomes for individuals with co-occurring mental and substance use disorders. Integrated treatment occurs at the individual-practitioner level and includes all services and activities. The service integration FCCBH provides include: integrated screening for mental and substance use disorders, integrated assessment, integrated treatment planning, integrated or coordinated treatment, and cross over between SUD and MH groups and services. Most clinicians serve both SUD and MH populations in all of our clinics. Dually diagnosed clients can enjoy seamless services regardless of principle need or where they enter services. Treatment modules have been developed based on co-occurring conditions rather than just SUD issues which has led to a better overall integrated care. Recovery Coaches work to help clients access needed community resources including physical and behavioral health needs.

Describe your efforts to incorporate wellness into treatment plans and how you will provide education and referrals to individuals regarding physical health concerns (i.e., HIV, TB, Hep-C,
There are three Federally Qualified Health Centers (FQHC) in the FCCBH catchment area of which we enjoy close collaboration and mutual referrals. We have a FCCBH Licensed Mental Health therapist co-located in one of the FQHC sites serving low income and unfunded populations. Clinical Services provided include; Mental Health and Substance abuse screenings, assessments, individual and family therapy.

We work with Primary Care providers on a regular basis to coordinate care.

In May of 2013 we began an integrated model of care combining behavioral health care and physical health primary care. We have contracted with an APRN who is now co-located with our Carbon County Psychosocial Rehabilitation program (which is actually across the street from the Carbon County Outpatient Clinic Location). This service is available to Carbon and Emery county clients and allows for quality, accessible primary care for FCCBH clients. The APRN takes referrals regardless of ability to pay. We provide truly integrated care by making the APRN a part of the clinic team. The APRN attends weekly combined case staffing, and share crisis and outreach resources. Our integrated physical health care clinic offers open access walk-in appointments.

Also, in May 2013, we replaced a vacated case manager position with a new position titled “Nurse/Outreach Specialist”. This position is an LPN level staff member who provides outreach to high risk clients who have difficulty following through or maintaining scheduled appointments. Medical observation and support as well as medication management is now provided out in the field, in the home and in the community.

Recovery Plus: Describe your plan to reduce tobacco and nicotine use in SFY 2018, and how you will maintain a tobacco free environment at direct service agencies and subcontracting agencies. SUD Target= reduce tobacco and nicotine use by 5%.

Over the past year, FCCBH has designated a tobacco cessation specialist and provided her with multiple extensive trainings. She has been tasked with presenting ongoing tobacco cessation training to other staff within the agency and acting as a specialist for those working with clients who wish to discontinue tobacco use.

We have posted recovery plus signage inside and outside of all of our facilities and we enjoy tobacco free campuses.

Key staff members (including peer support employees) in each county are trained in evidence based tobacco cessation curriculum and then classes will be offered to all of our clients in an effort to encourage a smoke free life. Our groups are on a 12 week rotation. Every 24 weeks we offer consumers the chance to participate in a smoking cessation class. In addition, we incorporate lessons and discussion into our Level I and Level II SUD treatment services, on an on-going basis, to address the benefits of quitting tobacco and nicotine use. We also refer to the quitlines, and provide case management services for those who desire to quit smoking. For our participants that come in and out of jail, when they exit jail we always try to encourage them to stay tobacco free, and provide support to them to continue that abstinence. We plan to continue and improve education regarding smoking cessation and the role this plays in addiction, relapse and recovery.

We have a section in our outpatient treatment program that focuses on wellness. We have family nights where we focus on abstinence based fun and we have a session that we focus on health and wellness of our families. In our supported living facilities, we have nicotine replacement supplements and tools available to those wishing to stop smoking, while they are waiting to receive on-going support/supplements through resources like the Quitline in the mail.

13) Women’s Treatment

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Expenditures Reported by Locals

Describe the evidence-based services provided for women including gender-specific substance use disorder treatment and other therapeutic interventions that address issues of trauma, relationships, sexual and physical abuse, vocational skills, networking, and parenting.

Women's specific treatment services are provided by FCCBH in each of our clinics. All SUD treatment programs include group services specifically for women, using the Seeking Safety curriculum and/or Helping Women Recover. We have also have gender specific treatment for adolescent girls and youth in each our clinics. Last year, a clinical staff member in each clinic was trained in Voices Training: A Program for Self Discovery and Self-Empowerment for girls. When clinically indicated, our clinics are able to provide a DBT group for adolescent girls. Continued training opportunities for new staff with these programs have been provided by the Division of Substance Abuse and Mental Health over the past several years. If these training opportunities by DSAMH were to be discontinued in the future, FCCBH would seek out other training opportunities in order to continue these programs in each of our clinics. Fidelity oversight of these programs in each of the clinics will be done through a polycom-based supervision monitoring system. This system is currently in place.

Priority for treatment is given to pregnant and IV drug using women, according to the priority population criteria. Women are encouraged to express voice and choice with many aspects of their treatment, such as gender of primary therapist, in order to provide them with trauma-informed treatment options. We have incorporated the ACE score as a standard assessment tool to better identify and serve those with past or current trauma. We have also increased our services around identifying and building parenting tools and skills over the past year in all three counties, as this has been identified as a potential stressor to many women with children as they enter recovery. FCCBH has focused on improving other areas of women's treatment such as, incorporating more art in each clinic portraying women empowering images and enhancing internal training around treatment considerations for this special population at New Employee Orientation. FCCBH will provide transportation and access to daycare to services for pregnant women, or women with children, when needed.

Describe the therapeutic interventions for children of clients in treatment that addresses their developmental needs, their potential for substance use disorders, and their issues of sexual and physical abuse and neglect. Describe collaborative efforts with DCFS for women with children at risk of, or in state custody.

FCCBH will provide transportation to services for pregnant women, or women with children, when needed. FCCBH staff will assist women facing barriers with stable child care in accessing and linking them to resources. Recovery coaches are used within the SUD program to assess needs and/or barriers woman may face when entering treatment. FCCBH offers different options for increasing awareness around common parenting concerns when entering treatment and for learning how to reintegrate into parenting of children following an addiction. FCCBH offers parent training programs in all three counties. These are generally well attended groups and many referrals come from outside agencies, such as DCFS. FCCBH also offers a group psychotherapy based program for parents new to recovery, who may not have their children returned to their custody, with the primary goal of readying parents for a formalized parenting class and to help them address the emotional disconnection that often takes place during active addiction. FCCBH also offers many treatment options around trauma recovery for both children and adults, using evidence based practices such as Trauma Focused Cognitive Behavioral Therapy (TFCBT) and Seeking Safety.

Describe the case management, childcare and transportation services available for women to ensure they have access to the services you provide.

FCCBH will provide transportation to services for pregnant women, or women with children, when needed. FCCBH staff will assist women facing barriers with stable child care in accessing and linking them to resources. Recovery coaches are used within the SUD program to assess needs and/or barriers women may face when entering treatment.

Describe any significant programmatic changes from the previous year.

Expenditures Reported by Locals

Describe the evidence-based services provided for women including gender-specific substance use disorder treatment and other therapeutic interventions that address issues of trauma, relationships, sexual and physical abuse, vocational skills, networking, and parenting.

Women's specific treatment services are provided by FCCBH in each of our clinics. All SUD treatment programs include group services specifically for women, using the Seeking Safety curriculum and/or Helping Women Recover. We have also have gender specific treatment for adolescent girls and youth in each our clinics. Last year, a clinical staff member in each clinic was trained in Voices Training: A Program for Self Discovery and Self-Empowerment for girls. When clinically indicated, our clinics are able to provide a DBT group for adolescent girls. Continued training opportunities for new staff with these programs have been provided by the Division of Substance Abuse and Mental Health over the past several years. If these training opportunities by DSAMH were to be discontinued in the future, FCCBH would seek out other training opportunities in order to continue these programs in each of our clinics. Fidelity oversight of these programs in each of the clinics will be done through a polycom-based supervision monitoring system. This system is currently in place.

Priority for treatment is given to pregnant and IV drug using women, according to the priority population criteria. Women are encouraged to express voice and choice with many aspects of their treatment, such as gender of primary therapist, in order to provide them with trauma-informed treatment options. We have incorporated the ACE score as a standard assessment tool to better identify and serve those with past or current trauma. We have also increased our services around identifying and building parenting tools and skills over the past year in all three counties, as this has been identified as a potential stressor to many women with children as they enter recovery. FCCBH has focused on improving other areas of women's treatment such as, incorporating more art in each clinic portraying women empowering images and enhancing internal training around treatment considerations for this special population at New Employee Orientation. FCCBH will provide transportation and access to daycare to services for pregnant women, or women with children, when needed.

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Describe the case management, childcare and transportation services available for women to ensure they have access to the services you provide.

FCCBH will provide transportation to services for pregnant women, or women with children, when needed. FCCBH staff will assist women facing barriers with stable child care in accessing and linking them to resources. Recovery coaches are used within the SUD program to assess needs and/or barriers women may face when entering treatment.

Describe any significant programmatic changes from the previous year.
### 14) Adolescent (Youth) Treatment

<table>
<thead>
<tr>
<th>Form B - FY20 Amount Budgeted:</th>
<th>$46,974</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form B - Amount Budgeted in FY19 Area Plan</td>
<td>$46,974</td>
</tr>
<tr>
<td>Form B - Actual FY18 Expenditures Reported by Locals</td>
<td>$51,963</td>
</tr>
</tbody>
</table>

Describe the evidence-based services provided for adolescents and families. Please identify the ASAM levels of care available for youth. Identify your plan for incorporating the 10 Key Elements of Quality Adolescent SUD Treatment: (1) Screening / Assessment (2) Attention to Mental Health (3) Comprehensive Treatment (4) Developmentally Informed Programming (5) Family Involvement (6) Engage and Retain Clients (7) Staff Qualifications / Training (8) Continuing Care / Recovery Support (9) Person-First Treatment (10) Program Evaluation. Address goals to improve one to two areas from the 10 Key Elements of Quality SUD Treatment for the Performance Improvement Plan.

FCCBH provides same day/open access services in all three counties for adolescents/youth. All youth assessed for services will be provided a full substance abuse and mental health assessment. FCCBH will offer the full continuum of outpatient treatment services including early intervention (.5), outpatient (Level 1), and intensive outpatient (Level 2.1, 2.5). Clients requiring a higher level of care (Level 3-4) will be referred out to a contracted provider. Clients will be initially placed in the appropriate level of care which will be subsequently adjusted to meet each individual’s ongoing clinical need. Changes in the level of care will be made in accordance with the ASAM placement criteria. All personal recovery plans will be developed according to collaborative person-centered planning, and will be reviewed and modified according to the individual level of care requirement. The FCCBH Adolescent Substance Use Disorder program will include a combination of group, individual, and family treatment for youth with SUD and with dual diagnosis. Implementation of the screening tool DUSI-R will be incorporated as part of all initial client assessments, to aid in determining risk and need and to avoid placement of low risk individuals in high risk groups. In addition, we will offer to educate and train collaborative partners in the use of the DUSI-R Brief Screener for Youth, to aid in determining the appropriateness of referring an individual for services, when appropriate. MRT (for youth) has been implemented in all counties. Other evidence based programs, including Adolescent Matrix, are also incorporated into Level I and Level II programming. Relapse prevention and program maintenance services are also available to adolescents who have been through some form of prior treatment. Family therapy groups are continually being enhanced as a key component of the adolescent treatment program. In effort to reduce barriers and provide earlier intervention, FCCBH does not charge for adolescent SUD treatment services. FCCBH will be participating in a Youth Treatment oversight study, provided by the U of U in partnership with DSAMH, in June, 2019. Four Corners has always provided a full-spectrum of services to adolescent clients, depending on identified need and medical necessity. Adolescents entering treatment that are endorsing a co-occurring mental health disorder will be provided with a LMHT for individual and family therapy. If needed, clients may also be provided with case management services (specific to youth and families) and/or may be referred for High Fidelity Wraparound services through the Family Resource Facilitator in Carbon and Emery Counties. Multidisciplinary staffing of adolescents participating in both MH and SUD services takes place formally at least once weekly. If adolescents receiving treatment for co-occurring disorders are determined to have medication needs, they will be referred to either one of our in-house providers, our integrated primary care physician, or referred back to their primary care provider for a psychiatric evaluation.

Justify any expected increase or decrease in funding and/or any expected increase or decrease in the number of individuals served (15% or greater change).
Describe collaborative efforts with other state child serving agencies (DCFS, DJJS, SOC, DSPD, Juvenile Court) and any significant programmatic changes from the previous year.

FCCBH is a supportive and active member of the Table of Six meeting, the LIC and other family and child serving collaborative efforts. FCCBH takes part in many local need-driven committees such as Interagency Community Council (ICC), Carbon County Homeless Coalition, the Hope Squad of Carbon and Emery County, the local System of Care meetings, the Naloxone Project, the MAT initiative and many more. FCCBH continues to use the DUSI-R to assess risk and need in youth participating in our SUD programs.

15) Drug Court

<table>
<thead>
<tr>
<th>Form B - FY20 Amount</th>
<th>Form B - FY19 Amount</th>
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<tbody>
<tr>
<td>Budgeted: Felony</td>
<td>Budgeted: Felony</td>
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<tr>
<td>$529,931</td>
<td>$529,931</td>
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<tr>
<td>$92,488</td>
<td>$92,488</td>
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<tr>
<td>Budgeted: Juvenile</td>
<td>Budgeted: Juvenile</td>
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<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Recovery Support Budgeted</td>
<td>Recovery Support Budgeted</td>
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<tr>
<td>$43,467</td>
<td>$92,771</td>
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</table>

Describe the Drug Court eligibility criteria for each type of specialty court (Adult, Family, Juvenile Drug Courts, etc). Please provide an estimate of how many individuals will be served in each certified drug court in your area.

High Risk/High Needs Adult Drug Court:
To be accepted into the adult drug court the participant must be recommended by the county prosecutor. The participant must have a mental health and substance abuse assessment and score as having "high risk/high needs" which is determined by the LS-RNR administered by a private treatment provider or FCCBH. Serious current or prior offenses may disqualify candidates from participation in the Drug Court if they demonstrate that the applicant cannot be managed safely in a drug court without a substantial risk to drug court staff or other participants.
FCCBH anticipates serving the same number of participants as FY19.

Family Drug Court:
Family Drug Court participants must be recommended through DCFS and the Judge. Once that step has occurred they are ordered to complete a mental health and substance abuse assessment which will determine fit for the program. The LS-RNR is administered to determine the level of risk and need. The Drug Court Judge may exclude a potential participant if it is determined that the participant poses a substantial safety risk to staff and or other participants.
FCCBH anticipates serving the same number of participants as FY 19.

Describe Specialty Court treatment services. Identify the service you will provide directly or through a contracted provider for each type of court (Adult, Family, Juvenile Specialty Courts, DUI etc). How will you engage and assist individuals with Medicaid enrollment throughout their episode of care.

FCCBH in collaboration with the Seventh District Court as well as Carbon, Emery and Grand Counties, has operated Certified Adult Family and High Risk (formally Felony) Drug Courts in Eastern Utah for over a decade, providing much needed quality supervision, supports and clinical services to these communities. There are 5 Drug Courts currently in operation in the FCCBH catchment area. Carbon and Grand Counties each have both an Adult High Risk and Family Drug Court and Emery County has an Adult High Risk Drug Court. This is a collaborative effort between the local Courts, Sheriff Department, County Attorney, Adult Probation and Parole,
The Department of Child and Family Services and FCCBH. Family and High Risk Drug Court Treatment, in all counties, will be provided by FCCBH and is trauma informed, gender specific and allows for MAT.

Level I and Level II treatment programs are offered to Drug Court participants (Family and High Risk). Mental health and substance abuse treatment programming is available for all drug court participants regardless of treatment level. All treatment services and drug court fees are offered on sliding scale. Treatment groups offered include (but not limited to):

- Motivational Interviewing
- Moral Reconciliation Therapy
- Separate men and women’s specific groups treatment
- REBT, Life Skills, Parenting (Love Limits and Latitude)
- Codependency
- Mind over Mood
- DBT
- Mind/Body Bridging
- Mindfulness Oriented Skills Training (MOST)

Level I groups include: Matrix A&D education classes, family group, and maintenance group. Parenting group may also be provided as part of an individual's Level I program.

Program advancement is based on individual client progress and team clinical evaluation. Advancement in Drug Court is not contingent on treatment completion. All three drug courts are internally evaluated often, through steering committee meetings, for use of Drug Court best practice.

Four Corners has actively begun helping all uninsured clients, including drug court clients, determine their eligibility and get enrolled in Medicaid services. The primary staff helping the clients get enrolled are case managers, front office staff, and lab testers. Four Corners has been incredibly successful with getting clients enrolled in Medicaid services, with well over 100 enrolled in the first month of expansion. We will continue these efforts over the next year.

**Describe MAT services available to Specialty Court participants. Will services be provided directly or by a contracted provider (list contracted providers).**

In High Risk/High Need adult court and through family drug court all participants are given the option of receiving MAT services where indicated. Dr. Montgomery and other medical providers who are contracted through FCCBH can prescribe Suboxone and Naltrexone. A majority of our MAT services for our adult court programs will be provided through Operation Recovery, which is located on our campus. FCCBH administration has already met with the Judges of the High Risk/High Need courts and the Family Drug Courts to address questions/concerns regarding MAT delivery through Operation Recovery. All of the judges of these courts report being supportive of MAT and comfortable with Operation Recovery being a primary provider for court individuals.

In addition, FCCBH has partnered with local Integrated Healthcare Project APRN Danielle Penedrass, Helper Clinic, and the East Carbon Clinic as other options for individuals seeking MAT. FCCBH has some funds to assist with medication purchases at any of these facilities, when appropriate.

**Describe drug testing services for each type of court including testing on weekends and holidays for each court. Identify whether you will provide services directly or through a contracted provider. (Adult, Family, Juvenile Specialty Courts, etc).**

FCCBH has recently contracted with Beachtree Laboratory for all drug court lab testing services. Beachtree provides lab collection experts in all three counties and all samples collected are confirmed through an LCMS process. This has allowed FCCBH and our Drug Court programs to test for use of many more substances, as well as allow program staff to determine compliance with other prescribed medications that assist in their recovery, such as psychotropic medications.

**List all drug court fees assessed to the client in addition to treatment sliding scale fees for each type of court (Adult, Family, Juvenile Specialty Courts, etc).**

**Describe any significant programmatic changes from the previous year (Adult, Family, Juvenile Specialty Courts, etc).**

In FY 18, Carbon, Emery, and Grand High Risk/High Need Drug Court teams worked together to align program packets. This lead to consistency within drug court rules, incentives and sanctions, phases and advancement and other program mandates.
Describe the Recovery Support Services you will provide with Drug Court clients (provided RSS services must be services that are outlined in the RSS manual and the RSS approved service list).

FCCBH will provide case management, peer support services. FCCBH will provide limited deposits for housing, one-time rental payments, dental, vision, physical health payments, and other creative supports to help build recovery capital and reduce barriers to social inclusion.

<table>
<thead>
<tr>
<th>16) Justice Reinvestment Initiative</th>
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<tr>
<td><strong>Form B - FY20 Amount</strong></td>
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<tr>
<td>Budgeted</td>
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Describe the criminogenic screening and assessment tools you use.

Four Corners continues to use the LS-RNR, RANT, and the DUSI-R for criminogenic screening.

Describe the evidence-based substance use, prevention, treatment, and recovery support services you intend to implement including addressing criminal risk factors.

FCCBH will comply with the standards that are outlined in the Utah State JRI rule, R523-4, regarding screening, assessment, prevention, treatment, and recovery support services. The focus of Four Corners services will be on effective screening, engagement and retention into evidenced based treatment services and supports. Our current screening and assessment process, including use of the LS-RNR assessment tool, allows for the distinction between high risk and low risk individuals and a treatment service plan to eliminate mixing these populations will be established. For this population, the full continuum of FCCBH services and care may be utilized to stabilize and treat.

Prevention Plan- We plan to use universal prevention programs to reduce widespread risk through community-wide targeting low as well as high risk groups. Treatment- FCCBH staff involved in the JRI effort will be trained and provide evidenced based treatment interventions including but not limited to: Moral Reconation Therapy, Motivational Interviewing, REBT, and other curriculum for decreasing criminal thinking. For persons with serious and persistent mental illness, stabilization units in Emery and Carbon County will be created and utilized, when suitable, as an alternative to incarceration and/or inpatient psychiatric hospitalization. A Housing First model will be used when possible.

Identify training and/or technical assistance needs.

Needs include ongoing training around MRT and other EBP practiced to fidelity. Screening tools to support the separation of clients based on risk/need also have ongoing financial cost. Increased administrative allowance for monitoring EBP to fidelity. More identification and training around other evidenced based models that support the JRI population.

<table>
<thead>
<tr>
<th>17) Drug Offender Reform Act</th>
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<tr>
<td><strong>Form B - FY20 Amount</strong></td>
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<tr>
<td>Budgeted:</td>
</tr>
<tr>
<td><strong>Form B - Actual FY18 Expenditures Reported by</strong></td>
</tr>
</tbody>
</table>
**Locals**

**Local DORA Planning and Implementation Team:** List the names and affiliations of the members of your Local DORA Planning and Implementation Team. Required team members include: Presiding Judge/Trial Court Executive (or designee), Regional AP&P Director (or designee), District/County Attorney (or designee), and Local Substance Abuse Authority Agency Director (or designee). Other members may be added to the team at the local area’s discretion and may include: Sheriff/Jail, Defense Attorney, and others as needed.

<table>
<thead>
<tr>
<th>Carbon County</th>
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<tbody>
<tr>
<td>Presiding Judges: Judge George Harmond and Judge Thomas</td>
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<tr>
<td>Regional AP&amp;P Director- Wade Allinson</td>
</tr>
<tr>
<td>County Attorney: Jeremy Humes,</td>
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<tr>
<td>Local Substance Abuse Director Designee: Kara Cunningham</td>
</tr>
<tr>
<td>Sheriff: Sheriff Jeff Wood</td>
</tr>
<tr>
<td>Defense Attorney: John Shindler</td>
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<tr>
<th>Emery County</th>
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</thead>
<tbody>
<tr>
<td>Presiding Judge: Judge Thomas</td>
</tr>
<tr>
<td>Regional AP&amp;P Director- Wade Allinson</td>
</tr>
<tr>
<td>County Attorney: Mike Olsen</td>
</tr>
<tr>
<td>Local Substance Abuse Director Designee: Michele Huff</td>
</tr>
<tr>
<td>Sheriff: Sheriff Greg Funk</td>
</tr>
<tr>
<td>Defense Attorney: John Shindler</td>
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</tbody>
</table>

How many individuals currently in DORA treatment services do you anticipate will continue in treatment beyond June 30, 2019? What are your plans given that DORA will not be funded in 2020?

None
FORM C - SUBSTANCE USE PREVENTION NARRATIVE

Local Authority: Four Corners Community Behavioral Health

Instructions:
The next sections help you create an overview of the entire prevention plan. Please remember that the audience for this plan is your community: Your county commissioners, coalitions, cities. Write this to explain what the LSAA will be doing. Answer the questions for each step - Assessment, Capacity building, Planning, Implementation and Evaluation. PLEASE CHANGE THE COLOR OF SUBSTANTIVE NEW LANGUAGE INCLUDED IN YOUR PLAN THIS YEAR!

Executive Summary

In this section, please write an overview or executive summary of the entire plan. Spend one paragraph on each step – Assessment, Capacity building, Planning, Implementation, and Evaluation. Explain how you prioritized – what data, WHO LOOKED AT THE DATA. Then what needed to be enhanced, built or trained. How did you write the plan? Who was involved? What will be and who will implement strategies? Who will assist with evaluation? This section is meant to be a brief but informative overview that you could share with key stakeholders.

This plan would not be possible without the dedication of many members of our communities and our supportive community leadership. It is with a great deal of gratitude and respect for this dedication that we intend to continue to cultivate these partnerships, and as an agency focus our efforts on providing the highest quality support of prevention science efforts in our region.

This plan is placed into the format of the Strategic Prevention Framework. This framework is intended to create a logical progression from - needs to outcomes -.

The first step is ASSESSMENT and is where specific needs are identified. Within our Agency, using Student Health and Risk Prevention Survey (SHARP) and Utah Public Health data, our prevention team identified underage drinking and binge drinking as our primary behavior areas of need, and low perceived risk of use as the primary risk contributing to this outcome. In addition to these prioritized behavioral outcomes we have also assessed our communities for resources capable of addressing local level outcomes and risks. Identified gaps are referenced by county within the assessment section. This assessment is likely to have some significant changes in the following year. This is due to the implementation of the Life Skills Program at the state level requiring all school districts in the state to deliver the program. This combined with a new round of SHARP data being released fall 2019 we will be conducting a new agency level needs assessment that will target newly identified needs both in terms of youth risk as well as in community needs.

Following this assessment you will find CAPACITY BUILDING. In the full plan you will see specific areas of planning to build & sustain the capacity necessary to fill the resource gaps associated with community organization, and to maintain our capacity to implement our strategies focused on perceived risk of use.

With the development of capacity we then move to PLANNING. Planning will document areas of: Four Corners Planning and county level Coalition specific planning.

With a plan in place we are ready for IMPLEMENTATION. This section will be specific only to implementation strategies included in the Four Corners plan and funded specifically through the block grant resources dedicated to prevention services.
Concluding the Strategic Prevention Framework process of needs to outcomes - we will move to EVALUATION. Evaluation is key to knowing if our programs and strategies are moving us closer to the outcomes prioritized in the assessment. Four Corners, our Community Partners, and our Coalitions will work together to ensure that each strategy is evaluated and demonstrates the results needed to make our region healthier.

1) Assessment

In this section, describe your Local Authority Area prevention assessment including a brief description of what data sources were used, ie Student Health and Risk Prevention survey and other data such as social indicators data, hospital stays, and death and injury data. List coalitions in your area and identify the risk/protective factors and problem behaviors prioritized by each coalition.

Things to Consider/Include:
Methodology/what resources did you look at? What did it tell you?
Who was involved in determining priority factors and problem behavior?
How did you come up with the prioritization?
Resource Assessment? What is already going on in your community? What are gaps in services? A full assessment needs to be completed every 3 years with updates annually. Please identify what the coalitions and LSAs plan to do re assessment for this fiscal year.

COMMUNITY READINESS ASSESSMENT:

Community readiness is the degree to which a community is ready to address a given issue. Readiness can be associated with the desire and/or preparedness of the community to address outcome behaviors (ie: youth substance use); or readiness may be associated with the desire and/or preparedness to address a particular factor leading to said behavior (ie: parental attitudes favorable to youth usage).

Due to limited human and fiscal resources our readiness assessment is focused on community leaders rather than the community as a whole. While we have not had the capacity to implement a formal community readiness assessment in our area we have been working to build this capacity. In the absence of a formal assessment however; efforts have been made to incorporate as much informal discussion with community leaders as possible, to inform our efforts to match strategies to the level with which our communities are ready to address the issues identified within the needs assessment.

DATA/NEEDS ASSESSMENT:

For all communities within our catchment area the primary resource for assessment is the Student Health and Risk Prevention Survey (SHARP Survey). Nine out of ten substance use disorders begin before the age of 18. SHARP is used as our primary guide to analyze and prioritize interventions for this population as they are the most associated with the prevention of future cases of Substance Use Disorder. In addition to the SHARP report; data from Utah Public Health, School District Report Cards, School Internal reports, JJS, DWS, Head Start, Hospitals, and Law Enforcement were all reviewed.

SHARP data includes behavior outcomes such as: lifetime and past 30-day substance use rates, depressive symptoms & need for mental health treatment, as well as other measures of delinquent behavior among youth in the 6th, 8th, 10th, and 12th grades. In addition to capturing outcome behaviors we are also able to monitor RISK FACTORS & PROTECTIVE FACTORS that are known to be associated with the increase or decrease, respectively, of these outcomes.

The method we use to set priorities follows a logic stream. This logic stream begins with identifying what outcome behavior is of most concern. Once this behavior has been identified we then assess which Risk Factors within which DOMAINS are most prevalent. These factors are then further evaluated to identify those that are most associated with the targeted outcome behavior. The logic being that if we impact the risks most associated with the outcome...
behavior we can logically expect said outcome behavior to be impacted. A similar process is used to prioritize protective factors however because protection follows the SOCIAL DEVELOPMENT STRATEGY across all domains the target to impact is more associated with a domain, or population, rather than a given factor within that domain.

RESOURCE ASSESSMENT:

Following the identification and prioritization of the behavior outcomes and targeted risk factors, we assess the current community resources that have a shared focus on our targeted areas. The primary focus of this assessment is efficiency and efficacy. Rather than dividing resources that are intended to impact the same or similar outcomes the goal is to unite to create an intensified collective impact. This collective impact will only provide us with the outcomes we seek if we are using interventions that are known to be effective and we are delivering them to a high degree of FIDELITY.

Our full resources assessment includes:
What are the resources currently available in the community?
Of those resources, which share a focus on either our prioritized behavior or risk?
Of those that share our focus, which are using programming that has been rigorously evaluated and known to have the desired impact?
Of those that share the focus and are using effective programming, are they able to offer the programming the way the program was designed (ie: with fidelity)? If not what are their barriers to doing so?

Upon the evaluation of this resource assessment we are able to stop at any given step to prioritize:
a lack of resources
a lack of resources focused on prioritized need
a lack of resources known to produce the desired outcome
a lack of resources that have the capacity to achieve intervention fidelity. (ie: adherence, dosage, quality delivery, strong participant involvement, & or saturation within the population.)

2) Capacity Building

In this section, describe prevention workforce and program needs to mobilize and implement and sustainable evidence based prevention services. Explain how LSAA will support the capacity building.

Things to Consider/Include:
Training needs to prepare you/coalition(s) for assessment?
After assessment, what additional training was necessary? What about increasing awareness of prioritized risk and protective factors and prioritized problem behaviors?
What capacity building activities do you anticipate for the duration of the plan (conferences, trainings, webinars)

Four Corners capacity building plan is designed around the priorities set in the assessment, and is aimed at increasing fiscal, human, material, and knowledge/skill resources. The outline below demonstrates specific capacity support items associated with these four areas within our prioritized assessment areas.

I.) PRIORITY:
A.) Capacity Resource
   (ie: Fiscal, Human, Material/Technical, and Knowledge/Skill)
   1.) Agency level
2.) Community Level

I.) Perceived Risk of Use:
   A.) Fiscal:
      1.) Agency
         Increased capacity in this area has been provided through the Partnership For Success (PFS) funding that has supplemented our regular annual budget. This capacity has dramatically impacted our ability to increase all other capacity resources. This fiscal capacity is set to continue for the entirety of this fiscal year and discontinue in FY 2019.

         Specific goals to leverage this fiscal capacity with regard to perceived risk of use include supplementation of efforts utilizing the Parents Empowered awareness materials and to further increase community coalition knowledge/skill capacity.

      2.) Community
         Community level fiscal resources all fall within the Community Organization priority.

   B.) Human:
      1.) Agency
         No changes have occurred or are planned to occur with regard to our staffing human resources. We currently have a prevention team consisting of a full time coordinator and two 16 hour per week prevention educators. This team is supervised by the agency clinical director. Additionally the team receives technical support from the state division in the form of a Regional Director that is funded through the Partnership For Success funding that will sunset FY 2019.

         2.) Community
         Dramatic increases have been made in the way of in-kind and volunteer human resources with the development of community coalitions that support a shared effort to decrease the risk factor of perceived risk of use.

   C.) Material/Technical:
      1.) Agency
         Primary material capacity includes the acquiring and maintaining workbooks and assessment/evaluation tools (surveying software) for the Life Skills program.

      2.) Community
         Parents Empowered messaging items.

   D.) Knowledge/Skill:
      1.) Agency
         Prevention team staff have received a variety of training in an effort to increase knowledge and skill. Listed below is a sampling of completed trainings and anticipated future trainings.

            Completed
            Life Skills Instructor Training
            Why Try Instructor Training (Level I & II)
            Substance Abuse Prevention Specialist Training
            Utah Coalition Summit
            Community Anti-Drug Coalition of America (CADCA) Conference
            Utah Fall Substance Use Conference
            Participation in National Substance Abuse and Mental Health (SAMSHA) & Center for the Application of Prevention Technologies (CAPT) webinars
Anticipated
Continued Attendance at Annual Conferences
Continued participation in SAMSHA and CAPT webinars

2. Community
Community Level Knowledge/Skills all fall within the Community Organization Priority.

II. Community Organization:

A. Fiscal:
Parents-Empowered Mini-Grant (FY 19-21 $10,000), Partnership For Success (FY 19-23 $90,000)

B. Human:

1. Agency
Reallocation of clinical staffing to support program implementation identified by the CARE coalition is expected to occur in FY 2018.

2. Community
The procurement of funding to support 2 Coalition Coordinator positions has taken place in FY 2017 and will continue until FY 2020. Community level resources include representation from a diversity of our community including: Healthcare, Education, Faith, Civic, Law Enforcement, Youth Serving Organizations, Media, Business, Parents, and Youth. It is with deep gratitude that we seek to continue these community partnerships and expand to any and all with a shared mission to address behavioral health risks in our communities.

C. Material/Technical:

1. Agency
Office supplies and other workplace required items (ie: computers, phones, etc...) necessary for staff to support community efforts.

2. Community
Technology Resources (ie: Web-Hosting, Community Assessment Software, Conference Calling Software, etc...), Office Resources (ie: various office supplies), Soft Resources (ie: logoed materials, food for meetings, etc...)

D. Knowledge/Skills

1. Agency
Staff training to provide technical assistance and prevention science expertise.
Communities That Care facilitator and Coaching Training
Substance Abuse Prevention Specialist Training
Community Readiness Assessment Training
Goal: Community Readiness Assessment to be done in FY 2018
Conference Attendance: (CADCA, Utah Fall SA Conference, etc...)
Incorporating Intergenerational Poverty knowledge and skill to coordinate on shared interests.

2. Community
Coalition and Community partner training/conference.
Coalition Academy Training
Communities That Care Workshops
3) Planning

In this section, list those who will or did prepare your plan and their role in your LSAA prevention system. Explain the process taken to identify strengths and needs of your area.

**Things to Consider/Include:**
Plan shall be written in the following:
- Goal: 1
  - Objective: 1.1
  - Measures/outcomes
  - Strategies:
  - Timeline:
  - Responsible/Collaboration:

What strategies were selected or identified? Are these already being implemented by other agencies? Or will they be implemented using Block grant funding? Are there other funding available to provide activities/programs, such as NAMI, PFS, DFC? Are there programs that communities want to implement but do not have the resources (funding, human, political) to do so? What agencies and/or people assisted with this plan?

**Goal 1: Prevent underage alcohol use**

**Measure:**
Numbers and rates of alcohol use among 8th graders Past 30 days.
Baseline 2015: 8.1% Goal 2021: 5.0%

**Objective:**
1.1: Decrease Youth Reports of “Low Perceived Risk of Use”

**Measures:**
Measure of risk factors: Perceived Risk of Use
Baseline 2015: 39.7% Goal 2021: 35%

**Strategies:**
Eliminating Alcohol Sales to Youth (EASY) Buys

**Timeline:**
This program is currently being implemented in Emery and Grand Counties, and is set to continue into the 2017-18 school year.

EASY Buys Quarterly

**Agency(s) Responsible:**
Four Corners Community Behavioral Health
Pirates Den Youth Center

**Funding Sources:**
1.2: Increase Community Organization Capacity to Address Local Concerns

**Measures:**
Number of coalitions within LSAAC implementing CTC
Baseline 2015: 1 Goal 2021: 4

**Strategies:**
Communities That Care Coalition Model*

* Within this portion of the Four Corners plan, local coalitions will develop their own local plan. Currently we do not have a coalition with a formalized complete plan. As these plans are developed they will be attached to future area plans and we will include documentation of areas within these plans that our agency provides specific funding toward.

Carbon:
Currently, Carbon County CARE Coalition has identified strategies they will be including in their plan, and Four Corners will be providing resources toward those strategies including:
Why Try
Adolescents Coping with Stress (ACS)
Parents Empowered

**Timeline:**
Carbon:
Currently in Phase 4/5 of CTC finalizing an action plan and will continue into implementation and evaluation with a future needs assessment set for FY 2019.
Emery:
EYC: Currently implementing an informal action plan with further knowledge/skill capacity building scheduled for Summer 2017, and further needs assessment in the 2017/18 school year.
CHEER: Moving to complete an updated Needs Assessment in FY 2018.
Grand:
Currently in Phase 2 of CTC with a completed action plan expected summer to fall of 2018.

**Agency(s) Responsible:**
Four Corners Community BH (Coalition Technical Assistance & ACS Implementation)
Utah State University (CARE Fiscal Agent)
Carbon County School District (Prevention Dimensions Implementation)
Carbon County Extended Day Program (Why Try Implementation)
Moab Regional Hospital (Grand County Fiscal Agent)
CHEER Coalition (Fiscal Agent)

**Funding Sources:**
Block Grant - A portion of this funding comes from legislative set aside from an ask from Representative Ray during the FY2019 legislative session
Partnership for Success
Parents Empowered Mini-Grant

Goal 2: Decrease Adult Binge Drinking

**Measure:**
Numbers and rates of Adult Binge Drinking Past 30 days.
Baseline 2012-14: 12.2% Goal 2021: 11.0%
Objective:
2.1: Increase DUI offenders risk knowledge

Measures:
Course Pre/Post Test
Baseline: 2016/17 Average Score Increase of 2.61 points Goal: Maintain increase

Strategies:
Prime for Life

Timeline:
Classes are offered monthly.

Agency(s) Responsible:
Four Corners Community Behavioral Health

Funding Sources:
Block Grant
Client Payment

4) Implementation

List the strategies selected to impact the factors and negative outcomes related to substance use.

Things to Consider/Include:
Please outline who or which agency will implement activities/programming identified in the plan.

**Unlike in the Planning section (above), it is only required to share what activities/programming will be implemented with Block grant dollars. It is recommended that you add other funding streams as well (such as PFS, SPF Rx, but these do not count toward the 30% of the Block grant).**

Communities that Care/ Strategic Prevention Framework: Evidenced Based Community Coalition Model
Implementing Agency: Four Corners Community Behavioral Health as Technical Assistance
USUE in Carbon and MRH in Grand as Fiscal Agent
CHEER Coalition and Emery County High as Lead Agency in Emery
Target Population: Universally indirect to community as a whole
Implementation Location: Carbon, Emery, Grand
Implementation Dosage: Communities That Care and Strategic Prevention Framework 5 Phases.

Why Try: Evidenced Based Resiliency Curriculum
Implementing Agency: Four Corners Community Behavioral Health, Carbon Extended Day Program, Beacon Afterschool Program
Target Population: Selectively to Tier II students
Implementation Location: Carbon and Grand County School Districts
Implementation Dosage: 10 Foundational lessons & 150 Supplemental Enrichment Activities to be delivered based on instructor identified area of focus.

Parents Empowered: Public Awareness Campaign
Implementing Agency: Four Corners Community Behavioral Health, CARE Coalition, and CHEER Coalition
Target Population: Universal Community
Implementation Location: Region Wide
Implementation Dosage: Presence and significant community events and in locations likely to have contact with families.
Adolescence Coping with Stress: Evidenced Based Depression Prevention Curriculum
Implementing Agency: Four Corners Community Behavioral Health & Carbon High School
Target Population: Indicated population of students identified through CES-D depression screening tool.
Implementation Location: Carbon County School District
Implementation Dosage: 15-1 hour Sessions

Eliminating Alcohol Sales to Youth EASY:
Implementing Agency: Local Law Enforcement with the Support of Four Corners Community Behavioral Health
Target Population: Universally indirect to youth under 21.
Implementation Location: Region wide
Implementation Dosage: Quarterly Checks

Prime for Life:
Implementing Agency: Four Corners Community Behavioral Health
Target Population: Indicated Population- Those with a DUI
Implementation Location: Carbon County School District
Implementation Dosage: 16 hours of class based learning

5) Evaluation

In this section describe your evaluation plan including current and planned evaluation efforts.

Things to Consider/Include:
What do you do to ensure that the programming offered is
1) implemented with fidelity
2) appropriate and effective for the community
3) seeing changes in factors and outcomes

1. Implementation and Fidelity
To specifically ensure that the programming offered or supported by our agency is delivering a high degree of fidelity we focus on three main areas. Training, Review, and Oversight.
Training includes ensuring the individuals delivering the program have participated in the appropriate training or certification process to deliver the material.
Review includes the monitoring of implementation by an outside observer to ensure appropriate delivery, as well as short term participant feedback and knowledge change.
Oversight includes the documentation of program delivery into both internal reporting as state reporting.

2. Appropriate for the Community
The primary means of measuring the level of appropriateness for the community it through the needs assessment. This allows us to identify evidenced based interventions that are known to impact the specific factors our community has shown to need most.
Secondly our persistent efforts to expand and develop local coalitions allows us to have a diverse community of voices reviewing and identifying the interventions with the "best fit" for their community.

3. Outcome Measures
Outcomes measure evaluations occur in succession from program level outcome, to individual level outcome, to population level outcomes, and finally to objectives level outcomes.
For Example: The CARE coalition has identified early childhood in-home visits through Head Start as an implementation.
Program level outcomes: Are we increasing the number of families participating and are they being delivered the program the way it was intended?
Individual Level Outcomes: Are the children served increasing their kindergarten readiness?
Population Level Outcomes: Are we seeing a decrease in SHARP measures for Early Initiation of Antisocial Behavior?
Objective Level Outcomes: Are we seeing a decrease in SHARP measures for underage drinking behavior?
A review of our Logic Models will provide sources of measure in each of these area.
6) Create a Logic Model for each program or strategy.

1. Logic Model

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Cost of Program</th>
<th>Evidence Based: Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adolescence Coping With Stress</td>
<td>$800</td>
<td>Yes</td>
</tr>
<tr>
<td>Agency</td>
<td>Tier Level:</td>
<td></td>
</tr>
<tr>
<td>FCCBH</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal</th>
<th>Factors</th>
<th>Focus Population: U/S/I</th>
<th>Strategies</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decrease 30-Day Alcohol Use in 10th Grade</td>
<td>Depressive Symptoms in 10th Grade</td>
<td>Carbon: 30-40 Students</td>
<td>10th Graders in Carbon County will be screened using the CES-D Screening tool. Those meeting criteria will be offered a class in their normal school schedule where a qualified instructor will provide 15-1 hour sessions.</td>
<td>Decrease depressive symptoms of 10th Graders from: Baseline 2015: 49.5% to: Goal 2021: &lt;45%</td>
</tr>
</tbody>
</table>

Measures & Sources: 2015 SHARP CARE Coalition Needs Assessment

<table>
<thead>
<tr>
<th>Short</th>
<th>Long</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decrease 30-Day Alcohol Use in 10th Grade from: Baseline 2015: 19.6% to: Goal 2025: &lt;15%</td>
<td></td>
</tr>
</tbody>
</table>

2. Logic Model

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Cost of Program</th>
<th>Evidence Based: Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Why Try</td>
<td>$2,000</td>
<td>Yes</td>
</tr>
<tr>
<td>Agency</td>
<td>Tier Level:</td>
<td></td>
</tr>
<tr>
<td>Carbon County School District</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Goal</td>
<td>Factors</td>
<td>Selective/Indicated</td>
</tr>
<tr>
<td>------</td>
<td>---------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Logic</td>
<td>Reduce 30-Day Use of Alcohol in 8th Grade</td>
<td>Low commitment to school</td>
</tr>
</tbody>
</table>

| Measures & Sources | 2015 SHARP | 2015 SHARP Why Try Pre Test | School records indication at-risk students based on attendance, grades and behavior offenses | Program attendance records | SHARP 2015/2021 WhyTry post tests | SHARP 2015/2025 |

### 3. Logic Model

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Cost of Program</th>
<th>Evidence Based: Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prime for Life</td>
<td>$13,170</td>
<td>Yes</td>
</tr>
<tr>
<td>Agency</td>
<td>Tier Level:</td>
<td></td>
</tr>
<tr>
<td>FCCBH</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal</th>
<th>Factors</th>
<th>Selective/Indicated</th>
<th>Strategies</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Logic</td>
<td>Decrease adult binge drinking</td>
<td>Perceived risk of drug use</td>
<td>Individuals experiencing early to late signs of substance use and related problems, IE: impaired driving, drug possession and consumption, etc.</td>
<td>FCCBH will provide monthly cycles of 16 hours of course material</td>
</tr>
</tbody>
</table>
### 4. Logic Model

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Cost of Program</th>
<th>Evidence Based: Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parents Empowered</td>
<td>$5,000</td>
<td>Yes</td>
</tr>
<tr>
<td>Agency</td>
<td>Tier Level: 3</td>
<td></td>
</tr>
<tr>
<td>FCCBH</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Goal**
- Reduced 8th Grade Past 30-Day Alcohol use.
- Baseline 2015: 8.1%
- 2015 State Rate: 3.4%

**Factors**
- Parental Attitudes favorable to drug use

**Focus Population:** Parents of youth ages 10-16 in Carbon, Emery, and Grand Counties.

**Strategies**
- Parents Empowered kits and collateral items will be distributed at various community events: middle and high school, community classes, and other family venues.

**Outcomes**
- Parental attitudes favorable to drug use will decrease for 8th grade from Baseline 2015: 9.8% to Goal 2021: 8%
- 30-Day Alcohol use reported by 8th Grade from:
  - Baseline 2015: 8.1% to:
  - Goal 2025: 5%

**Measures & Sources**
- 2015 SHARP
- Event Records
- Distribution records
- 2015/2021 SHARP
- 2015/2025 SHARP

### 5. Logic Model

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Cost of Program</th>
<th>Evidence Based: Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Communities that Care</td>
<td>$94,750</td>
<td>Yes</td>
</tr>
<tr>
<td>Agency</td>
<td>Tier Level: 4</td>
<td></td>
</tr>
<tr>
<td>FCCBH</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Goal**

**Factors**

**Focus Population:** U/S/I

**Strategies**

**Outcomes**
- Short
- Long
| Logic | Reduce Youth 30-Day Alcohol Use (All Grades) | Community Organization | Community Coalition Development is focused on identifying Key Leaders and Community Sector representation in all our serviced counties. With the intent of indirectly universally impacting the full population of the communities they serve, Carbon- CHEER Coalition, Grand-Grand CTC Coalition, Emery- CHEER Coalition | Communities that Care Technical assistance is provided to train a part-time Coalition Coordinator, as well as provide on-going coaching in the fidelity implementation of the 5 phase planning process. | Increase local capacity to address local level prioritized risk factors. Baseline 1 CTC Coalition: 2013 Goal 4: 2021 | Decrease all grades 30-day alcohol use from: Baseline 2015: 11% to: Goal 2025: <8% |
| Measures & Sources | 2015 SHARP | Resources Assessment | Monthly attendance records | Coalition attendance Records | 2015/2021 SHARP | 2015/2025 SHARP |

### 6. Logic Model

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Cost of Program</th>
<th>Evidence Based: Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emery Youth Coalition (SPF)</td>
<td>$700</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency</th>
<th>Tier Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>FCCBH &amp; Emery High School</td>
<td>4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal</th>
<th>Factors</th>
<th>Focus Population: U/S/I</th>
<th>Strategies</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Logic</td>
<td>Decrease 30-Day alcohol use by 10th Graders</td>
<td>Parental Attitudes Favorable to Use Peer/Individual Opportunities for Pro-Social Involvement</td>
<td>The focus population is youth leadership focused on a universal indirect effort to impact the full school population. Coalition student leadership meets twice a month.</td>
<td>Use of the strategic prevention framework is used to assess needs and plan interventions. Youth are provided with knowledge, skill, and ability training to increase impact capacity.</td>
</tr>
</tbody>
</table>


### 7. Logic Model

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Cost of Program</th>
<th>Evidence Based: Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Logic</td>
<td>Goal</td>
<td>Factors</td>
</tr>
<tr>
<td>-------</td>
<td>------</td>
<td>---------</td>
</tr>
<tr>
<td>County &amp; City Law Enforcement</td>
<td>Reduced 8th Grade Past 30-Day Alcohol use. Baseline 2015: 8.1% 2015 State Rate: 3.4%</td>
<td>Availability of alcohol: Students reporting having purchased alcohol at a store.</td>
</tr>
<tr>
<td>Measures &amp; Sources</td>
<td>2015 SHARP</td>
<td>2015 SHARP</td>
</tr>
</tbody>
</table>
### FY20 Mental Health Area Plan & Budget

<table>
<thead>
<tr>
<th>FY2020 Mental Health Revenue</th>
<th>State General Fund</th>
<th>County Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>State General Fund used for Medicaid Match</td>
<td>$2.7 million</td>
<td>$764,779</td>
</tr>
<tr>
<td>NOT Funded</td>
<td>$14,291</td>
<td>$331,330</td>
</tr>
<tr>
<td>Used for Medicaid Match</td>
<td>$2,858</td>
<td>$3,341,987</td>
</tr>
<tr>
<td>Net Medicaid</td>
<td>$191,703</td>
<td>$247,656</td>
</tr>
<tr>
<td>Mental Health Block Grant (Formula)</td>
<td>$100,000</td>
<td>$228,091</td>
</tr>
<tr>
<td>10% Set Aside - Federal - Early Intervention</td>
<td>$0</td>
<td>$5,261,198</td>
</tr>
<tr>
<td>Other State/Federal</td>
<td>$0</td>
<td>$228,091</td>
</tr>
<tr>
<td>State/Federal</td>
<td>$0</td>
<td>$5,261,198</td>
</tr>
<tr>
<td>Third Party Collections Client Collections (e.g. co-pays, private pay, fees)</td>
<td>$0</td>
<td>$5,261,198</td>
</tr>
<tr>
<td>Other Revenue</td>
<td>$0</td>
<td>$5,261,198</td>
</tr>
<tr>
<td>TOTAL FY2020 Revenue</td>
<td>$0</td>
<td>$3,754,87</td>
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</tbody>
</table>

### FY2020 Mental Health Revenue by Source

<table>
<thead>
<tr>
<th>Source</th>
<th>State General Fund</th>
<th>County Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medicaid Match</td>
<td>$257,656</td>
<td>$247,656</td>
</tr>
<tr>
<td>Medicaid Match (Formula)</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Intervention</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>State/Federal Collections</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>private pay, fees)</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>TOTAL FY2020 Mental Health Revenue by Source</td>
<td>$257,656</td>
<td>$247,656</td>
</tr>
</tbody>
</table>

### FY2020 Mental Health Expenditures Budget

<table>
<thead>
<tr>
<th>FY2020 Mental Health Expenditures Budget</th>
<th>State General Fund</th>
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</tr>
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<td>Third Party Collections Client Collections (e.g. co-pays, private pay, fees)</td>
<td>$0</td>
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<tr>
<td>Other Revenue</td>
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<td>$5,261,198</td>
</tr>
<tr>
<td>TOTAL FY2020 Expenditures Budget</td>
<td>$257,656</td>
<td>$247,656</td>
</tr>
</tbody>
</table>

### FY2020 Mental Health Expenditures

<table>
<thead>
<tr>
<th>Expenditure</th>
<th>ADULT</th>
<th>YOUTH/CHILDREN</th>
<th>Total FY2020 Mental Health Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inpatient Care (170)</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>Residential Care (171 &amp; 173)</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>Outpatient Care (22-24 and 26-50)</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>Case Management (120 &amp; 130)</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>Community Supports, including - Housing (174) (Adult)</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>- Respite services (150) (Child/Youth)</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>Peer Support Services (140); - Adult Peer Specialist</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>- Family Support Services (FRF Database)</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>Consultation and education services, including case consultation, collaboration with other county service agencies, public education and public information</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>Services to persons incarcerated in a county jail or other correctional facility</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
<tr>
<td>Adult Outplacement (130.11)</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
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<tr>
<td>Other Non-mandated MH Services</td>
<td>$38,503</td>
<td>$764,779</td>
<td>$257,656</td>
</tr>
</tbody>
</table>

### FY2020 Mental Health Expenditures by Source

<table>
<thead>
<tr>
<th>Source</th>
<th>State General Fund</th>
<th>County Funds</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>State/Federal Collections</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>private pay, fees)</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>TOTAL FY2020 Mental Health Expenditures by Source</td>
<td>$257,656</td>
<td>$247,656</td>
</tr>
<tr>
<td>Service Type</td>
<td>Budget</td>
<td>Clients Served</td>
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<tr>
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<tr>
<td>MH Budgets</td>
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<tr>
<td>Inpatient Care Budget</td>
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<tr>
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<td>$167,647 CHILD/YOUTH</td>
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<td>Residential Care Budget</td>
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<td>Outpatient Care Budget</td>
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<td>$642,093 CHILD/YOUTH</td>
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<td>24-Hour Crisis Care Budget</td>
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<td>Psychotropic Medication Management Budget</td>
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<td>Psychoeducation and Psychosocial Rehabilitation Budget</td>
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<td>Case Management Budget</td>
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<td>Community Supports Budget (including Respite)</td>
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<td>$32,398 CHILD/YOUTH (Respite)</td>
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<td>Peer Support Services Budget</td>
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<td>$26,324 CHILD/YOUTH (includes FRF)</td>
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<td>Consultation &amp; Education Services Budget</td>
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<td>$11,885 CHILD/YOUTH</td>
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<td>Services to Incarcerated Persons Budget</td>
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<td>Outplacement Budget</td>
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<td>Other Non-mandated Services Budget</td>
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<td></td>
<td>ADULT</td>
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<td></td>
<td>CHILD/YOUTH</td>
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Summary

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<td>$4,394,801 Total Adult</td>
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<tr>
<td>$1,030,987 Total Children/Youth</td>
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From the budgets and clients served data reported above, please breakout the following information regarding unfunded (duplicated from above)

Unfunded ($2.7 million)

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<thead>
<tr>
<th>Service Type</th>
<th>Budget</th>
<th>Clients Served</th>
<th>FY2020 Expected Cost/Client Served</th>
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<tbody>
<tr>
<td></td>
<td>$956 ADULT</td>
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<td>478</td>
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<tr>
<td></td>
<td>$13,335 CHILD/YOUTH</td>
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<td>460</td>
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Unfunded (all other)

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<thead>
<tr>
<th>Service Type</th>
<th>Budget</th>
<th>Clients Served</th>
<th>FY2020 Expected Cost/Client Served</th>
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<td></td>
<td>$118,114 ADULT</td>
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<td>571</td>
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## FY20 Mental Health Early Intervention Plan & Budget

**Local Authority:** Four Corners Community Behavioral Health

### FY20 Mental Health Revenue by Source

<table>
<thead>
<tr>
<th>Source</th>
<th>State General Fund</th>
<th>County Funds</th>
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<td>$50,000</td>
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<tr>
<td>TOTAL FY2020 Revenue</td>
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### FY2020 Mental Health Expenditures Budget

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<tr>
<th>Service Area</th>
<th>State General Fund</th>
<th>County Funds</th>
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<tr>
<td>FY2020 Mental Health Expenditures Budget</td>
<td>$0</td>
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<tr>
<td>MCOT 24-Hour Crisis Care-CLINICAL</td>
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<tr>
<td>MCOT 24-Hour Crisis Care-ADMIN</td>
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<td>FRF-CLINICAL</td>
<td>$0</td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>FRF-ADMIN</td>
<td>$0</td>
<td>#DIV/0!</td>
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<tr>
<td>School Based Behavioral Health-CLINICAL</td>
<td>$51,893</td>
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<tr>
<td>School Based Behavioral Health-ADMIN</td>
<td>$7,784</td>
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<td>TOTAL FY2020 Expenditures Budget</td>
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<td>TOTAL Clients Served</td>
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*Data reported on this worksheet is a breakdown of data reported on Form A.*
### FY20 Substance Use Disorder Treatment Area Plan Budget

<table>
<thead>
<tr>
<th>Local Authority: Four Corners Community Behavioral Health</th>
<th>Form B</th>
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#### FY20 Substance Use Disorder Treatment Revenue

<table>
<thead>
<tr>
<th>State Funds</th>
<th>State Funds</th>
<th>County Funds</th>
<th>County Funds</th>
<th>Federal Medicaid</th>
<th>SAPT Treatment Revenue</th>
<th>SAPT Women’s Treatment Set aside</th>
<th>Other State/Federal</th>
<th>3rd Party Collections (eg, co-pays, private pay, fees)</th>
<th>Client Collections (eg, gifts, donations, reserves etc)</th>
<th>TOTAL FY2020 Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOT used for Medicaid Match</td>
<td>NOT used for Medicaid Match</td>
<td>NOT used for Medicaid Match</td>
<td>NOT used for Medicaid Match</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drug Court</td>
<td>$294,539</td>
<td>$12,073</td>
<td>$10,000</td>
<td>$130,000</td>
<td>$53,398</td>
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<td>$78,546</td>
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<td>$87,510</td>
<td>$665,486</td>
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<td>Jail</td>
<td>$111,050</td>
<td></td>
<td>$22,210</td>
<td></td>
<td>$90,000</td>
<td></td>
<td></td>
<td>$0</td>
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<tr>
<td>Local Treatment Services</td>
<td>$103,666</td>
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<td>$25,635</td>
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<td>$110,000</td>
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<td>$186,092</td>
<td>$34,701</td>
<td>$52,720</td>
<td>$12,490</td>
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<td>Total FY2020 Substance Use Disorder Treatment Revenue</td>
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<td>$12,073</td>
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<td>$57,845</td>
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<td>$330,000</td>
<td>$34,701</td>
<td>$601,266</td>
<td>$0</td>
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#### FY20 Substance Use Disorder Treatment Expenditures Budget by Level of Care

<table>
<thead>
<tr>
<th>State Funds</th>
<th>State Funds</th>
<th>County Funds</th>
<th>County Funds</th>
<th>Federal Medicaid</th>
<th>SAPT Treatment Revenue</th>
<th>SAPT Women’s Treatment Set aside</th>
<th>Other State/Federal</th>
<th>3rd Party Collections (eg, co-pays, private pay, fees)</th>
<th>Client Collections (eg, gifts, donations, reserves etc)</th>
<th>TOTAL FY2020 Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOT used for Medicaid Match</td>
<td>NOT used for Medicaid Match</td>
<td>NOT used for Medicaid Match</td>
<td>NOT used for Medicaid Match</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Screening and Assessment Only</td>
<td>$35,882</td>
<td></td>
<td>$8,289</td>
<td></td>
<td>$70,545</td>
<td></td>
<td>$10,527</td>
<td></td>
<td>$3,513</td>
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</tr>
<tr>
<td>Detoxification: ASAM IV - 0 or I I - I (ASAM III-2-0)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Services (ASAM III.7, III.5, III.3, III.1 or III.3)</td>
<td>$32,503</td>
<td></td>
<td>$3,176</td>
<td></td>
<td>$7,489</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Outpatient: Contracts with Opioid Treatment Providers (Methods: ASAM I)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office-based Opioid Treatment (Buprenorphine, Viletral, Naloxone and prescriber cost) Non-Methadone</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outpatient: Non-Methadone (ASAM II)</td>
<td>$185,315</td>
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<td>$23,107</td>
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<td>$174,575</td>
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<td>$118,184</td>
<td>$34,701</td>
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<td>$8,970</td>
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<tr>
<td>Intensive Outpatient (ASAM III.3 or III.1)</td>
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<td>$17,142</td>
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<td>$133,933</td>
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<td>$11,659</td>
<td></td>
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<tr>
<td>Recovery Support (Includes housing, peer support, case management and other non-clinical)</td>
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<td>$6,131</td>
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<td>$14,458</td>
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</tr>
<tr>
<td>Total FY2020 Substance Use Disorder Treatment Expenditures Budget</td>
<td>$507,075</td>
<td></td>
<td>$12,073</td>
<td></td>
<td>$57,845</td>
<td></td>
<td>$330,000</td>
<td>$34,701</td>
<td>$601,266</td>
<td>$0</td>
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#### FY20 Substance Use Disorder Treatment Expenditures Budget by Population

<table>
<thead>
<tr>
<th>State Funds</th>
<th>State Funds</th>
<th>County Funds</th>
<th>County Funds</th>
<th>Federal Medicaid</th>
<th>SAPT Treatment Revenue</th>
<th>SAPT Women’s Treatment Set aside</th>
<th>Other State/Federal</th>
<th>3rd Party Collections (eg, co-pays, private pay, fees)</th>
<th>Client Collections (eg, gifts, donations, reserves etc)</th>
<th>TOTAL FY2020 Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOT used for Medicaid Match</td>
<td>NOT used for Medicaid Match</td>
<td>NOT used for Medicaid Match</td>
<td>NOT used for Medicaid Match</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Pregnant Women and Women with Dependent Children (Please include pregnant women under age of 18)</td>
<td>$280,680</td>
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<td>$36,000</td>
<td></td>
<td>$111,138</td>
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<td>$101,354</td>
<td>$34,701</td>
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<td>$150,306</td>
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<tr>
<td>All Other Women (18+)</td>
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<td></td>
<td>$33,798</td>
<td></td>
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<tr>
<td>Men (18+)</td>
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<td>$14,073</td>
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<td>$200,501</td>
<td></td>
<td>$138,136</td>
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<td>$319,162</td>
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<td>Youth (12 - 17) (Not Including pregnant women or women with dependent children)</td>
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<td>$20,841</td>
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<td>$7,372</td>
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<td>$12,073</td>
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<td>$330,000</td>
<td>$34,701</td>
<td>$601,266</td>
<td>$0</td>
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<tr>
<td>FY2020 DORA and Drug Court Expenditures</td>
<td>Drug Offender Reform Act (DORA)</td>
<td>Felony Drug Court</td>
<td>Family Drug Court</td>
<td>Juvenile Drug Court</td>
<td>DUI Fee on Fines</td>
<td>TOTAL FY2020 Expenditures</td>
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<tr>
<td>----------------------------------------</td>
<td>---------------------------------</td>
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<td>-----------------</td>
<td>------------------------</td>
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</tr>
<tr>
<td>Screening and Assessment Only</td>
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<td></td>
<td>$0</td>
<td></td>
<td></td>
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<td>Detoxification: ASAM IV-D or III.7-D) (ASAM III.2-D)</td>
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<td></td>
<td>$0</td>
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<td></td>
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<td></td>
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<tr>
<td>Residential Services (ASAM III.7, III.5, III.3 III.1 or III.3)</td>
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<td>$5,000</td>
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<td></td>
<td></td>
<td>$10,000</td>
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<td>Outpatient: Contracts with Opioid Treatment Providers (Methadone: ASAM I)</td>
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<td></td>
<td>$0</td>
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<td></td>
<td></td>
<td></td>
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<td>Office based Opioid Treatment (Buprenorphine, Vivitrol, Naloxone and prescriber cost) Non-Methadone</td>
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<tr>
<td>Outpatient: Non-Methadone (ASAM I)</td>
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<td></td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
<td></td>
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<tr>
<td>Intensive Outpatient (ASAM II.5 or II.3)</td>
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<td>Recovery Support (includes housing, peer support, case management and other non-clinical)</td>
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<td>$43,467</td>
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<td>$0</td>
<td>$665,886</td>
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### SFY 20 Opioid Budget

**Local Authority:** Four Corners Community Behavioral Health

**State Fiscal Year 2020 State Opioid Response Budget Expenditure**

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<th>SFY2020 State Opioid Response Budget Expenditure</th>
<th>Estimated Cost</th>
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<tr>
<td>Title 2</td>
<td></td>
</tr>
<tr>
<td>Title 3</td>
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<tr>
<td>Administrative Expenses</td>
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<td>Communication</td>
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</tr>
<tr>
<td>Travel</td>
<td></td>
</tr>
<tr>
<td>Conference/Workshops</td>
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</tr>
<tr>
<td>Equipment/Furniture</td>
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<tr>
<td>Miscellaneous</td>
<td></td>
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<td>Screening &amp; Assessment</td>
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<tr>
<td>Drug Testing</td>
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</tr>
<tr>
<td>Office Based Opioid Treatment (Buprenorphine, Vivitrol, Nalaxon)</td>
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<tr>
<td>Opioid Treatment Providers (Methadone)</td>
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<td>Intensive Outpatient</td>
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<tr>
<td>Residential Services</td>
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</tr>
<tr>
<td>Outreach/Advertising Activities</td>
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<td>Recovery Support (housing, peer support, case management and)</td>
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<td>Contracted Service 2</td>
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<td>Contracted Service 3</td>
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<td>Contracted Service 4</td>
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<td>Contracted Service 5</td>
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<td>Contracted Service 6</td>
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<tr>
<td><strong>Total Expenditure FY2020</strong></td>
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**State Opioid Response SFY2020 Revenue**

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<th>SOR 2019 Revenue</th>
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<th>SOR 2</th>
<th>Total SFY 2020 SOR Revenue</th>
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<tr>
<td>2020</td>
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<tr>
<td><strong>SOR SFY 2019 Revenue</strong></td>
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<td><strong>SOR 1</strong></td>
<td><strong>SOR 2</strong></td>
<td><strong>Total SFY 2020 SOR Revenue</strong></td>
</tr>
<tr>
<td>$55079.00</td>
<td>$0.00</td>
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<td></td>
<td><strong>$0.00</strong></td>
</tr>
</tbody>
</table>

*Insert a note providing details*

*Insert a note describing it*

*SOR1 is available only through 9.29.2019. Please be sure to use the amount by the given deadline as carry forward requests are not guaranteed.*

*SOR2 amount will be allocated later in the year when we receive the award letter from the federal government.*
### FY20 Substance Abuse Prevention Area Plan & Budget

**Local Authority:** Four Corners Community Behavioral Health

**Form C**

<table>
<thead>
<tr>
<th>State Funds</th>
<th>County Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY2020 Substance Abuse Prevention Revenue</td>
<td></td>
</tr>
<tr>
<td>State Funds NOT used for Medicaid Match</td>
<td>County Funds NOT used for Medicaid Match</td>
</tr>
<tr>
<td>State Funds NOT used for Medicaid Match</td>
<td>County Funds NOT used for Medicaid Match</td>
</tr>
<tr>
<td>Federal Medicaid</td>
<td>SAPT Prevention Revenue</td>
</tr>
<tr>
<td>Partnerships for Success PPS Grant</td>
<td>Other Federal (TANF, Discretionary Grants, etc)</td>
</tr>
<tr>
<td>Client Collections (eg, co-pays, private pay, fees)</td>
<td>Other Revenue (gifts, donations, reserves etc)</td>
</tr>
<tr>
<td>TOTAL FY2020 Revenue</td>
<td></td>
</tr>
<tr>
<td>$256,620</td>
<td>$151,679</td>
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<td>$623,299</td>
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<table>
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<tr>
<th>State Funds</th>
<th>County Funds</th>
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<tr>
<td>FY2020 Substance Abuse Prevention Expenditures Budget</td>
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<tr>
<td>State Funds NOT used for Medicaid Match</td>
<td>County Funds NOT used for Medicaid Match</td>
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<td>State Funds NOT used for Medicaid Match</td>
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<tr>
<td>Federal Medicaid</td>
<td>SAPT Prevention Revenue</td>
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<tr>
<td>Partnerships for Success PPS Grant</td>
<td>Other Federal (TANF, Discretionary Grants, etc)</td>
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<td>3rd Party Collections (eg, co-pays, private pay, fees)</td>
<td>Other Revenue (gifts, donations, reserves etc)</td>
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<td>Universal Indirect</td>
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<table>
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<th>Expense Category</th>
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<th>Fringe Benefits</th>
<th>Travel</th>
<th>Equipment</th>
<th>Contracted</th>
<th>Other</th>
<th>Indirect</th>
<th>Total FY2020 Expenditures</th>
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<tr>
<td>Primary Prevention Expenditures</td>
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<tr>
<td>Cost Breakdown</td>
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<tr>
<td>Total by Expense Category</td>
<td>$623,299</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
FORM D
LOCAL AUTHORITY APPROVAL OF AREA PLAN

IN WITNESS WHEREOF:

The Local Authority approves and submits the attached Area Plan for State Fiscal Year 2020 in accordance with Utah Code Title 17 Chapter 43.

The Local Authority represents that it has been authorized to approve the attached Area Plan, as evidenced by the attached Resolution or other written verification of the Local Authority’s action in this matter.

The Local Authority acknowledges that if this Area Plan is approved by the Utah Department of Human Services Division of Substance Abuse and Mental Health (DHS/DSAMH) pursuant to the terms of Contract(s) # LMHA #130075 and LSAA #130074, the terms and conditions of the Area Plan as approved shall be incorporated into the above-identified contract by reference.

The Four Corners Community Behavioral Health, Inc. FY2020 Substance Use Disorder and Mental Health Annual Area Plan was adopted by the Grand County Council at a regular meeting of the Council on June 18, 2019.

LOCAL AUTHORITY OFFICIAL SIGNATURES:

__________________________________________  __________
Council Chair Evan Clapper       Date

__________________________________________  __________
Council Vice Chair Terry Morse      Date

__________________________________________  __________
Councilperson Greg Halliday       Date

__________________________________________  __________
Councilperson Jaylyn Hawks       Date

__________________________________________  __________
Councilperson Mary McGann       Date

__________________________________________  __________
Councilperson Rory Paxman       Date

__________________________________________   __________
Councilperson Curtis Wells       Date
### RECOMMENDATION:
I move to approve the proposed Interlocal Agreement (ILA) with San Juan County regarding the planning, development, and maintenance of non-motorized trails serving Grand County residents, and authorize the Chair to sign all associated documents.

### BACKGROUND:
This Agreement permits both Grand and San Juan Counties to make the most efficient use of their powers and resources by enabling them to provide services and facilities in best accordance with the needs and development of local communities.

This ILA specifies portions of Spanish Valley and the La Sal Mountains as areas where GCATT will provide services.

GCATT employees (formerly “Trail Mix”) have historically assisted the USDA Forest Service Trail Crew in the La Sal Mountains during the summer season and have funding through a Federal Challenge Cost Share Agreement for these services through 2020.

### ATTACHMENT(S):
1. Interlocal Agreement
INTERLOCAL AGREEMENT

GRAND COUNTY, a Utah political subdivision, and SAN JUAN COUNTY, also a Utah political subdivision (collectively the “Counties”) hereby enter into this Interlocal Agreement (the “Agreement”) effective as of _______, 2019 (“Effective Date”), pursuant to the Utah Interlocal Cooperation Act, codified at Utah Code § 11-13-101, et seq. (the “Act”).

RECITALS

WHEREAS, the Act permits the Counties to make the most efficient use of their powers and resources by enabling them to cooperate with each other on a basis of mutual advantage to provide services and facilities in a manner that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities;

WHEREAS, this Interlocal Agreement allows the Counties to provide the benefit of economies of scale for the overall promotion of the general welfare of the residents of Grand County and San Juan County, consistent with the Act;

WHEREAS, the Counties desire to mutually develop and maintain non-motorized trails in the areas of San Juan County located south of the City of Moab known as Spanish Valley and the La Sals, which trails will mutually benefit the economies and residents of the Counties;

WHEREAS, said non-motorized trails are located closer to the county seat of Grand County than San Juan County and can be more economically constructed and maintained by Grand County employees;

WHEREAS, the Grand County Council approved this Interlocal Agreement in an regular public meeting on _______; and

WHEREAS, the San Juan County Board of Commissioners approved this Interlocal Agreement in an annual public meeting on _______.

AGREEMENT

1. DURATION: The provisions of this Agreement shall be in full force and effect for a period of ten (10) years from the Effective Date, unless terminated earlier under Section 5.

2. SERVICES:

A. By Grand County: The Grand County Active Transportation and Trails
Division ("GCATT") of the Grand County Community and Economic Development Department shall provide the following Services for the duration of this Agreement, subject to Sections 4 and 5:

i. **Trail Construction**: non-motorized trail scouting, design, and construction, the number, length, and location of which trails shall be determined in GCATT’s sole discretion upon consultation with the San Juan County Economic Development Director.

ii. **Trail Maintenance**: non-motorized trail maintenance for all trails constructed hereunder on a schedule similar to other non-motorized trails situated within Grand County and at its sole discretion.

iii. **Employees/Volunteers**: provision and oversight of employees and volunteers to perform the Services, whom shall be Grand County employees and volunteers and insured accordingly.

iv. **Grant Research, Writing, and Management**: research and write grant applications and reports as necessary to fund the Services, pursuant to Section 4 below, together with management of grant reporting requirements and deadlines, in cooperation and collaboration with the San Juan County Economic Development Director.

v. **Insurance**: provision of general liability insurance in amounts typically maintained by Grand County covering the trails built hereunder and the Services provided by Grand County, which insurance shall designate San Juan County as an Additional Insured.

**B. By San Juan County:**

i. **Services Approval**: to the extent required by San Juan County policy, review and approve the design, construction, the number, length, and location of trails proposed by GCATT in a timely manner;

ii. **Grant Submission and Reporting**: review, submit, and oversee the submission of grant applications, the receipt and expenditure of funds, and the submission of all grant reports, in cooperation and collaboration with GCATT.

iii. **Insurance**: provision of general liability insurance in amounts typically maintained by Grand County covering the trails built
hereunder and the Services provided by San Juan County, which insurance shall designate Grand County as an Additional Insured.

3. **ZONES:** Grand County shall provide its Services in the following Zones:

   A. **Spanish Valley:** Beginning at the Grand-San Juan County border at 38°30’00.00"N and continuing until 38°24'00.00"N as shown in the Zone Map attached hereto as Exhibit A; and

   B. **La Sals:** Beginning at the southern edge of the La Sals at 38°19’45.93”N and continuing until 38°30’00.00”N (County/San Juan County line as shown in the Zone Map attached hereto as Exhibit A.

The Counties shall each amend their Master Plan to include the Zones within three (3) years of the Effective Date.

4. **FINANCING:** San Juan County shall cooperate and collaborate with GCATT to obtain grants for the Services but is not obligated to provide direct funding hereunder. Grand County shall provide funding as follows to the extent available; provided, however that Grand County shall have no obligation to provide the Services unless they can be independently funded as provided in this Section:

   A. **Spanish Valley:** Grant funding and revenue from donations, including the Moab Trails Alliance map sales program and the mountain bike industry.

   B. **La Sals:** Grant funding, including funding provided by the Challenge Cost Share Agreement between the Canyonlands Natural History Association, Grand County Trial Mix, and US Forest Service (FS Agreement No. 18-CS-11041000-021), and revenue from donations, including the Moab Trails Alliance map sales program and the mountain bike industry.

4. **INSPECTION:** The San Juan County Economic Development Director may inspect the Services hereunder during normal business hours without further notice.

5. **INDEMNIFICATION**. The Counties shall each mutually indemnify, defend, and hold each harmless against any claims, liabilities, losses, penalties, damages, or judgments (including courts costs and attorneys’ fees) arising from this Agreement or the Services provided hereunder.

6. **MISCELLANEOUS**.

   A. **Termination.** Either County may terminate this Agreement for any reason upon three (3) months advance written notice to the other County.

   B. **Amendment/Assignment.** This Agreement may not be modified, amended, or assigned without the written mutual consent of both Counties.
C. Notices. Notices required hereunder shall be provided in writing by prepaid, first class U.S. Mail, with a copy by email, as follows:

GRAND COUNTY:
Community and Economic Development Director
125 East Center Street
Moab, Utah 84532
zlevine@grandcountyutah.net

with a copy to:
Grand County Attorney
csloan@grandcountyutah.net

SAN JUAN COUNTY:
Economic Development Director
Natalie Randall
117 South Main, PO BOX 490
Monticello UT 84535
nrandall@sanjuancounty.org

with a copy to:
San Juan County Attorney
sjattorney@sanjuancounty.org

This Agreement is effective as of the date first written above.

GRAND COUNTY COUNCIL:          SAN JUAN COUNTY COMMISSIONERS:

__________________________________  ______________________________________
Evan Clapper, Chair                  Kenneth Maryboy, Chair

ATTEST:

__________________________________  ______________________________________
Chris Baird, Grand County Clerk     John David Nielson, San Juan County Clerk
**AGENDA SUMMARY**

**GRAND COUNTY COUNCIL MEETING**

**JUNE 18, 2019**

**Title:** Approving 911 system replacement

<table>
<thead>
<tr>
<th><strong>Fiscal Impact:</strong></th>
<th>$123,741.66 reimbursed at 100%, $197,745.57 reimbursed at 100% from UCA, on-going monthly network of $2630, Command Post Mobile station $18,437.24</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Presenter(s):</strong></td>
<td>Enter Presenter Name(s) followed by Title and Organization (for example: John Doe, President, John Doe Industries)</td>
</tr>
</tbody>
</table>

**Prepared By:**

Matt Ceniceros  
IT Director  
Grand County  
125 E Center St  
mceniceros@grandocountyutah.net

**Recommendation:**

I move to approve the quotes for 911 Equipment and Network costs and authorize the Chair to sign all associated documents.

**Background:**

The 911 system currently in use at the Grand County PSAP is in its year 8 of service, well past the recommended replacement cycle, and must be replaced. UCA has approved the design and cost quotes provided by CenturyLink and Emery Telcom to replace our system with a designed system that places the core equipment into the Davis County Multi-Node with our call answering points here as remotes. As part of this design we have asked to add an additional call taking position, and UCA has approved its addition as well, reimbursed at 100% The on-going network costs and the costs to have a mobile command post station are costs that will be the responsibility of the Grand County.

**Attachment(s):**

To be provided:  
911 System & network quotes  
Letter from UCA
TITLE: Discussion and action on approving Grand County School District's Community Liaison and Grand County School District to act as the point person and agency to coordinate efforts to address inter-generational poverty issues in Grand County.

FISCAL IMPACT: N/A

PRESENTER(S): Jaylyn Hawks

RECOMMENDATION:
I move to approve Grand County School District's Community Liaison and Grand County School District to act as the point person and agency to coordinate efforts to address inter-generational poverty issues in Grand County and authorize the Chair to sign all associated documents.

BACKGROUND:
Several years ago, the State of Utah, through the Lieutenant Governor’s office began a planning effort to address Intergenerational Poverty issues throughout the state and tasked the thirteen counties experiencing the highest rates of IGP with develop a plan to address those issues.

Subsequently, Grand County formed a committee comprised of leader in the community who serve residents who are most at risk for experiencing IGP. These included individuals from nonprofits, the juvenile court system, mental health, housing/economic development, early childhood education, health care, workforce services, and public health. The team, co-chaired by two county council members, met monthly and ultimately produced a plan which has served as a starting point for addressing IGP in our county.

It quickly became apparent that putting the program into action was far beyond the scope of a team of volunteers who each had obligations to demanding full time positions. The effort would require a full-time paid person to write grants, facilitate the IGP team, and liaise with community members needing services.

The school district, concerned for students who were failing or dropping out of the system, obtained some private funding to hire a person who would be able to commit time to working through those issues which largely overlap the issues of families experiencing IGP. Since that time, Mallory Nassau, the Community Liaison for Grand County School District had facilitated a team (most of whom were members of the original IGP team) to work through issues, plan solutions, and implement them. This agenda item formalizes a process that has been in place for approximately the last year and is the most effective tool that we have at this point in time to find solutions to intergenerational poverty. IGP staff at the State level are on board with this direction and want to support Grand County in finding solutions through the best means that we have available.

Attachments: Key Leader Board (KLB) Data Report
Introduction & Background

The Grand County Key Leader Board (KLB) was created with the intention of bringing together community leaders to systematically identify and address complex community issue. The Grand County KLB is comprised of the following representatives:

JT Stroder, Grand County School District, Superintendent
Melissa Byrd, Grand County School District, School Board President
Steve White, Grand County Sheriff Department, Sheriff
Mary Manley, 7th Judicial District Presiding Juvenile Judge
Jim Winder, Moab City Police Department, Chief
Emily Niehaus, Moab City, Mayor
Jen Sadoff, Moab Regional Hospital, CEO
Jaylyn Hawks, Grand County Council
Karen Guzman-Newton, Moab City Council
Katelyn Finley, Key Leader Board Data Work Group, Lead
Joanna Onorato, Key Leader Board Resource Work Group, Lead
Mallory Nassau, Community Coordinator

System change that results in significant and lasting impact is a challenge facing communities across the state and country. In Grand County this process is being driven through the application of a Collective Impact framework. Collective Impact is a method for local leaders to achieve meaningful change through the creation of a shared agenda, goals, indicators and outcomes. Collective Impact relies on the evaluation of data to understand needs, develop baselines measures and track change. The theory behind Collective Impact is simple, when our leaders, agencies, and community work together to address the same issue, we are much more likely to have an impact.

The first step in the Collective Impact process is to establish a common agenda with shared goals and measures. To guide the KLB through the agenda development process, a Data Priorities Work Group was commissioned to assess community needs and complex community issues. The following Data Priorities Report highlights key findings, areas of need, and limitations. The Report is intended for use by the KLB in selecting top, complex issues and identifying baseline and indicator measures; ultimately defining a shared agenda.
Data Priorities Report

Overview
The Data Priorities Work Group undertook a comprehensive process to systematically identify complex issues facing the community through data analysis. In the process, primary data was collected to reflect community input and lived experience. Secondary data was analyzed from Grand County agencies, organizations and nonprofits. The secondary data reviewed was specific to Grand County and when possible, longitudinal in scope to show trends over time.

The Work Group was comprised of representatives from public and private sectors, familiar with our community demographics and common needs. The purpose of the Work Group was to provide a data and engagement driven analysis that could guide the KLB in a prioritization process. To ensure the work group objectives were met in a timely manner, an assessment tool was created to guide the process (Appendix A). Additionally, 11 complex issue categories were defined with example indicators. The complex issue categories were intentionally generalized to allow the prioritization flexibility in regards to selection by large scale issues or specific indicators. The complex issues identified were: Poverty or Inter-Generational Poverty, Education, Housing, Youth Development and Well-Being, Economic Development, Community Development and Well-Being, Family Development and Well-Being, Inequality, Mental Health, Substance Abuse and Health. For definitions of each complex issue category, see Appendix B.

Methodology
Secondary Data Review
The Data Priorities Work Group reviewed all data received with the assessment tool to identify trends, outliers, adversely affected populations, and problem/concern domains. All data outliers and trends were entered into a table with corresponding complex issues that they were indicative of. Outliers and trends were not restricted to one issue because the intent was to illustrate the complex network of interrelated issues in the community. Work Group participants then voted on each outlier and trend, scoring from 1-10 for level of concern (10 = highest level of concern, 1 = lowest level of concern). Scores from each outlier or trend were then averaged to represent the perceived complexity and pervasiveness of the issue/indicator. See Appendix C for identified trends and outliers, correlating complex issues, and level of concern ratings.
**Primary Data Review**

In addition to the analysis of secondary data, the work group also collected primary data through surveying community members. The purpose of community input, was to gather data from various sectors that would ensure lived experience was taken into consideration. Ideally, the community input and agency/organization data work in conjunction to illustrate the full range of issues and needs of Grand County.

The community input data was gathered through surveying community members on what they felt was the most complex community issue. The responses collected were then entered into a table indicating correlating complex issue categories. The trends and outliers again were not limited to one complex issue to demonstrate the full scope and intertwined nature of community issues. The 11 complex issue categories, definitions and indicators used for the agency/organization data were also used for this data classification. See Appendix D for the identified issues and category selections.

**Key Findings**

**Secondary Data**

Nine of the ten top complex issue categories from the level of concern voting, identified Mental Health as a key issue. The other one of the top ten issues was Substance Abuse. Additionally, nine out of ten of the top issues were from the Grand County Middle School and Grand County High School SHARP Survey data. The other data source with a top ranking score was the Moab Regional Hospital Needs Assessment, which used data from the Centers for Disease Control and Prevention, National Vital Statistics System, regarding suicide mortality rates.

Analyzing the data by the number of data trends and outliers under each complex issue, the top three categories of concern were: Youth Development (52.4%), Substance Use (30.5%), and Poverty/ Intergenerational Poverty (28%). See Table 1 for count and percentage breakdowns for all complex issues.
Table 1

<table>
<thead>
<tr>
<th>Complex Issue</th>
<th>IGP</th>
<th>Education</th>
<th>Housing</th>
<th>Youth Dev.</th>
<th>Economic Dev.</th>
<th>Community Dev.</th>
<th>Family Dev. &amp; Well-Being</th>
<th>Substance Use</th>
<th>Mental Health</th>
<th>Inequality</th>
<th>Health</th>
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<tbody>
<tr>
<td>N</td>
<td>23</td>
<td>9</td>
<td>8</td>
<td>43/17</td>
<td>19</td>
<td>22</td>
<td>18</td>
<td>25/16</td>
<td>18</td>
<td>8</td>
<td>21</td>
</tr>
<tr>
<td>%</td>
<td>28%</td>
<td>11%</td>
<td>9.8%</td>
<td>52.4% (20.7%) w/o SHARP</td>
<td>23.2%</td>
<td>26.8%</td>
<td>22%</td>
<td>30.5% (23.2%) w/o Tobacco</td>
<td>22%</td>
<td>9.8%</td>
<td>25.6%</td>
</tr>
</tbody>
</table>

There are two important considerations to take into account with the top two issues. First, the SHARP survey, which was the largest source of data (Table 2). By its scope and intent SHARP automatically highlights Youth Development; thus all SHARP data received a Youth Development categorization. When controlling for this variable the Youth Development category drops to 20.7%. The second consideration is that data related to tobacco use was grouped under Substance Use. While tobacco is a substance, there were varying opinions as to whether this should be grouped into Substance Use. When tobacco related data is controlled for, the Substance Use category falls to 23.2%. If both considerations were accepted, the top three issues would be: Poverty/Intergenerational Poverty (28%), Community Development (26.8%), and Health (25.6%).

Table 2

<table>
<thead>
<tr>
<th>Domain</th>
<th>School</th>
<th>Dept. of Human Services</th>
<th>Non-Profit</th>
<th>Judicial</th>
<th>Health</th>
<th>Housing</th>
<th>SHARP</th>
<th>Other</th>
<th>DWS</th>
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</thead>
<tbody>
<tr>
<td># of Outliers/Trends</td>
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<td>5</td>
<td>4</td>
<td>5</td>
<td>18</td>
<td>5</td>
<td>26</td>
<td>6</td>
<td>4</td>
<td>82</td>
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<tr>
<td>%</td>
<td>11%</td>
<td>6%</td>
<td>5%</td>
<td>6%</td>
<td>22%</td>
<td>6%</td>
<td>32%</td>
<td>7%</td>
<td>5%</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Primary Data**

Examining the primary data, the top three areas of concern identified were Economic Development (64.7%), Community Development (39.2%), and Housing (39.2%). For the community input data it is important to note the interrelated nature of Housing and Economic Development. The Work Group selected to count Housing as both Housing and Economic Development issues. However, if Housing was only counted under Housing, Economic Development indicators and trends would decline to 13. As shown in Table 3, the percentage
would drop to 25.5%. Economic Development would fall to 4th in ranking, behind Poverty/Intergenerational Poverty at 27.5%.

Table 3

<table>
<thead>
<tr>
<th>Complex Issue</th>
<th>IGP</th>
<th>Education</th>
<th>Housing</th>
<th>Youth Dev.</th>
<th>Economic Dev.</th>
<th>Community Dev.</th>
<th>Family Dev. &amp; Well-Being</th>
<th>Substance Use</th>
<th>Mental Health</th>
<th>Inequality</th>
<th>Health</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>14</td>
<td>5</td>
<td>20</td>
<td>1</td>
<td>33</td>
<td>20</td>
<td>6</td>
<td>1</td>
<td>3</td>
<td>6</td>
<td>1</td>
</tr>
<tr>
<td>%</td>
<td>27.5%</td>
<td>9.8%</td>
<td>39.2%</td>
<td>2%</td>
<td>64.7% (25.5%) w/o Housing</td>
<td>39.2%</td>
<td>11.8%</td>
<td>2%</td>
<td>5.9%</td>
<td>11.8%</td>
<td>2%</td>
</tr>
</tbody>
</table>

Limitations

Missing Data
Several agencies and organizations did not provide data for the Work Group. It is unknown whether additional data would have changed the findings or if it would have more firmly indicated certain issues. The absence of data also limits the extent to which this report is reflective and encompassing of Grand County issues. For example, Mental Health was a top issue from the secondary data but without Four Corners Community Behavioral Health (FCCBH) raw data or aggregate values, the scope is unknown. Mental Health and Substance Abuse primarily came from SHARP data, limiting the ability to understand the full extent of the issue.

The gap from FCCBH data is unfortunate but may be mitigated through cooperation from FCCBH and others in the next phase. For example, if Mental Health and/or Substance Use are selected as top complex issues, data on services and populations served would be crucial for the resource and gap assessments. For a complete list of secondary data sources, see Appendix E.

Timeframes
The Work Group sought to analyze data that was specific to Grand County and over a span of time that would be indicative of trends. Many of the data sources were able to provide this but some were not due to various complications. For example, one data set had multiple years of data compiled together. This limited the ability to note changing conditions over time.
Additionally, without all data representing the same time frames, the validity of findings is limited. Also with recent policy and legislative changes, some trends may no longer be relevant. Likewise, without the most recent data, the Work Group could not examine the effect of these changes. This limitation is specifically tied to Division of Juvenile Justice, Judicial and attendance data post juvenile justice reforms through H.B. 239 and H.B. 132.

Summary

Through the data collection and analysis process, much was learned about Grand County’s challenges. The issues and needs of Grand County are not unlike those of other communities. However, being a rural county with a tourism based economy, the issues are more pronounced and exacerbated. Grand County is a small town with rural challenges, struggling with urban issues. Due to its size, Grand County is often grouped into regions with counties that have devastated economies. The surrounding counties tend to have affordable housing and low cost of living tied to their poor economic state. When Grand County figures are calculated with these values, projections are not reflective of local conditions. This creates a magnitude of challenges including but not limited to inadequate public assistance and strained access to state funding. Even the ability to review Grand County specific data is hindered by the tendency to lump rural counties together. To address these immense issues would require efforts greater than the scope of the Key Leader Board, with policy changes at the state level.

Focusing on issues within the capacity of the Key Leader Board, data indicates community members experience high levels of community and social disconnect. Community members report struggles with affordable and accessible housing, fair and livable wages, and strains from growth; all contributing to the reported concern of diminishing community cohesion. The effect of growth is also evident in the high rate of community members who reported Poverty and Intergenerational Poverty as the primary concern. Addressing residents’ needs is hindered when we cannot break cycles due to the inability offer services such as housing assistance or childcare. With the challenge to meet basic survival needs such as shelter, as indicated by the primary data (housing), it is hard to address the underlying and resulting issues.

Conversely, the secondary data illustrates the issues Grand County is facing that tend to be detected through social service, education, and non-profits. Issues from the secondary data demonstrate concerns with Mental Health, Substance Use, Youth Development and Poverty. Mental Health, Education, and Health type issues perpetuate some of Grand County’s most
prevalent needs. However, the ability to meet one’s basic survival needs like shelter and food, outweighs trauma and other intergenerational issues.

Grand County is experiencing a number of complex issues both in the sense of what the community is experiencing and what the data shows. There are obvious social and structural complexities contributing to these issues. This may speak to the high ranking issue of Poverty/Intergenerational Poverty that was seen in both primary and secondary data. Whether related to poverty or other intergenerational cycles like trauma, efforts to address any issue should focus on perpetuating cycles and how we can break them.

The process of change is daunting but the most important piece is that together, the community start somewhere. We recommend that the Key Leader Board give weighted consideration to community input and agency/community secondary data. Likewise, the Board must consider feasibility and the capacity for impact and change.

**Next Steps**

The Key Leader Board will go through a voting and prioritization process to identify three to five complex issues. Once these are selected, a Resource Assessment Work Group will convene. The Work Group will look at what resources and services Grand County has that address the top issues, identify populations served, capacity, and program/resource type (e.g. evidence based or relevant resource). The Work Group will also complete a gap analysis intended to illustrate areas in the community with no services or resources in place that address the top issues. Concurrently, a Strategy Development Work Group will begin looking at strategies to address the top complex issues. Strategies will be both agency specific and community wide.

When the Work Groups conclude, the Key Leader Board will come together to hear reports from both. The Board will select one complex issue to address and decide appropriate strategies to implement based on a number of factors including feasibility and ability to impact. The Community Coordinator will then develop a strategic action plan that will include implementation timeframes, intended outcomes, measures and strategic financing.
| **Appendix A**  
| **Data Assessment Tool** |

| **Data Source:** |
| **Completed By:** |

| **Area/Topic of Concern:** |

| **Trend/Outlier Identified (please use one worksheet per trend if multiple are identified):** |

| **Who is adversely affected by this?** |

| **What impact does this have on students?** |

| **Is this a social, political, economic, or educational problem? If other, please list.** |

| **Please list any data caveats or concerns identified:** |

| **What other issues could this affect or contribute to?** |

| **What complex community issue could this be an indicator of?** |
Appendix B
Complex Issue Categories

**Poverty or Intergenerational Poverty**
- Income, poverty rate
- Ability to gain employment
- Access to affordable housing
- Access to affordable childcare
- Access to public assistance & resources

**Education: Attainment/Access/Participation**
- Access to quality education
- Graduation rates/educational attainment
- Attendance
- Positive education perceptions

**Housing: Availability/Affordability/Adequacy**
- Availability of housing
- Affordable rent/mortgage
- Ability to purchase a home
- Low income housing
- Safe housing

**Youth Development: Youth engagement, social connectedness, and prosocial supports.**
- Prosocial norms
- Youth responsive services
- Social Connectedness
- Well-being
- Prosocial involvement
- Support and bonding
- Academic achievement
- Psychological safety

**Economic Development**
- Livable wages
- Ability to gain employment
- Access to affordable housing
- Sustainable workforce
- Access to economic resources
- Work/life balance
- Economic growth with improved quality of life for individuals & communities
- Distribution of employment
• Mobility access to employment

Community Development and Well-Being: Access to resources/services, civic participation, safe community, shared prosocial norms and environment.
• Collective efficacy
• Access to resources/services
• Public safety
• Shared prosocial norms
• Environmental sustainability
• Demographic cohesion
• Civic participation

Family Development and Well-Being
• Healthy families
• Family Stability
• Family Safety
• Access to resources for families

Inequality: Access/opportunity and attainment.
• Access/opportunity and attainment for all
• Fair and equal treatment.

Mental Health: Access to services, participation in services, and adequate services.
• Adequate mental health services
• Access to mental health services
• Child and adolescent mental health services
• Adult mental health services
• Community mental health
• Trauma informed schools, systems and communities

Substance Abuse
• Substance use rates
• Substance abuse rates
• Adequate substance use/abuse prevention
• Adequate substance use/abuse treatment/resources

Health
• Access to health services
• Quality health services
• Nutrition, physical activity, and obesity
• Clinical preventive services
• Access to affordable health coverage
## Appendix C
### Secondary Data Table

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<tbody>
<tr>
<td>GCMS SHARP</td>
<td>In 2017, 48.4% of students reported being bullied on school property vs. state average of 25.8%. This was 32.3% for GCMS students in 2015.</td>
<td>9.25</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, 14.5% of students indicated that they had actually attempted suicide in the last 12 months. This rate was 10.3% in 2015. The state average in 2017 was 8.1%.</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, 19.8% of students reported riding with a driver who had been drinking vs. state average of 8%. In 2015, this was 9.8%.</td>
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<tr>
<td>Moab Regional Hospital Needs Assessment</td>
<td>Grand County has a very high rate of suicide mortality: 43.5 compared to nationwide: 12.3.</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, 22.2% of students indicated that they had made a plan about how they would commit suicide in the last 12 months. This rate was 10.7% in 2015. The state average in 2017 was 13%.</td>
<td>8.75</td>
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<td>GCMS SHARP</td>
<td>In 2017, 18.1% of students indicated that they had seriously considered attempting suicide within the last 12 months. This rate was 11.5% in 2015. State average for 2015 was 16%.</td>
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<td>GCMS SHARP</td>
<td>In 2017, % of student with high mental health treatment needs was 34.2% which increased from 18.1% in 2015. In 2017, the state average was 16.9%.</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, 29.4% of students indicated that they had seriously considered attempting suicide within the last 12 months. This rate was 22.9% in 2015. State average for 2015 was 15.8%.</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, 32% of GCMS students reported past self-harm vs. state average 16.3. This was up from 23.2% in 2015.</td>
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<td>GCMS SHARP</td>
<td>In 2017, 10.5% of students indicated teen dating violence vs. 3.4% state average.</td>
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<tr>
<td>Moab Regional Hospital Needs Assessment</td>
<td>Perception that mental health needs are not being addressed adequately.</td>
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<tr>
<td>GCMS Attendance</td>
<td>Hispanic &amp; Native American students have higher rates of absence than other races.</td>
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<tr>
<td>GCMS Attendance</td>
<td>High rates of chronically absent students in HS. Utah Ed. Policy Research report indicates students from low income homes 90% more likely to be chronically absent. 9th: 13% 10th: 21% 11th: 21% 12th: 43%.</td>
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<tr>
<td>Grand County School District: Therapists Data</td>
<td>All three school therapists have wait lists and are having to refer to FCCBH.</td>
<td>8.5</td>
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<tr>
<td>Moab Solutions</td>
<td>In 2017 and 2018 over 50% of emergency assistance was for housing. January 2019 data shows the same trend thus far.</td>
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<tr>
<td>DWS Poverty/Public Assistance</td>
<td>Grand County has 17% of the population living below poverty line and 19.4% of children living below poverty line. Grand has the 3rd highest poverty rate in Utah.</td>
<td>8.25</td>
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### GCMS SHARP

- In 2017, 32% of GCMS students reported past self-harm vs. state average 16.3. This was up from 23.2% in 2015.

### GCMS SHARP

- In 2017, 10.5% of students indicated teen dating violence vs. 3.4% state average.

### Moab Regional Hospital Needs Assessment

- Perception that mental health needs are not being addressed adequately.

### GCMS Attendance

- Hispanic & Native American students have higher rates of absence than other races.

### GCMS Attendance

- High rates of chronically absent students in HS. Utah Ed. Policy Research report indicates students from low income homes 90% more likely to be chronically absent. 9th: 13% 10th: 21% 11th: 21% 12th: 43%.

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<tr>
<td>DWS Poverty/Public Assistance</td>
<td>SNAP recipients have declined steadily from 2016 - 208. Nov 2016 455 SNAP recipients and Nov. 2018 349 recipients. This trend is statewide as well as national. Paired with poverty rates this is a negative w/some families in need not receiving assistance.</td>
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<td></td>
<td>Grand County median income listed as $52,750 w/Fair Market Rent (FMR) at $813 for 2 bedroom/month. State median income $62,518 w/FMR at $885 for 2 bedroom/month. FMR rent calculated by regions which results in inaccurate rent costs for Grand. FMR determines housing voucher amounts so vouchers may not be enough to assist as intended. Grand residents also make less, increasing the housing affordability gap.</td>
<td>8.25</td>
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<tr>
<td>DWS Poverty/Public Assistance</td>
<td>In 2017, 7.8% of students indicated that they had actually attempted suicide in the last 12 months. This rate was 6% in 2015. The state average in 2017 was 7.1%.</td>
<td>8.25</td>
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<td>GCMS SHARP</td>
<td>In 2017, 37.1% of students indicated feeling sad or hopeless almost every day for two weeks or more that stopped them from doing some usual activities. This rate was 22.6% in 2015. State average for 2017 was 23.1%.</td>
<td>8.25</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, there were increased in low neighborhood attachment (45% up from 32.% in 2015), perceived availability of drugs (44.8% up from 35.1% in 2015. 2017 state average 21.9%), and perceived availability of handguns (47.9% up from 32.9% in 2015).</td>
<td>8.25</td>
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<tr>
<td>Dept of Health Tobacco Use</td>
<td>2015 &amp; 2017 rates of pregnant women using tobacco rates. 2015 Grand was 16.4% vs state 5%. 2017 Grand was 24.2% vs state 4.6%</td>
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<tr>
<td>Grand County School District Therapists Data</td>
<td>Roughly 20% of all secondary students have been referred to a school based therapist.</td>
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<tr>
<td>Grand County Affordable Housing Plan</td>
<td>Wage required for one person to afford a home in 2015 was $37.75. Not accounting for deductions, this would be income of roughly $6k/month. In 2017 the average monthly wage was $2,693.</td>
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<td>GCHS SHARP</td>
<td>In 2017, 5.2% of students narcotic prescription abuse (without prescription from doctor) vs. state average of 1.9%</td>
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<tr>
<td>Utah Discipline Disparity</td>
<td>In 2014, 33% of American Indian student pop. received suspension vs. 11% of white pop.</td>
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<tr>
<td>Utah Discipline Disparity</td>
<td>35% of American Indian students received some kind of discipline action vs. 12% of white population.</td>
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<tr>
<td>Feeding America</td>
<td>In 2016, 49% of Grand CO residents were below SNAP threshold 130% poverty and 18% between 130-185% poverty.</td>
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<tr>
<td>Feeding America</td>
<td>In 2016, 420 children were food insecure. Child food insecurity rate for Grand CO was 19.6%.</td>
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<tbody>
<tr>
<td>DNS Poverty/Public Assistance</td>
<td>In Jan. 2019 Grand County had 7 licensed childcare providers with the capacity to care for 95 kids. There are 82 public assist recipients for childcare made up of 28 families. Assuming 2 kids per family, public assist childcare would be account for 59% of available spots.</td>
<td>7.75</td>
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<tr>
<td>Care4Children</td>
<td>Only two of seven providers have hours after 5:30 pm. With a tourist economy made up of 58.2% service parents likely needed extended hours for childcare.</td>
<td>7.75</td>
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<tr>
<td>GCHS SHARP</td>
<td>In 2017, 13% of students indicated prescription drug abuse (stimulants, sedative, tranquilizers, or narcotics) without a prescription from a doctor vs. 6.4% state average.</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, 33.8% of students indicated alcohol use at some point in their lifetime vs. state average of 12.5%. In 2015, this was 27.5% for GCMS students.</td>
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<tr>
<td>Div. of Juvenile Justice</td>
<td>In 2015 &amp; 2016 Grand had the highest rate of detention admissions in Utah.</td>
<td>7.75</td>
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<tr>
<td>Grand County Free/Reduced Lunch</td>
<td>49% of students pay full price, 51% free/reduced. As age increases, free/reduced decreases.</td>
<td>7.75</td>
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<tr>
<td>Grand County Affordable Housing Plan</td>
<td>More than half of all households that are are earning 80% or less of the area median income (AMI) are cost burdened. More than a quarter are severely cost burdened. * (cost burdened= spend more than 30% of income on housing, severely cost burdened= spend more than 50% of income on housing).</td>
<td>7.5</td>
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### Appendix C
#### Secondary Data Table

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<tr>
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<th>Inequality</th>
<th>Health</th>
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<tbody>
<tr>
<td>Grand County Affordable Housing Plan</td>
<td>2014 adjusted gross income for Grand was $53,332. This was the lowest in the state despite high housing costs.</td>
<td>7.5</td>
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<tr>
<td>GCHS SHARP</td>
<td>In 2017, % of student with high mental health treatment needs was 26.9% which increased from 22.8% in 2015. In 2017, the state average was 18%.</td>
<td>7.5</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, 18% of students reported that they had used marijuana vs. 6.7% for state average.</td>
<td>7.5</td>
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<tr>
<td>GCHS Behavior Data</td>
<td>Fall semester 2018 86% of behavior incidents @ GCHS were related to attendance</td>
<td>7.5</td>
<td>x</td>
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<tr>
<td>Moab Regional Needs Assessment</td>
<td>1. 64% of respondents do not have insurance because they cannot afford it. 2. While 59% of respondents list access to health and other services as primary criteria for a healthy community.</td>
<td>7.5</td>
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<tr>
<td>Moab Free Health Clinic</td>
<td>In 2017 85% of patients reported being uninsured but only 17% unemployed.</td>
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<tr>
<td>Grand County Affordable Housing Plan</td>
<td>2015 housing affordability gap of $84,037 (this is difference between project income/loan amount and average home sale price).</td>
<td>7.25</td>
<td>x</td>
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<td>GCHS SHARP</td>
<td>In 2017, lifetime inhalant use was 9% for GCHS vs. 4.5% state average.</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, 17% of students indicated using tobacco at some point in their lifetime vs. state average of 6.6%.</td>
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<tr>
<td>GCMS SHARP</td>
<td>In 2017, 23.7% of students indicated vaping at some point in their lifetime vs. 12.4% state average.</td>
<td>7.25</td>
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<tr>
<td>Moab Regional Hospital Needs Assessment</td>
<td>25% of respondents see mental health as a community health concern vs. national average 11%.</td>
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<tr>
<td>Moab Regional Hospital Needs Assessment</td>
<td>High perception that there are those in the community that “have” and those that “have not.”</td>
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<td>IBIS</td>
<td>25.8% of residents identified cost as a barrier for health care vs. 12.4% for the state.</td>
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<tr>
<td>7th Judicial District Report Card</td>
<td>Prescription drug/amphetamine; increased rates of charges and above state average for positive drug test indicating amphetamine.</td>
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<tr>
<td>Feeding America</td>
<td>In 2016, 16.1% rate of food insecurity = 1520 people (vs. state 12.5%). Also 4th highest in the state.</td>
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<tr>
<td>Grant County Affordable Housing Plan</td>
<td>The cost to rent a space inside an established mobile home park was between $275 per month and $400 per month. The cost to rent a mobile home inside an established mobile home park was between $650 per month and $1200 per month. Renting a mobile home can cost between $925 and $1600 per month.</td>
<td>6.75</td>
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<tr>
<td>GCHS SHARP</td>
<td>In 2017, 29.3% of students indicated feeling sad or hopeless almost every day for two weeks or more that stopped them from doing some usual activities. This rate was 18.1% in 2015. State average for 2017 was 24.9%.</td>
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<tr>
<td>Moab Regional Hospital Needs Assessment</td>
<td>41% of respondents reported that housing is an important criteria for a healthy community vs. national average 19%.</td>
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<tr>
<td>Dept. of Health Tobacco Use</td>
<td>2017 &amp; 2018 Grand County has the highest smoking rates. 2017: 20.9% and 2018: 23.3%.</td>
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<tr>
<td>Dept. of Health Tobacco Use</td>
<td>High rates of both youth and adults reporting experimenting with electronic cigarettes, much higher than state rates.</td>
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<tr>
<td>IBIS</td>
<td>20.9% of Grand County residents are smokers vs. 9% in Utah.</td>
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<tr>
<td>7th Judicial District Report Card</td>
<td>Age 14-15 court referrals have a steady increase as age increases.</td>
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<tr>
<td>GCHS SHARP</td>
<td>In 2017, 41.4% of students indicated alcohol use at some point in their lifetime vs. state average of 18%. In 2015, this was 37.4% for GCHS students.</td>
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<tr>
<td>GCHS SHARP</td>
<td>In 2017, 22.5% of students indicated using tobacco at some point in their lifetime vs. state average of 9.4%.</td>
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<tr>
<td>GCHS SHARP</td>
<td>In 2017, 33.1% of students reported that they had used marijuana vs. 12.4% for state average.</td>
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<td>IBIS</td>
<td>10.4% of Grand County residents are heavy drinkers vs. 4% state rate.</td>
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<tr>
<td>Moab Solutions</td>
<td>In 2018, 268 people received emergency assistance of some form.</td>
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<tr>
<td>Dept. of Services Health Indicator</td>
<td>22.9% of Grand County residents are tobacco smokers vs state average of 9.6%.</td>
<td>6.25</td>
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<tr>
<td>GCHS SHARP</td>
<td>In 2017, 38.9% of students indicated vaping at some point in their lifetime vs. 18.1% state average. In 2015, this was 32.9% for GCHS students.</td>
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<tr>
<td>Moab Regional Hospital Needs Assessment</td>
<td>72% of respondents see alcohol as a community health concern vs. national average 56%.</td>
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<tr>
<td>Judicial District Report</td>
<td>High rates of contempt among juveniles.</td>
<td>6.25</td>
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<tr>
<td>Moab Solutions</td>
<td>In 2017, 19% of assistance was for bus, gas, or lodging. In 2018, 22% of assistance was for bus, gas, or lodging.</td>
<td>6.25</td>
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<tr>
<td>GCHS SHARP</td>
<td>In 2017, lifetime prescription tranquilizer use was 6% for GCHS vs. 1.9% state average. In 2015, GCHS rate was only 1%.</td>
<td>5.75</td>
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<tr>
<td>GCHS Attendance</td>
<td>Seniors have the highest incidence of chronic absences. Chronic absence rates increase throughout high school.</td>
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<tr>
<td>7th Judicial District Report Card</td>
<td>Near 2:1 ratio (boys:girls) for both misdemeanor and felonies.</td>
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<tr>
<td>Inter-Faith Coalition</td>
<td>Over the past three years the churches have sent 31 people to substance abuse treatment. This includes the cost of travel as well as residential treatment.</td>
<td>5.75</td>
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<tr>
<td>Dept. of Workforce Services Health Indicator</td>
<td>24.9% of Grand County residents are binge drinkers vs state average of 11.5%.</td>
<td>5.5</td>
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<tr>
<td>BSS</td>
<td>22% of residents are in fair or poor general health vs. 13% for the state.</td>
<td>5.5</td>
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<tr>
<td>MVMC</td>
<td>High rates of population served for crisis services/advocacy and youth education.</td>
<td>5.25</td>
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<tr>
<td>Inter-Faith Coalition</td>
<td>The Inter-Faith Coalition contributes roughly $65,000/ year to funding the New Hope Pregnancy Center.</td>
<td>4.25</td>
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<tr>
<td>SB1</td>
<td>Only 55% of residents received recommended colon cancer screening compared to 71.8% for the state of Utah.</td>
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## Appendix D
### Primary Data Table

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<td>community growth and divide</td>
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<td>lack of housing &amp; homelessness</td>
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<td>accessible &amp; affordable housing, especially for workforce.</td>
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<td>social, economical &amp; physical expansion w/o planning</td>
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<td>growth. more people, more problems</td>
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<td>communication between agencing to problem solve. need more collaboration to help community.</td>
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<td>dysfunctional families that lead to dysfunctional students</td>
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<td>undocumented families and their needs</td>
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<td>lacking of housing for families and workforce. effecting wide array of entities in community.</td>
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### Appendix D

#### Primary Data Table

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<tr>
<th>Critical Issue</th>
<th>Poverty/ Inter-Generational Poverty</th>
<th>Education</th>
<th>Housing</th>
<th>Youth Development</th>
<th>Economic Development</th>
<th>Community Development and Well-Being</th>
<th>Family Development and Well-Being</th>
<th>Substance Use</th>
<th>Mental Health</th>
<th>Inequality</th>
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<td>inability to support growth with increasing cost of living</td>
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<td>Childcare &amp; housing.</td>
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<td>Early childhood education and care</td>
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<td>Low wages and the economic disparity that results</td>
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<td>Community trauma.</td>
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<tr>
<td>There are not enough homes and housing options to support the amount of people power we need currently, let alone as Moab continues to grow. This will create difficulty economically (workers), environmentally (commuting from farther homes), and standard of living (living in dangerous or substandard housing for the sake of having something).</td>
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<td>Lack of affordable housing</td>
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<td>Water security. Water needs to be used for growing food and essential functions of people who live here.</td>
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<td>Lack of economic opportunity and the effects on families.</td>
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<td>housing</td>
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<td>Access to affordable, decent housing</td>
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<td>Unregulated growth in tourism without regard to the water capacity studies put on by the usgs. A close second is unwanted visits from ice.</td>
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<td>Intergenerational poverty and the lack of affordable housing.</td>
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### Critical Issue

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<tr>
<th>Critical Issue</th>
<th>Poverty/ Inter-Generational Poverty</th>
<th>Education</th>
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<th>Substance Use</th>
<th>Mental Health</th>
<th>Inequality</th>
<th>Health</th>
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<tbody>
<tr>
<td>The most critical issue facing our community, in my opinion, is climate change and associated water shortages/drought/aridification. We need to put a hold on endless development until we have a clear picture of current and projected water availability, and all new development and remodels should include mandatory greywater stubouts. Composting toilets should not only be allowed, but promoted in code.</td>
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<td>The most critical social issue is livable wages vs. cost of living.</td>
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<td>Over promotion of tourism leading to unsustainable exploitation of natural resources</td>
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<td>The impacts of tourism on the environment and on income and wealth inequality, along with the sad number of service jobs here, vs. more meaningful work.</td>
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<td>Affordable housing!</td>
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### Appendix D

**Primary Data Table**
Appendix E
Data Sources

- Jail Bookings & Uniform Crime Report (UCR) Data
- Juvenile Court Report Card
- Child Welfare Data
- School Discipline Data
- Affordable Housing Report
- Resource Referrals
  - MVMC
  - Free Health Clinic
  - WabiSabi
  - Moab Solutions
- Department of Health - Tobacco Use Report
- SHARP Survey
- Truancy Data
- Inter-Faith Coalition
- Dept. of Workforce Services Data
- Free/ Reduced Lunch
- Indicator Based Information System
- Grand County School Therapist Data
- Utah Discipline Disparity Data
- Feeding America Data
- Inter- Faith Coalition Data
KEY LEADER DATA REPORT
COMMUNITY INPUT

1. Housing *
2. Community Development & Well-Being *
3. Poverty/IGP **
4. Economic Development **
5. Family Development & Well-Being

6. Inequality
7. Education
8. Mental Health
9. Substance Use

Top Issues from the Community

* Forced variable
** Controlled variable

Community Input vs. Community Data
**KEY LEADER DATA REPORT**

**SECONDARY DATA**

1. Poverty/ IGP **
2. Community Development & Well-Being
3. Health
4. Economic Development
5. Mental Health *
6. Family Development & Well-Being *
7. Youth Development **
8. Substance Use **
9. Education

**Ranking By Category**

**Outlier/Trend Rates by Data Source**

- School: 9
- DHS: 5
- Non-Profit: 4
- Judicial: 5
- Health: 18
- Housing: 5
- SHARP: 26
- DWS: 4
- Other: 6

**Outliers/Trends Identified by Source**

- 13% of Outliers/ Trends Indicated a Poverty/ IGP Issue
- 11% of Outliers/ Trends Indicated an Economical Development Issue
- 10% of Outliers/ Trends Indicated an Economical Development Issue
- 4% of Outliers/ Trends Indicated an Economical Development Issue
- 12% of Outliers/ Trends Indicated a Community Development Issue
- 10% of Outliers/ Trends Indicated a Family Development Issue
- 12% of Outliers/ Trends Indicated an Economical Development Issue
- 4% of Outliers/ Trends Indicated an Economical Development Issue
- 9% of Outliers/ Trends Indicated a Substance Use Issue **
- 10% of Outliers/ Trends Indicated a Substance Use Issue **

* Tied value  
** Controlled variable
**Title:** Adopting proposed Ordinance approving amendments to the High Density Housing Overlay (HDHO) Ordinance to clarify standards and procedures, and to correct a presumed mapping error in the adopted map, postponed from June 4, 2019

**Fiscal Impact:** N/A

**Presenters:** Zacharia Levine, Community and Economic Development Director

**Stated Motion:**

I move to adopt the proposed Ordinance approving amendments to the High Density Housing Overlay (HDHO) Ordinance to clarify standards and procedures, and to correct a presumed mapping error in the adopted map, and authorize the Chair to sign all associated documents.

**Staff Recommendation:**

Approve.

**Background:**

On January 15, 2019, the Grand County Council adopted Ordinance 584 establishing the High Density Housing Overlay (HDHO) boundaries and associated standards of development.

Following adoption of Ordinance 584, the County Attorney and Community and Economic Development Office collaborated to clarify the development standards as well as the review and approval procedures set forth in the ordinance. Staff will review redlined changes that reflect substantive amendments to the previously adopted ordinance. Several typographical and textual changes were also made to improve clarity but did not affect the policy's implications on development standards or review and approval procedures.

Notable changes and associated justifications include:

<table>
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<tr>
<th>Amendment/Addition</th>
<th>Justification</th>
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<tbody>
<tr>
<td>Specify full-time employment is 30 hours per week for 9 months in a calendar year</td>
<td>Ensure seasonal employees are eligible for HDHO Lots or Units</td>
</tr>
<tr>
<td>Clarify two-step approval process and what gets approved in each step: 1) Legislative application of HDHO to specific parcel and 2) Administrative approval of preliminary plat or site plan, and</td>
<td>The original ordinance contemplated a two-step HDHO development approval process, but it needed to be clarified. In particular, the code was vague in what would be approved in each step.</td>
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In the updated version, the County would first attach an HDHO District to a specific parcel through legislative, discretionary action. Prior to attaching an HDHO District to a specific parcel, the Developer would be required to submit a Development Agreement acknowledging they are voluntarily seeking the increased density and other development standards associated with the HDHO District in exchange for deed-restricted lots or units.

Second, the County would approve subdivision or site plans through an administrative, non-discretionary action. The development standards established in the HDHO District, where explicitly different from the underlying zone district, would govern development reviews and approvals. Otherwise, the standards of the underlying district would apply.

The County will retain its wide reaching legislative discretion in determining whether or not to attach an HDHO District to a specific parcel. It will, in Staff’s opinion, receive the most important assurance it lacked with standard rezone requests, which is the assurance that a Developer would actually build housing for people who live and work in Grand County.

State Code prohibits legislative bodies from contracting away their zoning rights. The specific site planning elements, however, represent the elements of contract zoning State Code aims to prohibit. So, with respect to the development standards, the County would administratively review and approve HDHO Development plats and site plans. In other words, if a preliminary plat or site plan meets the standards of the HDHO District, the County will approve it.

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<tr>
<th>Clarify content required in development agreement and timing</th>
<th>Development agreements will verify that Developers or Subdividers are voluntarily seeking the HDHO and accept the standards, including deed restriction of units, as part of the overlay in exchange for higher densities. Development agreements will be reviewed as part of the legislative step of an HDHO application, and recorded prior to final plat recordation or building permit application (for site plans).</th>
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<tbody>
<tr>
<td>Clarify point in time when deed-restricted HDHO Lots or Units must be identified</td>
<td>Requiring a Developer or Subdivider to designate which lots or units will be deed-restricted at the time of preliminary plat or site plan review establishes certainty of compliance earlier in the</td>
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</table>
In addition to the standards and procedures clarifications, staff believes the adopted map inadvertently and erroneously omitted two parcels from the HDHO 15 district. The parcels are located near Jackson St. A record of mapping conversations related to the subject parcels is included for reference. Staff was asked by Planning Commission at the April 23rd meeting to mail flyers to neighboring properties as well as post informational signs prior to this County Council meeting.

**ATTACHMENT(S):**

1. Proposed Ordinance Amending the HDHO Ordinance and repealing Ord. 584
2. Redlined version of substantive code changes
3. Focus map on subject parcels
4. Record of conversation about subject parcels
5. Evidence of public hearing notices and mailings in the subject parcels’ vicinity
6. Citizen Comments
GRAND COUNTY, UTAH
ORDINANCE ________ (2019)

ORDINANCE ADOPTING REVISED CHAPTER 4.7 HIGH DENSITY HOUSING OVERLAY (HDHO) DISTRICTS TO THE GRAND COUNTY LAND USE CODE AND REPEALING ORDINANCE 584

WHEREAS, the purpose of this Ordinance is to:

A. Encourage the development and availability of housing that is accessible and affordable to a broad range of households with varying income levels within the County;

B. Promote the County’s goal to add housing units to the County’s housing stock that may be owned or rented by households actively employed within the County;

C. Facilitate new development in a compact and orderly manner;

D. Minimize the impacts of new development on existing neighborhoods and residents within HDH districts;

E. Reduce the cost of constructing and maintaining infrastructure associated with new development;

F. Actualize the affordable housing goals and policies identified in the Grand County General Plan, which includes incentives for increasing density in strategically identified areas throughout the County;

WHEREAS, the County Council finds and determines:

A. The Moab Area, which includes the City of Moab, Town of Castle Valley, and unincorporated areas of Grand County, faces a serious housing problem that threatens its
economic security, quality of life, and environment. The extreme lack of access to affordable housing has a direct impact upon the health, safety, and welfare of residents of the County. While no single housing program will solve all of the Area’s needs, the High Density Housing (HDH) Overlay has been identified as one solution among a broader set of solutions;

B. Population in the Moab Area has increased rapidly, reflecting overall trends in the State of Utah. Between 2000 and 2017, the population in Grand County rose from 9,225 to 10,292, equivalent to a 11.6 percent increase, and similar to the Utah growth rate of 12.6 percent\(^1\). This rapid population increase is expected to continue, driving demand for housing. The fastest growing demographic is the population over the age of 65, followed by young adults between the ages of 18 to 24;

C. More homeownership and rental housing is needed to accommodate future growth. Between 2010 and 2017, the number of family and non-family households expanded, although non-family households experienced a somewhat higher rate of increase. This pace is expected to continue, which means more homeownership and rental housing will be needed;

D. Real estate prices have escalated across all residential product types. In 2017, the median sales price for a single-family home was $325,000, $352,000 for a townhouse, and $275,000 for a condominium. Between 2014 and 2017, the median price increased by 30 percent for townhomes, and 42 percent for single-family homes and condominiums;

E. Despite a high proportion of renter households (35 percent in Grand County\(^2\)), there is a limited inventory of multifamily apartments. Higher density workforce housing products that could be more affordable to the workforce, such as apartments and condominiums, must compete with visitor accommodations, such as hotels and nightly rental units, for land. The economics of visitor accommodations allow them to pay more for land, making

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\(^1\) US Census Bureau 2010; ESRI 2017

\(^2\) Grand County Assured Housing Feasibility Study completed by BAE Urban Economics in 2018.
it difficult to build housing affordable to the workforce;

F. The area’s rapidly appreciating home prices has made housing out-of-reach for many working families. Housing costs have increased rapidly, substantially outpacing increases in household incomes. In general, no homes sold in 2017 were affordable to households earning up to 80 percent of Area Median Income, which is equivalent to a family of four earning $54,150 annually. Households at 100 percent of median income ($67,700 for a family of four) had limited homeownership options. Rental housing may be priced such that it is more within reach of moderate-income households, although there is a shortage of units available for rent.

G. Tourism-related industries are the fastest growing employment sector in Grand County, accounting for approximately 43% of all employment3. Employment in accommodation and food services account for one out of every three jobs in Grand County. The next largest industries are retail and arts, entertainment, and recreation;

H. Jobs in tourism-related industries tend to be relatively low-paying, with some positions offering only seasonal or part-time employment with limited wage growth. The 2017 median household income in Grand County ($46,070) was lower than the statewide median of $62,9024;

I. Because affordable housing is in short supply within the Moab Area, lower-income households may be forced to live in less than adequate housing, pay a disproportionate share of their incomes to live in adequate housing, or commute ever-increasing distances to their jobs from housing located outside the Moab Area. These circumstances harm the County’s ability to provide high levels of service, attain goals articulated in the General Plan, and preserve a high quality of life for residents;

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3 Grand County Assured Housing Feasibility Study completed by BAE Urban Economics in 2018.
4 The 2017 median household income data is taken from ESRI. This is different from the HUD Area Median Family Income (HAMFI), which is based on a four-person family household and was $56,700 in 2017. The median household income described here accounts for all households of all different sizes, including non-family households.
J. State and federal funds for the construction of new affordable housing are insufficient to fully address the current and projected shortages of affordable housing within the County. While the County has repeatedly amended its Land Use Code (LUC) to spur additional housing development, the private market has not provided adequate housing opportunities to extremely low-, very low-, low-, and moderate-income households;

K. The HDH Overlay was developed over a two-year period that involved dozens of public meetings, workshops, open houses, and public hearings; Public input greatly informed the overlay regulations and map boundaries.

WHEREAS, the Planning Commission is statutorily responsible for making recommendations to the County Council regarding textual amendments to the LUC;

WHEREAS, the Grand County Planning Commission held a public hearing on September 25, 2018 to solicit public comment on draft high density housing overlay (HDHO) Ordinance No. 584 and recommended approval to the County Council;

WHEREAS, the Grand County Council held a public hearing on November 7, 2018 to solicit public comment on Ordinance No. 584 and voted to approve the same;

WHEREAS, the Grand County Council passed, adopted, and approved Ordinance No. 584 on January 15, 2019 establishing the High Density Housing Overlay Districts;

WHEREAS, Grand County has determined that certain provisions of Ordinance No. 584 require modification or clarification to best serves its purposes;

WHEREAS, the Grand County Planning Commission held a public hearing on April 23, 2019 to solicit public comment this revised ordinance and recommended approval to the County Council; and,

WHEREAS, the Grand County Council held a public hearing on May 21, 2019 to solicit public comment on this revised ordinance and voted to approve the same.
NOW, THEREFORE BE IT RESOLVED, Section 4.7 of the Grand County LUC shall read:

See attached Section 4.7 High Density Housing Overlay (HDHO) Districts in Appendix A.

PASSED, ADOPTED, AND APPROVED by Grand County Council in a regular public meeting on __________, 2019 by the following vote:

Those voting aye: ____________________________________________

Those voting nay: ____________________________________________

Those absent: _______________________________________________

ATTEST:     GRAND COUNTY COUNCIL

____________________                        ________________________
Chris Baird, Clerk\Auditor                Evan Clapper, Chair
Appendix A

Section 4.7 High Density Housing Overlay Districts

Sections:

4.7.1 Purpose.
4.7.2 Applicability.
4.7.3 Definitions.
4.7.4 Permitted Uses.
4.7.5 Development Standards.
4.7.6 Assurance of Primary Residential Housing and Occupancy.
4.7.7 Development Incentives
4.7.8 HDHO District Application.
4.7.9 HDHO Development Plat and Site Plan Approval.
4.7.10 Expiration of High-Density Housing Ordinance.
4.7.11 Enforcement.
4.7.12 Repeal/Savings Clause

4.7.1 Purpose.

The High Density Housing Overlay Districts (“HDHO Districts”) are designed to provide for modification of the otherwise applicable development standards of the underlying base district as specified in Articles 2 and 5 of the Grand County Code, in order to accomplish one or more of the following purposes:

A. Facilitating the provision of new housing units used for Primary Residential Occupancy by Actively Employed Households;

B. Achieving the goals of the housing element of the County’s General Plan;

C. Implementing the policies and goals of the housing element of the County’s General
Plan;

D. Encouraging the development of new high quality housing units by assisting both the public and private sector in making the provision of these units economically viable; and

E. Encouraging the provision of primary residential housing through the combination of multiple-family and single-family residential zoning districts within the County where the residential housing projects are determined to be feasible and are consistent with the County’s General Plan.

4.7.2 Applicability.

The regulations set forth in this Section may be applied to real property located within the HDHO Boundaries, as shown in Exhibit A, upon application to and approval by the County Council pursuant to the provisions herein. Upon approval, the HDHO District zoning, Development Agreement, and Master Plan shall control development of the Property.

4.7.3 Definitions.

A. “Active Employment Household” or “Actively Employed Household” means a household with at least one adult who meets one of the following criteria; provided, however, where there are unrelated individuals living together in one household, at least fifty percent (50%) of all the adults comprising the household shall meet one of the following criteria:

1. A full-time (aggregate of 30 hours of employment per week) employee of an entity or entities located within Grand County; or
2. An owner or owner’s representative of a business or entity with a primary place of business within Grand County; or
3. A full-time (aggregate of 30 hours of employment per week) worker who is self-employed or works out of their home must provide their entire list of clients/workload
so that it can be verified that a minimum of 75% of their work/clients are based within Grand County;

4. A person who is unable to work or does not have a work history required under subsections (1) through (3) above due to a Disability; or

5. A retiree with a work history required under subsections (1) through (3) above for the five (5) years prior to retirement.

B. “Developer” means any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities, which seeks approval of an application for an HDHO Development.

C. “Development Agreement” means a Development Agreement and Deed Restriction, which is a contract between Grand County and a Developer or Subdivider, which is recorded as an encumbrance upon the Property to ensure compliance hereunder. A Development Agreement shall run with the land and be binding upon the parties and their successors in title, as provided by its terms.

D. “High Density Housing Overlay District” or “HDHO District” means a zoning district applied to the Property that benefits from a higher density than that allowed under the existing underlying zoning designation, which attendant increased density encourages the provision of new housing units used for primary residential occupancy as further described in this Section.

E. “High Density Housing Overlay Development” or “HDHO Development” means a subdivision or site plan approved within an HDHO District in which at least eighty percent (80%) of the lots or units developed on the Property are restricted for Primary Residential Housing occupied by Actively Employed Households.
F. “High Density Housing Overlay Lot” or “HDHO Lot” is a Lot restricted for Primary Residential Housing occupied by Actively Employed Households that otherwise meet the requirements of this Section.

G. “HDHO Lots or Units” or “HDHO Lots and Units” shall refer to HDHO Lots and/or HDHO Units.

H. “High Density Housing Overlay Unit” or “HDHO Unit” is a dwelling unit restricted for Primary Residential Housing occupied by Actively Employed Households that otherwise meet the requirements of this Section.

I. “Household” means one (1) adult living alone, two (2) or more adults related to each other by blood, marriage, or another legally recognized relationship, or a maximum of five (5) unrelated adults residing in the same residence.

J. “Master Plan” means a planning document which guides development of the Property based on the County’s planning goals, existing development, and physical characteristics of the particular HDHO Development. A Master Plan shall be recorded, run with the land, and be binding upon the parties and their successors in title, as provided by its terms.

K. “Primary Resident” means an adult that meets the “Primary Residential Occupancy” requirement.

L. “Primary Residential Housing” or “Primary Residential Development” shall have the same meaning as “High Density Housing Development,” which terms may be used interchangeably throughout this Section.
M. “Primary Residential Occupancy” means the owner of record occupying the dwelling unit for a minimum of nine (9) months out of any twelve (12) month period or a renter occupying the dwelling unit through a lease term no shorter than six (6) months out of any twelve (12) month period.

N. “Property” means a specific parcel of real property upon which an HDHO District is applied.

O. “Subdivider” means any person creating a subdivision and offering lots for sale to the public.

4.7.4 Permitted Uses.

The following uses are permitted within an HDHO Development upon the County Council’s approval of application of an HDHO District to a specific parcel:

A. Residential developments at a density greater than normally permitted by the underlying zoning district as described in the table below, when a Subdivider or Developer ensures a minimum of eighty percent (80%) of lots or units developed on the Property are deed restricted for Primary Residential Occupancy for Actively Employed Households. HDHO Lots and Units may be owner-occupied or renter-occupied as long as the residents meet the occupancy and active employment requirements of Section 4.7.4.A. The maximum density (units/acre) limit shall be based on a calculation that includes all existing and all new units on the land area that is being included in the calculation. Residential development qualifying for greater density pursuant to the provisions of this ordinance shall be permitted to obtain such density by constructing residential housing types not otherwise allowed in the underlying zoning district. For example, multi-family units may be constructed in a single-family residential zone.

<table>
<thead>
<tr>
<th>High Density Housing (HDH) District</th>
<th>Maximum Density</th>
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### 4.7.5 Development Standards.

#### A. Eligibility.
In order to reduce costs associated with the development and construction of Primary Residential Housing, the property development standards set forth in Section 4.7.5.C are established for and shall apply to all HDHO Developments within the HDHO Districts upon approval of a site plan or preliminary plat approval.

#### B. Property Development Standards.
The following development standards shall apply to HDHO Developments within the HDHO Districts:

1. **General Design Standards.** The development shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the development site. Site planning on the perimeter shall provide for protection of the property from adverse surrounding influences and shall protect surrounding areas from potentially adverse influences from the property. To the greatest extent possible, the design of the development shall promote privacy for residents and neighbors, security, and use of passive solar heating and cooling.
through proper placement of walls, windows, and landscaping.

2. Minimum Design Standards. Minimum design standards are included to ensure a high degree of quality in the development of HDHO Lots and Units. The following design standards shall apply to a development that utilizes the density increases allowed by this Section.

a. Sidewalks shall be installed along all street frontages where otherwise required by this LUC.

b. Screening Requirements.

1. Outdoor Storage Screening. All outdoor storage areas for materials, trash, mechanical equipment, vehicles, or other similar items shall follow the standards outlined in Section 6.4.3.

2. Parking Lot Screening. Parking lot screening must be provided between an off-street parking area containing six (6) or more parking spaces and either 1) a different zoning district or 2) a public street, and shall:

a. Be provided within ten feet (10’) of the perimeter of the parking lot to be screened, except for parking lots adjacent to rain gardens/bio-retention systems, other landscape features, or where screening may negatively impact the traffic sight distance (as defined by the American Association of State Highway and Transportation Officials (AASHTO) and verified by the County Engineer);

b. Be not less than eighty percent (80%) opaque and be a minimum of three feet (3’) in height as measured from the highest finished adjacent grade of the parking area. When shrubs are used to provide the screen, such shrubs must be at least two feet (2’) tall at planting and anticipated to grow to at least three feet (3’) tall at maturity;
c. Not interfere with driver or pedestrian visibility for vehicles entering or exiting the premises;

d. Utilize plants found in Section 6.4.3.F, where required;

e. Consist of at least two (2) of the following:

   i. A compact hedge of evergreen or densely twigged deciduous shrubs spaced to ensure closure into a solid hedge at maturity.

   ii. A berm with plantings as described above.

   iii. Transit shelters, benches, bicycle racks, and similar features may be integrated as a part of the screen.

   iv. Fencing may be integrated as part of the screen. All wood fencing shall be stained and sealed with a weatherproof product.

f. Be equipped with an irrigation system adequate for establishing and maintaining the plant materials within it.

c. Parking Island Design. Off-street parking areas with at least twenty-five (25) parking stalls shall contain interior landscaped islands. Such islands shall be bounded by a raised concrete curb, pervious curbing, or an approved equivalent and shall contain mulch to retain soil moisture. This provision shall not apply to parking structures. Landscaped parking lot islands shall:

   1. Be located at the beginning and end of each parking row and shall contain a minimum of one hundred eighty (180) square feet and a minimum width of nine feet (9’);

   2. Include at least one (1) tree per island;
3. Incorporate shrubs, perennials, and ornamental grasses, where required;

4. Be prepared with topsoil to a depth of two feet (2’) and improved to ensure adequate drainage, nutrient, and moisture retention levels for the establishment of plantings; and

5. Be equipped with an irrigation system adequate for establishing and maintaining the plant materials within it.

d. Building Exterior Façade Standards.

1. Exterior finishes may be of wood, masonry, stone, stucco, HDO board or other high quality material permitted by the building code, but shall not utilize vinyl siding; cedar or wood shakes; highly reflective, shiny, or mirror-like materials; or exposed plywood or particle board.

2. Buildings shall utilize at least two (2) of the following design features to provide visual relief along the front of the residence:

   a. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bay windows
   b. Dormers.
   c. Gables.
   d. Recessed entries, a minimum of three (3) feet deep.
   e. Covered front porches.
   f. Cupolas.
   g. Architectural Pillars or Posts.
   h. Quoins.
   i. Corbeling on wall.
   j. Decorative lintel.
k. Incorporation of brick or stone on at least 25% of front surface area.

e. Where HDHO units may be placed on the same lot as current or future temporary or short-term accommodations, dedicated HDHO units shall be clustered together so as to minimize the exposure of residents to temporary guests. In all other developments, where temporary or short-term accommodations units do not exist and cannot exist due to zoning restrictions, dedicated HDHO units shall be dispersed throughout the residential development.

f. Where there is a combination of commercial and residential uses, the commercial uses shall front along the highest road designation. Residential development shall be located behind commercial development or on upper floors above commercial development.

g. The County Council may waive, or modify, any, or all, of these requirements when the Council finds it is infeasible to comply due to physical or other constraints on the lot.

3. Minimum Building Site Area and Lot Width. There shall be no minimum building site area, minimum lot width, or maximum lot coverage requirements for individual lots or individual dwelling sites in a HDHO Development. However, the building site area lot widths, and lot coverage percentages shall be designated on a preliminary plat or site plan pursuant to Section 4.7.9 below.

4. Density. Overall density of site development within an HDHO District shall not exceed the limits established in Section 4.7.4.

5. Building Height

a. Maximum building heights shall not exceed the limits defined in the underlying zone district except that buildings constructed in the HDHO 35b District shall not
exceed four (4) stories or forty-two (42) feet in height.

b. To the maximum extent possible, building heights and locations shall minimize shading and interruption of solar access to adjacent properties with existing residential structures or commercial agricultural operations.

c. All structures shall conform to the Ridgeline Standards of Section 6.9.8.

d. Structures built within an HDHO Development must comply with the setback and buffer requirements of the underlying zone. The maximum height of the building at the exterior wall shall be the greater of:

1. 20 feet

2. The building’s setback at that point

e. From the exterior wall, the building’s height may increase to its maximum height at a rate not greater than a 45° angle from the maximum allowable height of the exterior wall.
Examples of HDH Height-Compliant Structures

28' Max. Height Examples

35' Max. Height Examples

50' Max. Height Examples

10' standard floor height

20' setback

28 max height

20'-0"

10' standard floor height

26 max height

28'-0"

10' standard floor height

35 max height

20'-0"

10' standard floor height

25' setback

50 max height

20 allowble height

10' standard floor height

20' setback

10' standard floor height

50' from property line
6. Setbacks. The minimum setbacks from the lot line of the development shall be determined by the buffer requirements of Section 5.4.1.B and the compatibility standards of Section 6.10.

7. Parking.

   a. Number of spaces required

      1. For every single-family or two-family dwelling, there shall be provided at least two (2) off-street parking spaces for each unit. Parking spaces provided in a garage or carport may count towards the minimum requirement.

      2. For every attached multifamily dwelling, off-street parking spaces shall be provided in accordance with Section 6.1.4:

      | Multi-family dwellings | Efficiency and one-bedroom | 1.5 per dwelling unit |
      |------------------------|-----------------------------|-----------------------|
      | Two-bedroom            | 1.75 per dwelling unit      |
      | Three-bedroom and Larger | 2.0 per dwelling unit      |

   b. Parking design requirements

      1. Parking areas for single-family or two-family dwellings need not be paved.

      2. Parking areas for attached multifamily dwellings shall be subject to the off-street requirements outlined in Section 6.1.7.

      3. Uncovered surface parking may be permitted in the rear and side setbacks but is not permitted in the front or street-side setback.

      4. Garages, carports, and individual locking storage units are subject to the setback standards outlined in Section 5.4.1.

      5. Required spaces for multifamily developments equal to or greater than five units shall be covered in a carport or a garage except that for multifamily dwellings with four or fewer units, parking spaces can be uncovered.
8. Minimum Standards of Physical Condition. Each HDHO Unit is required to have and maintain those minimum standards of physical conditions set forth in Exhibit B - Minimum Standards.

9. Streets. All public streets within or abutting the proposed planned development shall be dedicated and improved to County specifications for the particular classification of street.

10. Signs. Signs shall be permitted only to the extent allowed under Section 6.5, Signs, and must be approved by the Planning and Zoning Administrator.

11. Construction Timing. The HDHO Units shall be ready for occupancy no later than the date of the initial or temporary occupancy of any unrestricted units within the development or applicable phase thereof. If the unrestricted units are developed in phases, then the HDHO Units may be developed in proportion to the phasing of the unrestricted units. For example, for each unrestricted unit constructed at least four (4) HDHO Units shall be constructed.

4.7.6 Assurance of Primary Residential Housing and Occupancy.

A. General. HDHO Lots and Units shall be used for Primary Residential Housing for Actively Employed Households in perpetuity.

B. Deed Restriction. The following Deed Restriction shall be integrated into the Development Agreement, the Master Plan, each Final Plat or Site Plan, and each deed of conveyance:

The Property shall be used for Primary Residential Housing for Actively Employed Households as required by Grand County Land Use Code, Section 4.7, High Density Overlay Districts Overlay, in perpetuity. The Property is further subject to a [this] Development Agreement and the [this] Master Plan recorded in the real property records of Grand County, Utah on ______ at Entry No[s]. ________ [and ________ , respectively].
Grand County reserves the right to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval upon a violation or breach of this Deed Restriction by a record owner of any HDHO Lot or Unit in Grand County.

C. Enforcement. In addition to other remedies preserved herein, Grand County reserves the right to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval upon a violation or breach of this Section by a record owner of any HDHO Lot or Unit in Grand County.

4.7.7 Development Incentives.

A. General. As a further inducement to the development of Primary Residential Housing beyond the relaxation and flexibility of development standards, the County, where appropriate, may also extend one or more Development Incentives to an HDHO Development, as set forth in Section 4.7.7.B, the selection of which shall depend on the quality, size, nature, and scope of the development being proposed. Incentives shall be targeted to improve the development design or to yield the greatest number of HDHO Units, so as to permit the County to meet its estimate of additional housing needs and the goals of the housing element of the County’s General Plan.

B. Additional Development Incentives. The County may also offer impact fee deferrals or waivers, property tax abatements, or direct financial contributions should the County Council determine that such incentives are warranted and in the best interest of the County.

4.7.8 HDHO District Application.

A. Preapplication Conference. Prior to submission of an HDHO District Application, as defined in this Section, the Developer or Subdivider shall meet with the Community and
Economic Development Director or their designee(s), including other County staff deemed desirable or necessary by the Community and Economic Development Director, to discuss the procedures, standards, and regulations hereunder.

B. Procedure. An HDHO District Application shall be reviewed and approved in accordance with the procedures of Section 9.2, Text and Zoning Map Amendments (Rezonings), and shall be considered to be a zoning map amendment.

C. Application. A Developer or Subdivider shall submit an HDHO District Application with the information contained in Section 9.2.3 together with a Development Agreement, Master Plan, and Conceptual Site Plan as follows:

1. The Development Agreement shall include the following information:
   a. Legal description of the Property;
   b. Narrative summarizing the proposed development of the Property by gross acre; number of Lots or Units, common area and open space acreage, overall character and architectural style, and other related development features as proposed by the Developer or requested by the County;
   c. Percentage of HDHO Lots or Units to be developed on the Property; and
   d. Deed Restriction required by 4.7.6.B.

2. The Master Plan shall include the following information:
   a. Legal description of the Property;
   b. Number and location of Lots or Units to be developed on the Property;
   c. Percentage of HDHO Lots or Units to be developed on the Property, including designation of the specific HDHO Lots or Units in accordance with Section 4.7.4; and
   d. Identification of site planning features designed to ensure compatibility between proposed HDHO Development and surrounding neighborhoods and land use.
3. The Conceptual Site Plan shall include the information required under Section 9.17.3.A through N.

D. Recordation. The Developer or Subdivider shall record the Development Agreement and Master Plan in the real property records of Grand County, Utah prior to recordation of a final plat approved hereunder or issuance of a building permit for any unit within a site plan approved hereunder. Once approved, the Development Agreement and Master Plan may not be amended or modified without reapplication to the County.

E. Effect. Review and consideration of an HDHO District Application is a discretionary legislative decision. Further, approval of an HDHO District Application does not constitute site plan, preliminary plat, or final plat approval. Rather, such approval shall be deemed approval of permission to develop under the standards of this Section and the Master Plan.

F. Lapse of approval. The HDHO District approval shall automatically expire and be void unless the County approves and Developer records a site plan or final plat for the HDHO Development in accordance with Sections 4.7.9 and 9.5 within 24 months of the date of HDHO District approval.

G. Conflict. In the event of conflict between the provisions of Section 9.2 and this Section 4.7.8, this Section shall control.

4.7.9 HDHO Development Plat and Site Plan Approval.

A. Application Procedure. Review of an HDHO Development plat or site plan is an administrative decision, which shall be consistent with the County’s prior legislative approval of an HDHO District, the Development Agreement, and the Master Plan.

B. HDHO Development Preliminary Plat and Final Plat. Each Subdivider shall submit and the County shall review a preliminary plat application and final plat application in
accordance with Sections 9.4 and 9.5, Preliminary Plat and Final Plat, and this Section 4.7.

1. In addition to the requirements of Section 9.4.2 and 9.5.1, Submittal Requirements, each plat shall include:
   a. Designation of HDHO Lots in accordance with Section 4.7.4;
   b. Deed Restriction as required by Section 4.7.6.B.

C. HDHO Development Site Plan. Each Developer of a mixed use or multifamily residential HDHO Development shall submit and the County shall review a site plan application in accordance with Section 9.17, Site Plan Review, and this Section 4.7.

1. In addition to the requirements of Section 9.17.3, Submittal Requirements, each site plan shall include:
   a. Designation of HDHO Units in accordance with Section 4.7.4;
   b. Deed Restriction as required by Section 4.7.6.B

D. In the event of conflict between the provisions of Section 9.4, 9.5, or 9.17 and this Section 4.7.9, this Section shall control.

4.7.9 Expiration of High Density Housing Ordinance.

This Ordinance shall automatically expire after three hundred (300) HDHO Lots or Units have been approved or after two (2) years, whichever occurs first. A record of the number and location of HDHO Lots and Units approved shall be kept on file within the Community and Economic Development Department at all times.

4.7.10 Enforcement.
A. Penalties for Violation. As more particularly set forth in Section 1.9, Penalties for Enforcement, any person, firm, entity, or corporation violating any provision or failing to comply with any provision of this Section shall be guilty of a Class C misdemeanor. Without limiting the generality of the foregoing, it shall also be a Class C misdemeanor for any person, firm, entity, or corporation to sell or rent an HDHO Lot or Unit to a household not qualified under this Section. It shall further be a Class C misdemeanor for any person, firm, entity, or corporation to provide false or materially incomplete information to the County or its designee or to a seller or lessor of an HDHO Lot or Unit to obtain occupancy of housing for which the person is not eligible.

B. Legal Action. In addition to the remedies set forth in Sections 1.9, the County may institute any appropriate legal actions or proceedings necessary to ensure compliance with this Section, including:

1. Actions to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval;

2. Actions to recover from any violator of this Section civil fines, restitution to prevent unjust enrichment, and/or enforcement costs, including attorney fees;

3. Actions to seek judicial enforcement of such fines, restitution and costs, including judgment liens and foreclosure; and

4. Any other appropriate action for unlawful detainer, injunctive relief or damages.

4.7.12 Repeal/Savings Clause

Ordinance No. 584, enacted January 15, 2019, is hereby repealed; provided, however, that Ordinance No. 584 shall remain in force to authorize the arrest, prosecution, conviction, and
punishment of a person who violates Ordinance No. 584 prior to the Effective Date of this Ordinance.
Minimum Standards for Physical Conditions of High Density Housing Overlay (HDHO) Units

- Clean unit
- Carpets steam-cleaned two or three days prior to closing
- All scratches, holes, burned marks repaired in hardwood floors, linoleum, tile, and counter tops, etc.
- No broken or foggy windows
- All screens in windows (if screens were originally provided)
- All doors will be in working order with no holes
- All locks on doors will work
- All keys will be provided; e.g., door, mail box, garage
- All mechanical systems shall be in working order
- Walls paint ready
- Normal wear and tear on carpet; if carpet has holes, stains, etc., the carpet and padding shall be replaced or escrow funds at current market value per square foot for a comparable product shall be held at the time of closing to be used by the new buyer
- No leaks from plumbing fixtures
- Any safety hazard remedied prior to closing
- Satisfaction of radon issue if found at time of inspection
- All light fixtures shall be in working order
- All appliances that existed in the original Unit, remain and are in good working order and good condition

DEFINITIONS

- Clean Unit: All rooms will be cleaned as stated below:
  - Kitchen:
    - Range - Inner and outer services will be cleaned.
    - Range hood and Exhaust Fan
    - Refrigerator and Freezer - Inner and outer surfaces of refrigerator and freezer will be clean. Freezer will be defrosted.
- Cabinets and Countertops - Exterior and interior surfaces of cabinets and drawers will be clean. Door and drawer handles, if provided, shall be clean and in place.
- Sink and Garbage Disposal - Sink and plumbing fixtures will be clean. Garbage disposal must be in working order.
- Dishwasher - Must be in working order and inner and outer surfaces shall be clean.

- Blinds, Windows, Screens:
  - Windows - All window surfaces, inside and outside of the window glass, shall be clean.
  - Screens - Screens will be clean and in place with no holes or tears.

- Closets: Closets, including floors, walls, hanger rod, shelves and doors, shall be clean.

- Light Fixtures: Light fixtures will be clean and shall have functioning bulbs/florescent tubes.

- Bathrooms:
  - Bathtub, Shower Walls, Sinks - Bathtubs, shower walls and sinks shall be clean.
  - Toilet and Water Closet - Water closets, toilet bowls and toilet seats will be clean. If the toilet seat is broken or peeling, the seat shall be replaced.
  - Tile - All tile and grout will be clean.
  - Mirrors and Medicine Cabinets - Mirrors and medicine cabinets shall be cleaned inside and out.
  - Shelves and/or Other Cabinetry - All other shelving or cabinetry shall be cleaned inside and out.

- Walls, Ceilings, Painted Doors and Baseboards: Painted surfaces must be cleaned with care to ensure the surface is clean without damaging the paint.

- Floors: Floor cleaning includes sweeping and mopping and could include stripping, waxing and buffing. Types of floor surfaces include bamboo and marmoleum.

- Interior Storage/Utility Rooms: Storage/utility rooms shall be cleaned. Properly cleaned storage/utility rooms will be free from odors, removable stains, grease marks or accumulations.

- Washer/Dryer- Must be in working order and inner and outer surfaces shall be clean

- Safety Hazard: Any item that provides a safety hazard shall be fixed. This would include, but is not limited to, exposed electrical wiring, satisfaction of any radon issue found, ventilation for gas hot water system, etc.

- Walls Paint-Ready: All holes shall be patched; all posters, pictures, etc., shall be removed from all walls; all nails, tacks, tape, etc., shall be removed from all walls; and all walls shall be clean and ready for the new buyer to paint. If wallpaper has been placed on the wall and in good condition, the wallpaper can
remain; if the wallpaper is peeling off, the wallpaper must be removed.

- Windows: If a window is broken, including the locking mechanism, the window shall be replaced. If the window has a fog residue in the inside, it shall be replaced.
1212 South Jackson Street Comparison

Adopted HDH Boundaries

Proposed Revision
Jackson Street Business Resolutions Parcels - Record

- The previously included parcels on this block have been included, and at the highest density, since the 2017 open house
  - May 10th PC meeting is first HDH map, with Jackson Street included
  - First discussion of boundaries, as seen in minutes, is May 24th
- Letter from Amy was received by email on November 5th, included in November 20th council packet, page 562-563
  - Dec 4th packet, 167-168
  - Dec 18th packet, 413-414
  - Jan 2nd packet, 245-246
- HDH/Assured Housing Workshop on Dec 4, mention of Edge Parcels on page 6 of packet, but Jackson Street parcels not specifically called out
- The southern requested addition was included and called out on map for Dec 18 council meeting, among other map revisions
  - No specific discussion of this area in meeting
  - The revisions from this map were used for all staff work going forward
- January 15th Meeting Minutes
  - 1hr 41min - 2hr 2min is discussion with Mark Horowitz
  - He asks whether the band along Jackson was created to accommodate Mike Bynum, allowing him to add on to it
  - That idea is refuted by both sides of Jackson Street’s inclusion from the beginning in Spring of 2017.
- Justifications for original inclusion - Unbuilt/underbuilt parcels that are 1 block away from 191, and some of closest in county to downtown commercial core
  - After discussion among council on the impacts of the block of 4 included parcels, they were reduced from HDH35b to HDH15
November 1, 2018

Zacharia Levine  
Community and Economic Development Director  
Grand County

RI: High Density Housing Overlay District Boundary

Dear Zacharia-  

This letter is to express our overall support of the proposed HDH Overlay District. Business Resolutions and its partners have a number of properties that could potentially benefit from the overlay. We do however have one concern with the boundary of the proposed HDH35b in the area of Jackson Street. There are four properties under joint ownership and only two of the four are currently proposed to be in the overlay. We respectfully request that the two properties listed below and shown on the attached map are included in the overlay. Only a portion of the 5.5 acre parcel can be developed due to steep slopes.

Parcel Number - 020070084  
Address - 1212 S JACKSON  
Area (acres) - 1.48

Parcel Number - 02MAY0010  
Address - MADISON WAY 1267 S  
Area (acres) - 5.50

This will give us the opportunity to design a more cohesive development on a larger tract of land, resulting in more housing units.

Sincerely,

Amy Weiser, Project Manager  
Business Resolutions, LLC

Real Estate Resolutions, LLC - Business Resolutions, LLC - Resolutions Property Management, LLC  
P.O. Box 99, Moab, UT 84532
Public Hearing Notice

Proposed Amendments to the High Density Housing Overlay (HDHO 15) Boundaries in the Vicinity of Your Property

Public Hearing Information
Planning Commission / County Council
Date: May 21, 2019
Time: 6:00 p.m. or later
Location: Grand County Courthouse Council Chambers

For more information, contact the
Grand County Community & Economic Development Department
125 E. Center St.
Moab, Utah 84532
435-259-1343

You are receiving this notice because of your proximity to the potential changes in boundaries of the High Density Housing Overlay District, HDH-15 (see attached information).

A public hearing is a statutory requirement for changes to land use/zoning regulations, including map boundaries. At a public hearing, members of the public are provided a reasonable opportunity to comment on the subject of the hearing.
Proposed Ordinance amending the High Density Housing (HDH) Overlay and to correct an error in the adopted map.

Statement: On January 15, 2019, the Grand County Council adopted Ordinance 584 establishing the High Density Housing Overlay (HDHO) boundaries and associated standards of development.

Following adoption of Ordinance 584, the County Attorney and Community and Economic Development Office collaborated to clarify the development standards and review and approval procedures set forth in the ordinance. Staff will review the redlined changes to the previously adopted ordinance in the May 21, 2019 County Council meeting.

In addition to the standards and procedures clarifications, staff believes the adopted map inadvertently and erroneously omitted a parcel from the HDH 15 district. The parcel is located on the south side of Jackson St. A record of mapping conversations related to the subject parcels will be included in the formal meeting packet for reference. You may also request meeting packet information from the Community and Economic Development Department directly.

On April 23, 2019, the Grand County Planning Commission voted to send a favorable recommendation to the County Council for the proposed text changes in the ordinance and the proposed addition of the referenced parcel into the HDH 15 District.

While also noticed in the Moab Times Independent, the County’s website, and the State of Utah’s Public Meeting Notice website, you are receiving a mailed notice of this public hearing because of your proximity to the proposed boundary change.

**Please note that even if the County Council votes to adopt the new HDH Overlay District boundaries, the landowner/developer would still be required to ask for and receive approval for the HDH Overlay to be applied to their specific parcel. This requirement applies to any landowner/developer requesting approval for an HDH Overlay development based on their respective HDHO District.
1212 South Jackson Street Comparison

Adopted HDH Boundaries

Proposed Revision
Please share this with all involved in the decision making process (City and County)

Hello Everyone,

I am a concerned citizen and multiple small business owner in the Moab community. My husband and our family have been in the Moab valley for over 4 generations and we have seen a lot of change in this valley, mostly good, but some of the current proposed changes could be detrimental to citizens and small business in the future. My concern is the "taking" of private property rights. Some of the citizens of the community weren't here or don't remember when Moab was basically a drab ghost town when the uranium mines shut down. You couldn't even give away homes, business were closing and it was a pretty undesirable place. With the tourism industry, the town has flourished. The City and County benefit from the TRT and property tax and if the right to do nightly rentals is taken away, it will be a huge ding in the economy and in the tax revenue to our community. It seems like the citizens who want to stop all nightly rentals, tourism and to go back to the 1990's are people who have moved here in the last 10-15 years and now they want to shut the gates so no one else can come to Moab and build a future in a great community.

When nightly rentals were removed from the residential zones and put in commercial zone the County created an overlay for the complexes that had a majority of rentals versus full time residences. These include Rim Village, Rim Vistas, Coyote Run, Solano Vallejo, Puesta del Sol, Redcliff Condos, Southgate Village, Tierra Del Sol, Desert Wind, etc. in the County and Moab Springs Ranch, Entrada, Cottonwoods on Williams Way, etc in the City. I think it is only fair that these continue to be allowed to do nightly rentals along with those B&B's and current nightly rentals that are "Grandfathered" in. I am concerned about the talk of "sun-setting" the grandfathered rentals and those in complexes where nightly rentals are now allowed. People have invested in Moab with their hard earned cash. (I am not talking about the big money motels. These are individuals and families who have mortgages to pay. They bring money into the community through the TRT tax, property tax, and employing people to clean, do maintenance, electricians, plumbers, contractors, etc. I am a strong advocate for affordable housing, and housing solutions. I have 3 rentals that I lease at an affordable rate to try to help in a small way. You should not take away vested property rights from property owners and members of our community. We live in a free market society, which is one of the coveted principles that our country was founded upon. If you restrict and do away with nightly rentals I fear it will have economic impacts to our community that can not be reversed. Moab has been discovered! What is to stop people from investing in San Juan County. They will still have to go through Moab, impact traffic and our roads, use our services, but San Juan Co will get the tax benefits and the revenue. The market will correct itself. It always comes back to supply and demand...the basic economic principle. I would encourage you to tread carefully on private property rights. We don't want the state to come down and take over control of our community because you have pushed the boundary on taking away rights.

Respectfully yours,

Sue Dalton
435-260-8090, cell
May 24, 2019

Grand County Council
Zacharia Levine, Community and Economic Development Director

RE: HDH15 Overlay on Jackson Street

Dear Councilmembers-

At the public hearing this week on May 20th a Grand County Planning Commission member spoke against correcting the error to the HDH15 Overlay boundary on Jackson Street. He stated that it was not as simple as correcting a staff error and intimated that it had not been a part of the overall HDH Overlay process. This letter is to once again make clear that the County Council approved the boundary of the HDH15 overlay on the Jackson Street property (as shown on attached Exhibit A) at their January 15th meeting.

In summary, on November 5, 2018 our office submitted a letter requesting that the Council include all 4 of the parcels on the East side of Jackson Street rather than the draft proposal which only included 2 parcels. This letter and the map showing the requested change was emailed to Council members on the same day. At the Council meeting on November 7, 2018 Amy Weiser spoke to the letter and the request to include all 4 parcels. The letter, and map showing requested boundary, was included in the Council’s packets on November 20, 2018, December 4, 2018, and December 18, 2018. Claims that the public never saw this request are simply incorrect. The draft map was changed to include the 4 parcels when the Council approved the HDH Overlay Map and Ordinance on January 15, 2019.

On January 15th the Council approved the requested change to the HDH15 Overlay boundary for the properties on Jackson Street. The approval would increase the lots from 2 lots to 4 lots. The final map that came out increased the boundary, but only from 2 lots to 3 lots; it did not reflect all that was approved. The error was immediately brought to the attention of Community and Economic Development staff i.e. two additional lots not just one. We aren’t requesting a change to what was approved; we are requesting a correction to reflect what was approved. To put it another way, it could not have been increased even from 2 to 3 parcels without full approval by Council. You in fact approved to increase from 2 to 4 parcels as the public record proves rather than only 3.

We sincerely hope that the Council re-approves the change, and rights the inadvertent error to the HDH15 Overlay boundary for the Jackson Street lots. Thank you for your attention to this matter.

Mike Bynum, Manager

Real Estate Resolutions, LLC - Business Resolutions, LLC - Resolutions Property Management, LLC
P.O. Box 99, Moab, UT 84532
Notice & notification:
After two years of extensive work by staff and public input this property is added with only brief notice to affected property owners. Nine properties border this parcel. Notice signage was ineffective. Notice was not sent by mail. Mail notice would only reach property owners, not actual residents. It takes Real Diligence to know what is happening at Planning and at Council. Signage & legal notification would easily be overlooked by any normal citizen.

My original query:
I understand why parcels in Highway Commercial are in the HDHO but I don't understand why two small lots (1095 & 1121 jackson, a duplex) are included!? .... Also 410 E Jefferson (a small lot home) is also included. Depending on actual development, some small lot homes could be nearly surrounded by HDH. [btw; the owner @ 1121 jackson did not know that her home is now in the HDHO ..... ].

My conclusion; that the intention is to create a development continuity thru these homes to specifcally include 'Resolutions' properties. I call that "Pre-pre approval"!

Adding these small lots implies that they are better developed as HDH and encourages their obsolescence. Would being adjacent to or surrounded by HDH improve your property value or not??? As Randy Day said; “You’re IN or you’re out” !!!

My opinion:
1212 Jackson ave. Parcel# 02-0070084 = 1.48 ac. Rural Residential/1 per ac.
bordering nine small lot properties. multiplying development rights 15 fold and increasing building heights to 44 feet ..... is contrary to every aspect of the Land Use Code. EVERY. SINGLE. ONE.

I believe planning would be better served if 1212 jackson were rezoned SLR thus making a buffer between the SRL May Estates & Jefferson street homes and the impending plans ‘Resolutions’ may take. Resolutions remaining two parcels = 2.7 ac. X 15 = =/- 40. = 1.48 22hhdh/8slr.

My Respectful Request;
The request of ‘Resolutions’ partners to include approx.. one acre of parcel 02-MAY-0010, Lot 8 (5.5 ac) in the May Estates subdivision is impossible. Lot 8 is “Plat Restricted” from further subdivision. This was the promise of the Grand County council upon approval of final plat. I don’t see any legitimate way that parcel could be involved in any development plans ‘Resolutions’ may come forward with.

I ask that ‘Resolutions’ request to include un-re subdividable property be denied.

Sincerely,

Marc Horwitz 1275 boulder moab 05/29/19
A FINAL PLAT OF
MAY ESTATES

NOTES:
1. Lot 81 is hereby restricted from further subdivision.

BOUNDARY DESCRIPTION:
A PARCEL OF LAND IN THE SW 1/4 SECTION 7, T 26 S., R 22 E., ST. GEORGE, ST. GEORGE COUNTY, UTAH, more particularly described as follows:

BEGINNING at a concrete marker bearing N'02'02" S16°59'38" E 196.2 ft., THENCE S89°59'02" E 269.8 ft. to a concrete marker-bearing S78°45'00" W 200.0 ft., THENCE S0'02'02" E 300.0 ft. to a corner, THENCE S78°59'02" W 273.1 ft. to a corner, THENCE S0'02'02" W 529.5 ft. to a corner, THENCE W78°39'37" 213.9 ft. to a corner, THENCE S0'02'02" W 263.5 ft. to the point of beginning, containing 10.0 acres more or less, corner as specified on the platted map.

OWNERS & MORTGAGEE'S
DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT...) THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED LAND, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ALL UTILITY EASEMENTS AS DESCRIBED FOR PUBLIC USE.

ACKNOWLEDGMENT:
I, WAYNE DAVIS, the person whose signature appears above, having been duly sworn, do depose and say that the above was read to me in my presence by WAYNE DAVIS, the notary public, and that I acknowledged that I executed the same.

SURVEYOR'S CERTIFICATE:
I, WAYNE DAVIS, the undersigned surveyor, having surveyed the above described parcel in the manner and under the instructions of WAYNE DAVIS, the owner, and who is familiar with the same, do hereby certify that the plat shown herein is true and correct as surveyed and plotted.

SURVEYOR'S ADDRESS:
14 EAST CENTER STREET, MANSFIELD, OH 44905

DATE:
May 15, 2020
AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
(JUNE 18, 2019)

Title: Grand County Personal Use Policy—Pursuant to HB 163

Fiscal Impact: N/A

Presenter(s): Christina Sloan, Grand County Attorney

Recommendation:
I move to adopt the proposed Grand County Personal Use Policy to be added to the Grand County Employee Handbook, and authorize the Chair to sign all associated documents.

Background:
During the 2019 Legislative Session, the Utah Legislature voted into law House Bill 163 (HB 163), which “amends provisions relating to offenses against the administration of government.” Among other statutes, HB 163 amended Utah Code Ann. 76-8-101 – Definitions, and Utah Code Ann. 76-8-402 – Misusing Public Money or Public Property. These amendments will be effective July 1, 2019 and make it a Third Degree Felony for a public servant to use any public property for personal use; a Third Degree Felony is punishable by a term of imprisonment of not more than five years and $5,000.

Essentially HB 163, as drafted, makes it so public servants who are performing their duties in good faith may unwittingly be committing felonies, as of July 1, 2019, unless the County adopts a policy, prior to HB 163’s effective date, and that Policy established acceptable personal use.

This office has reviewed the newly enacted legislation and finds it to the County’s best interest to immediately establish a policy that addresses this concern and to ensure public servants are not at risk of unwittingly committing felonies in their use of public property, while ensuring public servants are using county property in a responsible manner. Additionally, this policy would establish that the value provided to Grand County, through the acceptable personal use, substantially outweighs the personal benefit received by the public servant.

The County Council must adopt a policy prior to July 1, 2019 addressing this issue otherwise public servants may be charged with a Felony for using, be it unwittingly or not, any public property for personal use. This would include; looking at the news or newspaper, social media, making a phone call, any personal use of the computers or county email, instant messages, etc.

Attachment(s):
Proposed Grand County Personal Use Policy
SECTION 1: PURPOSE

It is the intent of Grand County to be responsible for the use of all tax dollars and all real and personal property acquired with tax dollars, and to establish policies regarding the personal use of County property by its employees, volunteers, independent contractors, and elected and appointed officials, including real and personal property as defined in Utah Code Ann. (UCA) § 76-6-412 and this Policy consistent with the provisions of UCA § 76-8-402, as amended

These policies are to serve as guidance to all County employees, volunteers, independent contractors, and elected and appointed officials as to the appropriate use of Grand County property and to avoid unintentional violations of UCA §§ 76-8-402 and 404, as amended.

SECTION 2: GENERAL PROVISIONS

2.1. GENERAL APPLICABILITY: This policy is applicable to all County employees, volunteers, independent contractors and elected and appointed officials, as well as all other persons who meet the definition of Employee herein, using county property and equipment and includes the use of all personal and real property, as well as public money and public funds of Grand County.

2.2 PRIVILEGE: Public Property owned, held, controlled or managed by Grand County remains the property of Grand County at all times and the privilege to use the Public Property may be limited or revoked at any time by the County Council or supervising Elected or Appointed Officials, the Council Administrator, or Department Heads. The authorizations contained within this Policy do not grant to any Employee, an inherent right to use Public Property nor does it grant any expectation of privacy in the personal use of the Public Property and no individual or Employee should have any expectation of privacy while using government resources at any time for any purpose.

2.2 DEFINITIONS: As used in this Policy the following definitions shall apply. Any undefined terms used herein shall have the meaning assigned to them under UCA §§ 76-1-601, 76-6-401, and 76-8-101.

A. Employee means (i) a Public Officer; (ii) an appointed official, employee, consultant, independent contractor, or volunteer of Grand County; or (iii) any other person hired or paid by Grand County to perform a government function. An individual becomes an “Employee” under these policies upon election, appointment, employment, contracting or other selection, regardless of whether the individual has begun to officially occupy the position.
B. **Incidental Use** or **De Minimis Use** means an occasional or infrequent personal use with little or no cost to the County and which, considering its value and the frequency with which it is used, is so small as to make accounting for it unreasonable or impractical. In determining whether the use is de minimis, the frequency and the value shall always be considered.

C. **Personal Use** means any use by an Employee, which is for the benefit of the Employee and not part of the Employee’s official duties, or other duties as may be assigned or authorized by the Employee’s supervising Elected Official, Council Administrator, or Department Head. Use of Public Property which is open and available to the general public is not considered Personal Use.

D. **“Public Money” or “Public Funds”** means money, funds, or accounts, regardless of the source from which they are derived, that: (i) are owned, held or administered by Grand County; or (ii) are in the possession of another entity that performs a public function and is authorized to hold, spend, transfer, disburse, use or receive public money. It also includes money, funds, or accounts after the money, funds or accounts are transferred to an independent contractor and remain public funds or public money while in the possession of an independent contractor for the purpose of providing a program or service for or on behalf of Grand County.

E. **Public Officer** means an elected official of the county or a person appointed to fulfill the remaining term of an elected official and the Justice Court Judge.

F. **Public Property** includes real or personal property that is owned, held, or managed by Grand County, regardless of location, and remains Public Property while in the possession of an Employee. Public Property includes electronic software as well as the hardware.

**SECTION 3: POLICY**

It is the policy of Grand County that all Public Money, Public Funds, and Public Property are for the beneficial use of the public and should at all times, be primarily used for the purpose of conducting county governmental functions consistent with the dictates of Title 17 of the Utah Code.

3.1 **Authorized Use of Public Property:**

A. The Incidental or De Minimis Personal Use of Public Property by Grand County Employees is hereby authorized by Grand County. To the extent more specific policies have been adopted for particular types of Public Property which have either less or more restrictive authorized uses, the more specific policies shall apply.
B. Use of Public Property by authorized charitable organizations or on behalf of those organizations by an Employee may be authorized and if so, shall not be considered Personal Use. Authorization for charitable use shall be made pursuant to Grand County Policy and should be in writing.

C. The Personal Use of Public Property as authorized in this Section shall:

1. Not surpass nor disrupt the primary purpose of the Public Property in fulfilling the Employee’s official duties;

2. Not incur any unauthorized additional costs to Grand County;

3. Be conducted, to the extent possible, during non-working hours or at times and in such manner which does not interfere with the conduct of regular business;

4. Be conducted only with or on Public Property which is in the Employee’s possession because it is necessary to fulfill the Employee’s official duties;

5. Be conducted in a manner which does not compromise the integrity of Public Property, including software and systems; and

6. Be conducted consistent with all other Grand County policies and in a manner which is compliant with all local, state and federal laws.

D. In the event personal use of Public Property by an Employee exceeds incidental or de minimis, the County shall report it to the Internal Revenue Service as a taxable fringe benefit taxable to the employee, in addition to pursuing disciplinary actions against the Employee consistent with Grand County Policy.

3.2 PROHIBITION AGAINST PERSONAL USE OF PUBLIC FUNDS OR PUBLIC MONEY:

A. The personal use of Public Funds or Public Monies is prohibited and no authorization for personal use of Public Funds or Public Monies is hereby granted.

3.3 AUTHORIZING AUTHORITY:

A. Each Employee’s Supervisor and the Grand County Council as to Public Officers (the Authorizing Authority) shall be the primary source of any authorization required under this Policy, with each Authorizing Authority being responsible for authorizations as set forth below.
B. Each Authorizing Authority shall be responsible for determining what Public Property is required by each of their Employees in order to perform their assigned duties.

C. Each Authorizing Authority may authorize specific personal use of Public Property permitted under Section 3.1 for their Employees if the value provided to Grand County substantially outweighs the personal benefit received by the Employee; provided, however, that if such authorization may result in a taxable fringe benefit attributed to the Employee, the Authorizing Authority shall obtain the express written consent of the County Council prior to the authorization.

3.4 ADDITIONAL PROHIBITIONS:

A. No Employee shall use Public Property, Public Funds or Public Monies in a manner or with the intent to obtain or derive a profit therefrom.

B. No Employee shall use Public Property, Public Funds or Public Monies in violation of federal, state or local laws.

3.5 INADVERTENT PERSONAL USE: Employees who may inadvertently and unintentionally use Public Property, Public Funds or Public Monies in a manner not consistent with the authorizations in this Policy shall upon discovery:

A. Immediately report the inadvertent use to their Supervisor; and

B. Shall, within 14 days, repay any costs that may have been incurred; and/or

C. Take all necessary steps to ensure that Grand County is not injured by the inadvertent personal use.

SECTION 4 PENALTIES

Violations of this policy may subject the violating Employee to disciplinary action under Grand County Policy, felony criminal prosecution under the provisions of UCA §§ 76-8-402 or 404; cancellation of contracts; and/or disqualification from or removal from office.
### CONSENT AGENDA SUMMARY

#### GRAND COUNTY COUNCIL MEETING

**Consent Agenda Item: R-W**

<table>
<thead>
<tr>
<th>TITLE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>R.</td>
<td>Ratifying the Chair’s signature on contract amendment No.4 between the State of Utah Administrative Office of the Courts and Grand County for Bailiff and Security Services for July 1, 2019 through June 30, 2020</td>
</tr>
<tr>
<td>S.</td>
<td>Ratifying the Chair’s signature on a contract between Department of Heritage and Arts, State Library Division and Grand County Public Library</td>
</tr>
<tr>
<td>T.</td>
<td>Ratifying the Vice Chair’s signature on thank you letter to San Juan County Commissioners and SITLA leaders for their efforts and travel regarding joint meeting</td>
</tr>
<tr>
<td>U.</td>
<td>Approving proposed Cooperative Grant Agreement for Noxious Weed Management with Forestry, Fire &amp; State Lands for FY2020</td>
</tr>
<tr>
<td>V.</td>
<td>Approving application for retail beer license (Bar License) for Castle Creek Winery located at Highway 128 Mile 14</td>
</tr>
<tr>
<td>W.</td>
<td>Approving application for retail beer license for Scots on the Rocks from November 1-3, 2019, located at Old Spanish Trail Arena</td>
</tr>
</tbody>
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**FISCAL IMPACT:**

See Corresponding Agenda Summary, if any

**PRESENTER(S):**

None

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**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.
STATE OF UTAH
CONTRACT

CONTRACT # _152088 AMENDMENT #4

TO BE ATTACHED TO AND MADE PART OF the above numbered contract by and between the State of Utah, Administrative Office of the Courts, referred to as State and Grand County Sheriff.

THE PARTIES AGREE TO THE CONTRACT AS FOLLOWS:

1. Contract period: 07/01/19 Effective Date
   06/30/20 Termination Date unless terminated early or extended in accordance with the terms and conditions of this contract.
   Renewal options: Unlimited (they are required by statute to provide these services). All payments under this contract will be completed within 90 days after the Termination Date.

2. Contract amount:

<table>
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<tr>
<th>Hrs Allotted</th>
<th>Hrly Rate</th>
<th>Contract Amt</th>
<th>Total</th>
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</thead>
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<tr>
<td>Bailiff Security</td>
<td>520</td>
<td>$20.99</td>
<td>$10,916.00</td>
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<tr>
<td>Perimeter Security</td>
<td>280</td>
<td>$20.99</td>
<td>$ 5,880.00</td>
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</table>

3. Attachment A: Terms & Conditions
   Attachment B: Scope of Work
   Attachment C: Sample Invoice

4. Contact Information:
   Courts: Seventh District & Juvenile Court
   Attn: Travis Erickson
   Addr: 149 East 100 South
   City/Zip: Price 84501
   Phone: 435 636-3400
   E-mail: travise@utcourts.gov

   County: Grand County Sheriff
   Attn: Steven White
   Addr: 25 South 100 East
   City/Zip: Moab 84532
   Phone: 435 259-8115
   E-mail: swhite@grandcountysheriff.org

IN WITNESS WHEREOF, the parties sign and cause the contract to be executed.

COUNTY

County Commission

County Sheriff

County Attorney

LEGAL STATUS OF CONTRACTOR

☐ Sole Proprietor
☐ Non-Profit Corporation
☐ For-Profit Corporation
☐ Partnership
☒ Government Agency

(AOC Revision 01/29/2018)
ATTACHMENT A: TERMS AND CONDITIONS – Bailiff and Security Contracts

1. AUTHORITY: Provisions of this contract are pursuant to the authority set forth in 11-13-101 commonly referred to as the Inter-local Cooperation Act, 17-22-2, 17-22-27 and UC78A-2-602.

2. SEPARABILITY CLAUSE: A declaration by any court, or any other binding legal source, that any provision of this contract is illegal and void shall not affect the legality and enforceability of any other provision of this contract, unless the provisions are mutually dependent.

3. RENEGOTIATION OR MODIFICATIONS: This contract may be amended, modified, or supplemented only by written amendment to the contract, executed by the same persons or by persons holding the same position as persons who signed the original agreement on behalf of the parties hereto, and attached to the original signed copy of the contract. Automatic renewals will not apply to this contract.

4. TERMINATION: This contract may be terminated in advance of the specified expiration date, by either party, upon ninety (90) days written notice being given the other party. On termination of this contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved services rendered to date of termination. Termination shall not affect the rights and duties of either party as may be required by law.

5. NONAPPROPRIATION OF FUNDS: The provision of this contract placing an obligation upon the State to compensate the Sheriff for services is contingent upon, and limited to the extent that, funds are appropriated and available for this purpose by the Legislature. The State will actively seek adequate funding from the Legislature to fulfill the obligations of this contract. In the event that funds are not appropriated or otherwise available to honor the terms of this contract, the State may renegotiate the agreement or may terminate the agreement without penalty upon 30 days written notice to the Sheriff.

6. INDEMNIFICATION: The State shall be responsible for all damages to persons or property that occurs as a result of the negligence or fault of State employees in connection with the performance of this contract. The County shall be responsible for all damages to persons or property that occurs as a result of the negligence or fault of the County in connection with the performance of this Contract. The County shall indemnify and hold the State free and harmless from all claims that arise as a result of the negligence or fault of the County, its officers, agents and employees. The obligation of a party to indemnify the other pursuant to any provision of this agreement is subject to the terms and conditions of the Governmental Immunity Act of Utah, UCA 63G-7-101 et seq., including, but not limited to, the liability limits contained therein.

7. EMPLOYMENT STATUS: All persons performing duties under the terms of this Contract shall be County employees and shall have no right to any state pension, civil service, workers' compensation, unemployment or any other state benefit for services provided hereunder. The County will have full supervision authority, subject to the Scope of Work, over all persons employed to carry out the requirements of this Contract.

8. PAYMENT: Payments are normally made within 30 days following the date a correct invoice is received. All invoices must be submitted in an approved format.

9. COMPENSATION: The compensation paid by the State to the County pursuant to this Agreement shall be used only for the services provided pursuant to the Agreement, and County shall not have the authority or right to use such funds for other purposes. The State shall compensate the County for salary and benefits of sworn officers in conformance with the provisions of Sections 17-22-2, 17-22-23, 17-22-27 and UC78A-2-602, and Rule 3-414 of the Code of Judicial Administration. This agreement shall not serve to compensate County for costs related to security administration, supervision, travel, equipment and training.

10. EQUIPMENT: The equipment used by County personnel shall be provided and maintained by the County except for elements of the security systems (i.e. magnetometers, surveillance and other monitoring devices) provided by the State.
11. NOTICE: The Sheriff shall respond to a request for assistance with additional law enforcement personnel and services, without compensation, upon the occurrence of a breach of peace or when a security problem is anticipated.

12. PROBLEM RESOLUTION: The State’s designated representative or representatives shall have the right, upon request, to meet and confer with the Sheriff, and/or his designated contract representatives, to discuss any problems arising from the Sheriff's performance or the individual deputies performing services under this Agreement, the costs for future periods under this contract, or any other issues related to this contract.

13. CONTINUITY OF COURT OPERATIONS: The Sheriff shall continue to provide bailiff and security services to the State if a natural disaster or other disruption forces the Court to modify its operations or convene at an alternate site(s) within the County.

14. SECURITY INCIDENT REPORTING: The Sheriff shall report all breaches of security, criminal acts, or threats to the Court or court personnel to the Local Security Coordinator. Such incidents include, but are not limited to: threats, suspicious incidents, vandalism, theft/burglary/robbery, medical assists and assaults. The Sheriff further agrees to provide a written report of the incident to the Local Security Coordinator on the Sheriff's standard departmental report form or on a Court Security Incident form provided by the local Security Coordinator. This will be completed as soon as is reasonably possible after the incident.

15. SECURITY REVIEWS: The Sheriff will cooperate with the Court Security Director and Court Facilities Manager in conducting periodic court security reviews to determine compliance with physical and procedural security standards and will assist in correcting any deficiencies identified. To the extent possible, the Sheriff will implement the standards set forth in the Model Post Orders document (as applicable) dated March, 2014, and provided by the Courts.

16. TRAINING: The Sheriff agrees to send bailiffs and court security officers to the 16 hours of basic court security training provided free-of-charge by the Court, as soon as possible after their appointment.

17. ENTIRE CONTRACT: This Contract, including all Attachments and documents incorporated hereunder, constitutes the entire agreement between the parties with respect to the subject matter, and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

(Revised 04/22/2016)
ATTACHMENT B: SCOPE OF WORK

Bailiff Services:

A. County shall assign such law enforcement or special function officers as bailiffs in each courtroom when court is in session in the Seventh District, District and Juvenile Courts in Grand County.

B. County and AOC through their designees shall coordinate the staffing, scheduling and service levels at the various court locations with the goal of promoting efficiency and quality. The County is hiring authority for all officers assigned under this contract; however, the appointment or reassignment of a courtroom bailiff is subject to the concurrence of the judges with whom the bailiff will work/works.

Security Service:

Sheriff agrees to provide court security services and such other duties as may be required by law for the Seventh District, District and Juvenile Courts in Grand County. The Sheriff agrees to provide sufficient security staff of qualified law enforcement officers to provide security according to the Court Security Plan. The Sheriff agrees to provide security staff sufficient to provide door access security as frequently as possible.

Court Security Plan:

In accordance with Rule 3-414, Utah Code of Judicial Administration, the court executive in consultation with the Sheriff, has developed a court security plan. The plan outlines the responsibilities of the Sheriff and a written copy of that plan has been provided to the Sheriff. The Court Security Plan is hereby incorporated by reference into this contract.

Revised (00/00/0000)
STATE OF UTAH

1. CONTRACTING PARTIES: This contract is between the following agency of the State of Utah: Department of Heritage and Arts, Agency Code: 710, State Library Division, referred to as STATE, and Grand County Public Library, referred to as GRANTEE.

Grand County Public Library
257 E Center St
Moab, UT
84532-2463

DUNS # (required): 159558857
Contact Person: Carrie Valdes
Phone Number: (435) 259-1111
Email: carrie@moablibrary.org
Vendor ID # 112128A Commodity Code # 99999000000

LEGAL STATUS OF GRANTEE
( ) Sole Proprietor
( ) Non-Profit Corporation
( ) For-Profit Corporation
( ) Government Agency

2. GENERAL PURPOSE OF CONTRACT: The general purpose of this contract is to provide: Fund LSTA Technology Enhancement Grant. Project will be completed by GRANTEE as outlined in Grant Application and in accordance with Scope of Work as outlined.

3. PROCUREMENT: This contract is entered into as the result of the procurement process on RX# N/A, FY N/A, Bid # N/A, a pre-approved sole source authorization (from the Division of Purchasing) SS# N/A, or other method: USL Grant Application.

4. CONTRACT PERIOD: Effective Date: 06/01/2019 Termination Date: 08/30/2019, unless terminated early or extended in accordance with the terms and conditions of this contract. Renewal options (if any): N/A.

5. CONTRACT COSTS: GRANTEE will be paid a maximum of $ 5000 for costs authorized by this contract. Prompt Payment Discount (if any): N/A. Additional information regarding costs: N/A.

6. ATTACHMENTS INCLUDED AS PART OF THIS CONTRACT:
Attachment A - Standard Terms & Conditions for Grants
Attachment B – Scope of Work and Special Provisions
Other Attachments: The following attachments are required for this Contract to comply with the aforementioned LSTA guidelines and are required for submission during project period as outlined. These documents are included in the total documentation for Contract, though received at different times during the effective dates of Contract.

   • Grant Application with attached: Assurances – Non-Construction Programs and Certification Regarding Debarment and Suspension, etc.
   • Final Survey

Any conflicts between Attachment A and the other attachments will be resolved in favor of Attachment A.

7. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED: N/A
   a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.
   b. Utah State Procurement Code, Procurement Rules, and GRANTEE'S response to Bid # N/A, dated N/A.
IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

GRANTEE:

Director, Manager or Authorized Signatory

Financial Officer

Date

STATE

Director, State Library Division

N/A, Grant

Director, Division of Purchasing

Director, Division of Finance

Agency Contact for questions during the contract process.

Rachel Cook
Agency Contact

801-715-6722
Phone Number

801-715-6767
Fax Number

rcook@utah.gov
Email
ATTACHMENT A
STATE OF UTAH STANDARD TERMS AND CONDITIONS FOR GRANTS

1. DEFINITIONS: The following terms shall have the meanings set forth below:
   a. “Contract” means these terms and conditions, the Contract Signature Page(s), and all other
      attachments and documents incorporated by reference.
   b. “Contract Signature Page(s)” means the cover page(s) that the State and Grantee sign.
   c. “Grantee” means the individual or entity which is the recipient of grant money from the State.
      The term “Grantee” includes Grantee’s agents, officers, employees, and partners.
   d. “Non-Public Information” means information that is deemed private, protected, controlled, or
      exempt from disclosure under the Government Records Access and Management Act (GRAMA) or as
      non-public under other applicable state and federal laws. Non-public information includes those records
      the State determines are protected after having properly received a written claim of business
      confidentiality as described in Utah Code § 63G-2-309. The State reserves the right to identify additional
      of information that must be kept non-public under federal and state laws.
   e. “State” means the State of Utah Department, Division, Office, Bureau, Agency, or other state
      entity identified on the Contract Signature Page(s).
   f. “Grant Money” means money derived from state fees or tax revenues that is owned, held, or
      administered by the State.
   g. “SubGrantees” means persons or entities under the direct or indirect control or responsibility of
      the Grantee, including, but not limited to, Grantee’s agents, consultants, employees, authorized
      resellers, or anyone else for whom the Grantee may be liable at any tier, including a person or entity
      providing or performing this Contract, including the Grantee’s manufacturers, distributors, and suppliers.

2. GOVERNING LAW AND VENUE: This Contract shall be governed by the laws, rules, and regulations of
   the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of
   competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District
   Court for Salt Lake County.

3. LAWS AND REGULATIONS: At all times during this Contract, Grantee and all acts performed under
   this Contract will comply with all applicable federal and state constitutions, laws, rules, codes, orders,
   and regulations, including applicable licensure and certification requirements.

4. REQUIRED ACCOUNTING: Grantee agrees that it shall provide to State the following accounting for all
   Grant Money received by the Grantee, at least annually, and no later than 60 days after all of the Grant
   Money is spent:
   a. a written description and an itemized report detailing the expenditure of the Grant Money or the
      intended expenditure of any Grant Money that has not been spent; and
   b. a final written itemized report when all the Grant Money is spent.
   c. NOTE: If the Grantee is a non-profit corporation, Grantee shall make annual disclosures
      pursuant to the requirements of Utah Code § 51-2a-201.5.

5. RECORDS ADMINISTRATION: Grantee shall maintain or supervise the maintenance of all records,
   receipts and any other documentation necessary to properly account for payments made by the State to
   Grantee under this Contract, Grantee’s performance of the Contract terms and milestones, and
   outcomes reported to the State by the Grantee. These records shall be retained by Grantee for at least
   six (6) years after final payment, or until all audits initiated within the six (6) years have been completed,
   whichever is later. Grantee agrees to allow, at no additional cost, State of Utah and federal auditors,
   State Entity staff, and/or a party hired by the State access to all records necessary to account for all
   Grant Money received by Grantee as a result of this contract and to verify that the Grantee’s use of the
   Grant Money is appropriate and has been properly reported.

6. CONFLICT OF INTEREST: Grantee represents that none of its officers or employees are officers or
   employees of the State of Utah, unless disclosure has been made to the State.

7. INDEPENDENT GRANTEE: Grantee and SubGrantees, in the performance of this Contract, shall act in
   an independent capacity and not as officers or employees or agents of the State.
8. **INDEMNITY**: Grantee shall be fully liable for the actions of its agents, employees, officers, partners, and SubGrantees, and shall fully indemnify, defend, and save harmless the State from all claims, losses, suits, actions, damages, and costs of every name and description arising out of Grantee's performance of this Contract caused by any intentional act or negligence of Grantee, its agents, employees, officers, partners, or SubGrantees, without limitation; provided, however, that the Grantee shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the sole fault of the State. The parties agree that if there are any limitations of the Grantee's liability, including a limitation of liability clause for anyone for whom the Grantee is responsible, such limitations of liability will not apply to injuries to persons, including death, or to damages to property.

9. **EMPLOYMENT PRACTICES**: Grantee agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e) which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90 which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Grantee further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Grantee's employees.

10. **AMENDMENTS**: This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract even if listed elsewhere in this Contract.

11. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW**: Upon thirty (30) days written notice delivered to the Grantee, this Contract may be terminated in whole or in part at the sole discretion of the State, if the State reasonably determines that: (i) a change in Federal or State legislation or applicable laws materially affects the ability of either party to perform under the terms of this Contract; or (ii) that a change in available funds affects the State's ability to pay under this Contract. A change of available funds as used in this paragraph, includes, but is not limited to, a change in Federal or State funding, whether as a result of a legislative act or by order of the President or the Governor.

12. **WORKERS COMPENSATION INSURANCE**: Grantee shall maintain during the term of this Contract, workers' compensation insurance for all its employees as well as any SubGrantees. Worker's compensation insurance shall cover full liability under the worker's compensation laws of the jurisdiction in which the service is performed at the statutory limits required by said jurisdiction. Grantee acknowledges that within thirty (30) days of contract award, Grantee must submit proof of certificate of insurance that meets the above requirements.

13. **PUBLIC INFORMATION**: Grantee agrees that this Contract and invoices will be public documents, and may be available for distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Grantee gives the State express permission to make copies of this Contract, related documents, and invoices in accordance with GRAMA. Except for sections identified in writing by Grantee and expressly approved by the State of Utah Division of Purchasing and General Services, all of which must be in accordance with GRAMA, Grantee also agrees that the Grantee's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. The State is not obligated to inform Grantee of any GRAMA requests for disclosure of this Contract, related documents, or invoices. A. **Grantee** may designate certain business information as protected under GRAMA pursuant to Utah Code Section 63G-2-305 and 63G-2-309. It is Grantee's sole responsibility to comply with the requirements of GRAMA as it relates to information regarding trade secrets and information that should be protected under business confidentiality.

14. **PAYMENT**: The acceptance by Grantee of final payment, without a written protest filed with the State within ten (10) business days of receipt of final payment, shall release the State from all claims and all
liability to the Grantee. The State’s payment shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that the State may have against Grantee.

15. **RECAPTURE:** State shall recapture and Grantee shall repay any Grant Money disbursed to Grantee that is not used by Grantee for the project identified or if the money is used for any illegal purpose.

16. **REVIEWS:** The State reserves the right to perform reviews, and/or comment upon the Grantee’s use of the funds set forth in this Contract. Such reviews do not waive the requirement of Grantee to meet all of the terms and conditions of this Contract.

17. **ASSIGNMENT:** Grantee may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of the State.

18. **NON-PUBLIC INFORMATION:** If non-public Information is disclosed to Grantee, Grantee shall: (i) advise its agents, officers, employees, partners, and SubGrantees of the obligations set forth in this Contract; (ii) keep all Non-public Information strictly confidential; and (iii) not disclose any Non-public Information received by it to any third parties. Grantee will promptly notify the State of any potential or actual misuse or misappropriation of Non-public Information.

Grantee shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Grantee shall indemnify, hold harmless, and defend the State, including anyone for whom the State is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Grantee or anyone for whom the Grantee is liable.

Upon termination or expiration of this Contract and upon request by the State, Grantee will return all copies of Non-public Information to the State or certify, in writing, that the Non-public Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.

19. **PUBLICITY:** Grantee shall submit to the State for written approval all advertising and publicity matters relating to this Contract. It is within the State’s sole discretion whether to provide approval, which must be done in writing.

20. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY:** If intellectual property is exchanged in return for the funding set forth in this contract, Grantee will indemnify and hold the State harmless from and against any and all damages, expenses (including reasonable attorneys’ fees), claims, judgments, liabilities, and costs in any action or claim brought against the State for infringement of a third party’s copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Grantee’s liability such limitations of liability will not apply to this section.

21. **OWNERSHIP IN INTELLECTUAL PROPERTY:** The State and Grantee each recognizes that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing.

22. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.

23. **ATTORNEY’S FEES:** In the event of any judicial action to enforce rights under this Contract, the prevailing party shall be entitled its costs and expenses, including reasonable attorney’s fees, incurred in connection with such action.

24. **DISPUTE RESOLUTION:** Prior to either party filing a judicial proceeding, the parties agree to participate in the mediation of any dispute. The State, after consultation with the Grantee, may appoint an expert or panel of experts to assist in the resolution of a dispute. If the State appoints such an expert or panel, State and Grantee agree to cooperate in good faith in providing information and documents to the expert or panel in an effort to resolve the dispute.
25. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) Contract Signature Page(s); (iii) the State’s additional terms and conditions, if any; (iv) any other attachment listed on the Contract Signature Page(s); and (v) Grantee’s terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Grantee or limits the rights of the State must be in writing and attached to this Contract or it is rendered null and void.

26. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice the State Entity’s right to enforce this Contract with respect to any default or defect in the Services that has not been cured.

27. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.

28. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

(Revision date: 30 March 2016)
Contract between USL and **Grand County Public Library** Contract #

**ATTACHMENT B**  
**SCOPE OF WORK AND SPECIAL PROVISIONS**

This Contract is entered into to provide for the cooperative development of local public library services in accordance with the provisions of Utah Code Ann. §§9-7-201(3), 9-7-205(1)(f) and 9-7-205(2) (LexisNexis 2015).

**THEREFORE,** the parties agree as follows:

1. **This Agreement must be returned to USL with all required GRANTEE initials and/or signatures by 06/10/2019.** Any exceptions must be arranged in writing via email to Julie Anderson, Contracts/Grants Analyst for USL at juanderson@utah.gov.

2. The effective dates of Contract shall be from 06/01/2019 through 08/30/2019, unless terminated sooner in accordance with the terms and conditions herein.

3. The amount payable to GRANTEE by USL for the performance of activities outlined in this Agreement shall not exceed $5000.

4. This Agreement may be terminated with or without cause by either party with 60 days prior written notice. Upon termination of this Agreement, all accounts and payments for services rendered prior to the termination date will be processed according to established financial procedures.

5. Communication between Agreement agencies shall be directed to those individuals appointed by each agency. Any information or other correspondence regarding this Agreement shall be forwarded through the designated contact person. These individuals are as follows:

   **USL Contact:** Rachel Cook, rcook@utah.gov, 801-715-6722

   **GRANTEE Contact:** Carrie Valdes, carrie@moablibrary.org, (435) 259-1111

6. The Catalog of Federal Domestic Assistance lists the LSTA grant program number as CFDA #45.310.

**SCOPE OF WORK:**

1. Library Services and Technology Act (LSTA) funds will be used to finance approved projects. Approved projects will be required to follow State and Federal guidelines in regards to procurement, expenditure of funds and reporting standards.

2. The Project Director must create a separate cost center for sub-award (LSTA) funds. LSTA funds may not be placed in an interest-bearing account.

3. The Project Director must set up an accounting system to track expenditures of LSTA, matching, and in-kind funds or services.

4. If applicable, the Project Director or Financial Officer must set up procedures for documenting any salaries/benefits costs associated with the grant project. Time sheets and payroll documentation are required for salary and benefit costs. Name must be legible, but personal information (SSN or home address, for example) may be concealed on copies sent to the USL Contact.

5. **GRANTEE is required to complete the State Library survey for this grant by September 15, 2019.**

6. The GRANTEE must retain electronic copies of all invoices during the grant period. Copies must be complete and legible and be available for submission upon request.

7. If applicable, the GRANTEE must retain electronic documentation for any salary/benefit costs applicable to the grant during the grant period and have them available for submission upon request.

8. The Project Director must read the Grant Administrative Guidelines within one (1) month of the start of the grant period.

Contract between USL and Grand County Public Library Contract #______________

10. The Project Director must retain all documentation (either in paper or PDF format) related to the grant project for three (3) years after the completion of the grant.

11. The Project Director must acknowledge IMLS and USL as part of the grant project. Additional information is in the Grant Administrative Guidelines.

12. If the Project Director or Financial Officer cannot fulfill their duties through the completion of the grant, the USL Contact must be informed within seven (7) working days.

13. Funds may be requested for reimbursement by submitting a LSTA Request for Reimbursement of Expenditures form found under the “Reimbursements” tab in the grants portal at https://utahdcc.force.com/usl/ with the associated documentation as needed throughout the Grant period.

14. All expenditures for the grant project must be expended by 08/30/2019, and reimbursed or submitted for reimbursement by 09/15/2019.

15. Any funds that will not expended by 08/30/2019, as outlined in Grant Application and final Grant Funding, will be reimbursed to USL by 09/15/2019.

16. Final Report (including final budget information) is due to USL on or before 09/15/2019.

SPECIAL CONDITIONS:

1. GRANTEE will ensure that The Institute for Museums and Library Services 2016 Grants to States Award Guidance is followed in relevant part regarding where Utah State Library and subgrantees “...must acknowledge IMLS in all related publications and activities supported with your grant money. An example acknowledgement would read: “This program was funded in part with a grant from the Institute of Museum and Library Services which administers the Library Services and Technology Act.” IMLS provides a kit with suggestions and materials to help subgrantees publicize grant activities at http://www.imls.gov/recipients/grantee.aspx.” The IMLS website includes the IMLS logo available to download and use in published materials where appropriate.

2. GRANTEE will ensure that The Utah State Library Division, Department of Heritage and Arts, is also acknowledged in all related publications and activities supported with LSTA grant funds. An example acknowledgement may read: “This program was funded in part through a grant from Utah State Library Division, Department of Heritage and Arts.” A combined acknowledgement statement may read: “This program was funded in part through a grant from Utah State Library Division, Department of Heritage and Arts, and from the Institute of Museum and Library Services which administers the Library Services and Technology Act.”

3. GRANTEE is required to write a print or electronic letter to their State and federal legislators regarding the value of the grant funding award to their library and community, and must submit copies with the final evaluation report form. Failure to submit evaluation reports and legislative letters will jeopardize future grant awards.

SPECIAL PROVISIONS:

1. USL will reimburse GRANTEE their portion of the LSTA funds for this project up to the total of the Grant amount of $5000, upon receipt of a LSTA Request for Reimbursement of Expenditures form with the associated documentation throughout the Grant period as needed.

OTHER INFORMATION:
June 13, 2019

Dear Mr. Torgerson,

Thank you so much for making the effort and the travel to Moab yesterday for our joint meeting of the San Juan County Commission, SITLA and the Grand County Council. We felt it to be a most productive meeting in continuing to build a relationship with all the stakeholders, which will allow us to proactively plan the future of our overlapping interests, specifically in the northern part of San Juan County.

We look forward to putting together a much more specific agenda in the near future so we can discuss in detail some of the issues which we brought to the table yesterday. After we have had a chance to "digest" what we accomplished yesterday we will reach out again to hopefully arrange another meeting in which we can discuss directly our joint needs and wants very specifically.

Again, thank you for your participation and your input. We will be in touch again soon with our suggestions and a request for your suggestions for a future meeting on specifics.

Best regards,

[Terry Morse, Vice-Chair]
Grand County Council
June 13, 2019

Dear Director Ure,

Thank you so much for making the effort and the travel to Moab yesterday for our joint meeting of the San Juan County Commission, SITLA and the Grand County Council. We felt it to be a most productive meeting in continuing to build a relationship with all the stakeholders, which will allow us to proactively plan the future of our overlapping interests, specifically in the northern part of San Juan County.

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Again, thank you for your participation and your input. We will be in touch again soon with our suggestions and a request for your suggestions for a future meeting on specifics.

Best regards,

Terry Morse, Vice-Chair
Grand County Council
June 13, 2019

Dear Interim Administrator Everitt,

Thank you so much for making the effort and the travel to Moab yesterday for our joint meeting of the San Juan County Commission, SITLA and the Grand County Council. We felt it to be a most productive meeting in continuing to build a relationship with all the stakeholders, which will allow us to proactively plan the future of our overlapping interests, specifically in the northern part of San Juan County.

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Again, thank you for your participation and your input. We will be in touch again soon with our suggestions and a request for your suggestions for a future meeting on specifics.

Best regards,

Terry Morse, Vice-Chair
Grand County Council
June 13, 2019

Dear Commissioner Grayeyes,

Thank you so much for making the effort and the travel to Moab yesterday for our joint meeting of the San Juan County Commission, SITLA and the Grand County Council. We felt it to be a most productive meeting in continuing to build a relationship with all the stakeholders, which will allow us to proactively plan the future of our overlapping interests, specifically in the northern part of San Juan County.

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Again, thank you for your participation and your input. We will be in touch again soon with our suggestions and a request for your suggestions for a future meeting on specifics.

Best regards,

Terry Morse, Vice-Chair
Grand County Council
June 13, 2019

Dear Commissioner Adams,

Thank you so much for making the effort and the travel to Moab yesterday for our joint meeting of the San Juan County Commission, SITLA and the Grand County Council. We felt it to be a most productive meeting in continuing to build a relationship with all the stakeholders, which will allow us to proactively plan the future of our overlapping interests, specifically in the northern part of San Juan County.

We look forward to putting together a much more specific agenda in the near future so we can discuss in detail some of the issues which we brought to the table yesterday. After we have had a chance to "digest" what we accomplished yesterday we will reach out again to hopefully arrange another meeting in which we can discuss directly our joint needs and wants very specifically.

Again, thank you for your participation and your input. We will be in touch again soon with our suggestions and a request for your suggestions for a future meeting on specifics.

Best regards,

Terry Morse, Vice-Chair
Grand County Council
June 13, 2019

Dear Commissioner Maryboy,

Thank you so much for making the effort and the travel to Moab yesterday for our joint meeting of the San Juan County Commission, SITLA and the Grand County Council. We felt it to be a most productive meeting in continuing to build a relationship with all the stakeholders, which will allow us to proactively plan the future of our over-lapping interests, specifically in the northern part of San Juan County.

We look forward to putting together a much more specific agenda in the near future so we can discuss in detail some of the issues which we brought to the table yesterday. After we have had a chance to “digest” what we accomplished yesterday we will reach out again to hopefully arrange another meeting in which we can discuss directly our joint needs and wants very specifically.

Again, thank you for your participation and your input. We will be in touch again soon with our suggestions and a request for your suggestions for a future meeting on specifics.

Best regards,

Terry Morse, Vice-Chair
Grand County Council
<table>
<thead>
<tr>
<th>Title:</th>
<th>Approving proposed Cooperative Grant Agreement for Noxious Weed Management with Forestry, Fire &amp; State Lands for FY2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiscal Impact:</td>
<td>Funds to help pay for grant workers and an income for the County (Within the budget)</td>
</tr>
<tr>
<td>Presenter(s):</td>
<td>Tim Higgs, Grand County Weed Supervisor</td>
</tr>
</tbody>
</table>

**Recommendation:**
I move to approve the proposed Cooperative Grant Agreement for Noxious Weed Management with Forestry, Fire & State Lands for FY2020 to control noxious weeds along the Colorado and the Green Rivers on State Lands, and to authorize the Chair to sign all associated documents.

**Background:**
For at least the last 10 years we have been working with FFSL and control noxious weeds along these rivers. We have made good progress on the purple loosestrife, but with the others it has been more difficult because of the seed source coming from outside the state of Utah and other counties in Utah. We are working with Emery County and others to form a Green River Cooperative Weed Management Area and hopefully in the near future bring that agreement to the County Council. This funding along with the ISM grant funding will help pay for the full time grant person. FFSL has been a good working partner with the county on controlling noxious weeds.

**Attachment(s):**
1. Contract
Cooperative Agreement

between

the Utah Division of Forestry, Fire and State Lands
1570 W. North Temple, Ste. 3520
Salt Lake City, UT 841145703

and

the Grand County Noxious Weed Control Department
125 E. Center St.
Moab, UT 84532

INTRODUCTION

This Cooperative Agreement is made and entered into by and between the Utah Division of Forestry, Fire and State Lands, herein after referred to as “FFSL”, and the Grand County Noxious Weed Control Department, herein after referred to as “GCWD”, mutually referred to as “the parties”.

The contract term of this cooperative agreement will be from July 1st, 2019 until June 30th, 2020.

FFSL will reimburse GCWD a sum not to exceed $20,000.00 for expenses incurred which result from GCWD’s noxious weed control activities on Sovereign Lands.

Standard terms and conditions for State contracts are found on “Attachment A” of this cooperative agreement.

PURPOSE

FFSL and GCWD hereby enter into a Cooperative Agreement to provide noxious weed prevention, detection and control within the State Sovereign Lands of the FFSL Southeast Management Area. A focus Area totaling approximately 665 acres. “Noxious Weeds” are those weeds listed as such by the Utah Department of Agriculture and GCWD, or those specifically indicated as a priority by FFSL.

FFSL and GCWD desire to facilitate cooperation and coordination of noxious weed prevention, detection and control efforts in order to increase the effectiveness and efficiency of each other’s programs.

FFSL and GCWD agree to participate in the efforts of inter-agency weed control coalitions and community groups in the interest of implementing integrated noxious weed management practices.

MUTUAL BENEFITS AND INTEREST

It is to the mutual benefit of the parties of this agreement to:

1. Cooperate in the prevention, detection, and control of noxious weeds within their intermingled jurisdictional areas.
2. Protect critical watersheds, mitigate soil erosion, maintain and/or restore plant and wildlife diversity and reduce adverse impacts to outdoor recreation.
ROLES AND RESPONSIBILITIES

In consideration of the above purposes and benefits the parties hereby agree to the following:

1. **FFSL shall:**
   a. Reimburse expenses of GCWD for the prevention, detection, and control of noxious weeds on sovereign lands along the Colorado River from the Utah state line downstream to the northern boundary of Canyonlands National Park; and along the Green River from Swasey’s Boat Ramp downstream to the Northern Boundary of Canyonlands National Park; and within the boundaries of FFSL’s Dalton Wells and Prairie Dog Haven Management Units; for a sum not to exceed $20,000.00.
   b. Provide technical and project assistance to GCWD in their implementation of this cooperative agreement.

2. **GCWD shall:**
   a. Prevent, detect, and take control actions on noxious weeds within the lands described in 1(a) above.
   b. Submit to FFSL an invoice at the end of the state fiscal year for a sum not to exceed $20,000.00.
   c. Use evidence based, integrated pest control strategies for weed management actions taken under this agreement.
   d. Will answer to the best of their abilities questions posited by members of the public while fulfilling their obligations as described under this cooperative agreement.
   e. Provide reporting of weed control actions taken in the form of GIS data.

MUTUAL AGREEMENT AND UNDERSTANDING

In consideration of the above purposes and benefits the parties hereby mutually agree that:

1. Either of the parties, in writing, may terminate this agreement in whole or in part at any time before the date of expiration. No party shall incur any new obligations for the terminated portion of the agreement after the effective date of termination and shall cancel as many obligations as is possible by that time. Full credit shall be giver for each party’s expenses and all non-cancellable obligations properly incurred up to the effective date of termination.
2. Nothing herein shall be considered as obligating the parties to this agreement to expend monies in excess of the funding approved and made available for payment under this instrument and modification thereto.
3. Modification to this agreement shall be made through an amendment by mutual consent of both parties, in writing, signed and dated by all parties, prior to any changes being performed. No party to this agreement is obligated to fund any changes not properly approved in advance.
4. The state auditor; or FFSL personnel and Grand County auditor; through any authorized representative, shall have the right to examine all records of the other parties related to this agreement during normal business hours. As used in this clause, “records” include books, documents, accounting procedures and practices, and other data regardless weather such are in written, electronic, or any other form.
5. This agreement is executed as of the last date of signature and unless terminated is effective through June 30th, 2020 at which time it will expire unless renewed.
6. Principal Contacts for this Agreement are:
   a. Tim Higgs – Grand County Noxious Weed Control Supervisor
   b. Tony Mancuso – FFSL Southeast Area Sovereign Lands Coordinator
The parties each affirm that they have the legal authority to enter into this agreement and the institutional, managerial, and financial capacity to ensure proper planning implementation, and management to fulfill the purposes of this agreement.

This agreement in no way restricts the parties from participating in similar activities with other public or private entities.

Any reimbursements made to GCWD by FFSL within the scope of this agreement do not by direct reference or implication convey FFSL’s endorsement of GCWD’s product or activities.

Grand County, Utah:
Council Chairperson
Signature:__________________________
Date:______________________________
Print or Type Name:
Evan Clapper

Division of Forestry, Fire & State Lands
Financial Manager
Signature:__________________________
Date:______________________________
Print or Type Name:
Stacy Carroll

Division of Forestry, Fire & State Lands
Deputy Director
Signature:__________________________
Date:______________________________
Print or Type Name:
Cornell Christiansen

Attorney General:
Assistant Attorney General
Signature:__________________________
Date:______________________________
Print or Type Name:
Fred Donaldson

Division of Finance
Signature:__________________________
Date:______________________________
Print or Type Name:________________
ATTACHMENT A: STATE OF UTAH STANDARD TERMS AND CONDITIONS FOR SERVICES

This is for a contract between Government Entities within the State of Utah for services (including professional services) meaning the furnishing of labor, time, or effort by a contractor. These terms and conditions may only be used when both parties are government entities or political subdivisions as defined in the Utah Government Immunity Act.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:

a) “Confidential Information” means information that is deemed as confidential under applicable state and federal laws, including personal information. The State Entity reserves the right to identify, during and after this Purchase Order, additional reasonable types of categories of information that must be kept confidential under federal and state laws.

b) “Contract” means the Contract Signature Page(s), including all referenced attachments and documents incorporated by reference. The term “Contract” may include any purchase orders that result from the parties entering into this Contract.

c) “Contract Signature Page(s)” means the State of Utah cover page(s) that the State Entity and Contractor sign.

d) “Contractor” means the individual or entity delivering the Services identified in this Contract. The term “Contractor” shall include Contractor’s agents, officers, employees, and partners.

e) “Services” means the furnishing of labor, time, or effort by Contractor pursuant to this Contract. Services shall include, but not limited to, all of the deliverable(s) that result from Contractor performing the Services pursuant to this Contract. Services include those professional services identified in Section 63G-6a-103 of the Utah Procurement Code.

f) “Proposal” means Contractor’s response to the State Entity’s Solicitation.

g) “Solicitation” means the documents used by the State Entity to obtain Contractor’s Proposal.

h) “State Entity” means the department, division, office, bureau, agency, or other organization identified on the Contract Signature Page(s).

i) “State of Utah” means the State of Utah, in its entirety, including its institutions, agencies, departments, divisions, authorities, instrumentalities, boards, commissions, elected or appointed officers, employees, agents, and authorized volunteers.

j) “Subcontractors” means subcontractors or subconsultants at any tier that are under the direct or indirect control or responsibility of the Contractor, and includes all independent contractors, agents, employees, authorized resellers, or anyone else for whom the Contractor may be liable at any tier, including a person or entity that is, or will be, providing or performing an essential aspect of this Contract, including Contractor’s manufacturers, distributors, and suppliers.

2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.

3. **LAWS AND REGULATIONS:** At all times during this Contract, Contractor and all Services performed under this Contract will comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.

4. **RECORDS ADMINISTRATION:** Contractor shall maintain or supervise the maintenance of all records necessary to properly account for Contractor’s performance and the payments made by the State Entity to Contractor under this Contract. These records shall be retained by Contractor for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Contractor agrees to allow, at no additional cost, State of Utah and federal auditors, and State Entity staff, access to all such records.

5. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT "STATUS VERIFICATION SYSTEM": INTENTIONALLY DELETED**

6. **CONFLICT OF INTEREST:** INTENTIONALLY DELETED

7. **INDEPENDENT CONTRACTOR:** Contractor’s legal status is that of an independent contractor, and in no manner shall Contractor be deemed an employee or agent of the State Entity or the State of Utah, and therefore is not entitled to any of the benefits associated with such employment. Contractor, as an independent contractor, shall have no authorization, express or implied, to bind the State Entity or the State of Utah to any agreements, settlements, liabilities, or understandings whatsoever, and agrees not to perform any acts as an agent for the State Entity or the State of Utah. Contractor shall remain responsible for all applicable federal, state, and local taxes, and all FICA contributions.

8. **INDEMNITY:** Both parties to this agreement are governmental entities as defined in the Utah Governmental Immunity Act (Utah Code Ann. 63G-7-101 et. seq.). Nothing in this Contract shall be construed as a waiver by either or both parties of any rights, limits, protections or defenses provided by the Act. Nor shall this Contract be construed, with respect to third parties, as a waiver of any governmental immunity to which a party to this Contract is otherwise entitled. Subject to and consistent with the Act, each party will be responsible for its own actions or negligence and will defend against any claims or lawsuit brought against it. There are no indemnity obligations between these parties.

9. **EMPLOYMENT PRACTICES:** Contractor agrees to abide by the following employment laws: (i)Title VI and VII of the Civil Rights Act
of 1964 (42 U.S.C. 2000e) which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90 which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the work place. Contractor further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Contractor’s employees.

10. AMENDMENTS: This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract.

11. DEBARMENT: Contractor certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Contractor must notify the State Entity within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.

12. TERMINATION: Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified expiration date, upon written notice given by the other party. The party in violation will be given ten (10) days after written notification to correct and cease the violations, after which this Contract may be terminated for cause immediately and is subject to the remedies listed below. This Contract may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. The State Entity and the Contractor may terminate this Contract, in whole or in part, at any time, by mutual agreement in writing. On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved Services ordered prior to date of termination.

Contractor shall be compensated for the Services properly performed under this Contract up to the effective date of the notice of termination. Contractor agrees that in the event of such termination for cause or without cause, Contractor’s sole remedy and monetary recovery from the State Entity or the State of Utah is limited to full payment for all Services properly performed as authorized under this Contract up to the date of termination as well as any reasonable monies owed as a result of Contractor having to terminate other contracts necessarily and appropriately entered into by Contractor pursuant to this Contract.

13. NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW: Upon thirty (30) days written notice delivered to the Contractor, this Contract may be terminated in whole or in part at the sole discretion of the State Entity, if the State Entity reasonably determines that: (i) a change in Federal or State legislation or applicable laws materially affects the ability of either party to perform under the terms of this Contract; or (ii) that a change in available funds affects the State Entity’s ability to pay under this Contract. A change of available funds as used in this paragraph, includes, but is not limited to, a change in Federal or State funding, whether as a result of a legislative act or by order of the President or the Governor.

If a written notice is delivered under this section, the State Entity will reimburse Contractor for the Services properly ordered until the effective date of said notice. The State Entity will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.

14. SUSPENSION OF WORK: Should circumstances arise which would cause the State Entity to suspend Contractor’s responsibilities under this Contract, but not terminate this Contract, this will be done by written notice. Contractor’s responsibilities may be reinstated upon advance formal written notice from the State Entity.

15. SALES TAX EXEMPTION: The Services under this Contract will be paid for from the State Entity’s funds and used in the exercise of the State Entity’s essential functions as a State of Utah entity. Upon request, the State Entity will provide Contractor with its sales tax exemption number. It is Contractor’s responsibility to request the State Entity’s sales tax exemption number. It also is Contractor’s sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.

16. INSURANCE: INTENTIONALLY DELETED

17. WORKERS COMPENSATION INSURANCE: Contractor shall maintain during the term of this Contract, workers’ compensation insurance for all its employees as well as any Subcontractor employees related to this Contract. Worker’s compensation insurance shall cover full liability under the worker’s compensation laws of the jurisdiction in which the service is performed at the statutory limits required by said jurisdiction. Contractor acknowledges that within thirty (30) days of contract award, Contractor must submit proof of certificate of insurance that meets the above requirements.

18. ADDITIONAL INSURANCE REQUIREMENTS: INTENTIONALLY DELETED

19. PUBLIC INFORMATION: Contractor agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents, and may be available for public and private distribution in accordance with the State of Utah’s Government Records Access and Management Act (GRAMA). Contractor gives the State Entity and the State of Utah express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Except for sections identified in writing by Contractor and expressly approved by the State of Utah Division of Purchasing and General Services, all of which must be in accordance with GRAMA, Contractor also agrees that the Contractor’s Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. The State Entity and the State of Utah are not obligated to inform Contractor of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.

20. DELIVERY: All deliveries under this Contract will be F.O.B. destination with all transportation and handling charges paid for by Contractor. Responsibility and liability for loss or damage will remain with Contractor until final inspection and acceptance when responsibility will pass to the State Entity, except as to latent defects or fraud.
21. **ACCEPTANCE AND REJECTION:** The State Entity shall have thirty (30) days after delivery of the Services to determine whether the Services conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Services by the State Entity. If Contractor delivers nonconforming Services, the State Entity may, at its option and at Contractor’s expense: (i) return the Services for a full refund; (ii) require Contractor to promptly correct or reperform the nonconforming Services subject to the terms of this Contract; or (iii) obtain replacement Services from another source, subject to Contractor being responsible for any cover costs.

22. **INVOICING:** Contractor will submit invoices within thirty (30) days of Contractor’s performance of the Services to the State Entity. The contract number shall be listed on all invoices, freight tickets, and correspondence relating to this Contract. The prices paid by the State Entity will be those prices listed in this Contract, unless Contractor offers a prompt payment discount within its Proposal or on its invoice. The State Entity has the right to adjust or return any invoice reflecting incorrect pricing.

23. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Contractor will be remitted by mail, electronic funds transfer, or the State of Utah’s Purchasing Card (major credit card). If payment has not been made after sixty (60) days from the date a correct invoice is received by the State Entity, then interest may be added by Contractor as prescribed in the Utah Prompt Payment Act. The acceptance by Contractor of final payment, without a written protest filed with the State Entity within ten (10) business days of receipt of final payment, shall release the State Entity and the State of Utah from all claims and all liability to the Contractor. The State Entity’s payment for the Services shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that the State Entity or the State of Utah may have against Contractor.

24. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. For all Services, time is of the essence. Contractor shall be liable for all reasonable damages to the State Entity and the State of Utah, and anyone for whom the State of Utah may be liable, as a result of Contractor’s failure to timely perform the Services required under this Contract.

25. **CHANGES IN SCOPE:** Any changes in the scope of the Services to be performed under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services.

26. **PERFORMANCE EVALUATION:** The State Entity may conduct a performance evaluation of Contractor’s Services, including Contractor’s Subcontractors, if any. Results of any evaluation may be made available to the Contractor upon Contractor’s request.

27. **STANDARD OF CARE:** The Services of Contractor and its Subcontractors shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Contractor shall be liable to the State Entity and the State of Utah for claims, liabilities, additional burdens, penalties, damages, or third party claims (i.e. another Contractor’s claim against the State of Utah), to the extent caused by wrongful acts, errors, or omissions that do not meet this standard of care.

28. **REVIEWS:** The State Entity reserves the right to perform plan checks, plan reviews, other reviews, and/or comment upon the Services of Contractor. Such reviews do not waive the requirement of Contractor to meet all of the terms and conditions of this Contract.

29. **ASSIGNMENT:** Contractor may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of the State Entity.

30. **REMEDIES:** Any of the following events will constitute cause for the State Entity to declare Contractor in default of this Contract: (i) Contractor’s non-performance of its contractual requirements and obligations under this Contract; or (ii) Contractor’s material breach of any term or condition of this Contract. The State Entity may issue a written notice of default providing a ten (10) day period in which Contractor will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Contractor's liability for damages. If the default remains, after Contractor has been provided the opportunity to cure, the State Entity may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Contractor from receiving future contracts from the State Entity or the State of Utah; or (v) demand a full refund of any payment that the State Entity has made to Contractor under this Contract. The Services shall be completed by any applicable deadline stated in this Contract.

31. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, acts of God, and/or war which is beyond that party's reasonable control. The State Entity may terminate this Contract after determining such delay will prevent successful performance of this Contract.

32. **CONFIDENTIALITY:** If Confidential Information is disclosed to Contractor, Contractor shall: (i) advise its agents, officers, employees, partners, and Subcontractors of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Contractor will promptly notify the State Entity of any potential or actual misuse or misappropriation of Confidential Information.

33. **PUBLICITY:** Contractor shall submit to the State Entity for written approval all advertising and publicity matters relating to this Contract. It is within the State Entity’s sole discretion whether to provide approval, which must be done in writing.

34. **CONTRACT INFORMATION:** INTENTIONALLY DELETED.
35. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY**: Contractor will indemnify and hold the State Entity and the State of Utah harmless from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities, and costs in any action or claim brought against the State Entity or the State of Utah for infringement of a third party’s copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Contractor’s liability such limitations of liability will not apply to this section.

36. **OWNERSHIP IN INTELLECTUAL PROPERTY**: The State Entity and Contractor each recognizes that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing. All deliverables, documents, records, programs, data, articles, memoranda, and other materials not developed or licensed by Contractor prior to the execution of this Contract, but specifically created or manufactured under this Contract shall be considered work made for hire, and Contractor shall transfer any ownership claim to the State Entity.

37. **WAIVER**: A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.

38. **ATTORNEY’S FEES**: INTENTIONALLY DELETED

39. **PROCUREMENT ETHICS**: Contractor understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to the State of Utah is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise thereof to any person acting as a procurement officer on behalf of the State of Utah, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.

40. **DISPUTE RESOLUTION**: INTENTIONALLY DELETED.

41. **ORDER OF PRECEDENCE**: In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) Contract Signature Page(s); (iii) the State of Utah’s additional terms and conditions, if any; (iv) any other attachment listed on the Contract Signature Page(s); and (v) Contractor’s terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Contractor or limits the rights of the State Entity or the State of Utah must be in writing and attached to this Contract or it is rendered null and void.

42. **SURVIVAL OF TERMS**: Termination or expiration of this Contract shall not extinguish or prejudice the State Entity’s right to enforce this Contract with respect to any default of this Contract or defect in the Services that has not been cured.

43. **SEVERABILITY**: The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.

44. **ENTIRE AGREEMENT**: This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

(Revision date: 12 February 2015)
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: Castle Creek Winery, LLC (DBA)

Address: HWY 128, Mile 14, Moab, Utah 84532

Nature of Business: Castle Creek Winery, LLC

Address of Business: HWY 128, Mile 14, Moab, Utah 84532

Hereby applies for a license to vend light beer at retail for and on behalf of

Castle Creek Winery, LLC,

whose partners are as follows: Will T. Fryer
charlene Raye

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 HWY 128, Mile 14 in Moab, Utah, for a term of 12 months, commencing the 18th day of June, 2019 and ending the 18th day of June, 2020.

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 4th day of June, 2019

Will Fryer
charlene Raye

APPROVED BY GRAND COUNTY COUNCIL

Sanitarian: 6-3-19

Grand County Sheriff: 4-13-19

Council Chair: ____________________
**BAR / FRATERNAL / EQUITY LIQUOR LICENSE**

**Local Consent**

**PURPOSE:** Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant.

**AUTHORITY:** Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

<table>
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<tr>
<th>Local business license authority hereby grants its consent to the issuance of a</th>
<th>Bar</th>
<th>Fraternal</th>
<th>Equity</th>
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<tbody>
<tr>
<td><strong>Castle Creek Winery, LLC</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
<td>Town</td>
<td>County</td>
</tr>
</tbody>
</table>

Business Name (DBA): **Castle Creek Winery, LLC**

Entity Name (or owner's name if sole proprietor): **Will Fryer**

Location Address: **Hwy 128 mile 14 Moab, Utah 84532**

---

Authorized Signature

Name/Title

Date

---

This is a suggested format. A locally produced city, town, or county form is also acceptable. The local consent must be submitted to the DABC by the applicant as part of a complete application.

*Effective January 2019*
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: Moab Celtic Festival "Scots on the Rocks" Moab, UT

Address: PO Box 456, 3331 Roberts Dr. Moab, UT 84532

Nature of Business: Cultural event

Address of Business: 3331 Roberts Rd 3641 S Highway 17, Moab, UT 84532

Hereby applies for a license to vend light beer at retail for and on behalf of Moab Celtic Festival - Scots on the Rocks, Moab, UT

whose { partners officers and directors } are as follows: Daniel Leamont

Andrew Diaper

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 Old Spanish Trail Area in Moab, Utah, for a term of months, commencing the ___ day of November, 2019, and ending the ___ day of December, 20__.

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 5-30-19 Sanitarian

Date 5-31-19 Grand County Sheriff

Date ___________ Council Chair
SINGLE EVENT PERMIT
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 County, [ ] City [ ] Town [ ] County

hereby grants its consent to the issuance of a temporary single event permit license to:

Applicant Entity/Organization: Moab Celtic Festival

Event Name: Scots on the Rocks, Moab

Event location address: 3641 S. Highway 191, Moab, UT 84532

On the __________ day(s) of November, 2019 during the hours of 7 am - midnight, pursuant to the provision of Utah Code 32B-9.

We recommend this entity as conducting a civic or community enterprise* [ ] Yes [ ] No [ ] Not providing a recommendation

*As Part of local consent required by 32B-9-201(1)(c), the locality may provide a recommendation as to whether the entity is conducting a civic or community enterprise. A civic or community enterprise means a function that is in the nature of a temporary special event such as a social, business, religious, political, governmental, educational, recreational, cultural, charitable, athletic, theatrical, scholastic, artistic, or scientific event. A "civic or community enterprise" generally is a gathering that brings members of a community together for the common good. Single event permits may not be issued to or obtained by an entity or organization for the purpose of avoiding or attempting to avoid the requirement of state retail alcohol licensing.

Authorized Signature

Name/Title __________________________ Date __________________________

This is a suggested format. A locally produced city, town, or county form is acceptable.

AS OF SEPTEMBER 1, 2015, LOCAL CONSENT MUST BE SUBMITTED TO THE DABC BY THE APPLICANT.
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**May 2019**

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- **July 2019**

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<td>4:00PM Noxious Weed Control (Grand Center)</td>
<td>4:00PM County Council Meeting (Chambers)</td>
<td>Independence Day</td>
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<td>11:00AM Trail Mix (Grand Center)</td>
<td>1:00PM Homeless Coordinating Committee Meeting (Zions Bank)</td>
<td>5:30PM CHCSSD (Hospital)</td>
<td>NACo Annual Conference... (Clark County)</td>
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<td>4:00PM Thompson Springs Special Service Fire District Mtg (Chambers)</td>
<td>4:00PM Thompson Springs Special Service Fire District Mtg (Chambers)</td>
<td>4:00PM Planning Commission (Chambers)</td>
<td>5:30PM EMS SSD (EMS Training Center)</td>
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<td>2:45PM Mental Health Board (Four Corners) (Green River)</td>
<td>1:00PM Watershed Partnership (Grand Center)</td>
<td>12:00PM Housing Authority of Southeastern Utah (City Chambers)</td>
<td>8:00AM County Offices Closed</td>
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<td>8:30AM Chamber of Commerce (Zions Bank)</td>
<td>11:00AM Housing Task Force (Library)</td>
<td>1:30PM BLM/Grand County Coordination Mtg (Moab Field Office)</td>
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NACo Annual Conference... (Clark County)

Independence Day

Pioneer Day
Due Date: OPEN UNTIL FILLED

<table>
<thead>
<tr>
<th>COUNTY BOARD, COMMISSION AND COMMITTEE</th>
<th>VACANCIES</th>
<th>TERM EXPIRATION</th>
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</thead>
<tbody>
<tr>
<td><strong>Budget Advisory Board</strong> (must be registered voter in Grand County with a demonstrated interest in, or professional knowledge of budgeting and finance)</td>
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<td>12/31/2020</td>
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<tr>
<td><strong>Historical Preservation Commission</strong> (May reside in Grand, Emery or San Juan County; Must have a demonstrated interest or knowledge in historical preservation)</td>
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<td>12/31/2022</td>
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<tr>
<td><strong>Housing Authority of Southeastern Utah</strong> (may reside in Grand or San Juan County)</td>
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<td>12/31/2023</td>
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<td><strong>Noxious Weed Control Board</strong></td>
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<td>12/31/2021</td>
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<th>DISTRICT BOARD</th>
<th>VACANCIES</th>
<th>TERM EXPIRATION</th>
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<tr>
<td><strong>Arches Special Service District</strong> (Must reside within the District)</td>
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<td>12/31/2022</td>
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<td><strong>Canyonlands Health Care Special Service District</strong></td>
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<td>12/31/2020</td>
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<tr>
<td><strong>Transportation Special Service District</strong> (must reside in unincorporated Grand County)</td>
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<td>12/31/2022</td>
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<td>12/31/2019</td>
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Interested applicants shall complete the “Board, Commission, and Committee Certification and Application Form” available at [www.grandcountyutah.net/pdf/BoardAppForm.pdf](http://www.grandcountyutah.net/pdf/BoardAppForm.pdf), or at the County Council’s Office. Completed applications may be emailed to council@grandcountyutah.net, or delivered to 125 E. Center Street. All new qualified applicants will be interviewed. The County Council will making appointments at a Regular Council Meeting upon a recommendation from Board, Commission, Committee or District Board. Board member responsibilities can be found at [https://www.grandcountyutah.net/194/Boards-Commissions-Committees](https://www.grandcountyutah.net/194/Boards-Commissions-Committees). For more information, please contact Bryony Hill at (435) 259-1346.
Employment Opportunities

**Airport Landside Operations Technician-(Part-time)**
Posted June 7, 2019 8:00 AM | Closes June 28, 2019 5:00 PM
GENERAL PURPOSE Performs a variety of semi-skilled duties as needed to maintain, repair, and clean airport buildings and grounds, and to maintain and monitor the parking... [Full Description]

**Deputy Clerk/Auditor-Payroll**
Posted June 6, 2019 8:00 AM | Closes June 21, 2019 5:00 PM
GENERAL PURPOSE Performs a variety of full performance, para-professional accounting duties as needed to expedite county-wide payroll administration. Acts in the capacity... [Full Description]

**Deputy Clerk-Auditor I, II, or III**
Posted June 13, 2019 8:00 AM | Closes June 28, 2019 5:00 PM
DEPUTY CLERK/AUDITOR 1: GENERAL PURPOSE Performs a variety of entry level complex clerical and administrative support duties as needed to expedite the daily... [Full Description]

**GCSO Corrections Officer**
Posted August 1, 2017 8:00 AM | Closes July 31, 2019 5:00 PM
Must Complete Sheriff's Office Application Click Here to Download Job Summary Under the supervision of the Assistant Jail Commander the Corrections Officer is a... [Full Description]

**GCSO Patrol Deputy**
Posted August 1, 2017 8:00 AM | Closes July 31, 2019 5:00 PM
Must Complete Sheriff's Office Application Click Here to Download Job Summary Under the direct supervision of the Patrol Supervisor the Deputy Sheriff... [Full Description]

**GCSO-Communications/Dispatch**
Posted January 26, 2018 8:00 AM | Closes July 31, 2019 5:00 PM
Must Complete Sheriff's Office Application Click Here to Download Job Summary Under the direct supervision of the Jail Commander the... [Full Description]

**GCSO-Food Services Asst. Mgr.**
Posted January 30, 2019 8:00 AM | Closes July 31, 2019 5:00 PM
Must Complete Sheriff's Office Application Click Here to Download GENERAL PURPOSE Performs a variety of duties assisting with the day-to-day supervisory... [Full Description]

**Library Maintenance Worker**
Posted June 10, 2019 8:00 AM | Closes June 28, 2019 5:00 PM
GENERAL PURPOSE Performs a variety of semi-skilled and unskilled duties as needed to clean and complete technical maintenance and repairs of library facilities ... [Full Description]
**AGENDA SUMMARY**

**GRAND COUNTY COUNCIL MEETING**

**JUNE 18, 2019**

<table>
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<tr>
<th>Agenda Item: Y</th>
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<tr>
<td><strong>TITLE:</strong> Discussion about low flying tourist aircraft</td>
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<tr>
<td><strong>FISCAL IMPACT:</strong></td>
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<td><strong>PRESENTER(S):</strong> Alice Drogin, Castle Valley Council Member</td>
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**BACKGROUND:**
As a CV Town Councilmember I have received several complaints about aircraft - I hope to open a dialogue with the county about how to address the situation.

**ATTACHMENTS:**
Response letter from Airport Director, Judd Hill

---

Attorney Review: N/A
Good afternoon County Council -

As the Airport Director, I was asked to write up an explanation to a request that Grand County Council received for the Council to discuss low flying tourist aircraft in Grand County & possible measures to address the situation.

First, this item in no way involves Canyonlands Field Airport; this information is being provided because I have the appropriate knowledge to respond to the complaint.

Please be advised that no municipality has jurisdiction to in any way regulate the airspace of the United States. The sole entity that can regulate aircraft flying in the US is the Federal Aviation Administration. Furthermore, there is no way to differentiate ‘tourist aircraft’ vs non-tourist aircraft.

One task that we have been very successful with is to highly promote a ‘Good Neighbor Policy’ throughout the flying community (found P.S.). While many pilots do follow being a good neighbor, there is no recourse that can be taken if they choose to operate within the confines of the federal aviation regulations and fly lower than we have requested.

The specific regulation outlining Minimum Safe Altitude of Aircraft is found in Title 14 CFR 91.119.

14 § 91.119 Minimum safe altitudes:
General.
Except when necessary for takeoff or landing, no person may operate an aircraft below the following altitudes:
(a) Anywhere. An altitude allowing, if a power unit fails, an emergency landing without undue hazard to persons or property on the surface.

(b) Over congested areas. Over any congested area of a city, town, or settlement, or over any open air assembly of persons, an altitude of 1,000 feet above the highest obstacle within a horizontal radius of 2,000 feet of the aircraft.

(c) Over other than congested areas. An altitude of 500 feet above the surface, except over open water or sparsely populated areas. In those cases, the aircraft may not be operated closer than 500 feet to any person, vessel, vehicle, or structure.

(d) Helicopters, powered parachutes, and weight-shift-control aircraft. If the operation is conducted without hazard to persons or property on the surface—
(1) A helicopter may be operated at less than the minimums prescribed in paragraph (b) or (c) of this section, provided each person operating the helicopter complies with any routes or altitudes specifically prescribed for helicopters by the FAA; and
(2) A powered parachute or weight-shift-control aircraft may be operated at less than the minimums prescribed in paragraph (c) of this section.

Notes on 14 CFR 91.119:
(Part a)
-A safe altitude allowing, if a power unit fails, is at the sole discretion of the pilot-in-command (PIC), not someone on the ground.
(Part b)
-Salt Lake City and New York City would be considered congested areas; a strong argument could be made that Moab City would also be considered a congested area.
-Highest objects do not include natural formations.

(Part c)
-If the argument was made that Moab is congested, Spanish Valley and Castle Valley would definitely be considered ‘other than congested’ or ‘sparsely populated’.
-500’ is less than 1 city block in Moab. Very small planes still have a wingspan of about 40’, thus are significantly larger than viewing a car 1 block away from the observer.

(Part d)
-Helicopters and powered parachutes can be even closer than the 1000’ (congested) and 500’ (other than congested) minimum altitudes.
-FAA mandated routes or altitudes exist in highly populated areas; think of dozens of traffic, news, and business helicopters around downtown Los Angeles.

Example of a legal flight:
If a pilot is flying over a sparsely populated area (eg. Castle Valley), 10’ off the ground and more than 500’ from someone or structure, their operation is completely legal. This is true as long as the PIC feels they could make an emergency landing if needed; a bystander on the ground does not get to determine if an aircraft is at a safe altitude for an emergency landing.

In conclusion, by no means am I suggesting that someone does not have the right to be bothered with another person for partaking in a legal activity within the United States; just because it is legal, doesn’t mean that some might find it annoying. However, in my professional opinion, any attempt by either the township of Castle Valley or Grand County to enact and enforce an ordinance/rule/etc. against aircraft in the airspace of the United States will result in losing litigation.

I hope this information will help clarify the specific regulations governing aircraft operating within the airspace of the United States.

Sincerely,

Judd Hill
Airport Director
Canyonlands Field Airport

Good Neighbor Policy – as found on www.moabairport.com
Canyonlands Field is sponsored and operated by Grand County, Utah. Millions visit the parks and recreation areas around Canyonlands Field each year. We request that all aircraft on scenic flights over these areas maintain at least 2,000 feet above ground level (AGL) so that we all have the opportunity to enjoy the spectacular scenery whether from the ground or from the air.
<table>
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<tr>
<th>TITLE:</th>
<th>Discussion: Reviewing the planning commission’s recommendation on a proposed ordinance to remove overnight accommodations use rights from Use Table 3.1; to establish use-specific overnight accommodations overlay districts as a replacement to existing Section 4.6 Overnight Accommodations Overlay District; and, to apply the newly created use-specific overnight accommodations overlay districts to existing and vested projects in unincorporated Grand County.</th>
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<tr>
<td>FISCAL IMPACT:</td>
<td>Unknown</td>
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<tr>
<td>PRESENTER(S):</td>
<td>Zacharia Levine, Community &amp; Economic Development Director</td>
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<tr>
<td>PREPARED BY:</td>
<td>Zacharia Levine, Community &amp; Economic Development Director</td>
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**STATED MOTION:**

- N/A – Discussion Only

**STAFF RECOMMENDATION:**

Staff believes the planning commission’s recommended land use code amendments accurately reflect the majority position of the planning commission, council, and residents of Grand County. Staff also believes the proposed amendments follow the policy logic and legislative intent that led to Ordinance 586 (temporary land use restriction, or moratorium, on new overnight accommodations) as well as the findings discovered over the months that followed. Lastly, staff acknowledges the need for ongoing long-range land use planning in Grand County. Staff will continue to support and facilitate conversations regarding the appropriate time, location, and nature of overnight accommodations development as well as the ways in which it relates to other land use needs, priorities, and community goals. The planning process should not end with the passage of the proposed ordinance.

Staff also notes that, as of June 13, 2019, the County Attorney had not fully reviewed and approved the proposed/draft ordinance as to content and form.

**BACKGROUND:**

Follow this planning effort at [www.moabarealanduse.com](http://www.moabarealanduse.com).

*Note: The following section has served as a running catalog of formal meeting discussions about the referenced Temporary Land Use Regulation (TLUR). It is provided in reverse chronological order so planning commissioners and members of the public can review the discussion as it has evolved.*

**June 11, 2019:**

The planning commission held a public hearing on June 11, 2019 to solicit public comments on a draft ordinance that would limit use rights for owners of commercial properties in developing new overnight accommodations. Roughly two dozen individuals submitted verbal comments. The majority spoke in opposition to the proposed ordinance on the basis that it removed some of their property rights, which they had intended to exercise via development of overnight accommodations. A handful of individuals spoke in support of the proposed ordinance, referencing growth related concerns raised in prior meetings, such as resource availability (e.g.
water), infrastructure capacity (e.g. roads), community impacts (e.g. noise, character, etc.), and economic issues (e.g. labor availability and the need to diversify). Planning commission voted 6-1 in favor of the proposed ordinance, which would essentially do the following:

- **Repeal and replace Use Table 3.1**
  - Remove overnight accommodations of all types as principal uses (aka “Uses by right”) in all zone districts within Use Table 3.1
- **Repeal and replace Section 4.6 Overnight Accommodations Overlay District**
  - Establish use-specific overnight accommodations overlay districts for hotels/motels, campgrounds, and residential units used for overnight accommodations (condos/townhouses/single-family residences) with associated approval procedures and development standards
  - Planning commission voted 6-1 on an amendment to the draft ordinance presented to them to cite existing use-specific development standards for each of the OA-districts (e.g. hotels/motels, campgrounds, residential units)
  - Planning commission voted 6-1 on an amendment to the draft ordinance presented to them to prohibit expansion of existing uses within OA districts.
- **Repeal and replace the Overnight Accommodations Overlay District map**
  - Apply the use-specific overnight accommodations overlay districts to existing and vested projects of each use-type as per the maps presented in the ordinance exhibit

**June 4, 2019:**

Councilmember Morse and CED Director Levine facilitated conversation regarding the current state of the moratorium planning process, including apparent policy decisions made to-date, remaining questions, and potential directives to Landmark. See Council packet dated June 4, 2019 for meeting materials (Councilmember Morse memo).

**May 28, 2019:**

CED Director Levine was not in attendance. P&Z Administrator Gordon and Chair Willis facilitated conversation in hopes of clarifying the following:

- Clarify that no new overnight accommodations of any type should be approved (or capable of being approved) in planning areas outside Spanish Valley, such as the US 191-SR 313 intersection, Elgin, Crescent Junction, Thompson Springs, or Cisco until residents of those communities ask the County to reconsider such a zoning change. In effect, this is accomplished by removing new Overnight Accommodations of any type from the zoning districts in those areas and not establishing any overlay districts that would establish eligibility for the right to conduct such uses.
- Clarify the redevelopment standards for existing and vested Overnight Accommodations developments.
  - Staff anticipates the County will extend/attach appropriate overlay designations to existing and vested OA developments in order to clearly indicate owners’ rights to operate as OAs.
  - Staff recommends the County establish distinct overlay districts to be applied to existing and vested projects by use type: OA – Hotels/Motels, OA – Campgrounds, and OA – Residential Structures (i.e. Condos/Townhomes).
    - Planning commission has indicated a desire to prohibit any expansion of existing uses and limit conversions of campgrounds to Condos or Hotels. At a minimum, Staff suggests the County explicitly say redevelopment that brings in new, otherwise permitted commercial activities (restaurants, retail, office, etc.) is allowed. Staff would interpret code to allow this by default, but recommends it be explicitly articulated.
    - Staff believes a small expansion of existing lodging should be permitted if new non-lodging uses are incorporated (i.e. Mixed-use), higher standards of development are
met, or other public benefits are derived. The planning commission can use the “South Moab OA Overlay District” standards provided by Landmark Design as a starting place, with the addition of a mandatory mixed use development requirement.

May 21, 2019:

The County Council discussed the current status of Grand County’s moratorium planning efforts and affirmed the course of policy direction depicted below (as per the May 7 and 14 notes.

May 14, 2019:

The County planning commission, at its regularly scheduled meeting, discussed items 3, 4, and 5 from the letter included below, in the May 7th joint City-County meeting re-cap.

Planning commissioners conducted straw poll votes on items 3, 4, and 5 in my e-mail following the May 7th joint meeting. The results of those straw poll votes are below. They directed me to ask that you include the policies they represent in your draft ordinance.

#3 (How to deal with existing uses, and in the case of condos/townhomes, the entire developments)

- Condos/Townhomes: Attach the County’s existing Overnight Accommodations Overlay to existing and vested condo developments known to be primarily overnight rental developments. The OAO map is already applied to Rim Village MFR units, Puesta Del Sol MFR units, Tierra Del Sol, and Coyote Run (Moab Springs Ranch is now in the City). This would ensure that any current or future owners maintain their full legal right to operate a nightly rental out of their unit. At a minimum, the County would need to add Sage Creek (under construction), Red Cliffs Condos, and Desert Wind. The County will need a process for adding condo/townhome developments missed unintentionally.
- Campgrounds: Campgrounds will become legal non-conforming uses. If the Council doesn’t accept that, the planning commission would like to see a Campground Accommodations Overlay attached to existing campgrounds with a strict provision that prohibits conversion from a campground to a hotel/motel. Redevelopment that maintains the current number of lodging units but integrates otherwise permitted commercial uses would be allowed.
- Hotels: Hotels will become legal non-conforming uses. Redevelopment that maintains the current number of lodging units but integrates otherwise permitted commercial uses would be allowed.

#4 (How to regulate redevelopment)

- Planning commission only addressed this item to the extent it is covered above, in #3.

#5 (Should the County allow for any new ONRs, regardless of use type, in areas outside Spanish Valley?)

- No, or at least not until residents of those areas ask for such an allowance to be put back into the LUC.

May 7, 2019:

The purpose of holding a joint City-County meeting on May 7, 2019 is to clarify the core policy components Landmark Design will integrate into a draft ordinance, which will ultimately be presented to each jurisdiction’s planning commission and the public in the next phase of moratorium-related planning. Following the meeting, CED Director Levine submitted the following message summarizing his takeaways and remaining questions. See note at bottom regarding discussion items the Planning Commission should consider on May 14, 2019. I believed the e-mail accurately reflected the majority position of planning commissioners, council members, and the overwhelming majority of citizens who have engaged in the moratorium process to date. The e-mail noted that corrections were welcomed. If planning commissioners see different evidence, believe I mischaracterized either
the results of the May 7th joint meeting or public sentiment, and/or want to see Landmark pursue a different course of action at this stage, the County needs to provide additional guidance to Landmark as soon as possible.

Hi Mark,

Thanks for participating in the joint City-County meeting yesterday. I thought it was productive. We were a bit rushed at the end, so I want to make sure we’re all on the same page as to the core elements of your initial ordinance drafts. Anyone on this e-mail should respond if they think corrections are needed.

1. New overnight lodging is removed from all base zone districts as a principal use.

2. The City Council will consider the creation of an overlay district in the north US 191 corridor and in downtown Moab. The overlay boundaries will dictate which properties are eligible to have the overlay applied in order to have the right to develop new overnight lodging.
   a. The County Council could decide to extend this overlay, if created, to include the parcels just north of the Colorado River (e.g. between the Springhill Suites and DOE UMTRA site)
   b. Landmark will draft preliminary standards for the development of new overnight lodging in these potential overlay districts (if applied to eligible properties), including mandatory mixed-use, water and energy efficiency, and size/scale/form-based elements.
      i. I heard from at least one County Council member today that they would like to see these preliminary standards shared with the County as well. While there seems to be consensus that no new overnight lodging should be allowed until our community has reestablished a sense of balance, there may be some areas/nodes in the southern US 191 corridor that could actually be appropriate for new lodging units if, and only if, integrated into a mixed use development that met these yet-to-be-determined standards. Since Landmark will be working on these preliminary standards for the City’s potential overlay, the County will benefit from seeing them should the conversation come up in the future.

3. The City and County Councils will consider how to address existing overnight lodging uses, including hotels/motels, condos/townhomes, bed & breakfasts, and campgrounds.
   a. As I see it, there are three options to be worked out with each entity’s planning commission and council. Option 3 would be the least controversial, but it would likely ensure that such developments are sacrifice zones and, over time, completely convert to overnight lodging. Personally, I’m ok with that as it is pretty much the case already.
      i. Option 1: No new ONR licenses are granted (new-builds or residential conversions). All existing uses become legal non-conforming uses.
      ii. Option 2: No new ONR licenses granted as principal uses. Overlay districts are established that include known ONR developments such as Williams Way, Entrada, Red Cliffs Condos, etc. as eligible to have the overlay attached to their parcel. Existing uses become legal non-conforming uses. All property owners (of existing ONRs or future ONRs) are required to ask for the overlay to be applied to their properties in order to have the full legal right to have an ONR.
      iii. Option 3: Same as 2 except that the City and/or County create the overlay districts and apply them to all the lots/units in these known developments right out of the gate in order to establish certainty around the right to do overnight lodging now or in the future.

4. The City and County Councils need to determine how to address redevelopment of existing uses, whether they are in an overlay or not. If existing uses become legal non-conforming uses, the default
limits on redevelopment is no expansion. Basically, redeveloped uses would be limited to what currently exists. However, I see a lot of value in allowing for redevelopment (with some expansion) as long as it meets some meaningful standards (like those being developed in item 2 above).

5. I’m adding this one because it really needs more explicit attention than it has been granted to date. The County Council will need to decide if it is open to any forms of new overnight lodging in the areas of US 191 and SR 313, Crescent Junction, Thompson Springs, or Cisco.

6. The City and County Councils are supportive of the community node concept (neighborhood scale mixed-use development). I would like to see a map that only shows the potential community node locations we have identified. However, most agree that we won’t be able to establish the planning principles, plans, regulations, and even incentives that will guide and facilitate these community nodes. This is a follow-up task.

As for me, I plan to discuss items 3, 4, and 5 with the County Planning Commission beginning next week so we can provide feedback to the County Council and Landmark while the draft ordinances are being written.

Regards,

Zacharia Levine, AICP*
Community and Economic Development Director

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May 1, 2019:

Landmark Design, in coordination with CED Director, Zacharia Levine, hosted a meeting of the advisory committee on May 1, 2019 following the previous night’s public open house/workshop. Most committee members attended the previous night’s meeting as well, so the group discussed primary takeaways regarding core policy and planning area concepts developed to date. The feedback generated from the public on April 30th and the advisory committee on May 1st will inform the discussions taking place on May 7, 2019 between the city and county councils. Following the May 7th meeting, Landmark Design will begin drafting ordinance language for the city and county to review and consider.

April 30, 2019:

Landmark Design, in coordination with the City, County, and sub-consultant LYRB, hosted a public open house/workshop. Materials for this meeting can be found on the project website: www.moabarealanduse.com. Between 80 and 100 individuals attended the meeting to learn about the planning efforts conducted to date, current findings related to public sentiment, initial policy concepts and planning areas, and to provide feedback for Landmark Design, City, and County officials. Landmark Design will use the feedback generated in this open house/workshop to present a narrower scope of potential policy concepts to the City and County councils on May 7, 2019.

April 23, 2019:

Landmark Design presented to the City planning commission and council. Although the County planning commission intended to participate in this presentation, scheduling conflicts prevented it. As a result, CED Director Levine presented the same PowerPoint slides to the County planning commission in their own meeting.

Landmark design presented their initial conception of different “policy packages” and generalized planning areas (e.g. “downtown,” “south of downtown,” and “north of downtown”). Planning commissioners discussed these
initial policy concepts and directed staff to provide their feedback to Landmark Design. That feedback is provided below. Landmark used the feedback from City and County planning commissioners and City council members to update materials for the upcoming April 30, 2019 public meeting/workshop.

County planning commission feedback on Landmark Design’s initial policy package “spectrum”:

- In general, the County planning commission (PC) felt like the initial conception of a spectrum of packages is on the right track and reflects public sentiment.
- PC members (and staff) acknowledge that the boundaries of what constitutes “downtown,” “north of downtown” and “south of downtown” need to be fleshed out further. It may be the case that each of these areas needs further differentiation within them as well. Generally, the areas seem appropriate for differentiating development patterns and associated impacts/issues, but the City and County will need to work on the boundaries and respective policies in the mapping exercises coming up soon.
- The “extreme/strict regulations” actually could achieve the “no new overnight rental (ONR)” position many have advocated for as one end of the “spectrum” if overlay boundaries were drawn around existing developments only. More, some existing developments could be left out and turned into legal non-conforming uses.
  - On a related note, the PC and staff recommend changing the title of this package to exclude “extreme” as it communicates the wrong message. No new growth is also misleading because the growth limitations would be placed on new ONRs only. Growth in other forms/uses would still be allowed, and potentially even incentivized.
- The PC discussed the benefits of having tiers of the proposed ONR overlay that would allow for varying levels of development/redevelopment (like the County’s recently adopted HDHO districts). Some could allow for redevelopment of the same size or smaller, others the addition of co-located services (like new retail or restaurant space), some could allow for additional units, some could stricter form-based standards, etc.)
- Questions were raised as to whether or not packages 2 and 3 were different enough to effectively generate public feedback on their nuanced differences.
- These packages don’t explicitly address the area near Hwy 313 and US 191, Hwy 128, or Kane Creek Blvd. The areas need to be addressed. The County PC would like to prevent additional sprawl in lodging development in those areas, or at least significantly improve the regulations governing development in those areas.
- PC members (and staff) would like to see additional nuance in the commercial zoning that does not include ONRs. We need to zone for the economic diversification and development goals we have. There is interest in further incentivizing some commercial activities such that some incentives could make their way into the proposed ordinances, and some could/should be developed in separate but related policy conversations.
- The majority of PC members really want to see water related ordinances (water-efficient landscaping, LID/GI, and greywater ready buildings) included in all policy packages. There is a desire to see these ordinances apply to all new development, and not just new ONRs.
- PC members really support the notion of neighborhood scale, mixed use development areas (i.e. “community nodes”), but agree that the associated standards need to be addressed in follow-up planning efforts. Small area plans are needed for each “community node” because substantial work (and community engagement/public participation) is needed to get them right.
- PC members really want to see the lessons and insights gleaned from case studies (in accessible/bite-size language).
  - In addition to come comparable communities already identified, CED Director Levine noted Aspen’s integrated transportation and land use regulations and Tahoe’s regional cap on vehicle miles traveled (VMT). CED Director Levine also noted The Sonoran Institute and Lincoln Policy Institute have great resources/examples on integrated land use and water planning.
April 15 – 22, 2019:

Landmark Design spoke with individual City council members to receive direct feedback on individual’s concerns and the planning process. Findings from these conversations would help to inform initial policy development.

April 16, 2019:

CED Director Levine provided an update to the County Council on the moratorium process, initial findings related to the “zoning toolbox,” and upcoming steps (see text below). No substantive conversation followed regarding initial policy development.

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Landmark Design, on behalf of the City and County, will host a public workshop on April 30, 2019 from 5-7pm at The Grand Center. The purpose of this workshop is to present the results of some case study analysis, findings from LYRB’s economic analyses (LYRB is a sub-consultant.), and preliminary ordinance concepts. A follow-up public workshop is tentatively planned for May 21, 2019.

Within the next week, Landmark will add to the project website at www.moabarealanduse.com the summary of public comments provided during the March 26 and 27 scoping meetings, CED Director Levine’s summary of comments from additional focus group meetings, any additional advisory committee meeting minutes, case study analyses, preliminary policy concepts, and other relevant material.

On April 23, 2019, CED staff will continue its presentation of potential zoning changes to the planning commission. CED Director Levine will also attend the City Council meeting to ensure coordination between the City and County occurs as desired.

April 8-12, 2019:

CED Director Levine facilitated four focus group meetings with multiple stakeholders representing a mix of local businesses: retail, restaurant, outfitters, professional services, real estate brokers, hotel developers/owners, high school students, and middle school students. CED Director Levine is in the process of summarizing the comments and perspectives shared during these focus group meetings.

April 9, 2019:

As part of its standing agenda item discussion, the planning commission talked about the TLUR and suggested preliminary ideas for regulatory changes. Planning commissioners raised the following questions and requests for research/analysis:

- How can/should the City and County differentiate between higher density and lower density lodging, hotels/motels and condominiums and campgrounds, and other scale dimensions?
- Where are neighborhood-scale commercial and mixed-use development nodes feasible? Where do they belong?
- There is support for the concept of performance-based zoning related to water use, energy efficiency, and indicators of need/benefit/capacity.
- There is support for public policies and budgetary expenditures that emphasize residents, community infrastructure, and quality of life (both related and unrelated to zoning regulations).
- The County should establish different regulations for lodging development in the peripheries of the Moab Valley. In some areas (Thompson, Cisco, etc.), lodging development is warranted. In others (north US-191 between Arches NP and Crescent Junction), lodging development may not be warranted.
• Two county council members in attendance suggested the County should, “start with the most restrictive regulations possible, and then work from there.”
• Planning commissioners acknowledge that many relevant planning efforts need to occur that require more time than is offered by the 180-day moratorium, and may not be zoning related changes, but that these efforts and ideas should be recorded. For example, transportation planning and elements of state and federal policies that influence the local economy.
• Some planning commissioners requested that Landmark Design include in their preliminary set of solutions the following elements: A new or modified version of the Overnight Accommodations Overlay; restriction of new lodging to the “north US 191 corridor; prohibition of new lodging elsewhere in the City and County; enhanced form-based standards that would regulate any new lodging development.

April 2, 2019:

Grand County hosted a joint planning commission-county council meeting on April 2, 2019 for three reasons. The first objective was to ensure members of each body were aware of where the County was at within the 180-day TLUR/moratorium timeline, what had occurred to date, and where the process would go next. The second objective was to ensure the planning commission and county council agreed upon next steps, staff activities, and information requests to Landmark Design and its sub-consultants. The third objective was to provide planning commissioners and council members an opportunity to float initial ideas for regulatory changes that could make their way into draft ordinances.

Highlights from the joint meeting included:

• Future meetings for the public should occur at neutral locations to avoid any resident confusion about which entity hosts the event.
• PC and CC members want to know what the regulatory boundaries are for changes to the LUC.
• PC and CC members have an interest in best practices gleaned from similar communities, in and out of Utah.
• PC and CC members agreed that different regulatory tools could and should be applied to different geographic areas
• PC and CC members in attendance reached consensus that the “north US 191 corridor” (i.e. the north edge of downtown Moab to Arches NP) should be treated differently than the “south US 191 corridor” (i.e. the south edge of downtown Moab to the Grand-San Juan border). A planning commissioner suggested that new lodging establishments, if allowed, might be appropriate in the north corridor whereas more diverse, non-lodging commercial activities oriented more towards residents were more appropriate in the south corridor. The logic behind this recommendation was that little residential development currently exists in the north corridor and increasing levels of residential development is occurring in the southern reaches of Spanish Valley.
• Those in attendance expressed support for mixed-use development and the underlying principles of form-based codes, although there was concern about where mixed use development would be feasible, the time needed to develop form-based codes, and uncertainty in what they would look like.
• Conservation districts were identified as a way to protect certain areas from undesirable change or to preserve certain characteristics
• PC and CC members in attendance seemed to reach consensus on the use of an overlay for accommodations developments, which would give the City and County more legislative discretion in approving or denying development applications. A planning commissioner recommended making development approvals contingent upon broader indicators of the need for and capacity to handle new lodging developments, especially for the edification of future legislative bodies.
• Special assessment taxing areas were identified as a possible mechanism for extracting more community benefits or value from lodging developments, although more research would be needed.
Multiple PC and CC members noted the potential benefit of supporting nodes of neighborhood scale commercial development. More retail, office space, and small business development opportunities are needed.

March 26-27, 2019:

Landmark Design, the City, and the County hosted two open house sessions to generate citizen comments regarding accommodations-based development and land use planning in general within the Moab Valley. Landmark Design and CED Staff are currently in the process of collating and organizing the comments. Once finalized, the public will have an opportunity to comment on their accuracy, comprehensiveness, and any gaps.

March 19, 2019:

CED Director Levine provided a brief update to the county council on work related to the TLUR/moratorium and invited council members and the public to attend the open houses scheduled for March 26 (5-7pm) and March 27 (11:30am-1:30pm), both at City Hall.

March 13, 2019:

Landmark Design facilitated the first meeting of an advisory committee for the land use planning and moratorium work. The meeting agenda and minutes are attached.

March 12, 2019:

CED Director Levine presented to the planning commission a “zoning toolbox” to expand and frame the conversation around potential changes to Grand County’s regulatory environment for accommodations-based developments. The presentation is attached.

Representatives from multiple water stakeholder groups presented information to the planning commission regarding their groups’ position on water availability, quality, and distribution. The resources provided to the planning commission are attached. The objective of these presentations was to develop additional clarity on what is known and not known about the safe yield for annual water withdrawals from the Glen Canyon Aquifer, and where various groups have agreement or disagreement on estimates. The goal was not to generate consensus about the effective role of water in Grand County’s land use regulations at this time.

March 11, 2019:

The county council reviewed and approved the attached scope of work for utilizing Landmark Design to conduct land use planning and ordinance development related to accommodations-based development at a not-to-exceed amount of $19,000.

March 5, 2019:

A brief update was provided to the county council on how the planning commission and staff intend to proceed with the moratorium planning work. Council members were informed of the tentative schedule outlined below.

Council was also briefed on the potential to coordinate land use planning efforts with the City of Moab through a shared or complimentary contract with Landmark Design. The City of Moab had already contracted with Landmark to assist in the creation of a future land use element to be added to the City’s recently adopted general plan. As the City of Moab also passed a moratorium on new accommodations-based developments in early February, the City and County need to proceed along similar timelines. Council agreed in principal to the concept of coordinating planning efforts with the City with the idea that CED Director Levine, the County’s
Community and Economic Development Director, would serve as the primary staff liaison for both jurisdictions. Because the final scope of work was not ready for review prior to the March 5, 2019 meeting, a special meeting was called for March 11, 2019 where the Council could review and take action on the proposed scope of work with Landmark Design.

February 26, 2019:

The planning commission agreed to the following tentative timeline:

March 12: PC meeting, Start at 4pm
- Request the following individuals provide reports on their agency’s or non-profit’s current knowledge of the availability, usage, quality, and distribution of water in the Moab Valley. Their reports should be five pages or less. Ideally, each individual will present their report highlights in about 5 minutes, and PC members will engage in Q&A to ensure clarity on what is known/not known and where there is agreement/disagreement.
- Staff will present to the PC a first pass at the County’s “zoning toolbox” as it pertains to accommodations-based uses

March 26: PC meeting, Start at 4pm, end at 5:30pm; 1st public scoping meeting, Start at 5:30pm
- Public scoping meeting will be used to query the public for ideas on updating the County’s plans/codes

April 2: Joint PC-CC workshop. 12-3pm.
- Report on PC’s initial positions/ideas
- Report on findings from public scoping meeting
- Ensure PC and CC are on the same page still

April to early May: work on zoning tools/solutions/packages

May 14: 2nd public scoping meeting: Start at 5:30pm
- Present zoning preliminary alternatives to the public and generate feedback

June 11: Planning Commission Public Hearing for draft ordinance

June 18: Recommended ordinance presented to County Council as a discussion item

July 2: County Council first reading of draft ordinance in a public hearing

July 16: County Council votes on ordinance

**Note the public hearing dates at planning commission and county council represent the very last dates of regularly scheduled meetings to adopt changes to the land use code prior to the moratorium expiring.

February 19, 2019:

The county council reviewed the questions and comments noted in the section dated February 15, 2019 below, and provided the following response (in no particular order):

- Pay particular attention to the whereas statements in the adopted ordinance, as these serve as the foundation for the TLUR and the issues Grand County needs to address.
• Segment the geographic areas under consideration to north of the Colorado River and south of Moab City Limits. While Thompson Springs, Crescent Junction, and Elgin (Green River) are of interest and import to the County, primary consideration shall be given to the areas south of I-70.
• Consider establishing a citizen working group to assist with the research, analysis, and recommendation process.
• Consider identifying the full range of zoning tools available to the County in its regulation of accommodations-based developments. For example, the County could permit accommodations-based developments through an overlay (like the HDH overlay), implement stricter form-based, implement higher energy efficiency or environmental performance standards, require collocation of uses (i.e. mixed-use), create new zone districts, or use a host of other tools.
• Consider the Council’s desire to provide for a mix of commercial uses available to both residents and visitors, and give particular consideration to the needs of small businesses serving residents and entrepreneurs furthering industry diversification in the area.
• While coordination with the City is desired, proceed with the analysis and recommendation process as directed by the county council. County staff will consult with City staff and, when and where appropriate, advise the Councils on needed areas for coordination and collaboration.
• The Council is interested in co-hosting open house and public participation events with the City of Moab when and where appropriate.

February 15, 2019:

As of February 15, 2019, staff and planning commissioners collectively developed the following list of questions and considerations. The intended use of this list is to gain additional clarity from the county council on desired next steps and pertinent issues related to the TLUR.

Key:
ZL = Zacharia Levine, CED Director
KG = Kenny Gordon, P&Z Administrator
TM = Terry Morse, CC Liaison
GW = Chair Gerrish Willis
AS = Vice Chair Abby Scott
RN = Rachel Nelson
RO = Robert O’Brien
EC = Emily Campbell
CG = Cricket Green
KW = Kevin Walker

ZL

1. How much lodging development does the County want and need?
2. Where should the County allow lodging development?
3. In what form should the County permit lodging development?
4. What is the role of lodging development within the larger Grand County economy?
5. What does the Planning Commission need from County Council (e.g. data, participation, direction, clarity, etc.)?
6. What role does the County Council want to play?
7. What can the County actually accomplish handle in six (6) months? What is a realistic scope of work/analysis?
8. How should the County PC, Council, and Staff coordinate with Moab City?
   1. Infrastructure: roads, water, sewer, etc.

KW:

ZL’s list of questions above looks great to me. Perhaps also
1. How does lodging development affect economic diversity in Grand County? (perhaps a sub question of ZL-Q4, above)

GW:

(I realize this is a long list and we need to spend some time winnowing down our issues and questions)

1. How will groundwater availability be affected by continued overnight accommodation construction if it continues at current rates of building and per capita use?
2. Are the economics of condo development such that if a permanent ban on overnight accommodations were enacted future condo construction demand would continue, but for long term occupancy instead of overnight rentals?
3. Are there sufficient land areas for light industrial and other commercial developments such as professional offices, stores, etc. outside the HC zone? I think this relates to Kevin’s bullet.
4. Are there examples of other resort communities that have banned or limited overnight accommodation development?
5. If it is decided that no use or zoning changes are warranted, how will this decision affect traffic congestion and wait lines in stores and restaurants? Is congestion quantifiable?
6. If it is decided that no use by right or zoning changes are necessary, what will be the effect of additional staffing needed to maintain and service future overnight accommodations on long-term housing affordability and availability?
7. I think Moab City might farm some of their analysis and data collection out to a consultant. Is there a consulting firm that the county could hire to assist with the analysis necessary to help the council decide on necessary zoning changes to address this issue? This relates to Z’s number 7.
8. Campgrounds are low density uses of land when compared to other overnight rentals. If a limit or ban of new overnight accommodations did not include new campgrounds, what effects would that have on land availability for long term housing and other commercial developments?
9. Some HC landowners expect to make windfall profits by developing or selling their property for overnight accommodations. How will a ban affect future land prices in the HC zone?
10. Would form based zoning improve diverse commercial development potential in the HC zone?
11. How appropriate and suitable are Cisco and Thompson for overnight accommodation development?

RN

- In regards to GW-Q2 above, is there a planning formula for determining how much commercial acreage (excluding overnight accommodations) should be allocated per capita (including seasonal visitors, whom I imagine would be counted as fraction of a full time resident)?
- In regards to GW-Q11 above, have there been any studies on water availability in Cisco and Thompson? Or is current data limited to the Moab Valley.
- In regards to GW-Q10 above, how would an application for development (including overnight accommodations) using form based codes play out from start to finish? For example we used increased height allowances, density, etc. to encourage development in the HD overlay areas. Form based seems like the exact opposite of this technique....so how does it work and is it even adoptable and practical?

AS:

2. What part of your constituency wants more lodging development? What types of lodging? Does any part of your constituency want more hotel development? Is the goal to restrict lodging (or just hotel/motels) as much as possible?
3. Would the Council like to see greater conditions put on lodging in areas where it will be permitted? What are the concerns that should be addressed with those conditions?
4. Does Council see a need to differentiate between types of lodging? For example, should campgrounds be considered separately?

5. Would the Council like to see greater restrictions on other types of non-residential use such as restaurants or automobile-related businesses?

6. Would the Council like to see greater restructuring of where non-residential zones exist and what is permitted in those zones, or address lodging only and leave other zone boundaries and descriptions as is?

7. What does the Council foresee as negative impacts from limiting hotels? Does the Council have any specifics about which impacts are most important or which impacts are most in need of mitigating?

8. What is the Council doing to reach out to the new San Juan County Commission or Planning Commission on this issue? Are there efforts at coordinating? Would the Council like to see meaningful involvement from San Juan County, or meaningful attempts to reach out to San Juan County Commissioners and Planning Commissioners? What type of coordination with San Juan County do we want to see, if any?

1. Terry mentioned that there is will on the Council to be involved in this process and help the Planning Commission. If the County Council would like to see meaningful involvement from San Juan County, I think that this is an area where members of the County Council should take the lead and make the first attempts at reaching out, if this hasn’t been done already. I understand that historically, San Juan County has been resistant to coordinating with Grand County, but it might be worth trying again.

9. How much should Planning Commission factor in the potential for increased traffic if lodging moves to San Juan County?

10. Do you see a need for changes to the zoning in outlying areas such as Crescent Junction & Thompson? Does it make sense to try to make those areas attractive to hotel development? Has your constituency in outlying areas expressed desire for lodging development?

11. What degree of public involvement do you see being most beneficial? What are the ways that the County Council and Planning Commission should be reaching out to the public and encouraging public involvement?

12. Are there communities that have limited lodging development that we should look to as a guide?

RO

Great questions (above). In terms of Issues I think that this moratorium would not be in place except for the following:

1. The great pressure on housing for residents and affordable housing. Therefore we need to think about how overnight accommodations affect that issue. It would be nice to have some analysis here though I think we have some idea, we do not likely know the quantitative impact.

2. Crowding of everything is the second issue that people are likely to mention. Neighborhood streets and even 191. through town and on the edge of town. Markets, stores, eating establishments, favorite hiking places, and so on. This issue is certainly two pronged in terms of the tourist economy and the quality of life (outside of the economics).

3. Water is an issue often brought up. How many people can we have in the Spanish Valley area with climate change being a factor not often discussed?

4. Those are what I think are the main drivers of the moratorium, but please mention others. I likely will keep them in mind as we address this problem.

February 12, 2019:

The planning commission reviewed the directive and guide provided by the county council to initiate their planning efforts related to the TLUR. Planning commissioners asked questions of staff regarding the process. General conversation about the motivation and potential outcome of the TLUR occurred. With encouragement
from staff, the planning commission compiled a list of questions to be shared with the county council for additional clarity in how to proceed with their analysis and development of a recommendation. The list of questions is provided above.

February 5, 2019:

County Council passed an ordinance enacting a temporary land use regulation prohibiting new land use permits for any land use associated with overnight accommodations, including hotels/motels, campgrounds, bed and breakfasts, condominiums and townhomes used for overnight accommodations, or any other land use associated with overnight accommodations. This temporary land use regulation does not apply to existing structures or vested development projects.

The County Council provided the following directive and guide to the Community and Economic Development staff and Planning Commission.

From the County Council:

DIRECTIVE AND GUIDE FOR COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT AND THE PLANNING AND ZONING COMMISSION

This document will serve to direct and guide the Community and Economic Development Department and the Planning and Zoning Commission in deliberations on the planning and regulation of future development in Grand County by locating and proposing appropriate zoning and/or rezoning of new development of the following Land Uses:

- All overnight rental accommodations, including but not limited to hotels, motels, condominiums, bed and breakfasts, apartments and bunk houses
- General retail and wholesale businesses
- Restaurants
- Light industry
- Automobile related businesses including ATV’s and OHV’s
- Other businesses which are appropriate for the economic benefit of the community

This should include considerations of:

- Where the respective uses should be located in the county
- A map of the placement of the uses that can be used to create the necessary zoning to ensure the intent of this moratorium is adhered to
- Attention given to a balance of services in locations that will serve the beneficial needs of the community
- Economic diversification
- Current essential needs

It is anticipated this study will result in legislative action being taken by the County Council on the recommendations of both the Community and Economic Development Department and the Planning and Zoning Commission once they have completed their evaluations and have put forth their conclusions.
GRAND COUNTY, UTAH
ORDINANCE ______ (2019)

ORDINANCE REPEALING AND REPLACING OVERNIGHT ACCOMMODATIONS USE RIGHTS IN USE TABLE 3.1 AND SECTION 4.6 OVERNIGHT ACCOMMODATIONS OVERLAY DISTRICT IN THE GRAND COUNTY LAND USE CODE (AND REPEALING ORDINANCE _____)

WHEREAS, the Grand County Council (County Council) adopted the Grand County General Plan Update (General Plan) on February 7, 2012 with Resolution No. 2976;

WHEREAS, the County Council adopted the Grand County Land Use Code (Land Use Code) on January 4, 1999 with Ordinance No. 299, adopted significant amendments to it on February 19, 2008 with Ordinance No. 468, and has since amended it with additional ordinances for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, the County Council adopted a temporary land use restriction prohibiting the review and approval of new overnight accommodations developments on February 5, 2019 with Ordinance 586;

WHEREAS, following the passage of Ordinance 586, the County conducted an extensive research and public planning process to understand the issues and questions surrounding overnight accommodations development noted in Ordinance 586 as well as market trends, implications of current zoning standards, community impacts, infrastructure and public service impacts, and resident support for new approvals of overnight accommodations;

WHEREAS, the County’s findings from the above planning process informed the land use code amendments to be implemented by this ordinance;

WHEREAS, the purpose of this ordinance is to support the health, safety, and welfare of Grand
County residents by appropriately regulating overnight accommodations developments in the County;

WHEREAS, the purpose of this ordinance is to remove all overnight accommodations use types from all base zoning districts, establish use-specific overnight accommodations overlays, and immediately apply the appropriate use-specific overnight accommodations overlays to existing and vested projects;

WHEREAS, the Planning Commission is statutorily responsible for making recommendations to the County Council regarding textual and mapping amendments to the LUC and accompanying zoning map;

WHEREAS, the Grand County Planning Commission held a public hearing on June 11, 2019 to solicit public comment on draft changes to the use overnight accommodations use rights in Use Table 3.1, Section 4.6 Overnight Accommodations Overlay standards, and associated Overnight Accommodations Overlay District map(s), and recommended approval to the County Council;

WHEREAS, the Grand County Council held a public hearing on July 2, 2019 to solicit public comment on Ordinance No. 584 and voted to approve the same;

NOW, THEREFORE BE IT RESOLVED, Sections 3.1 and 4.6 of the Grand County LUC shall read:

(See Exhibit A)

PASSED, ADOPTED, AND APPROVED by Grand County Council in a regular public meeting on July 16, 2019 by the following vote:

Those voting aye: ____________________________________________

Those voting nay: ____________________________________________

Those absent: _______________________________________________

ATTEST: GRAND COUNTY COUNCIL
Insert Exhibits (Use Table 3.1; New Section 4.6 and Subsections: OA-Hotels/Motels; OA-Campgrounds; OA-Residential; Maps associated with each use-specific OA)
### Table 3.1 Uses by Zoning District

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<td>Residential units used for overnight accommodation</td>
<td>3.2.3M and 4.6 (OHA-Residential)</td>
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<tr>
<td>All other overnight accommodation uses</td>
<td>4.6 (OAO Districts)</td>
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</table>

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)

**Commercial Uses (District E.P.)**

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Specific Use</th>
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<th>RS</th>
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<td>Bed and breakfast</td>
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<tr>
<td>Dude ranch or destination resort</td>
<td>3.2.3F and 4.6 (OHA-Hotel/Motel)</td>
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<td>Residential units used for overnight accommodation</td>
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<td>All other overnight accommodation uses</td>
<td>4.6 (OAO Districts)</td>
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## Principal Uses by Zoning District

<table>
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<tr>
<th>Use Category</th>
<th>Specific Use</th>
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<td>P</td>
<td>P P P P</td>
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<tr>
<td>Hotel or motel</td>
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<td>Recreational vehicle</td>
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<td>C</td>
<td>C</td>
<td>C 3.2.3L</td>
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<td>parks and campgrounds</td>
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<td>P P P P 3.2.3M</td>
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<td>used for overnight</td>
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<td>accommodation</td>
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<td>accommodation uses</td>
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</tr>
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</table>

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)
Staff used the code language provided by Landmark Design and the modifications recommended by the planning commission (by formal votes) to update the existing Section 4.6 –OAO Districts. Principally, the changes reflect the creation of use-specific OAO districts (OA-Hotels/motels; OA-RV/Campgrounds; OA-Residential). The original language provided by Landmark Design and presented to planning commission in their public hearing is also included in the packet. Council and the County Attorney should weigh-in on which format is most appropriate (what is presented below, or what was presented by Landmark Design).

4.6 -OAO, Overnight Accommodations Overlay Districts

4.6.1 Purpose

The -OAO, Overnight Accommodations Overlay districts are an overlay districts 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 zone districts and parts of the county. The -OAO districts 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 districts will not be applied to individual units or lots where appropriate.

The purpose of establishing and applying –OAO districts is also to ensure that overnight accommodations are designed and developed in a manner that address the impacts and the increased service needs they generate. The –OAO districts should be applied to ensure that new and redeveloped projects result in tangible community benefits through the application of creative design, the incorporation and support for mixed uses both on-site and elsewhere in the community, and through the provision and support for public uses and spaces to provide a balanced community structure.

4.6.2 Allowed Uses

Uses allowed in the -OAO district shall be as specified in the underlying base district; provided that use-specific overnight accommodations types may residential dwelling units otherwise allowed may be occupied for time periods of less than 30 days.

Existing overnight accommodations developments shall be allowed to incorporate new residential and commercial uses otherwise allowed by the underlying base district. Existing overnight accommodations developments shall not be allowed to expand the number of spaces, lots, or units for which they were originally approved to use as overnight accommodations.

4.6.3 Lot Design Standards

All development in the -OAO district shall comply with the Lot Design Standards of the underlying zoning district.
### 4.6.4 District Standards

All principal and accessory structures shall comply with the following requirements:

**A.** Uses allowed in the -OAO district shall comply with the Use-Specific Standards of Article 3 and Development Standards of Articles 6 and 7.

**BA.** Occupancy of any space, room, or unit in the -OAO district may be less than 30 days in duration.

**CB.** An individual business license shall be required for each RV/campground, hotel/motel, or dwelling unit rented for time periods of less than 30 days. Each residential dwelling unit used for overnight accommodations shall require its own business license even when multiple units are owned or managed by one entity.

**DE.** Such units shall be managed by a Utah-licensed property management agent or company with a local, Grand County representative; properly licensed to conduct business in Grand County; and shall collect and pay all applicable taxes, including but not limited to, the TRT tax.

**ED.** Additional off-street parking may be required as necessary to mitigate impacts on adjacent land uses and neighborhoods.

**FE.** Current contact information for property owners or management agencies or companies shall be posted in an accessible location outside such units or project.

**GF.** Potential impacts upon affected public water sources shall be reasonably mitigated.

**HG.** Properties designated by the -OAO district shall have direct access to an arterial or collector street.

**IH.** Property used for such overnight accommodations within an -OAO district shall not be considered abandoned pursuant to Section 1.10.6 solely for reason of vacancy for a period of six months; provided, however, that such property shall not be considered abandoned so long as such property is rented at least once during each 12 consecutive months.

### 4.6.5 Approval Procedures

A three-step planning and approval process is required as summarized in the following table:

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>IMPLEMENTATION</th>
<th>WHAT IS ADDRESSED?</th>
<th>APPROVAL LEVEL</th>
</tr>
</thead>
</table>


| **Overnight Accommodation (OA) Overlay District** (Rezone) | As a modification to the official Zoning Map, indicating the area or areas where the specific overlay district applies | The physical location and extents of the proposed overlay zone | **Legislative** (Rezone and Zoning Map Change)  
• Planning Commission (recommendation to council)  
• Council (adoption) |
| --- | --- | --- | --- |
| **Application for Attaching Overnight Accommodation (OA) Overlay to a Specific Site, Property or Development** | As a modification to the official Zoning Map and Zoning Ordinance, indicating the specific location of the application site and the terms upon which it will be developed | Land area to be rezoned and general terms upon which it is approved, including but not limited to the following:  
• Proposed primary uses  
• Number of rooms/units  
• Design and development conditions  
• Special conditions and requirements  
• Other uses and development requirements | **Legislative** (Rezone and Zoning Map Change)  
• Planning Commission (recommendation to council)  
• Council (adoption) |
| **Development Agreement, Project Plan and/or Subdivision Plat** | As specific submittals and approvals specified in the applicable ordinances | Specific project development requirements for development approval. | **Administrative**  
Staff and/or Planning Commission approval according to the specific terms and ordinance obligations |

**4.6.6 Identification on Zoning Maps**  
Approved overnight accommodation overlay districts and developments shall be indicated on the official Zoning Map.

**4.6.7 Site Master Plan Required**
A Developer shall submit a site master plan at the time a request is made for application of an OAO district to a specific site, property, or development. In approving an OAO development, the County Council shall approve and the County shall record the site master plan. The master plan shall clearly indicate the purpose and details of the project, including technical facts and a clear description of how the proposed development provides benefits to the community as compared to development carried out in accordance with the otherwise applicable zoning and development regulations. More specifically, the master plan shall include at a minimum the following:

A. A statement by the applicant describing how the proposed development provides greater benefits to the County than would a development carried out in accordance with otherwise applicable zoning and development regulations.

B. A map and description of sensitive lands within the or adjacent to the proposed development and how they will be addressed, including but not necessarily limited to the following:
   • Public drinking water supply watersheds (recharge areas for the aquifer in the Glen Canyon formation);
   • Floodplains and riparian habitats;
   • Slopes in excess of 30 percent; and
   • Significant geological, biological, and archeological sites.

C. Identification of site planning features and a description of how they will be addressed to promote seamless transition between on-site uses and the surrounding site conditions.

D. A description of the beneficial public services and goods the project provides to the community. This should include a community benefit concept description, and specific documentation of the proposed types, amounts, locations and relationships of compatible uses provided within the development that provide beneficial public services and goods to the community. Examples of such uses may include mixed uses, residential uses, office, commercial and civic uses, public open space, and indoor/outdoor gathering spaces.

E. Documentation of the specific utilities and infrastructure that are designed and installed to conserve limited natural resources such as water. Examples include preparation of a water use master plan for the project, the incorporation of gray-water re-use systems, implementation of water conserving landscapes, installation of real-time water monitoring systems, the incorporation of water-efficient fixtures and the incorporation of state-of-the art dark-sky friendly lighting systems.

F. A narrative and graphic presentation of the development documenting and presenting the proposed development and land uses by:
   • Gross acreage;
   • Total project density and/or square footage for all uses proposed for the project (including overnight accommodations) per gross acre;
   • Total number of overnight accommodation units;
   • Overnight accommodation unit density expressed as a per-acre ratio;
   • Total number and type of on-site employee and affordable housing units;
• Common area and private open space acreage;
• Total number of parking spaces required and provided, including bicycle parking;
• Parking, service and loading area acreage/spaces;
• Project Floor Area Ratio (FAR);
• Public open space and similar publicly-accessible feature acreage;
• Descriptions and graphic representations suitable for conveying the overall development character and proposed architectural style of the proposed development; and
• The relationship of the proposed development to existing development in the area, along the highway and to significant natural and built features in the area.

G. A Traffic Study prepared by a licensed transportation planner or traffic engineer, documenting project traffic generation, impacts (including traffic noise) and proposed mitigations and modifications.

H. A Site Plan prepared in accordance with the requirements of the County and the Development Standards specific to this section shall be approved and filed with the findings of fact as part of the approval. The site plan shall indicate at a minimum all major roads, site access roads, parking and service areas, trails and trail connections, major utilities, existing and proposed land uses, common area, public open space, landscaping plan, a conceptual drainage plan and entrance locations on existing roads.

I. A statement of how the proposed development is consistent with the General Plan, including specific reference to Overnight Accommodation (OA) policies; and

J. Other relevant information that will support the application or as otherwise requested by Grand County staff.

4.6.8 –OAO Districts Map

(See attached)
Legend

- Parcels
- OAO_Hotel
- OAO_RVs
- OAO_Residences
GRAND COUNTY, UTAH
ORDINANCE 586 (2019)

APPROVING A TEMPORARY LAND USE REGULATION PROHIBITING NEW LAND USE APPLICATIONS OR PERMITS FOR OVERNIGHT ACCOMMODATIONS, INCLUDING HOTELS/MOTELS, CAMPGROUNDS, BED AND BREAKFASTS, CONDOMINIUMS AND TOWNHOMES USED FOR OVERNIGHT ACCOMMODATIONS, OR ANY OTHER USES ASSOCIATED WITH OVERNIGHT ACCOMMODATIONS FOR A PERIOD OF SIX (6) MONTHS

WHEREAS, the Grand County Land Use Code currently permits overnight accommodations in multiple zone districts and the Overnight Accommodations Overlay (OAO), as further described in Section 3.1 (below):

### Principal Uses by Zoning District

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Specific Use</th>
<th>RESIDENTIAL</th>
<th>NONRESIDENTIAL</th>
<th>Use-Specific Standards</th>
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<td>[ ] SLR</td>
<td>[ ] LLR</td>
<td>[ ] RR</td>
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<td>Overnight Accommodations</td>
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<tr>
<td></td>
<td>Dude ranch or destination resort</td>
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<td>Hotel or motel</td>
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<td>Recreational vehicle parks and</td>
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<td></td>
<td>campgrounds</td>
<td>C</td>
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<tr>
<td></td>
<td>Residential units used for</td>
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<tr>
<td></td>
<td>overnight accommodation</td>
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<td></td>
<td>All other overnight accommodation</td>
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<td>uses</td>
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WHEREAS, Utah Code 17-27a-504(1)(a) states:

"A county legislative body may, without prior consideration of or recommendation from the planning commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the county if:

(i) The legislative body makes a finding of compelling, countervailing public interest; or

(ii) The area is unregulated."

WHEREAS, Grand County has, in recent years, received and approved a significant number of new permit applications for hotels/motels, campground and RV parks, condominiums and townhomes used for overnight accommodations, and bed and breakfasts;

WHEREAS, Grand County recently commissioned BAE Urban Economics to complete a Nexus Analysis in conjunction with its exploration of an Assured Housing Ordinance, and this study verified and quantified the nexus between new lodging related development and increased demand for below market rate housing;

WHEREAS, the median sales price for all housing unit types in Grand County increased $115,000 (51%) between 2013 and 2018, at least in part, because of demand for residential units used as overnight accommodations whereas average wages only increased $3,204 per year (11%) over the same time period;
WHEREAS, the United States Geological Survey is finalizing a report that includes findings from a recently completed multiyear groundwater study of the Moab Area Watershed, which found that safe yield for the Area is less than previously estimated (About 11-13,000 acre-feet per year rather than 18-22,000 acre-feet per year), and Grand County anticipates the need for a multi-agency, intergovernmental groundwater management plan;

WHEREAS, lodging related development results in water usage that greatly diminishes available and financially viable water resources for residents;

WHEREAS, Grand County budgets for law enforcement, search and rescue, and emergency medical services, increased forty-six percent (46%) between 2015 and 2019, fifteen (15%) between 2014 and 2018, and one hundred thirty percent (130%) between 2014 and 2018, respectively, as a result, at least in part, of increased tourism impacts;

WHEREAS, the local office of the Department of Workforce Services has reported a significant increase in the number of private sector service jobs remaining unfilled because of the increase in accommodations and tourism without a proportional increase in service workers who can find or afford housing in Grand County. The same office recently informed the County that 328 jobs across all sectors were currently posted and more than 250 had been posted for more than 30 days;

WHEREAS, the County is in the process of adopting and updating multiple planning documents and land use ordinances related to future land use and affordable housing, including a High Density Housing (HDH) Overlay and the housing element of its general plan, and processing permit applications for additional overnight accommodations undermines the purpose of the County's planning process;

WHEREAS, the County is in the process of evaluating current local economic conditions and opportunities for economic diversification, and processing permit applications for additional overnight accommodations undermines the purpose of the County's economic development efforts;

WHEREAS, overnight accommodations developments have the potential of significantly increasing the number of people utilizing the infrastructure and public services in Grand County;

WHEREAS, significant increases in the number of people utilizing Grand County's infrastructure and public service systems creates undue stress on these systems;

WHEREAS, Grand County has received an increase in the number of complaints regarding the impacts of overnight accommodations developments on the County's infrastructure, public services, housing market, economy, general quality of life, and environment;

WHEREAS, it is in the best interest of Grand County and its citizens if the County passes a temporary land use regulation which halts new permits for overnight accommodations;

WHEREAS, the Grand County Planning Commission and County Council need time to review and amend, if needed, overnight accommodations regulations prior to approving any new permits for overnight accommodations in any zone district;

NOW, THEREFORE, THE COUNTY COUNCIL ENACTS THE FOLLOWING:

1. Temporary Land Use Regulation. Except as expressly provided in Section 3, no new applications or permits for overnight accommodations, including hotels/motels, campgrounds, bed and breakfasts, condominiums and townhomes used for overnight accommodations, or any other land use associated with overnight accommodations, shall be approved in any zone district upon the Effective Date, as defined in Section 2.

2. Effective Date and Duration. This ordinance shall take effect immediately upon passage ("Effective Date") and shall continue for six (6) months, following which it shall automatically expire with no further action of the County Council.
3. **Exceptions.** The County acknowledges that a number of "persons," including entities, within Grand County have procured land use entitlements (including land use approvals and building permits) for the construction of overnight accommodations, including hotels/motels, campgrounds, bed and breakfasts, condominiums and townhomes used for overnight accommodations (which shall include condominiums and townhomes located in a district in which overnight accommodations is a permitted use by right), or submitted land use applications that have been deemed complete, as of the Effective Date. In an effort to avoid hardship to those who have relied in good faith upon existing County regulations, such persons described above who have procured land use entitlements or who have submitted land use applications deemed complete by the County shall be excluded from the applicability of this ordinance. In every case, such persons shall still be required to obtain land use permits and business licenses for said overnight accommodations before such use commences.

4. **Conflict.** This ordinance shall supersede and take precedence over any conflicting ordinances or policies of Grand County.

5. **Severability.** If any provision of this ordinance shall be found invalid by a court with jurisdiction, the provisions shall be severed and the remainder of the ordinance shall be enforced without the severed provision.

**PASSED, ADOPTED, AND APPROVED** by the Grand County Council in open session this February 5, 2019 by the following vote:

*Those voting aye: Halliday, Hawks, McGann, Wells, Clapper, Morse*

*Those voting nay: ____________________________

*Those absent: Paxman*

**ATTEST:**

Chris Baird, Clerk/Auditor

Evan Clapper, Chair
COURTESY NOTICE TO PROPERTY OWNERS OF PROPERTY IN COMMERCIAL ZONES AND OVERNIGHT ACCOMMODATIONS OVERLAY DISTRICTS

You are receiving this notice as the owner of record of a parcel in the unincorporated area of Grand County, Utah that is either commercially zoned or included in the Overnight Accommodations Overlay. It is being sent to you as a courtesy and to demonstrate Grand County’s commitment to informing property owners of potential changes to their commercial use rights. The subject of this notice has been covered extensively in local periodicals and public advertisements, and all other required formal noticing steps have been followed.

Grand County is considering changes to its land use code that may limit your rights to develop new overnight accommodations. These changes may include removing overnight accommodations as a use by right, which will affect new overnight accommodations only. In such an event, existing and legally vested projects will be allowed to continue operating.

If you have not followed this policy conversation, you may visit www.moabrealanduse.com to see process and project related materials. You may also review past meeting packets for Grand County Planning Commission and Council meetings at www.grandcountyutah.net. Please also note the upcoming meeting dates below.

Scheduled meetings as of June 1, 2019 are as follows (All meetings take place at 125 E. Center St, Moab, UT 84532):

**June 11, 2019 at 5:00 p.m.** (or later) – Public Hearing, Grand County Planning Commission. The Planning Commission will hear public comment and vote to forward a formal recommendation to the Council regarding proposed changes.

**June 18, 2019 at 4:00 p.m.** (or later) – Discussion, Grand County Council. The Council will review and discuss the Planning Commission’s recommendation.

**July 2, 2019 at 4:00 p.m.** (or later) – Public Hearing, Grand County Council. The Council will hear public comment and discuss the Planning Commission’s recommendation.

**July 16, 2019 at 4:00 p.m.** (or later) – Public Meeting, Grand County Council. The Council will vote on an ordinance amending overnight accommodations use rights in the County land use code.

*Oral public comment will be accepted during each public hearing, and may be accepted during discussions. Written public comment may be submitted any time to council@grandcountyutah.net.*
<table>
<thead>
<tr>
<th>Development</th>
<th>Total Constructed</th>
<th>Constructed, ONR</th>
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<td>Seven Mile RV Park</td>
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<td>Kane Creek Campground</td>
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<td>Hotel adjacent to Dowd Flats</td>
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<td>RV Park</td>
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<td>Radisson Hotel (at former Knutsons property)</td>
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<td>Prana/Radcliffe Hotel</td>
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<td>Hoodoo</td>
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<td>4525</td>
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*84 units have not yet received final plat approval

38% Maximum potential increase in ONRs without any new approvals

Table missing Moab City projects constructed and not yet ONR (eg. Units in Entrada, Cottonwood Condos not currently ONR)

Disclaimer - All data is accurate to the best knowledge of Grand County Community and Economic Development as of May 17, 2019.
The following draft language was provided by Landmark Design and presented to the Planning Commission in a public hearing on June 11, 2019. Staff used this draft language and the modifications recommended by the planning commission (by formal votes) to update the existing Section 4.6 –OAO Districts, which appears earlier in the packet. It is provided here to ensure a complete record of the proposed code amendments is preserved for the public.
Grand County Overnight Accommodation Overlay Ordinance: OA – Campground

Table of Contents

1) **Purpose of Overlay Districts**
2) **Purpose and Intent of the OA - Campground Overnight Accommodation Overlay District**
3) **Approval Procedures**
4) **Identification on Zoning Maps**
5) **Site Master Plan Required**
6) **Development Standards**

- Part 1 General Requirements
- Part 2 Mixed Use Requirements
- Part 3 Campground Layout and Site Design Requirements
- Part 4 Open Space
- Part 5 Landscape Standards

Commented [ZL1]: 1 exists already in the LUC. 2-5 will be the same (?) for each use-specific OA. As such, it seems like these sections should replace the existing Section 4.6, with each use-specific OA development standards and associated map being its own subsection of Section 4.6.

Commented [ZL2]: These have not been reviewed extensively by staff, the planning commission, council, or public prior to the 6/11 public hearing at planning commission.

See comment below on existing use-specific development standards for campgrounds.
1) Purpose of Overlay Districts

Overlay Districts are established to provide standards addressing unique circumstances or conditions affecting single sites where the development of such sites is of special public concern. Upon approval of special purpose district zoning, the special purpose district replaces the previous base district. Overlay districts are established to provide for certain additional requirements for properties located in one or more base zoning districts.

In addition to the requirements of the underlying base zoning district, the provisions of the overlay district would also prevail in the areas so zoned.

In certain areas two or more overlay districts may apply. In any such instance where there are conflicting provisions, the more stringent requirements shall apply.

2) Purpose and Intent of the OA - Campground Overnight Accommodation Overlay District

Overnight accommodations are an important element of the existing community and the Grand County economy. Unfortunately, an imbalance between such uses and other desired community has emerged in recent years, requiring an adjustment in policy to ensure the number of campgrounds are aligned with other essential and desirable uses in the region.

The OA - Campground Overnight Accommodation Overlay District is an overlay district for existing and vested overnight residential developments. The purpose of the overlay district is to ensure that existing and campgrounds are designed and developed in a manner that address the impacts and the increased service needs they generate. The OA – Campground Overnight Accommodation Overlay District should be applied to all existing and vested overnight campground developments to ensure that new and redeveloped projects result in tangible community benefits through the application of creative design, the incorporation and support for mixed uses both on-site and elsewhere in the community, and through the provision and support for public uses and spaces to help regain a more balanced community structure.

Existing campgrounds may expand existing uses and provide mixed uses as part of approved plans, but shall not be allowed to add or convert existing uses to other types of overnight accommodations such as hotels, motels and overnight residential uses.

3) Approval Procedures

A three-step planning and approval process is required as summarized in the following table:
### Grand County Overnight Accommodation Overlay Ordinance: OA - Campground

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>IMPLEMENTATION</th>
<th>WHAT IS-addressed?</th>
<th>APPROVAL LEVEL</th>
</tr>
</thead>
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<tr>
<td>Overnight Accommodation (OA) Overlay District (Rezone)</td>
<td>As a modification to the official Zoning Map, indicating the area or areas where the specific overlay district applies</td>
<td>The physical location and extents of the proposed overlay zone</td>
<td>Legislative (Rezone and Zoning Map Change)</td>
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</tbody>
</table>
| Application for Attaching Overnight Accommodation (OA) Overlay to a Specific Site, Property or Development | As a modification to the official Zoning Map and Zoning Ordinance, indicating the specific location of the application site and the terms upon which it will be developed | Land area to be rezoned and general terms upon which it is approved, including but not limited to the following:  
  - Proposed primary uses  
  - Number of rooms/units  
  - Design and development conditions  
  - Special conditions and requirements  
  - Other uses and development requirements | Legislative (Rezone and Zoning Map Change) |
| Development Agreement, Project Plan and/or Subdivision Plat | As specific submittals and approvals specified in the applicable ordinances | Specific project development requirements for development approval. | Administrative |

4) **Identification on Zoning Maps**  
Approved OA – **Campground** overnight accommodation overlay districts and developments shall be indicated on the official Zoning Map.

5) **Site Master Plan Required**  
In approving an Overnight Accommodation development in accordance with this section, a site master plan shall be prepared and submitted for consideration by the council for approval. The master plan shall clearly indicate the purpose and details of the project, including technical facts and a clear description of how the proposed development provides benefits to the greater Moab region in Grand County as compared to development carried out in accordance with the otherwise applicable zoning and development regulations. More specifically, the master plan shall include at a minimum the following:

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Draft 1  
3  
Wednesday, June 5, 2019
a) A statement by the applicant describing how the proposed development provides greater benefits to the County than would a development carried out in accordance with otherwise applicable zoning and development regulations.

b) A map and description of sensitive lands within the or adjacent to the proposed development and how they will be addressed, including but not necessarily limited to the following:
   - Public drinking water supply watersheds (recharge areas for the aquifer in the Glen Canyon formation);
   - Floodplains and riparian habitats;
   - Slopes in excess of 30 percent; and
   - Significant geological, biological, and archeological sites.

c) Identification of site planning features and a description of how they will be addressed to promote seamless transition between on-site uses and the surrounding site conditions.

d) A description of the beneficial public services and goods the project provides to the community. This should include a community benefit concept description, and specific documentation of the proposed types, amounts, locations and relationships of compatible uses provided within the development that provide beneficial public services and goods to the community. Examples of such uses may include mixed uses, residential uses, office, commercial and civic uses, public open space, and indoor/outdoor gathering spaces.

e) Documentation of the specific utilities and infrastructure that are designed and installed to conserve limited natural resources such as water. Examples include preparation of a water use master plan for the project, the incorporation of gray-water re-use systems, implementation of water conserving landscapes, installation of real-time water monitoring systems, the incorporation of water-efficient fixtures and the incorporation of state-of-the art dark-sky friendly lighting systems.

f) A narrative and graphic presentation of the development documenting and presenting the proposed development and land uses by:
   - Gross acreage;
   - Total project density and/or square footage for all uses proposed for the project (including overnight accommodations) per gross acre;
   - Total number of overnight accommodation units;
   - Overnight accommodation unit density expressed as a per-acre ratio;
   - Total number and type of on-site employee and affordable housing units;
   - Common area and private open space acreage;
   - Total number of parking spaces required and provided, including bicycle parking;
   - Parking, service and loading area acreage/spaces;
   - Project Floor Area Ratio (FAR);
   - Public open space and similar publicly-accessible feature acreage;
   - Descriptions and graphic representations suitable for conveying the overall development character and proposed architectural style of the proposed development; and
• The relationship of the proposed development to existing development in the area, along the highway and to significant natural and built features in the area.

 g) A Traffic Study prepared by a licensed transportation planner or traffic engineer, documenting project traffic generation, impacts (including traffic noise) and proposed mitigations and modifications.

 h) A Site Plan prepared in accordance with the requirements of the County and the Development Standards specific to this section shall be approved and filed with the findings of fact as part of the approval. The site plan shall indicate at a minimum all major roads, site access roads, parking and service areas, trails and trail connections, major utilities, existing and proposed land uses, common area, public open space, landscaping plan, a conceptual drainage plan and entrance locations on existing roads.

 i) A statement of how the proposed development is consistent with the General Plan, including specific reference to Overnight Accommodation (OA) policies; and

 j) Other relevant information that will support the application or as otherwise requested by Grand County staff.

 6) Development Standards

 Part 1 General Requirements

 1. Applicability
   The following are general development standards applicable in the OA – Campground Overnight Accommodation Overlay District. The general development requirements of the underlying zone shall apply unless otherwise indicated.

 2. Density and Heights
   Maximum density and heights shall be no greater than that permitted in the underlying zone district.

 3. Affordable Housing
   Required in accordance with the affordable housing requirements of the Grand County.

 4. Lots
   • Typical Lot Dimensions. All lots of record shall be developed to meet established standards.
   • Lot Layout and Configuration. All lots shall front a public street unless otherwise approved.
   • Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.

 5. Lot Configuration
   Primary uses should face the fronting roadway and configured in a fashion that responds to the specific site context, sensitively addressing natural site conditions such as slope, topography and preservation of major trees and vegetation areas. The intent is to

Commented [ZL4]: Should reference existing Section 3.2.3L, incorporate standards into the below, and/or repeal and replace
carefully incorporate new development in a manner that fits the character and form of the surrounding area, resulting in a holistic design well-suited to the site. Pedestrian and cycling amenities such as sidewalks, trails, dedicated corridors and similar features should be coordinated with the needs of vehicles, resulting in holistic, safe and attractive circulation solutions.

6. Lot Access
The flow and speed of vehicles on state and county roads present challenges for providing direct access to residential projects and for creating a walkable/bikeable street environment in the surrounding area. The use of small access roads, slip roads, alleys and other appropriate access ways from the sides and rear of properties is encouraged for providing access.

7. General Open Space Requirements
The following are requirements for provision of civic open space.
- Developments over 5 acres are required to provide a minimum of 5% total lot area as publicly-accessible civic open space. Developer shall work with Grand County to determine the appropriate location and design of proposed open spaces.
- For developments under 5 acres, impact fees and other funding mechanisms will be used to ensure adequate open space is provided in the district.

8. Streets and Access Roads
General Requirements.
- Address all modes of travel, including pedestrian traffic, bicycle, transit and vehicular traffic.
- Address all features of the access road and public road right-of-way, including sidewalks, traffic lanes, bicycle lanes and medians.
- Provide adequate access for vehicles, pedestrians and cyclists.
- Create access roads that are appropriate for their context and use that encourage travel at appropriate volumes and speeds.
- Create streets and access roads that reduce storm water runoff quantity and improve the quality of storm water runoff.
- Follow design specifications and standards defined by Grand County.
- Variations from otherwise required road design standards may be approved where it is demonstrated that such exceptions will not be detrimental to the public health, safety and general welfare.

9. Road Design Standards
Variations from otherwise required road design standards may be approved where the applicant demonstrates that such exceptions will not be detrimental to the public health, safety and general welfare.
10. Bicycle Facilities
Bicycle accommodations should be provided as determined by Public Works.

11. Storm Water Management
Incorporation of storm water management best practices, including Low-impact Development (LID) techniques within the access road right-of-way and parking design is required. Examples include incorporating drainage swales, slotted curbs, sub-surface sumps and French drains; and the use of permeable paving in parking areas.

Part 2 Mixed Use Requirements

1. General Conditions
All developments applying the OA – Residential Overnight Accommodation Overlay District must provide a significant mix of residential, commercial, retail, office, civic and similar uses to offset the impacts of OA - Residential projects.

A minimum of 5% of the floor area dedicated to the primary overnight residential use shall be dedicated to mixed uses. The required mixed uses may be designed and developed on-site or financially-supported/developed by the applicant elsewhere in the general vicinity of the proposed project, upon approval by Grand County.

2. Applicability
The following are general mixed-use requirements applicable in the OA – Residential Overnight Accommodation Overlay District. The specific amount, type and location of mixed-uses will be negotiated and approved as part of the application process.

3. Design and Evaluation Criteria
The following are general conditions that will result with a successful mixed-use development.

A. Incorporates imaginative site and building design with a compatible mixture of land uses that encourage pedestrian, bicycle and other multi-modal access to the proposed development;

B. Applies sensitive land use and site design that avoids the incompatible land uses and impacts to sensitive lands and natural systems;

C. Mitigates impacts that the project creates with respect to transportation, traffic, noise, public utilities, open space, recreation, public facilities and services, site circulation, solid waste disposal and recycling, water, sewer, storm drain and similar systems;

D. Protects and preserves the natural environment to the maximum extent possible, including but not limited to avoiding sensitive lands, preserving natural features such
as mature trees, vegetation stands and geologic features, conserving water to the greatest degree possible, protecting the water quality of the regional watershed, meditating storm water and floods, and protecting sensitive and critical natural lands and the protection of viewsheds.

E. Preserves and/or creates public open space and outdoor meeting places for the enjoyment of the Grand County residents, employees of businesses located within the valley, and the general public;

F. Provides publicly-accessible plazas, commons, greens, parks or civic buildings or spaces s for social activity and assembly for the community;

G. Incorporates a mix of affordable housing types and ownership patterns suitable for the specific project;

H. Includes uses that provide employment opportunities and under-provided goods and services;

I. Provides a balanced mix of uses that minimize the necessity for utilization of personal automobiles on a daily basis;

J. Provides high-quality architectural and site design that is harmonious with the local context and adjacent uses;

K. Incorporates well-designed and laid-out access roads, parking lots, trails and pathways that are specifically designed for the convenience and safety of pedestrians and cyclists as well as for meeting the needs of vehicles; and

L. The provision of clustered development to preserve open space and preserving critical viewsheds while still achieving an appropriate overall density for region.

4. Mixed Use Development Standards
All development and design standards described in this chapter and elsewhere in the code shall apply, in addition to the following mixed-use specific standards:

- Generally-acceptable Uses: commercial, recreational, retail, civic and open space

- Location of Uses: mixed uses such as commercial shops, offices and civic uses shall be located on the ground floor adjacent to the street frontage or in an otherwise prominent and visually-discernable location. Overnight residential to be provided in all other locations; and

- Pedestrian-oriented Design Required: direct access to pedestrian-oriented services is required to promote pedestrian/bicycle uses in the development area.
Grand County Overnight Accommodation Overlay Ordinance: OA - Campground

The following are the general physical characteristics of OA – Campground mixed uses, located within the overlay district.

**General**
- Each building or structure can house a variety of uses depending on the design concept and functional requirements of each development.
- All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- Attached accessory structures are considered part of the principal structure.
- Detached accessory structures are permitted and shall comply with all setbacks
- Detached accessory structures are not permitted in the front yard.
- Detached accessory structures shall be located behind the principal structure in the rear yard.
- Detached accessory structures shall not exceed the height of the principal structure.

**Building Siting**
- More than one principal mixed use structure is permitted on a lot.
- All setback areas not covered by a building or parking must contain either landscape, patio space, public open space, or a sidewalk/trail.

**Building Height**
- See existing zone for minimum and maximum height limitations and requirements.
- See existing zone for minimum and maximum setback requirements.
- Non-residential ground story uses must have a minimum interior height of 12’ and a maximum of 14’ to facilitate mixed uses.

**Building Layout and Configuration**
- Mixed uses such as commercial shops, offices and civic uses shall be located on the ground floor in a prominent and visually-discernable location. Overnight residential to be provided in all other locations within mixed-use structures.
- Parking may be located within a building or as part of well-landscaped and buffered parking lots.

**Street View Requirements**
- Air conditioning units and similar mechanical requirements should be avoided on rooftop locations, and fully-screened from view when unavoidable.
- Blank Wall Limitations are required on all facades facing the primary street dedicated to mixed uses.
- No rectangular area greater than 30% of a story’s facade, as measured from floor to floor may be windowless, and no horizontal segment of a story’s facade greater than 10 feet in width may be windowless, unless otherwise approved.
A mix of entrance types may be utilized, aligned with the overarching architectural theme or concept. All buildings must have an easily-discernable principal entrance located on the primary street side of the principal building.

Street Entrances – the minimum number and maximum spacing between entrances on the ground floor building facade with street frontage with a clear development design theme or concept is required.

**Additional Design Requirements**

The following guidelines outline district design guidelines that affect the layout of the campground for creating district cohesiveness.

- **Primary Facade Materials.** 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
- **Permitted primary building materials will include high quality, durable, natural materials such as brick and stone; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; glass. Other high quality synthetic materials may be approved as part of a unified theme or design concept.**
- **Secondary Facade Materials are limited to details and accents. Examples include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim; and exterior architectural metal panels and cladding.**
- **Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.**
- **Acceptable Roof Materials include 300 pound or better, dimensional asphalt composite shingles, metal tiles or standing seam, slate, and ceramic tile. Other roof materials may be considered for approval.**
- **Color - main building colors shall be complementary to the site, the surrounding landscape and visual backdrops.**
- **Appropriate Grade of Materials.** Commercial quality doors, windows, and hardware shall be used throughout the district.
- **Windows - all upper story windows of overnight accommodation, mixed use and associated buildings shall be recessed and double hung.**
- **Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated.**
- **If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood.**
- **Balconies shall be a minimum of six feet deep and five feet wide.**
- **Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.**
- **Drive-through structures and uses are not allowed.**
Part 3  Campground Layout and Design Requirements

The following design requirements shall be applied in conjunction with established Grand County commercial campground design requirements. While they address campground planning and site development considerations such as density, setbacks, buffers, landscaping, parking and roadway design, it is equally important that projects of this nature meet health and safety requirements, which are often addressed in separate county and state regulations as follow:

- Water Supply
- Wastewater Disposal Requirements
- Required Plumbing - Modern Camps
- Required Plumbing - Semi-Developed Camps
- Required Plumbing - Day Use Areas
- Operation and Maintenance
- Food Service
- Solid Wastes
- Swimming Pools
- Inspections and Investigations
- Closing or Restricting of Camps or Sites

1. Campground Site Design

Recreational vehicles, travel trailers, campgrounds and cabins parks shall be designed by a qualified architect, landscape architect, engineer, professional land use planner, or team of one or more such professionals. As a minimum, approved plans are to be 'stamped' with the seal of authority of the primary designer. Determination of qualifications of any such required professional individuals or firms, shall be made by the Grand County Planning and Zoning Commission and/or County Commission.

2. Campground Density

Campgrounds should maintain the natural qualities of the site they are located. Sites and units should be clustered together in a manner that forms a discernible place while maintaining a sense of openness and connection with the surrounding landscape and setting. Sites should also be aligned with health and safety standards when wells and septic systems are utilized.

Since each development will impact local or county septic saturation rates, maximum densities should be established that match local condition and needs, as required in Grand County engineering/groundwater protection requirements. Typical rural residential density requirements should range from .20 to .50 units per acre.

3. Health, Safety, Sanitation and Other Considerations

- All campground developments should meet the requirements of Utah Administrative Code R392-301, “Recreational Vehicle Park Sanitation”. These should be coordinated with local, county and state health and engineering officials as
required by each jurisdiction. Each development should provide adequate water supply hookup equipped with approved backflow prevention devices.

- Each campground development should provide for adequate waste disposal, including the provision of a sanitary dumping station for users of the park.
- Unless a public waste-water system is available and required, the Department of Water Quality (DEQ) and local/county health department shall determine the method of wastewater treatment.
- Each development accommodation unit shall be provided with an electrical service of appropriate voltage. Electrical service should meet commercial campground standards, installed underground to each site or pad in compliance with applicable codes, and designed and installed by licensed electrical engineers and electricians.
- Each development should provide a communal solid-waste receptacle area or areas. Containers should be fitted with tight fitting lids so as to prevent refuse from scattering and screened from public view through the use of fences or walls and a closable gate. Construction of the screen should be approved as part of the conditional use application.
- Ingress and egress to each camp unit shall meet the requirements of the International Fire Code, Chapter 503 Sections 5.1.1 and the National Fire Protection Association 1194.
- A landscape plan should be submitted and approved in conjunction with issuance of a Building Permit. Since site conditions vary, the landscape design should ensure the site fits in with the setting. Grand County water-wise landscape design concepts are required.
- In order to ensure wildfire and fire suppression can be facilitated in the layout of the campground, all hardscape and plant materials within 50’ of a structure must be ascertained to meet fire suppression design standards.
- All exterior boundaries of the development site should be designed to ensure the site fits in with the surrounding. In general, setbacks ranging from 50 to 100 feet should be established to ensure this goal is met. As part of the Conditional Use Permit and Building Permit process, buffers, setbacks, fences and other exterior screens and treatments should be reviewed and approved.
- Each individual tent or accommodation unit shall have adequate space to accommodate the tent or structure and ensure fire and other requirements are met. In general, each site should have an area of not less than 2,000 square feet.
- Each individual tent or accommodation site should have adequate space to accommodate the desired structure or tent.
- Maintaining adequate distance between accommodation structures is essential for health, safety and aesthetic reasons. A minimum distance of 10’ is required.
- Individual site walls or fences, if required, should generally not exceed three (3) feet in height.
- If vehicular access to individual tents and structures is anticipated, sufficient space should be provided to facilitate parking, loading, or maneuvering.
• Streets and access ways shall be at least twenty-four (24) feet wide to facilitate vehicular movements. As illustrated in the accompanying diagram, on-street and other parking should only be allowed in dedicated parking stalls, lanes and lots, which do not include the minimum street width be provided as indicated in the accompanying diagram:

• If tents and other facilities are located away from streets, trails at least 12’ in width should be provided as part of a looped trail system whenever possible. If dead-end trails are unavoidable, hammerhead, cul-de-sac or “Y” turnarounds should be provided at the terminus to accommodate emergency vehicle access

• Streets should generally consist of packed earth or road base, depending on specific design requirements and site conditions. Paved roads should be also be considered, depending on specific design requirements.

• A grading and drainage master plan should be prepared by a licensed engineer, architect or landscape architect.

• Lighting should be provided to adopted Grand County ‘night sky’ requirements.

• Office, restaurant, laundry, store and similar facilities should meet the design requirements for mixed-use structures described in the preceding section.

• Restrooms, including toilet, showers, and lavatories should generally be provided to conveniently and adequately serve the needs of each development.

• All utility distribution facilities, including electrical, gas, water, sewer and communication, should be placed underground.

• Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to such underground facilities may be placed above ground and screened.

• There shall be no open storage of personal belongings within a travel trailer site, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon individual sites within the development.
• Fuel tanks for the development should be located in a screened portion of the site at least 100-feet from the nearest tent or structure.
• CO/smoke detectors, fire extinguishers and similar safety equipment shall be provided in a manner similar to motels and hotels.
• Heating stoves and similar heating/cooling units should only be permitted if they meet local fire and Co2 emission standards.

4. Other Design and Development Considerations
• Foundations - typical campground foundations include structural timber decks and concrete slab. All foundations should be designed and installed to provide positive drainage away from the structure as part of an integrated grading/storm water design for the site.
• Tent Fabrics - vary according to the specific structure selected. Examples include cotton (canvas), vinyl and polyester blends. These are typically welded and sealed. Tent material selection should be meet anticipated use and lifespan requirements.
• Fire Resistance - structures should be certified to meet local flame resistance standards. Many states and the US Government have adopted the Industrial Fabric Association Tent Spec CPAI-84 Federal Government as the fire rating standard.
• National Fire Protection Association 1144 methodologies should apply for assessing wildland fire ignition hazards around existing structures and for requirements for new construction to reduce the potential of structure ignition from wildland fires.
• Snow Loads - structures should be engineered for a ground snow load calculation. In areas with snow where winter season use is not anticipated, structures should be dismantled and stored between activity occupancy.
• Wind – tent structures should be selected and designed to withstand anticipated winds. Typical standards are to withstand 95 m.p.h. and 105 m.p.h. wind resistance, which is based on an industry-standard 3-second gust test.
• Falling Trees - campgrounds located in treed areas should be sited in a manner to ensure that tents and buildings are not within fall-zones of surrounding trees. Solid-frame structures are superior for such situations. All units should be engineered to meet a minimum 2,000 bending test to withstand potential falling trees.
• Weather - all exposed fabric and structural elements should be treated to be water repellant and mildew/mold/ultraviolet resistant. Properly ventilated and maintained tents can reduce the likelihood that mold and mildew will occur.
• Campground installation - industry-standards should be used for installing and dismantling structures. Building, licensing and occupancy permits should be secured prior to use. Only licensed and bonded contractors should be hired for site work, utilities and infrastructure, plumbing, heating and electrical installations. Structures should be inspected and maintained periodically to ensure foundation remains functional, that the structures are sound and heaters/coolers and similar equipment are fully-operational. Only high-quality, commercial-grade structures and related amenities should be utilized for structures intended for commercial rent and/or public use.
Part 4 Open Space

To provide open space as an amenity that promotes physical and environmental health to project users and the community at large. A primary function is to provide access to a variety of active and passive open space types. The selection of appropriate open spaces will vary according to the specific context (urban/rural/natural) and setting (near a road, adjacent to a river, etc.) of each campground development.

1. General Requirements

Developments over 5-acres are required to provide a minimum of 5% total lot size as publicly-accessible and usable civic open space. Developer shall work with Grand County to determine the best and most appropriate location of open space. For parcels under 5 acres, impact fees and other funding will be used as mechanisms to ensure adequate open space is provided.

All open space provided shall comply with one of the Open Space Types that follow:

- Plaza – a formal, medium-scale (1.5 acre or less) gathering place for civic, social, and commercial purposes. May contain a greater amount of impervious coverage than other open space types. Special features, such as fountains and public art installations, are encouraged.
- Square - a medium-scale (1 to 2 acre) open space to gather for civic, social and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.
- Public Green or Meeting Place– an informal, medium scale (0.25 to 2.0 acre) park with active or passive recreation amenities for neighborhood residents within walking distance; mainly fronted by streets.
- Pocket Park – a small-scale (.5 to 1.5 acre) open space, that is primarily designed to accommodate a range of active and passive recreation and gathering space uses, primarily local neighbors and residents within walking distance.
- Local and Neighborhood Parks – medium to large (3-acre to 10 acre) informal parks that accommodate both active and passive recreational amenities for local residents and the larger community. Parks have primarily natural plantings and are frequently formed around an existing natural feature such as a water body or stands of trees.
- Natural Open Space of Greenway – long and linear open spaces that enhance connectivity between the campground, adjacent open spaces and other uses on-site and in the vicinity of the campground. Greenways often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

Part 5 Landscape Standards

The landscape standards outlined in this section are designed to meet the following set of goals:

- To provide suitable outdoor settings;
To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.

To provide responsible and environmentally-appropriate green spaces and infrastructure through the use of water efficient landscape design techniques, tools and standards.

To shade large expanses of pavement and reduce the urban heat island effect.

1. **Applicability**

   Landscapes, trees and buffers shall be installed as detailed in this section and detailed elsewhere in the development code.

2. **Preservation of Existing Site Characteristics and Acknowledgement of Setting**

   For sites located in rural and natural locations, the focus should be on preserving the natural landscape, fitting the campground onto the existing site, minimizing impacts and destruction of the site as a result of development and operations, and minimizing the use of mechanical landscape interventions such as irrigation systems to the greatest degree possible.

3. **Water Efficient Landscaping**

   Refer to specific Grand County landscape regulations regarding water efficient landscaping requirements.

4. **General Installation Requirements**

   The installation of landscaping shall adhere to the following standards.

   - **National and Regional Standards.** Best management practices and procedures according to the nationally and regionally accepted standards shall be practiced. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.

   - **Maintenance and Protection -** all landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.

   - **Installation –** landscaping shall be fully installed prior to the issuance of a certificate of completeness.

   - **Condition of Landscape Materials shall be:**
     - Healthy and hardy with a good root system.
     - Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
     - Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
     - Appropriate for the conditions of the site, including slope, water table, and soil type.
     - Protected from damage by grates, pavers, or other measures.
• Plants that will not cause a nuisance or have negative impacts on an adjacent property.
• Species native or naturalized to Grand County region, whenever possible.
• Minimal use or no use of lawns, turf and similar water-craving landscapes is required.

4. Irrigation Systems
Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.
• All irrigation systems shall be designed to minimize the use of water, as detailed in the Grand County water-conserving landscape ordinance. The use of drip, emitter, bubbler and other water-conserving irrigation systems are required.

5. Landscape Maintenance
All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.
• All required landscape shall be maintained to adhere to all requirements of this ordinance.
• Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
• Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
• Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
• Fences and Other Barriers. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
• Tree topping is not permitted.

6. Street Trees and Streetscape Design
Provide trees and design streets to create an appropriate entry experience into the site and to support wayfinding within it. Naturalistic campgrounds should utilize a naturalistic design approach, while urban and rural settings should utilize more formal approaches. For sites where trees are not prevalent or are difficult to support without extensive watering, street trees should be avoided.

A consistent streetscape design shall be submitted for approval for all public streets adjacent to the development. At a minimum, the submittal shall include the following:
  o Street Trees meeting the minimum requirements shall be included in the streetscape design, with details related to tree pits, tree planting to meet landscape requirements.
  o Tree Locations indicated by type, size and general planting technique.
Grand County Overnight Accommodation Overlay Ordinance: OA - Campground

- Sidewalk Pavement Design - paving materials and pattern shall be established for each street type.
- Street Furnishings such as benches, seat walls, planters, fences, trash receptacles and bicycle racks shall be specified and quantities and locations listed for each street type.
- Landscape Design – professionally-prepared landscape construction documents shall be provided for all landscape bed areas, planter areas, and tree wells.
- Lighting Design - pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet adopted night sky lighting requirements.
- Identity Elements - other elements designed to establish the identity of each project, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

7. Frontage, Side and Rear Buffers
   The purpose of frontage buffers is to lessen the visual impact of vehicular areas visible from the street. Side and rear buffers minimize the impact that the campground may have on neighboring zones and districts. These should be part of a professionally-designed, water-efficient planting design that is engaging, beautiful and appropriate for the specific setting and context. Plants should include a range of native perennials, decorative grasses and small shrubs as appropriate for reducing the visual impact of vehicular areas visible from the street while also meeting Grand County Water Efficient Landscaping requirements.

8. Interior Parking Lot Landscape
   The intent is to provide shade, minimize paving and associated storm water runoff, and improve the aesthetic look of parking lots. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 sf thereafter in locations where trees are naturally-occurring and can be maintained without major technical inputs, as determined by Grand County.

   Provide trees and design interior parking lots to create an appropriately shaded parking area. Naturalistic campgrounds should utilize a naturalistic design approach, while urban and rural settings should utilize more formal approaches. For sites where trees are not prevalent or are difficult to support without extensive watering, street trees should be avoided.

   - In areas where the inclusion of trees is warranted, each parking space must be located within 50’ of a tree planted within parking lot interior. Minimum of 1 shade tree must be planted within parking lot interior or within 4’ of parking lot’s edge for every 3 parking spaces. Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy.
Shade Structure Requirements - attractive and well-designed shade structures should be considered an acceptable alternative for meeting the tree shade goal for up to 50% of the interior parking lot requirements.
Table of Contents

1) **Purpose of Overlay Districts**
2) **Purpose and Intent of the OA-Hotel/Motel Overnight Accommodation Overlay District**
3) **Approval Procedures**
4) **Identification on Zoning Maps**
5) **Site Master Plan Required**
6) **Development Standards**
   - Part 1  General Requirements
   - Part 2  Mixed Use Requirements
   - Part 3  Architecture, Density, Massing and Form
   - Part 4  Additional Design Requirements
   - Part 5  Open Space
   - Part 6  Landscape Standards
   - Part 7  Parking Requirements

*Commented [ZL1]:* 1 exists already in the LUC. 2-5 will be the same (?) for each use-specific OA. As such, it seems like these sections should replace the existing Section 4.6, with each use-specific OA development standards and associated map being its own subsection of Section 4.6.

*Commented [ZL2]:* These have not been reviewed extensively by staff, the planning commission, council, or public prior to the 6/11 public hearing at planning commission.
1) Purpose of Overlay Districts
Overlay Districts are established to provide standards addressing unique circumstances or conditions affecting single sites where the development of such sites is of special public concern. Upon approval of special purpose district zoning, the special purpose district replaces the previous base district. Overlay districts are established to provide for certain additional requirements for properties located in one or more base zoning districts.

In addition to the requirements of the underlying base zoning district, the provisions of the overlay district would also prevail in the areas so zoned.

In certain areas two or more overlay districts may apply. In any such instance where there are conflicting provisions, the more stringent requirements shall apply.

2) Purpose and Intent of the OA-Hotel/Motel Overnight Accommodation Overlay District
Overnight accommodations are an important element of the existing community and the Grand County economy. Unfortunately, an imbalance between such uses and other desired community has emerged in recent years, requiring an adjustment in policy to ensure the number of hotels and motels are aligned with other essential and desirable uses in the region.

The OA-Hotel/Motel Overnight Accommodation Overlay District is an overlay district for existing and vested Hotel and Motel developments. The purpose of the overlay district is to ensure that existing and future hotels and motels are designed and developed in a manner that address the impacts and the increased service needs they generate. The OA-Hotel/Motel Overnight Accommodation Overlay District should be applied to all existing and vested hotel/motel properties to ensure that new and redeveloped projects result in tangible community benefits through the application of creative design, the incorporation and support for mixed uses both on-site and elsewhere in the community, and through the provision and support for public uses and spaces to help regain a more balanced community structure.

3) Approval Procedures
A three-step planning and approval process is required as summarized in the following table:

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>IMPLEMENTATION</th>
<th>WHAT IS ADDRESSED?</th>
<th>APPROVAL LEVEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overnight Accommodation (OA) Overlay District (Rezone)</td>
<td>As a modification to the official Zoning Map, indicating the area or areas where the specific overlay district applies</td>
<td>The physical location and extents of the proposed overlay zone</td>
<td>Legislative (Rezone and Zoning Map Change)</td>
</tr>
</tbody>
</table>

- Planning Commission (recommendation to council)
- Council (adoption)
### Application for Attaching Overnight Accommodation (OA) Overlay to a Specific Site, Property or Development

<table>
<thead>
<tr>
<th>Land area to be rezoned and general terms upon which it is approved, including but not limited to the following:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Proposed primary uses</td>
</tr>
<tr>
<td>• Number of rooms/units</td>
</tr>
<tr>
<td>• Design and development conditions</td>
</tr>
<tr>
<td>• Special conditions and requirements</td>
</tr>
<tr>
<td>• Other uses and development requirements</td>
</tr>
</tbody>
</table>

### Legislative (Rezone and Zoning Map Change)

- Planning Commission (recommendation to council)
- Council (adoption)

### Development Agreement, Project Plan and/or Subdivision Plat

<table>
<thead>
<tr>
<th>Specific project development requirements for development approval.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Staff and/or Planning Commission approval according to the specific terms and ordinance obligations</td>
</tr>
</tbody>
</table>

### 4) Identification on Zoning Maps

Approved OA-Hotel/Motel overnight accommodation overlay districts and developments shall be indicated on the official Zoning Map.

### 5) Site Master Plan Required

In approving an Overnight Accommodation development in accordance with this section, a site master plan shall be prepared and submitted for consideration by the council for approval. The master plan shall clearly indicate the purpose and details of the project, including technical facts and a clear description of how the proposed development provides benefits to the greater Moab region in Grand County as compared to development carried out in accordance with the otherwise applicable zoning and development regulations. More specifically, the master plan shall include at a minimum the following:

- **a)** A **statement** by the applicant describing how the proposed development provides greater benefits to the County than would a development carried out in accordance with otherwise applicable zoning and development regulations.

- **b)** A **map and description of sensitive lands** within the or adjacent to the proposed development and how they will be addressed, including but not necessarily limited to the following:
  - Public drinking water supply watersheds (recharge areas for the aquifer in the Glen Canyon formation);
  - Floodplains and riparian habitats;
  - Slopes in excess of 30 percent; and
  - Significant geological, biological, and archeological sites.
c) Identification of site planning features and a description of how they will be addressed to promote seamless transition between on-site uses and the surrounding site conditions.

d) A description of the beneficial public services and goods the project provides to the community. This should include a community benefit concept description, and specific documentation of the proposed types, amounts, locations and relationships of compatible uses provided within the development that provide beneficial public services and goods to the community. Examples of such uses may include mixed uses, residential, office, commercial and civic uses, public open space, and indoor/outdoor gathering spaces.

e) Documentation of the specific utilities and infrastructure that are designed and installed to conserve limited natural resources such as water. Examples include preparation of a water use master plan for the project, the incorporation of gray-water re-use systems, implementation of water conserving landscapes, installation of real-time water monitoring systems, the incorporation of water-efficient fixtures and the incorporation of state-of-the art dark-sky friendly lighting systems.

f) A narrative and graphic presentation of the development documenting and presenting the proposed development and land uses by:

- Gross acreage;
- Total project density and/or square footage for all uses proposed for the project (including overnight accommodations) per gross acre;
- Total number of overnight accommodation units;
- Overnight accommodation unit density expressed as a per-acre ratio;
- Total number and type of on-site employee and affordable housing units;
- Common area and private open space acreage;
- Total number of parking spaces required and provided, including bicycle parking;
- Parking, service and loading area acreage/spaces;
- Project Floor Area Ratio (FAR);
- Public open space and similar publicly-accessible feature acreage;
- Descriptions and graphic representations suitable for conveying the overall development character and proposed architectural style of the proposed development; and
- The relationship of the proposed development to existing development in the area, along the highway and to significant natural and built features in the area.

g) A Traffic Study prepared by a licensed transportation planner or traffic engineer, documenting project traffic generation, impacts (including traffic noise) and proposed mitigations and modifications.

h) A Site Plan prepared in accordance with the requirements of the County and the Development Standards specific to this section shall be approved and filed with the findings of fact as part of the approval. The site plan shall indicate at a minimum all major roads, site access roads, parking and service areas, trails and trail connections, major utilities, existing and proposed land uses, common area, open space, landscaping plan, a conceptual drainage plan and entrance locations on existing roads.
i) A statement of how the proposed development is consistent with the General Plan, including specific reference to Overnight Accommodation (OA) policies; and

j) Other relevant information that will support the application or as otherwise requested by County staff.

6) Development Standards

Part 1 General Requirements

1. Applicability
   The following are general development standards applicable in the OA-Hotel/Motel Overnight Accommodation Overlay District. The general development requirements of the underlying zone shall apply unless otherwise indicated.

2. Density and Heights
   Maximum density and heights shall be no greater than that permitted in the underlying zone district.

3. Affordable Housing
   Required in accordance with the affordable housing requirements of the County.

4. Lots
   • Typical Lot Dimensions. All lots of record shall be developed to meet established standards.
   • Typical Lot Configuration. All lots shall front a public street unless otherwise approved.
   • Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.

5. Lot Configuration
   Primary uses should face the fronting roadway and configured in a fashion that responds to the context, including natural site conditions such as slope and topography. The intent is to carefully incorporate new development in a manner that fits the established character and form of the surrounding area, resulting in a unified appearance. Pedestrian and cycling amenities such as sidewalks, trails, dedicated corridors and similar features should be provided in a manner is coordinated with the needs of vehicles, resulting in holistic, safe and attractive circulation solutions.

6. Lot Access
   For Developments fronting US-191
   The traffic and speed of vehicles on this roadway presents challenges for providing direct access to projects and for creating a walkable/bikeable street environment in the surrounding area. Since existing development patterns include a mix of commercial uses close to the highway and residential uses nearby, the use of small access roads, slip...
roads, alleys and other appropriate access ways from the sides and rear of properties is encouraged when possible.

For Developments fronting all other roads
The use of small access roads, alleys and other appropriate access ways from the fronting road and/or from the sides and rear of properties is encouraged.

7. General Open Space Requirements
The following are requirements for provision of civic open space.

- Developments over 5 acres are required to provide a minimum of 5% total lot area as publicly-accessible civic open space. Developer shall work with County to determine the appropriate location and design of proposed open spaces.
- For developments under 5 acres, impact fees and other funding mechanisms will be used to ensure adequate open space is provided in the district.

8. Streets and Access Roads

General Requirements.

- Address all modes of travel, including pedestrian traffic, bicycle, transit and vehicular traffic.
- Address all features of the access road and public road right-of-way, including sidewalks, traffic lanes, bicycle lanes and medians.
- Provide adequate access for vehicles, pedestrians and cyclists.
- Create access roads that are appropriate for their context and use that encourage travel at appropriate volumes and speeds.
- Create streets and access roads that reduce storm water runoff quantity and improve the quality of storm water runoff.
- Follow design specifications and standards defined by County Public Works.
- Variations from otherwise required road design standards may be approved where it is demonstrated that such exceptions will not be detrimental to the public health, safety and general welfare.

9. Road Design Standards
Variation from otherwise required road design standards may be approved where the applicant demonstrates that such exceptions will not be detrimental to the public health, safety and general welfare.

10. Bicycle Facilities
Bicycle accommodations should be provided as determined by Public Works.

11. Storm Water Management
Incorporation of storm water management best practices, including Low-impact Development (LID) techniques within the access road right-of-way and parking design is
required. Examples include incorporating drainage swales, slotted curbs, sub-surface sumps and French drains; and the use of permeable paving in parking areas.

Part 2 Mixed Use Requirements

1. General Conditions
   All developments applying the OA-Hotel/Motel Overnight Accommodation Overlay District must provide a significant mix of residential, commercial, retail, office, civic and similar uses to offset the impacts of hotel/motel projects.

   A minimum of 30% of the space dedicated to the primary hotel/motel floor area shall be dedicated to mixed uses other than the primary hotel/motel use. The required mixed uses may be designed and developed on-site or elsewhere in the general vicinity of the proposed development.

2. Applicability
   The following are general mixed-use requirements applicable in the OA-Hotel/Motel Overnight Accommodation Overlay District. The specific amount, type and location of mixed-uses will be negotiated and approved as part of the application process.

3. Design and Evaluation Criteria
   The following are general conditions that will result with a successful mixed-use development.

   A. Incorporates imaginative site and building design with a compatible mixture of land uses that encourage pedestrian, bicycle and other multi-modal access to the proposed development;

   B. Applies sensitive land use and site design that avoids the creation of incompatible land uses;

   C. Mitigates impacts that the project creates with respect to transportation, traffic, noise, public utilities, open space, recreation, public facilities and services, site circulation, solid waste disposal and recycling, water, sewer, storm drain and similar systems;

   D. Protects and preserves the natural environment to the maximum extent possible, including but not limited to conserving water to the greatest degree possible, protecting the water quality of the regional watershed, mediating storm water and floods, and protecting sensitive and critical natural lands and the protection of viewsheds.
E. Preserves and/or creates open space and outdoor meeting places for the enjoyment of the Grand County residents, employees of businesses located within the valley, and the general public;

F. Provides publicly-accessible plazas, commons, greens, parks or civic buildings or spaces for social activity and assembly for the community;

G. Incorporates a mix of affordable housing types and ownership patterns;

H. Includes uses that provide employment opportunities and under-provided goods and services;

I. Provides a balanced mix of uses that minimize the necessity for utilization of personal automobiles on a daily basis;

J. Provides high-quality architectural and site design that is harmonious with the local context and adjacent uses;

K. Incorporates well-designed and laid-out access roads, parking lots, trails and pathways that are specifically designed for the convenience and safety of pedestrians and cyclists as well as for meeting the needs of vehicles; and

L. The provision of clustered development to preserve open space and preserving critical viewsheds while still achieving an appropriate overall density for region.

4. Mixed Use Development Standards
All development and design standards described in this chapter and elsewhere in the code shall apply, in addition to the following mixed-use specific standards:

A. Generally-acceptable Uses: residential, commercial, recreational, retail, civic and open space

B. Location of Uses: commercial shops, offices and civic uses shall be located on the ground floor adjacent to the street frontage, with hotel/motel and residential uses provided in all other locations; and

C. Pedestrian-oriented Design Required: direct access to pedestrian-oriented services is required to promote pedestrian/bicycle uses in the development area.

Part 3 Architecture, Density, Massing and Form

1. General Conditions
The following are the general physical characteristics of OA-Hotel/Motel uses, including associated mixed uses, within the overlay district.
Each building or structure can house a variety of uses depending on the design concept and functional requirements of each development.

All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

Attached accessory structures are considered part of the principal structure.

Detached accessory structures are permitted and shall comply with all setbacks except the following:

Detached accessory structures are not permitted in the front yard.

Detached accessory structures shall be located behind the principal structure in the rear yard.

Detached accessory structures shall not exceed the height of the principal structure.

3 Building Siting

More than one principal structure permitted on a lot.

All setback areas not covered by a building or parking must contain either landscape, patio space, public open space, or a sidewalk/trail.

3. Building Height

See existing zone for minimum and maximum height limitations and requirements.

See existing zone for minimum and maximum setback requirements.

Ground stories uses facing the primary street must have a minimum interior height of 12’ and a maximum of 14’ to facilitate the incorporation of mixed uses.

4. Building Layout and Configuration

Ground stories facing the primary street must be occupied by uses other than overnight accommodations. Examples include retail, recreation, commercial, office and civic uses.

Parking may be located within a building or as part of well-landscaped and buffered parking lots.

5. Street View Requirements

For uses located on the ground floor facing the primary fronting street(s), 60% Minimum Ground Story Transparency is required, measured floor to floor. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

Air conditioning units and similar mechanical requirements should be avoided on rooftop locations, and fully-screened from view when unavoidable.

Blank Wall Limitations are required on all facades facing the primary street. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor may be windowless, and no horizontal segment of a story’s facade greater than 10 feet in width may be windowless, unless otherwise approved.
A mix of entrance types may be utilized, aligned with the overarching architectural theme or concept. All buildings must have an easily-discernable Principal Entrance located on the primary street side of the principal building.

Street Entrances – the minimum number and maximum spacing between entrances on the ground floor building façade with street frontage to match a clear development design theme or concept is required.

Vertical Facade Divisions - the use of a vertically oriented expression lines or form to divide the façade into increments that enhance the design concept are required. Acceptable elements may include columns, pilasters, scoring lines and other continuous vertical features at least 1.5” in width.

Horizontal Facade Divisions - the use of significant shifts in the façade every 45’ at minimum to divide portions of the façade into horizontal divisions. Major dividing elements should be integral to the architectural layout and form of the structure, with minor delineations encouraged through the uses of expressions lines in the form of cornices, belt courses, string courses, or other continuous horizontal divisions.

### Part 4 Additional Design Requirements

The following outlines the district design guidelines that affect a building’s appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

#### 1. Materials and Color

- **Primary Facade Materials.** 80% of each façade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.

- **Permitted primary building materials will include high quality, durable, natural materials such as brick and stone; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; glass. Other high quality synthetic materials may be approved as part of a unified theme or design concept.**

- **Secondary Facade Materials are limited to details and accents. Examples include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim; and exterior architectural metal panels and cladding.**

- **Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.**

- **Acceptable Roof Materials include 300 pound or better, dimensional asphalt composite shingles, metal tiles or standing seam, slate, and ceramic tile. Other roof materials may be considered for approval.**

- **Color - main building colors shall be complementary to existing buildings in the area, the surrounding landscape and visual backdrops.**

- **Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used throughout the district.**
2. **Windows, Awnings, and Shutters**
   - Windows - all upper story windows of overnight accommodation, mixed use and associated buildings shall be recessed and double hung.
   - Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated.
   - If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood.

3. **Balconies**
   - Balconies shall be a minimum of six feet deep and five feet wide.
   - Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
   - A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

4. **Treatments at Terminal Vistas**
   - When a street terminates at a parcel, the front or corner side of a building or a significant landscape feature, whether fronting a Primary Street or not, shall terminate the view.

5. **Building Variety**
   Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following:
   - The proportion of recesses and projections.
   - The location of the entrance and window placement, unless storefronts are utilized.
   - Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. **Drive-through Uses**
   - Drive-through structures and uses are not allowed.

**Part 5 Open Space**

To provide open space as an amenity that promotes physical and environmental health to project uses and the community, with a primary function of providing access to a variety of active and passive open space types.

1. **General Requirements**
   Developments over 5 acres are required to provide a minimum of 5% total lot size as publicly-accessible and usable civic open space. Developer shall work with Grand County to determine the best and most appropriate location of open space. For parcels under 5
acres, impact fees and other funding will be used as mechanisms to ensure adequate open space is provided.

All open space provided shall comply with one of the Open Space Types that follow:

- **Plaza** – a formal, medium-scale (0.5 to 1.5 acre) gathering place for civic, social, and commercial purposes. May contain a greater amount of impervious coverage than other open space types. Special features, such as fountains and public art installations, are encouraged.
- **Square** - a medium-scale (1 to 2 acre) open space to gather for civic, social and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.
- **Green** – an informal, medium scale (0.25 to 2.0 acre) park with active or passive recreation amenities for neighborhood residents within walking distance; mainly fronted by streets.
- **Pocket Park** – a small-scale (.5 to 1.5 acre) open space, that is primarily designed to accommodate a range of active and passive recreation and gathering space uses, primarily local neighbors and residents within walking distance.
- **Local and Neighborhood Parks** – medium to large (3-acre to 10 acre) informal parks that accommodate both active and passive recreational amenities for local residents and the larger community. Parks have primarily natural plantings and are frequently formed around an existing natural feature such as a water body or stands of trees.
- **Greenway** – long and linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

### Part 6 Landscape Standards

The landscape standards outlined in this section are designed to meet the following set of goals:

- To provide suitable outdoor settings;
- To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- To provide responsible and environmentally-appropriate green spaces and infrastructure through the use of water efficient landscape design techniques, tools and standards.
- To shade large expanses of pavement and reduce the urban heat island effect.

#### 1. Applicability

Landscapes, trees and buffers shall be installed as detailed in this section and detailed elsewhere in the county code.

#### 2. Water Efficient Landscaping
Refer to specific Grand County landscape regulations regarding water efficient landscaping requirements.

3. **General Installation Requirements**
The installation of landscaping shall adhere to the following standards.

- **National and Regional Standards.** Best management practices and procedures according to the nationally and regionally accepted standards shall be practiced. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurseriesmen.
- **Maintenance and Protection -** all landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- **Installation -** landscaping shall be fully installed prior to the issuance of a certificate of completeness.
- **Condition of Landscape Materials shall be:**
  - Healthy and hardy with a good root system.
  - Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
  - Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
  - Appropriate for the conditions of the site, including slope, water table, and soil type.
  - Protected from damage by grates, pavers, or other measures.
  - Plants that will not cause a nuisance or have negative impacts on an adjacent property.
  - Species native or naturalized to Grand County region, whenever possible.
  - Minimal use or no use of lawns, turf and similar water-craving landscapes is required.

4. **Irrigation Systems**
Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- All irrigation systems shall be designed to minimize the use of water, as detailed in the Grand County water-conserving landscape ordinance. The use of drip, emitter, bubbler and other water-conserving irrigation systems are required.

5. **Landscape Maintenance**
All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- All required landscape shall be maintained to adhere to all requirements of this ordinance.
• Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
• Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
• Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
• Fences and Other Barriers. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
• Tree topping is not permitted.

6. Street Trees and Streetscape Design
The intent is to line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.

• Streetscape Design Submittal – a consistent streetscape design shall be submitted for approval for all public streets adjacent to the development. At a minimum, the submittal shall include the following:
  o Street Trees meeting the minimum requirements shall be included in the streetscape design, with details related to tree pits, tree planting to meet landscape requirements.
  o Tree Locations indicated by type, size and general planting technique.
  o Sidewalk Pavement Design - paving materials and pattern shall be established for each street type.
  o Street Furnishings such as benches, seat walls, planters, fences, trash receptacles and bicycle racks shall be specified and quantities and locations listed for each street type.
  o Landscape Design – professionally-prepared landscape construction documents shall be provided for all landscape bed areas, planter areas, and tree wells.
  o Lighting - pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet adopted night sky lighting requirements.
  o Identity Elements - other elements designed to establish the identity of each project, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

7. Frontage, Side and Rear Buffers
The purpose of frontage buffers is to lessen the visual impact of vehicular areas visible from the street. Side and rear buffers minimize the impact that the Overnight Accommodation development may have on neighboring zones and districts. These should include a professionally-designed, water-efficient planting design that is engaging, beautiful and appropriate for the specific setting and context. Plants should include a range of
perennials, decorative grasses and small shrubs as appropriate for reducing the visual impact of vehicular areas visible from the street while also meeting Grand County Water Efficient Landscaping requirements.

8. **Interior Parking Lot Landscape**
The intent is to provide shade, minimize paving and associated storm water runoff, and improve the aesthetic look of parking lots. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 sf thereafter.

- Each parking space must be located within 50’ of a tree planted within parking lot interior. Minimum of 1 shade tree must be planted within parking lot interior or within 4’ of parking lot’s edge for every 3 parking spaces.
- Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Shade Structure Requirements
- Attractive and well-designed shade structures should be considered an acceptable alternative for meeting the tree shade goal for up to 50% of the interior parking lot requirements.

Part 7 **Parking Requirements**
The parking standards outlined in this section are in addition to currently established standards for the hotel/motel development, and should meet the following goals:

- Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning subdistricts.
- Provide specifications for vehicular site access.

1. **General Requirements**

- Off-street parking spaces shall be provided in conformance with established site design requirements.
- Required Accessible Parking - parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility. Required Bicycle Parking.
- Bicycle Parking areas required as described below.

2. **Mixed-Use Parking Reductions**
The following reductions may be applied depending on the amount and specific mix of uses.

- Shared Vehicular Parking - an arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements. Through review of the site plan, up top 100% of the parking required may be waived.
• In order to approve a shared parking arrangement, it is must be proved that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

3. Bicycle Parking Design

Bicycle parking shall be designed and located as follows.
• Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.
• An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
• A minimum of two feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
• Racks shall be installed a minimum of two feet from any wall or other obstruction. Bicycle parking should be located within 50 feet of the entrance of the use.
• Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
• Racks and Structures shall be provided for each unprotected parking space and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
Grand County Overnight Accommodation Overlay Ordinance: OA - Residential

Table of Contents

1) Purpose of Overlay Districts
2) Purpose and Intent of the OA - Residential Overnight Accommodation Overlay District
3) Approval Procedures
4) Identification on Zoning Maps
5) Site Master Plan Required
6) Development Standards

Part 1 General Requirements
Part 2 Mixed Use Requirements
Part 3 Architecture, Density, Massing and Form
Part 4 Additional Design Requirements
Part 5 Open Space
Part 6 Landscape Standards
Part 7 Parking Requirements

Commented [ZL1]: 1 exists already in the LUC. 2-5 will be the same (?) for each use-specific OA. As such, it seems like these sections should replace the existing Section 4.6, with each use-specific OA development standards and associated map being its own subsection of Section 4.6.

Commented [ZL2]: These have not been reviewed extensively by staff, the planning commission, council, or public prior to the 6/11 public hearing at planning commission.

See comment below on existing use-specific development standards for residential units used for OA and Bed and Breakfasts.
1) Purpose of Overlay Districts
Overlay Districts are established to provide standards addressing unique circumstances or conditions affecting single sites where the development of such sites is of special public concern. Upon approval of special purpose district zoning, the special purpose district replaces the previous base district. Overlay districts are established to provide for certain additional requirements for properties located in one or more base zoning districts.

In addition to the requirements of the underlying base zoning district, the provisions of the overlay district would also prevail in the areas so zoned.

In certain areas two or more overlay districts may apply. In any such instance where there are conflicting provisions, the more stringent requirements shall apply.

2) Purpose and Intent of the OA - Residential Overnight Accommodation Overlay District
Overnight accommodations are an important element of the existing community and the Grand County economy. Unfortunately, an imbalance between such uses and other desired community has emerged in recent years, requiring an adjustment in policy to ensure the number of hotels and motels are aligned with other essential and desirable uses in the region.

The OA - Residential Overnight Accommodation Overlay District is an overlay district for existing and vested overnight residential developments. The purpose of the overlay district is to ensure that existing and future hotels and motels are designed and developed in a manner that address the impacts and the increased service needs they generate. The OA – Residential Overnight Accommodation Overlay District should be applied to all existing and vested overnight residential developments to ensure that new and redeveloped projects result in tangible community benefits through the application of creative design, the incorporation and support for mixed uses both on-site and elsewhere in the community, and through the provision and support for public uses and spaces to help regain a more balanced community structure.

3) Approval Procedures
A three-step planning and approval process is required as summarized in the following table:

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>IMPLEMENTATION</th>
<th>WHAT IS ADDRESSED?</th>
<th>APPROVAL LEVEL</th>
</tr>
</thead>
</table>

Draft 1       2       Wednesday, June 5, 2019
### Grand County Overnight Accommodation Overlay Ordinance: OA - Residential

<table>
<thead>
<tr>
<th><strong>Overnight Accommodation (OA) Overlay District</strong> (Rezone)</th>
<th>As a modification to the official Zoning Map, indicating the area or areas where the specific overlay district applies</th>
<th>The physical location and extents of the proposed overlay zone</th>
<th><strong>Legislative</strong> (Rezone and Zoning Map Change)</th>
</tr>
</thead>
</table>
| **Application for Attaching Overnight Accommodation (OA) Overlay to a Specific Site, Property or Development** | As a modification to the official Zoning Map and Zoning Ordinance, indicating the specific location of the application site and the terms upon which it will be developed | Land area to be rezoned and general terms upon which it is approved, including but not limited to the following:  
- Proposed primary uses  
- Number of rooms/units  
- Design and development conditions  
- Special conditions and requirements  
- Other uses and development requirements | **Legislative** (Rezone and Zoning Map Change) |
| **Development Agreement, Project Plan and/or Subdivision Plat** | As specific submittals and approvals specified in the applicable ordinances | Specific project development requirements for development approval. | **Administrative**  
Staff and/or Planning Commission approval according to the specific terms and ordinance obligations |

#### 4) Identification on Zoning Maps

Approved OA – Residential overnight accommodation overlay districts and developments shall be indicated on the official Zoning Map.

#### 5) Site Master Plan Required

In approving an Overnight Accommodation development in accordance with this section, a site master plan shall be prepared and submitted for consideration by the council for approval. The master plan shall clearly indicate the purpose and details of the project, including technical facts and a clear description of how the proposed development provides benefits to the greater Moab region in Grand County as compared to development carried out in accordance with the otherwise applicable zoning and development regulations. More specifically, the master plan shall include at a minimum the following:

a) A statement by the applicant describing how the proposed development provides greater benefits to the County than would a development carried out in accordance with otherwise applicable zoning and development regulations.

b) A map and description of sensitive lands within the or adjacent to the proposed development and how they will be addressed, including but not necessarily limited to the following:
• Public drinking water supply watersheds (recharge areas for the aquifer in the Glen Canyon formation);
• Floodplains and riparian habitats;
• Slopes in excess of 30 percent; and
• Significant geological, biological, and archeological sites.

c) Identification of site planning features and a description of how they will be addressed to promote seamless transition between on-site uses and the surrounding site conditions.

d) A description of the beneficial public services and goods the project provides to the community. This should include a community benefit concept description, and specific documentation of the proposed types, amounts, locations and relationships of compatible uses provided within the development that provide beneficial public services and goods to the community. Examples of such uses may include mixed uses, residential, office, commercial and civic uses, public open space, and indoor/outdoor gathering spaces.

e) Documentation of the specific utilities and infrastructure that are designed and installed to conserve limited natural resources such as water. Examples include preparation of a water use master plan for the project, the incorporation of gray-water re-use systems, implementation of water conserving landscapes, installation of real-time water monitoring systems, the incorporation of water-efficient fixtures and the incorporation of state-of-the art dark-sky friendly lighting systems.

f) A narrative and graphic presentation of the development documenting and presenting the proposed development and land uses by:
• Gross acreage;
• Total project density and/or square footage for all uses proposed for the project (including overnight accommodations) per gross acre;
• Total number of overnight accommodation units;
• Overnight accommodation unit density expressed as a per-acre ratio;
• Total number and type of on-site employee and affordable housing units;
• Common area and private open space acreage;
• Total number of parking spaces required and provided, including bicycle parking;
• Parking, service and loading area acreage/spaces;
• Project Floor Area Ratio (FAR);
• Public open space and similar publicly-accessible feature acreage;
• Descriptions and graphic representations suitable for conveying the overall development character and proposed architectural style of the proposed development; and
• The relationship of the proposed development to existing development in the area, along the highway and to significant natural and built features in the area.

g) A Traffic Study prepared by a licensed transportation planner or traffic engineer, documenting project traffic generation, impacts (including traffic noise) and proposed mitigations and modifications.
Grand County Overnight Accommodation Overlay Ordinance: OA - Residential

h) A Site Plan prepared in accordance with the requirements of the County and the Development Standards specific to this section shall be approved and filed with the findings of fact as part of the approval. The site plan shall indicate at a minimum all major roads, site access roads, parking and service areas, trails and trail connections, major utilities, existing and proposed land uses, common area, open space, landscaping plan, a conceptual drainage plan and entrance locations on existing roads.

i) A statement of how the proposed development is consistent with the General Plan, including specific reference to Overnight Accommodation (OA) policies; and

j) Other relevant information that will support the application or as otherwise requested by County staff.

6) Development Standards

Part 1 General Requirements

1. Applicability
   The following are general development standards applicable in the OA – Residential Overnight Accommodation Overlay District. The general development requirements of the underlying zone shall apply unless otherwise indicated.

2. Density and Heights
   Maximum density and heights shall be no greater than that permitted in the underlying zone district.

3. Affordable Housing
   Required in accordance with the affordable housing requirements of the Grand County.

4. Lots
   • Typical Lot Dimensions. All lots of record shall be developed to meet established standards.
   • Typical Lot Configuration. All lots shall front a public street unless otherwise approved.
   • Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.

5. Lot Configuration
   Primary uses should face the fronting roadway and configured in a fashion that responds to the context, including natural site conditions such as slope and topography. The intent is to carefully incorporate new development in a manner that fits the established character and form of the surrounding area, resulting in a unified appearance. Pedestrian and cycling amenities such as sidewalks, trails, dedicated corridors and similar features should be provided in a manner is coordinated with the needs of vehicles, resulting in holistic, safe and attractive circulation solutions.

Commented [ZL3]: Should reference existing Sections 3.2.3 D and M, incorporate standards into the below, and/or repeal and replace
6. Lot Access
   
   For Developments fronting US-191
   The traffic and speed of vehicles on this roadway presents challenges for providing direct access to residential projects and for creating a walkable/bikeable street environment in the surrounding area. Since existing development patterns include a mix of commercial uses adjacent to the highway with residential uses nearby, the use of small access roads, slip roads, alleys and other appropriate access ways from the sides and rear of properties is encouraged when possible.

   For Developments fronting all other roads
   The use of small access roads, alleys and other appropriate access ways from the fronting road and/or from the sides and rear of properties is required.

7. General Open Space Requirements
   The following are requirements for provision of civic open space.
   - Developments over 5 acres are required to provide a minimum of 5% total lot area as publicly-accessible civic open space. Developer shall work with Grand County to determine the appropriate location and design of proposed open spaces.
   - For developments under 5 acres, impact fees and other funding mechanisms will be used to ensure adequate open space is provided in the district.

8. Streets and Access Roads
   General Requirements.
   - Address all modes of travel, including pedestrian traffic, bicycle, transit and vehicular traffic.
   - Address all features of the access road and public road right-of-way, including sidewalks, traffic lanes, bicycle lanes and medians.
   - Provide adequate access for vehicles, pedestrians and cyclists.
   - Create access roads that are appropriate for their context and use that encourage travel at appropriate volumes and speeds.
   - Create streets and access roads that reduce storm water runoff quantity and improve the quality of storm water runoff.
   - Follow design specifications and standards defined by County Public Works.
   - Variations from otherwise required road design standards may be approved where it is demonstrated that such exceptions will not be detrimental to the public health, safety and general welfare.

9. Road Design Standards
   Variation from otherwise required road design standards may be approved where the applicant demonstrates that such exceptions will not be detrimental to the public health, safety and general welfare.
10. **Bicycle Facilities**
   Bicycle accommodations should be provided as determined by Public Works.

11. **Storm Water Management**
    Incorporation of storm water management best practices, including Low-impact Development (LID) techniques within the access road right-of-way and parking design is required. Examples include incorporating drainage swales, slotted curbs, sub-surface sumps and French drains; and the use of permeable paving in parking areas.

**Part 2 Mixed Use Requirements**

1. **General Conditions**
   All developments applying the OA – Residential Overnight Accommodation Overlay District must provide a significant mix of residential, commercial, retail, office, civic and similar uses to offset the impacts of OA - Residential projects.

   A minimum of 10% of the floor area dedicated to the primary overnight residential use shall be dedicated to mixed uses. The required mixed uses may be designed and developed on-site or financially-supported/developed by the applicant elsewhere in the general vicinity of the proposed project, upon approval by Grand County.

2. **Applicability**
   The following are general mixed-use requirements applicable in the OA – Residential Overnight Accommodation Overlay District. The specific amount, type and location of mixed-uses will be negotiated and approved as part of the application process.

3. **Design and Evaluation Criteria**
   The following are general conditions that will result with a successful mixed-use development.

   A. Incorporates imaginative site and building design with a compatible mixture of land uses that encourage pedestrian, bicycle and other multi-modal access to the proposed development;

   B. Applies sensitive land use and site design that avoids the creation of incompatible land uses;

   C. Mitigates impacts that the project creates with respect to transportation, traffic, noise, public utilities, open space, recreation, public facilities and services, site circulation, solid waste disposal and recycling, water, sewer, storm drain and similar systems;

   D. Protects and preserves the natural environment to the maximum extent possible, including but not limited to conserving water to the greatest degree possible,
protecting the water quality of the regional watershed, meditating storm water and floods, and protecting sensitive and critical natural lands and the protection of viewsheds.

E. Preserves and/or creates open space and outdoor meeting places for the enjoyment of the Grand County residents, employees of businesses located within the valley, and the general public;

F. Provides publicly-accessible plazas, commons, greens, parks or civic buildings or spaces for social activity and assembly for the community;

G. Incorporates a mix of affordable housing types and ownership patterns;

H. Includes uses that provide employment opportunities and under-provided goods and services;

I. Provides a balanced mix of uses that minimize the necessity for utilization of personal automobiles on a daily basis;

J. Provides high-quality architectural and site design that is harmonious with the local context and adjacent uses;

K. Incorporates well-designed and laid-out access roads, parking lots, trails and pathways that are specifically designed for the convenience and safety of pedestrians and cyclists as well as for meeting the needs of vehicles; and

L. The provision of clustered development to preserve open space and preserving critical viewsheds while still achieving an appropriate overall density for region.

4. Mixed Use Development Standards
   All development and design standards described in this chapter and elsewhere in the code shall apply, in addition to the following mixed-use specific standards:

   - Generally-acceptable Uses: commercial, recreational, retail, civic and open space

   - Location of Uses: mixed uses such as commercial shops, offices and civic uses shall be located on the ground floor adjacent to the street frontage or in an otherwise prominent and visually-discernable location. Overnight residential to be provided in all other locations; and

   - Pedestrian-oriented Design Required: direct access to pedestrian-oriented services is required to promote pedestrian/bicycle uses in the development area.

Part 3 Architecture, Density, Massing and Form
1. **General Conditions**
   The following are the general physical characteristics of OA – Residential uses, including associated mixed uses, within the overlay district.
   - Each building or structure can house a variety of uses depending on the design concept and functional requirements of each development.
   - All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
   - Attached accessory structures are considered part of the principal structure.
   - Detached accessory structures are permitted and shall comply with all setbacks except the following:
     - Detached accessory structures are not permitted in the front yard.
     - Detached accessory structures shall be located behind the principal structure in the rear yard.
   - Detached accessory structures shall not exceed the height of the principal structure.

3. **Building Siting**
   - More than one principal structure permitted on a lot.
   - All setback areas not covered by a building or parking must contain either landscape, patio space, public open space, or a sidewalk/trail.

3. **Building Height**
   - See existing zone for minimum and maximum height limitations and requirements.
   - See existing zone for minimum and maximum setback requirements.
   - Non-residential ground story uses must have a minimum interior height of 12’ and a maximum of 14’ to facilitate mixed uses.

4. **Building Layout and Configuration**
   - Mixed uses such as commercial shops, offices and civic uses shall be located on the ground floor adjacent to the street frontage or in an otherwise prominent and visually-discernable location. Overnight residential to be provided in all other locations.
   - Parking may be located within a building or as part of well-landscaped and buffered parking lots.

5. **Street View Requirements**
   - For uses located on the ground floor facing the primary fronting street(s), 60% Minimum Ground Story Transparency is required, measured floor to floor. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
   - Air conditioning units and similar mechanical requirements should be avoided on rooftop locations, and fully-screened from view when unavoidable.
• Blank Wall Limitations are required on all facades facing the primary street dedicated to mixed uses.
• No rectangular area greater than 30% of a story’s facade, as measured from floor to floor may be windowless, and no horizontal segment of a story’s facade greater than 10 feet in width may be windowless, unless otherwise approved.
• A mix of entrance types may be utilized, aligned with the overarching architectural theme or concept. All buildings must have an easily-discernable principal entrance located on the primary street side of the principal building.
• Street Entrances – the minimum number and maximum spacing between entrances on the ground floor building facade with street frontage with a clear development design theme or concept is required.
• Vertical Facade Divisions - the use of a vertically oriented expression lines or form to divide the facade into increments that enhance the design concept are required. Acceptable elements may include columns, pilasters, scoring lines and other continuous vertical features at least 1.5” in width.
• Horizontal Facade Divisions - the use of significant shifts in the façade every 45’ at minimum to divide portions of the façade into horizontal divisions. Major dividing elements should be integral to the architectural layout and form of the structure, with minor delineations encouraged through the uses of expressions lines in the form of cornices, belt courses, string courses, or other continuous horizontal divisions.

Part 4 Additional Design Requirements
The following outlines the district design guidelines that affect a building’s appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color
• Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
• Permitted primary building materials will include high quality, durable, natural materials such as brick and stone; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; glass. Other high quality synthetic materials may be approved as part of a unified theme or design concept.
• Secondary Facade Materials are limited to details and accents. Examples include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim; and exterior architectural metal panels and cladding.
• Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
• Acceptable Roof Materials include 300 pound or better, dimensional asphalt composite shingles, metal tiles or standing seam, slate, and ceramic tile. Other roof materials may be considered for approval.
• Color - main building colors shall be complementary to existing buildings in the area, the surrounding landscape and visual backdrops.
• Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used throughout the district.

2. Windows, Awnings, and Shutters
• Windows - all upper story windows of overnight accommodation, mixed use and associated buildings shall be recessed and double hung.
• Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated.
• If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood.

3. Balconies
• Balconies shall be a minimum of six feet deep and five feet wide.
• Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
• A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

4. Treatments at Terminal Vistas
• When a street terminates at a parcel, the front or corner side of a building or a significant landscape feature, whether fronting a Primary Street or not, shall terminate the view.

5. Building Variety
Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following:
• The proportion of recesses and projections.
• The location of the entrance and window placement, unless storefronts are utilized.
• Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. Drive-through Uses
• Drive-through structures and uses are not allowed.

Part 5 Open Space
To provide open space as an amenity that promotes physical and environmental health to project users and the community at large. A primary function is to provide access to a variety of active and passive open space types.
1. **General Requirements**

Developments over 5-acres are required to provide a minimum of 5% total lot size as publicly-accessible and usable civic open space. Developer shall work with Grand County to determine the best and most appropriate location of open space. For parcels under 5 acres, impact fees and other funding will be used as mechanisms to ensure adequate open space is provided.

All open space provided shall comply with one of the Open Space Types that follow:

- **Plaza** – a formal, medium-scale (1.5 acre or less) gathering place for civic, social, and commercial purposes. May contain a greater amount of impervious coverage than other open space types. Special features, such as fountains and public art installations, are encouraged.
- **Square** - a medium-scale (1 to 2 acre) open space to gather for civic, social and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.
- **Green** – an informal, medium scale (0.25 to 2.0 acre) park with active or passive recreation amenities for neighborhood residents within walking distance; mainly fronted by streets.
- **Pocket Park** – a small-scale (.5 to 1.5 acre) open space, that is primarily designed to accommodate a range of active and passive recreation and gathering space uses, primarily local neighbors and residents within walking distance.
- **Local and Neighborhood Parks** – medium to large (3-acre to 10 acre) informal parks that accommodate both active and passive recreational amenities for local residents and the larger community. Parks have primarily natural plantings and are frequently formed around an existing natural feature such as a water body or stands of trees.
- **Greenway** – long and linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

**Part 6 Landscape Standards**

The landscape standards outlined in this section are designed to meet the following set of goals:

- To provide suitable outdoor settings;
- To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- To provide responsible and environmentally-appropriate green spaces and infrastructure through the use of water efficient landscape design techniques, tools and standards.
- To shade large expanses of pavement and reduce the urban heat island effect.
1. **Applicability**
   Landscapes, trees and buffers shall be installed as detailed in this section and detailed elsewhere in the development code.

2. **Water Efficient Landscaping**
   Refer to specific Grand County landscape regulations regarding water efficient landscaping requirements.

3. **General Installation Requirements**
   The installation of landscaping shall adhere to the following standards.
   - National and Regional Standards. Best management practices and procedures according to the nationally and regionally accepted standards shall be practiced. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
   - Maintenance and Protection - all landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
   - Installation – landscaping shall be fully installed prior to the issuance of a certificate of completeness.
   - Condition of Landscape Materials shall be:
     - Healthy and hardy with a good root system.
     - Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
     - Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
     - Appropriate for the conditions of the site, including slope, water table, and soil type.
     - Protected from damage by grates, pavers, or other measures.
     - Plants that will not cause a nuisance or have negative impacts on an adjacent property.
     - Species native or naturalized to Grand County region, whenever possible.
     - Minimal use or no use of lawns, turf and similar water-craving landscapes is required.

4. **Irrigation Systems**
   Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.
   - All irrigation systems shall be designed to minimize the use of water, as detailed in the Grand County water-conserving landscape ordinance. The use of drip, emitter, bubbler and other water-conserving irrigation systems are required,
5. **Landscape Maintenance**
All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.
- All required landscape shall be maintained to adhere to all requirements of this ordinance.
- Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- Fences and Other Barriers. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- Tree topping is not permitted.

6. **Street Trees and Streetscape Design**
The intent is to line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.

- Streetscape Design Submittal – a consistent streetscape design shall be submitted for approval for all public streets adjacent to the development. At a minimum, the submittal shall include the following:
  - Street Trees meeting the minimum requirements shall be included in the streetscape design, with details related to tree pits, tree planting to meet landscape requirements.
  - Tree Locations indicated by type, size and general planting technique.
  - Sidewalk Pavement Design - paving materials and pattern shall be established for each street type.
  - Street Furnishings such as benches, seat walls, planters, fences, trash receptacles and bicycle racks shall be specified and quantities and locations listed for each street type.
  - Landscape Design – professionally-prepared landscape construction documents shall be provided for all landscape bed areas, planter areas, and tree wells.
  - Lighting - pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet adopted night sky lighting requirements.
  - Identity Elements - other elements designed to establish the identity of each project, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.
7. **Frontage, Side and Rear Buffers**

The purpose of frontage buffers is to lessen the visual impact of vehicular areas visible from the street. Side and rear buffers minimize the impact that the Overnight Accommodation development may have on neighboring zones and districts. These should include a professionally-designed, water-efficient planting design that is engaging, beautiful and appropriate for the specific setting and context. Plants should include a range of perennials, decorative grasses and small shrubs as appropriate for reducing the visual impact of vehicular areas visible from the street while also meeting Grand County Water Efficient Landscaping requirements.

8. **Interior Parking Lot Landscape**

The intent is to provide shade, minimize paving and associated storm water runoff, and improve the aesthetic look of parking lots. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 sf thereafter.

- Each parking space must be located within 50’ of a tree planted within parking lot interior. Minimum of 1 shade tree must be planted within parking lot interior or within 4’ of parking lot’s edge for every 3 parking spaces.
- Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Shade Structure Requirements
- Attractive and well-designed shade structures should be considered an acceptable alternative for meeting the tree shade goal for up to 50% of the interior parking lot requirements.

**Part 7 Parking Requirements**

The parking standards outlined in this section are in addition to currently established county standards, and should meet the following goals:

- Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning subdistricts.
- Provide specifications for vehicular site access.

1. **General Requirements**

- Off-street parking spaces shall be provided in conformance with established site design requirements.
- Required Accessible Parking - parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility. Required Bicycle Parking.
- Bicycle Parking areas required as described below.
2. **Mixed-Use Parking Reductions**

The following reductions may be applied depending on the amount and specific mix of uses.

- **Shared Vehicular Parking** - an arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements. Through review of the site plan, up to 100% of the parking required may be waived.

- In order to approve a shared parking arrangement, it must be demonstrated that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

3. **Bicycle Parking Design**

Bicycle parking shall be provided in conformance with established site design requirements, with the following additional requirements:

- Designed and located as follows.
- Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.
- An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
- A minimum of two feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
- Racks shall be installed a minimum of two feet from any wall or other obstruction. Bicycle parking should be located within 50 feet of the entrance of the use.
- Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
- Racks and Structures shall be provided for each unprotected parking space and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
**Title:** Public Hearing to hear public comment on proposed ordinance to apply the High Density Housing Overlay (HDHO) to Sandstone Cottages, located at 3058 and 3060 Spanish Valley Drive

**Fiscal Impact:** N/A

**Presenter(s):** Community and Economic Development Staff

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**Stated Motion:**

(Council policy is to vote on public hearing agenda items at the next regular meeting)

Move to adopt an ordinance applying the High Density Housing Overlay (HDHO – 10) to the parcels at 3058 and 3060 Spanish Valley Drive contingent upon the following:

1. County Attorney and Council approval of the development agreement committing developer to the deed restriction requirements of Section 4.7;

(Also, see Background and Staff Report)

**Staff Recommendation:**

Review and consider application materials provided to the County Council related to the proposed subdivision of the Sandstone Cottages. Staff recommends a favorable recommendation for the HDH 10 Overlay to be applied to the subject parcels.

**Background:**

See staff report attached and below.

Following a public hearing on May 14, 2019, the planning commission voted 6-0 to forward a favorable recommendation to apply the HDHO-10 District to the subject parcels. The planning commission also voted 6-0 to conditionally approve the Sandstone Cottages preliminary plat (an HDHO Development), contingent upon:

1. County Attorney and Council approval of the development agreement committing developer to the deed restriction requirements of Section 4.7;
2. The developer meets all engineering design and easement requirements for drainage and roads, including on-street parking and the developer’s portion of the multi-use pathway along Spanish Valley Drive, prior to final plat approval; and,
3. The developer meets all design and easement requirements imposed by GWSSA, the Fire Department, and Rocky Mountain Power prior to final plat approval.

4. The developer’s final plat and building design standards comply with all other requirements of Section 4.7 – High Density Housing Overlay.

5. Construction of a 6’ tall privacy fence around the perimeter of the development, which the Developer voluntarily agreed to provide based on a public comment provided during the public hearing.

**ATTACHMENT(S):**

1. Staff Report
2. High Density Housing Application
3. Applicant Statement
4. Development Agreement
5. Preliminary Plat
6. Preliminary Plat with deed restricted lots shown
7. Public Hearing notification letter sent to adjacent property owners
8. Public Comments
SUMMARY OF REQUEST
The subject property is made up of two (2) lots totaling 4.28 acres located in the Rural Residential (RR) zone. 3058 Spanish Valley Dr. is a 4.00 acre lot and 3060 Spanish Valley Dr. is a 0.28 acre lot. The developer is requesting application of the HDH 10 overlay to their parcels. If granted, the developer proposes a subdivision comprised of 40 new lots ranging from 1,960 SF to 3,517 SF, and 33,998.5 SF of open space. In effect, the developer is requesting to combine the legislative and administrative components of the HDH Overlay process, which is allowable by code and acceptable to staff.

SITE IMPROVEMENTS / ADDITIONS / CHANGES
The subdivision would extend power, water, and sewer services to each lot. The proposed road on the perimeter of the property will be 24’ of surface width. The County Engineer, Road Supervisor, and Community and Economic Development
Director will work with the developer to dedicate the appropriate amount of road right of way based on the final classification determined before final plat approval. The aforementioned staff also note that a traffic study will need to be conducted prior to final design approval to determine the need for right- and left-hand turn lanes on Spanish Valley Dr. The developer will utilize a bioswale/bioretention design in the open space area to manage stormwater runoff. This area will also serve as a gathering and recreational space for residents.

CONSIDERATIONS FOR APPROVAL, DENIAL, AND/OR POSTPONEMENT

Article 4.7 HIGH DENSITY HOUSING (HDH) OVERLAY DISTRICT

4.7.1 Purpose.

A. Grand County has established a High Density Housing Overlay (HDHO) district to facilitate the provision of new housing units used for primary residential occupancy by actively employed households. The HDHO districts (See Map- Exhibit A) are intended to provide the opportunity and means for the County to meet its estimate of additional residential and workforce housing needs, to achieve the goals of the housing element of the County’s General Plan, and to implement the policies and goals of the housing element of the County’s General Plan.

B. These regulations are intended to encourage the development of new housing units by assisting both the public and private sector in making the provision of these units economically viable, while providing assurances to the County that these units will maintain a high degree of quality and will remain financially accessible to residents and local area workers.

C. These regulations are further intended to encourage the provision of primary residential housing through the combination of the HDHO districts with multiple-family and single-family residential zoning districts within the County where the residential housing projects are determined to be feasible and are consistent with the County’s General Plan.

D. The HDHO is intended to:

1. Provide a means of directing and simplifying the process for creating and maintaining primary residential housing.
2. Provide a means of directing and simplifying the process for creating and maintaining affordable housing constructed to meet the Assured Housing requirements of Section 6.15.
3. Provide incentives to developers, whether in new or rehabilitated housing, to maintain primary residential rental and ownership units in perpetuity.

Staff believes the developer’s narrative and proposed preliminary plat meet the legislative intent of the High Density Housing Overlay. Staff recommends planning commission forward a favorable recommendation of the HDH Overlay application and a preliminary plat approval conditioned upon the comments below (and specified in the stated motion of the Agenda Summary).

4.7.5(C)

C. Property Development Standards. The following development standards shall apply to HDHO units in the HDHO districts.

1. General Design Standards. The development shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the development site. Site planning on the perimeter shall provide for protection of the property from adverse surrounding influences and shall protect surrounding areas from potentially adverse influences from the property. To the greatest extent possible, the design of the development shall promote privacy for residents and neighbors, security, and use of passive solar heating and cooling through proper placement of walls, windows, and landscaping.

The developer is proposing a 24’ road on the exterior perimeter of the subject parcels in order to accommodate the Average Daily Trips (ADTs) projected from the subdivision, to allow emergency vehicle access, to enable on-street, parallel parking for visitors, and to provide larger buffers between the proposed subdivision lots and adjacent properties.

2. Minimum Design Standards. Minimum design standards are included to ensure a high degree of quality in the development of HDHO units. Unless modified by the County Council, the following design standards shall apply to a
Staff has reviewed the proposed preliminary plat for compliance with the following.

a. Sidewalks shall be installed along all street frontages where otherwise required by this LUC.

The developer is not proposing sidewalks on the interior of the road, but rather linear pathways on the interior of the development, which is an allowable alternative to sidewalks specified in Sec. 7.4.1.

b. Screening Requirements

The developer is not proposing outdoor storage, parking lots, or parking islands.

i. Outdoor Storage Screening. All outdoor storage areas for materials, trash, mechanical equipment, vehicles, or other similar items shall follow the standards outlined in Section 6.4.3.

ii. Parking Lot Screening. Parking lot screening must be provided between those portions of an off-street parking area containing six (6) or more parking spaces and a different zoning district or a public street and shall be designed according to the following:

   a. Parking lot screening must be provided within ten feet (10') of the perimeter of the parking lot to be screened, except for parking lots adjacent to rain gardens/bio-retention systems, other landscape features, or where screening may negatively impact the traffic sight distance (as defined by the American Association of State Highway and Transportation Officials (AASHTO) and verified by the County Engineer)

   b. Parking lot screening shall be not less than eighty percent (80%) opaque and be a minimum of three feet (3') in height as measured from the highest finished adjacent grade of the parking area. When shrubs are used to provide the screen, such shrubs must be at least two feet (2') tall at planting and anticipated to grow to at least three feet (3') tall at maturity.

   c. No landscaping or screening shall interfere with driver or pedestrian visibility for vehicles entering or exiting the premises.

   d. Screening for a parking lot may be comprised of plants found in Section 6.4.3.F.

   e. Content: Parking lot screening must consist of at least two (2) of the following:

      i. A compact hedge of evergreen or densely twigged deciduous shrubs spaced to ensure closure into a solid hedge at maturity;

      ii. A berm with plantings as described above;

      iii. Transit shelters, benches, bicycle racks, and similar features may be integrated as a part of the screen;

      iv. Fencing may be integrated as part of the screen. All wood fencing shall be stained and sealed with a weatherproof product.

iii. Parking Island Design. Off-street parking areas with at least twenty-five (25) parking stalls shall contain interior landscaped islands. Such islands shall be bounded by a raised concrete curb, pervious curbing, or an approved equivalent and shall contain mulch to retain soil moisture. This provision shall not apply to parking structures. The standards for landscaped islands are as follows:
a. Landscaped parking lot islands shall be required at the beginning and end of each parking row and shall contain a minimum of one hundred eighty (180) square feet and a minimum width of nine feet (9’).

b. A minimum of one tree shall be provided for each island.

c. Shrubs, perennials or ornamental grass shall be incorporated in each landscaped island that does not contain a tree.

d. Islands shall be prepared with topsoil to a depth of two feet (2’) and improved to ensure adequate drainage, nutrient, and moisture retention levels for the establishment of plantings.

e. All perimeter and interior landscaped areas in parking lots shall be equipped with an irrigation system adequate for establishing and maintaining the plant materials within it.

c. Building Exterior Façade Standards.

These standards are to be reviewed at the time a building permit is requested. They are administrative requirements for development within an HDH Overlay. The developer has submitted draft architectural renderings (shown to the planning commission at time of Sketch Plan review) that meet the standards below.

i. Exterior finishes may be of wood, masonry, stone, stucco, HDO board or other high quality material permitted by the building code, but shall not utilize vinyl siding; cedar or wood shakes; highly reflective, shiny, or mirror-like materials; or exposed plywood or particle board.

ii. Buildings shall utilize at least two (2) of the following design features to provide visual relief along the front of the residence:
   a. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bay windows
   b. Dormers.
   c. Gables.
   d. Recessed entries, a minimum of three (3) feet deep.
   e. Covered front porches.
   f. Cupolas.
   g. Architectural Pillars or Posts.
   h. Quoins.
   i. Corbeling on wall.
   j. Decorative lintel.
   k. Incorporation of brick or stone on at least 25% of front surface area

iii. Planning staff shall have the authority to waive this requirement when the building is not visible from adjacent properties or the public right-of-way.

d. Where HDHO units may be placed on the same lot as current or future temporary or short-term accommodations, dedicated HDHO units shall be clustered together so as to minimize the exposure of residents to temporary guests. In all other developments, where temporary or short-term accommodations units do not exist and cannot exist due to zoning restrictions, dedicated HDHO units shall be dispersed throughout the residential development.

e. Where there is a combination of commercial and residential uses, the commercial uses shall front along the highest road designation. Residential development shall be located behind commercial development or on upper floors above commercial development.

f. The County Council may waive, or modify, any, or all, of these requirements when the Council finds it is infeasible to comply due to physical or other constraints on the lot.
3. Minimum Building Site Area and Lot Width. There shall be no minimum building site area, minimum lot width, or maximum lot coverage requirements for individual lots or individual dwelling sites in a HDHO district development. However, the building site area, lot widths, and lot coverage percentages shall be designated on a site plan pursuant to Section 9.17 or preliminary plat pursuant to Section 9.4 approved by the Planning Commission. 

*Provided by applicant on the sketch plan. 40 new lots ranging from 1,960 SF to 3,517 SF are proposed.*


*The proposed density of 9.3 units per acre is within the limits allowed by the HDH 10 district.*

5. Building Height.

*These standards are to be reviewed at the time a building permit is requested. Based on the draft architectural renderings submitted, staff does not anticipate any challenges in meeting these standards.*

a. Maximum building heights shall not exceed the limits defined in the underlying zone district except that buildings constructed in the HDHO 35b district shall not exceed four (4) stories or forty-two (42) feet in height.

b. To the maximum extent possible, building heights and locations shall minimize shading and interruption of solar access to adjacent properties with existing residential structures or commercial agricultural operations.

c. All structures shall conform to the Ridgeline Standards of Section 6.9.8.

d. Structures built under the HDHO must comply with the setback and buffer requirements of the underlying zone. The maximum height of the building at the exterior wall shall be the greater of:

   i. 20 feet

   ii. The building’s setback at that point

e. From the exterior wall, the building’s height may increase to its maximum height at a rate not greater than a 45° angle from the maximum allowable height of the exterior wall.

6. Setbacks. The minimum setbacks from the lot line of the development shall be determined by the buffer requirements of Section 5.4.1.B and the compatibility standards of Section 6.10.

*The proposed buffer of 30 feet (plus setbacks from the proposed lot lines facing the street) exceeds the required 20 foot buffer called for in Section 5.4.1.B. The preliminary plat will need to comply with all standards of Section 6.10.*

7. Parking.

*The developer proposes two (2) parking spaces for each lot via garage, plus on-street, parallel parking for visitors. The width of the on-street, parallel parking spaces will be finalized prior to final plat approval based on the final right-of-way width.*

i. Number of spaces required

   a. For every single-family or two-family dwelling, there shall be provided at least two (2) off-street parking spaces for each unit. Parking spaces provided in a garage or carport may count towards the minimum requirement.
b. For every attached multifamily dwelling, off-street parking spaces shall be provided in accordance with Section 6.1.4:

<table>
<thead>
<tr>
<th>Multi-family dwellings</th>
<th>Efficiency and one-bedroom</th>
<th>1.5 per dwelling unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-bedroom</td>
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<tr>
<td>Three-bedroom and Larger</td>
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</table>

ii. Parking design requirements

c. Parking areas for single-family or two-family dwellings need not be paved.

d. Parking areas for attached multifamily dwellings shall be subject to the off-street requirements outlined in Section 6.1.7.

e. Uncovered surface parking may be permitted in the rear and side setbacks but is not permitted in the front or street-side setback.

f. Garages, carports, and individual locking storage units are subject to the setback standards outlined in Section 5.4.1.

g. Required spaces for multifamily developments equal to or greater than five units shall be covered in a carport or a garage except that for multifamily dwellings with four or fewer units, parking spaces can be uncovered.

8. Minimum Standards of Physical Condition. A HDHO unit is required to have and maintain those minimum standards of physical conditions set forth in Exhibit B - Minimum Standards.

These standards are to be reviewed at the time a building permit is requested, and included in the deed restrictions attached to each lot’s title.

9. Streets. All public streets within or abutting the proposed planned development shall be dedicated and improved to County specifications for the particular classification of street; all private streets shall meet fire code and access standards.

The proposed road on the perimeter of the property will be 24’ of surface width. The County Engineer, Road Supervisor, Fire Department, and Community and Economic Development Director will work with the developer to dedicate the appropriate amount of road right of way based on the final classification determined before final plat approval. The aforementioned staff also note that a traffic study will need to be conducted prior to final design approval to determine the need for right- and left-hand turn lanes on Spanish Valley Dr.

10. Signs. Signs shall be permitted only to the extent allowed under Section 6.5, Signs, and must be approved by the Planning and Zoning Administrator.

The developer has not proposed signage to date.

11. Construction Timing. The HDHO units shall be ready for occupancy no later than the date of the initial or temporary occupancy of any unrestricted units within the development or applicable phase thereof. If the unrestricted units are developed in phases, then the HDHO units may be developed in proportion to the phasing of the unrestricted units. For example, in an approved development that includes 100 units built in two 50-unit phases the first phase must include at least 40 HDHO units.

The developer has not designated which lots will be deed restricted in accordance with Section 4.7 at this stage of preliminary plat review, but will need to at the time of final plat review, approval, and recordation.
Article 7 Subdivision Standards

Staff has reviewed the preliminary plat application for subdivision standards not specified within the HDH Overlay or addressed above. The following findings are pertinent to planning commission’s review of the preliminary plat.

Lighting: The developer has not submitted a street lighting plan, or exterior lighting plans for the individual structures. The street lighting plan will be required prior to final plat approval and the exterior lighting plans for individual structures will be required at the time building permit applications are reviewed.

Utility Easements: The developer will need to designate acceptable public utility easements on the final plat as per the requirements of GWSSA and Rocky Mountain Power.

Drainage and Drainage Easements: The developer will need to designate the drainage easement on the final plat as per final specifications from the County Engineer.

Fire Protection: The Fire Department has provided initial feedback on the plan and supports the general subdivision layout. It will require between three (3) and five (5) fire hydrants spread throughout the subdivision. Turning radii on the proposed street will also be verified prior to final plat review and approval.

Water and Sewer: See GWSSA will-serve letter. Final design specifications will occur prior to final plat review.

COMPATABILITY WITH GENERAL PLAN
The proposed subdivision is not explicitly supported by the general plan, but it is supported by the HDH Overlay ordinance adopted by the County Council in January 2019. Inasmuch as Council anticipates adding the HDH Overlay to the General Plan as an amendment or complement to the Future Land Use Plan, the proposed subdivision is supported.

COMPATABILITY WITH LAND USE CODE (ZONING)
The subject property is zoned Rural Residential (RR), and is in the HDH10 Overlay zone. Staff has conducted only sketch plan level of review at this stage. Sketch plan approval is recommended on the basis that the developer is seeking legislative approval of the High Density Housing Overlay being applied to the subject parcels. Once the HDH overlay is applied, the proposed preliminary plat will need to comply with all standards in Sections 4.7 and Articles 5, 6, 7, and 9.

LAND USE CODE REFERENCE SECTIONS
Section 3.1 Use Table
4.7.4A

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<th>High Density Housing (HDH) District</th>
<th>Maximum Density</th>
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<tr>
<td>HDH 35a</td>
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<tr>
<td>HDH 5</td>
<td>5 units per acre</td>
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4.7.6 Assurance of primary residency and occupancy.

HDHO units developed under this Article shall remain available to persons and families who live and work in Grand County according to the standards set forth in Section 4.7 in perpetuity. The developer shall be required to enter into a development agreement with the County to ensure primary residential occupancy by actively employed households is maintained prior to recordation of final plat or issuance of a building permit for the applicable development. Each housing unit designated for primary restricted residential occupancy by an actively employed household (an HDHO unit) shall also include a deed restriction attached to its title in accordance with the standards set forth in this section. Grand County reserves the right to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval if the standards of this section are not met.
approval of the development agreement. Because a preliminary plat approval is contingent upon application of the HDH-10 Overlay, the development agreement will be part of the County Council’s review, and approval or denial. If the HDH-10 Overlay is approved and the Applicant is permitted to develop under the HDHO standards (as per the preliminary plat), each deed restricted lot shall be designated on the plat prior to final plat approval and recordation. Further, each deed restricted lot shall include such restriction on its chain of title in perpetuity.

PROPERTY HISTORY
Each subject parcel currently includes one residence and one garage accessory structure.
HIGH DENSITY HOUSING (HDH) OVERLAY APPLICATION

Grand County Courthouse; 125 E. Center St. Moab, UT 84532; Phone: (435) 259-1343

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<td>Fees Received by:</td>
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<td>12/27</td>
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APPLICANTS ARE STRONGLY ENCOURAGED TO READ THROUGH SECTION 4.7 OF THE GRAND COUNTY LAND USE CODE AND MEET WITH STAFF PRIOR TO SUBMITTING AN APPLICATION TO RECEIVE THE HIGH DENSITY HOUSING (HDH) OVERLAY. APPROVAL OF AN HDH OVERLAY APPLICATION DOES NOT CONSTITUTE A PRELIMINARY PLAT, FINAL PLAT, OR SITE PLAN APPROVAL.

CONTACT INFORMATION

Property owner: VK Byrnes Trust
Address: [redacted address]
Phone: [redacted phone number] cell: [redacted phone number] fax: [redacted phone number]
Email address: [redacted email]

Engineer (if applicable): City Consultants - Greg Day, PE
Address: 1812 Donal Dr., Syracuse, UT 84075
Phone: 801-814-1878 cell: [redacted phone number] fax: [redacted phone number]
Email address: greg@cityconsultantsco.com

Property owner representative (if applicable): Glen Kent - Alpine Development, LLC
Address: [redacted address]
Phone: [redacted phone number] cell: [redacted phone number] fax: [redacted phone number]
Email address: [redacted email]

PROJECT INFORMATION

Project name: Sandstone Cottages
General location of the property: 3658 S 2066 Spanish Valley Drive
Underlying Zoning: Rural Residential district
Surrounding land uses: South side - KGA(commercial), West side - residential, East - Spanish Valley drive, North - Residential
Size of property: 4.28 acres
Number of lots/units proposed: 40 (for sale) 9 (for rent)
Number of deed restricted HDH0 units proposed: 32 (for sale) 4 (for rent)
REQUIRED – Each of the following agencies will review for their ability to serve the proposed development through adequate existing and future easements, or provide a letter with detailed requirements for the proposed development. Applicants are encouraged to consult each of the following agencies prior to submitting a development application. Grand County Community and Economic Development staff will request approval letters or signatures from each agency after a complete application is submitted.

Moab Valley Fire Department
Grand County Road Supervisor
Grand Water and Sewer Service Agency
Rocky Mountain Power
FEMA Floodplain Administrator

SUPPORTING MATERIALS
Approvals of the High Density Housing (HDD) Overlay are considered legislative, discretionary decisions. They are reviewed in public hearings by the Planning Commission and County Council, with the County Council serving as the final land use authority (i.e. final decision-making authority). Approval of an HDD Overlay application DOES NOT constitute a preliminary plat, final plat, or site plan approval. HDD Overlay applications shall contain, at a minimum, the following supporting materials through the approval process according to the following submittal schedule:

 Survey. The applicant shall submit a certified survey of land area to be rezoned. Such survey map shall require at a minimum the following information:
   1. Subject land area acreage
   2. Adjacent uses and predominant uses in the vicinity
   3. Existing zoning designation of the subject property and surrounding properties.
   4. A vicinity map.

 Applicant Statement. A statement by the Applicant explaining how the proposed High Density Housing Development meets the legislative intent and established standards of Section 4.7 of the Grand County LUC. In making its determination, the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented.

 Development Agreement. The Applicant shall provide and enter into a development agreement with the County establishing the proposed means for assuring the continuing existence, maintenance and operation of the HDD development in compliance with standards set forth in Section 4.7 of the Grand County LUC.

 Title Report. A preliminary title report from a licensed title company listing or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property, and of the preliminary plat.

 Covenants, Conditions, Restrictions. Draft of any protective covenants where the developer/subdivider proposes to regulate land use or development standards in the subdivision.
**Taxes.** A statement from the County treasurer showing the status of all current taxes due on the parcel.

**Surrounding Property Owners.** A list of surrounding property owners and their legal mailing addresses within 100 feet of the exterior boundary of the parcel proposed to be rezoned.

**Posting.** The Applicant is responsible for posting a sign noticing the public hearings. The Community and Economic Development Department will provide the physical signs. The Applicant is responsible for wind and water proofing the sign as well as placing it in a prominent place within the front setback of each street to which the proposed subdivision fronts. The public hearing notices shall be posted at least 10 days prior to the public hearings and remain in place until the public hearing is completed.

**Application Fee.** The process/filing fee of $500.00 shall be paid in full.

**APPLICANT CERTIFICATION**

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Grand County may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Grand County Land Use Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this resolution. I also agree to allow the Staff, or County appointed agent(s) of the County to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: __________________________ Date: ____________

Kathy R. Byrnes, Trustee of the VK Byrnes Trust

State of Utah )

SS )

County of Grand )

SUBSCRIBED AND SWORN to and before me this ______ day of March, 2019

[Signature of Notary Public]

[Seal of Notary Public]
The primary intent of the High Density Housing Overlay (HDHO) is to facilitate the creation of new housing units used for primary residential occupancy by actively employed households. Sandstone Cottages (Sandstone) shall meet the intent and standards outlined in the HDHO ordinance. Some examples include the following:

- Sandstone will be primarily designed for local housing and shall meet the 80% requirement as outlined in the HDHO ordinance.
- Sandstone intends to ensure compliance with these requirements.
- All homes in Sandstone are detached single family. This product seems appropriate given the surrounding uses of both commercial and residential.
- The intent is to provide for an underserved demographic that prefers a strong community setting that create a sense of place in both public and private spaces. Although the lots may be smaller than typical lots in the Spanish Valley area, homeowners will be entitled to private areas and most will have a fenced in back yard. In addition, all homes will front a private green court giving homeowners the opportunity to meet their neighbors. Thoughtful uses of porches and indoor/outdoor spaces will be provided.
- The homes are intended to be affordable and the use of additional density will facilitate this goal.
- Homeowner demographics may be first time homeowners, families, those wishing to downsize from larger homes, or simply those looking to live a simpler sustainable life.
- Sandstone will participate in the creation of a regional trail system along Spanish Valley Drive.
- Housing setbacks and alleyways have been designed to lessen the impacts to surrounding neighbors.
- Every home will include a 2-car garage and additional parking throughout the community will be provided. There are no parking lots.
- Exterior finishes of the building facades shall be of those allowed in the ordinance. Appropriate designed standards shall be implemented to accommodate a pleasing and consistent look throughout the community.
- It is the intent of the developer to build the homes and not sell off individual lots.
- It is the intent to meet the minimum standards for Physical Conditions as outlined in Exhibit B of the Overlay District.
NOTICE TO TITLE COMPANY:
SECTION 4 HEREIN REQUIRES
EACH DEED OF CONVEYANCE
INCLUDE THE DEED RESTRICTION
SET FORTH IN SECTION 4.2

DEVELOPMENT AGREEMENT
AND DEED RESTRICTION
HIGH DENSITY HOUSING OVERLAY DISTRICT
Pursuant to Grand County Code Section 4.7

This DEVELOPMENT AGREEMENT AND DEED RESTRICTION (this “Agreement”) is made and entered into as of this ____ day of _______________ 2019 (the “Effective Date”) by and between _____________________, a Utah limited liability company with its principal place of business located at _________________ (“Owner/Developer”), and Grand County, a political subdivision of the State of Utah (“County”).

Recitals

A. WHEREAS, Owner/Developer owns that certain property situated in Grand County, Utah, as more particularly described in Exhibit A (the “Property”), which is attached hereto and incorporated herein by this reference.

B. WHEREAS, Owner/Developer has requested Grand County to apply the High Density Housing Overlay District (the “HDHO District Application”) to the Property to take advantage of the Development Standards and other Development Incentives set forth in Section 4.7 of the Grand County Land Use Code (“Section 4.7”).

C. WHEREAS, the Grand County Council has, in the exercise of its legislative discretion and following all required public hearings, approved the application of the HDHO District to the Property pursuant to the terms and conditions herein and provided that no fewer than eighty percent (80%) of the units developed on the Property are deed restricted for Primary Residential Housing for Actively Employed Households, as defined in Section 4.7.3 of the Grand County Code (the “Code”).

D. WHEREAS, pursuant to the authority of Utah Code §17-27A-102(1)(b) and Section 4.7, as amended, the Parties desire to enter into this Agreement for the purpose of formalizing certain obligations of Owner/Developer with respect to the Property, and such other matters as the County and the Owner/Developer have agreed as particularly set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, including approval of the application of the HDHO District to the Property, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:
1. **DEFINITIONS.** Unless otherwise defined herein, all capitalized terms used in this Agreement shall have those meanings assigned in Section 4.7 of the Grand County Code.

2. **COVENANT TO COMPLY WITH SECTION 4.7.** In consideration of the application of the HDHO District to the Property, and specifically the Development Standards set forth in Code Section 4.7.5, Owner/Developer hereby covenants and agrees to strictly comply with the provisions, duties, and obligations of Section 4.7 of the Code, which provisions, duties, and obligations are integrated herein by this reference.

3. **ADDITONAL TERMS AND CONDITIONS.** Reserved.

4. **DEED RESTRICTION.**

   4.1. At least eighty percent (80%) of all Lots or Units developed on the Property (each a “HDHO Lot or Unit”), shall be deed restricted for Primary Residential Occupancy for Actively Employed Households consistent with Section 4.7 of the Code, as amended.

   4.2. Each deed of conveyance for an HDHO Lot or Unit shall include the following Deed Restriction:

   The Property shall be used for Primary Residential Housing for Actively Employed Households as required by Grand County Land Use Code, Section 4.7, High Density Overlay Districts Overlay, as amended, in perpetuity. The Property is further subject to the Development Agreement recorded in the real property records of Grand County, Utah on ______ (Date) at Entry No. ________.

   Grand County reserves the right to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval upon a violation or breach of this Deed Restriction by a record owner of any HDHO Lot or Unit.

   4.3. Each HDHO Lot or Unit is required to have and maintain those minimum standards of physical condition set forth in Exhibit B, Minimum Standards, to Section 4.7 of the Code, which Minimum Standards are integrated herein by this reference. Grand County reserves the right to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval upon a violation or breach of this Section by a record owner of any HDHO Lot or Unit in Grand County.

   4.4. Owner/Developer shall include the deed restriction contained in Section 4.2 of this Agreement, above, in each and every deed of original conveyance of an HDHO Lot, and each deed of conveyance thereafter shall include the same.
4.5. Owner/Developer shall include the deed restriction contained in Sections 4.2 and 4.3 of this Agreement, above, in each and every deed of original conveyance of an HDHO Lot or Unit, and each deed of conveyance thereafter shall include the same.

5. DEFAULT.

5.1. Violation or breach of any provision of this Agreement, or Section 4.7 of the Code, as amended, shall constitute an Event of Default. Upon the occurrence of any Event of Default, the County shall provide written notice by certified mail, postage prepaid, to the defaulting owner at the address on file with the Grand County Assessor’s office, which notice shall be effective as of the date of deposit in the United States Mail. The defaulting owner shall have thirty (30) days to remedy the Event of Default, after which time the County may enforce all remedies available to it under this Agreement, Section 4.7 of the Code, or Utah law including specific performance and monetary fines pursuant to Section 5.2 herein.

5.2. Unless otherwise provided for in Section 4.7 of the Code, as amended, in the event an Event of Default is not cured under Section 5.1 above, fines in the amount of $50 per day shall accrue until the Event of Default is cured. The County reserves the right to seek judicial enforcement of these fines, including a judgment lien and foreclosure.

6. MISCELLANEOUS.

6.1. Owner/Developer hereby waives any defenses, rights or remedies that it might otherwise assert against the County in connection with: (i) the application of the rule against perpetuities to this Agreement; or (ii) any claim that the covenants in this Agreement recorded against the HDHO Lots and Units are not covenants running with the land upon the Property. This waiver shall be binding upon and inure to the benefit of the successor and assigns of the Owner/Developer and the County.

6.2. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law. If any provision of any of the foregoing Agreement shall be invalid or prohibited under applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provisions in this Agreement.

6.3. If any party shall take or defend against any action for any relief against another party arising out of this Agreement, the prevailing party in such action or defense shall be entitled to reimbursement by the other party for all costs including, but not limited to, reasonable attorneys' fees and court costs incurred by the prevailing party in such action or defense and/or enforcing any judgment granted therein, all of which costs shall be deemed to have accrued upon the commencement of such action and/or defense and shall be paid whether or not such action or defense is prosecuted to judgment. Any judgment or order entered in such action or defense shall contain a specific provision providing for the recovery of attorneys' fees and costs incurred in enforcing such judgment.
6.4. This Agreement shall be governed by and construed under Utah law.

6.5. Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.

6.6. Paragraph or section headings within this Agreement are inserted solely for convenience of reference and are not intended to, and shall not, govern, limit or aid in the construction of any terms or provisions contained herein. Further, whenever the context so requires herein, the neuter and gender shall include any or all genders and vice versa and the use of the singular shall include the plural and vice versa.

6.7. Except for legislative changes of Section 4.7 of the Code which are incorporated herein, this Agreement may be amended only upon written amendment executed by both Parties, recorded in the real property records of Grand County, Utah; provided, however, that all material terms and provisions, including the percentage of HDHO Lots or Units, may not be amended or modified without reapplication to the County.

6.8. This Agreement shall be recorded by Owner/Developer prior to recordation of a final plat or issuance of a building permit for any unit within a site plan approved hereunder, as required by Section 4.7 of the Code.

IN WITNESS WHEREOF, this Agreement is effective as of the date first written above.

COUNTY: Grand County
A political subdivision of the State of Utah

By: ________________________
Name: ________________________

ATTEST:
Chair, Grand County Council

________________________
County Clerk

Owner/Developer:

By: ________________________
Name: ________________________
Title: ________________________

STATE OF UTAH )
) ss

COUNTY OF GRAND )

On _______, 2019, (name), as (title) of (entity name), a Utah (entity type), appeared before me and acknowledged and swore to me that the foregoing Agreement was signed on behalf of (entity name) by authority of its Articles of Organization [OR Incorporation] and Operating Agreement [OR Bylaws].
Exhibit A

Real Property
Legal Description
Public Hearing Notice
Land Use Development Application in Your Neighborhood

Project Title: Sandstone Cottages
Project Address: 3058 & 306 Spanish Valley Dr., Moab, UT 84532
Project Description: Preliminary Plat & High Density Housing Overlay development
Project Applicant: Glen Lent - Alpine Development

Public Hearing Information
Planning Commission / County Council
Date: May 14, 2019
Time: 5:00 pm
Location: 125 E. Center St., Moab, UT 84532

For more information contact the
Grand County Community & Economic Development Department
125 E. Center St.
Moab, Utah 84532
435-259-1343

You are receiving this notice because of your proximity to the above referenced project.
A public hearing is a statutory requirement for some land use decisions. At a public hearing, members of the public are provided a reasonable opportunity to comment on the subject of the hearing.
Applicant Statement: The primary intent of the High Density Housing Overlay (HDHO) is to facilitate the creation of new housing units used for primary residential occupancy by actively employed households. Sandstone Cottages (Sandstone) shall meet the intent and standards outlined in the HDHO ordinance. Some examples include the following:

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- It is the intent to meet the minimum standards for Physical Conditions as outlined in Exhibit B of the Overlay District.

Property Owner Representative:
Glen Lent – Alpine Development
514 Craftsman Way
Midway, Utah 84049
glen@alpine-development.com
801-403-9660
TOTAL SUBDIVISION AREA: 4.3 ACRES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL 9.3 UNITS/ACRE
RE: Public Hearing Sandstone Cottages

Dear Sirs:

Thank you for sending us a written notice about the Public Hearing concerning the Sandstone Cottages Development. We contacted Kenny Gordon earlier today as we won’t be able to attend the meeting due to a prior medical appointment in Salt Lake City, UT. Mr. Gordon asked us to submit a letter listing the concerns and questions about the development.

- We feel the land parcel is not large enough for such a large amount of housing units.
- We are concerned about possible increases in noise levels. We are already dealing with increased noise from tourism traffic and the KOA campground. At times, the noise is unacceptable.
- Will there be a substantial barrier/privacy fence placed around the development? Our current fence keeps our dogs and grandchildren in and other animals and people out. However, it does not act as a noise barrier.
- We feel increasing affordable housing in Moab is a necessity, but we strongly feel it should be built closer to town where jobs are located.
- We worry about the increased congestion caused from more people and auto traffic.
- Will Spanish Valley Dr. be improved to accommodate the already increased congestion?
- What types of requests or restrictions will affect our home and property? We have lived on the same property for over forty years. We understand change is mostly unavoidable, but we would like to be informed as to what will be expected of us as property owners and neighbors.

Thank you for your time and consideration. Please keep us in the communication loop. We are concerned about the fast rate of growth in the Moab valley. Also, thank you Kenny for being so accommodating and pleasant about our visit to your office.

Sam and Cynthia Tangreen
3066 Spanish Vly. Dr.
Moab, UT
435-210-0722
GRAND COUNTY, UTAH
ORDINANCE ________ (2019)

APPROVING AN AMENDMENT TO ORDINANCE 571 (2017)
“APPROVING A REZONE FROM RURAL RESIDENTIAL TO GENERAL BUSINESS”
TO CORRECT A TYPOGRAPHICAL ERROR IN THE LEGAL DESCRIPTION

WHEREAS, Muhr-Nantz LLC, Steven Nantz (Applicant) are the owners of record of approximately 1.66 acres of
real property in the SW Quarter of Section 12, T 26 S, R 21 E, SLBM, Grand County, Utah, more specifically
described as follows;

Beginning at a point which bears North 0° 05'1 East 83.0 feet from the Center East 1/16 corner of Section 12, said
point also being North 26°14'00" East 2989.1 feet from the Southeast corner of said Section 12, Township 26 South,
Range 21 East, Salt Lake Base and Meridian, and running thence with the 1/16 line North 00°05' East 294.5 feet;
thence North 48°33' East 216.6 feet; thence South 44°14' East 298.9 feet; thence South 45°45' East 24.3 feet to a
point on chain link fence; thence along said fence South 44°31' West 367.0 feet; thence North 65°49' West 31.0 feet;
thence North 45°14' East 11.8 feet; thence North 73°05' West 116.5 feet (record=116.2') to the point of Beginning.

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

WHEREAS, the Grand County Land Use Code was adopted by the Grand County Council on January 4, 1999 with
Ordinance No. 299, Series 1999, and codified with Resolution 468 on April 15, 2008 and as amended to date, for
the purpose of regulating land use, subdivision and development in Grand County in accordance with the General
Plan;

WHEREAS, in a public hearing on November 9, 2017 the Grand County Planning Commission considered all
evidence and testimony presented with respect to the subject application and forwarded an favorable
recommendation to the Grand County Council, as the proposed rezone is on a lot that is a split zone of
commercial and residential zoning; the entire lot has been used commercially and has paid commercial taxes.
The rezone will correct an error in zoning to allow the entire lot to be commercially zoned;

WHEREAS, due notice was given that the Grand County Council would meet to hear and consider the proposed
rezone in a public hearing on December 5, 2017;

WHEREAS, Ordinance 571 (2017) “APPROVING A REZONE FROM RURAL RESIDENTIAL TO GENERAL
BUSINESS” was adopted December 19th, 2017 and contained a typographical error in the legal description.

WHEREAS, due notice was given that the Grand County Council would meet to hear and consider the proposed
amended legal description in a public hearing on June 18, 2019;

WHEREAS, the County Council has heard and considered all evidence and testimony presented with respect to
the subject application amended legal description 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 this amendment to
Ordinance 571 for the purposes of correcting a typographical error in the legal description.

rezone of the subject property from Rural Residential, to General Business, based in order to correct an error in
zoning.

PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this _____ 2nd day of
DecemberJuly, 2019 by the following vote:
Those voting aye: __________________________________________________________
Those voting nay: __________________________________________________________
Those absent: __________________________________________________________

ATTEST:

____________________________________     _______________________________________
Diana CarrollChris Baird, Clerk/Auditor                     Jaylyn HawksEvan Clapper, Chair

Grand County Council
Public Notice

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Grand County Council will hold a Public Hearing at a Regular Meeting on Tuesday June 18, 2019 at 4:00 pm or later in the Council Chambers of the Grand County Courthouse, located at 125 East Center Street, Moab, Utah.

The purpose of this hearing is to solicit public input on a proposed ordinance to amend Ordinance 571 (2017) “APPROVING A REZONE FROM RURAL RESIDENTIAL TO GENERAL BUSINESS” to correct a typo in the legal description. A complete draft of the ordinance is available in the Grand County Clerk’s office, 125 East Center Street, Moab, Utah.

Published in the Times Independent, Moab, Utah, June 6 and 13, 2019.