GRAND COUNTY COUNCIL
REGULAR MEETING
Grand County Council Chambers
125 East Center Street, Moab, Utah

AGENDA
Tuesday, September 3, 2019

4:00 p.m.

☐ Call to Order
☐ Pledge of Allegiance
☐ Approval of Minutes (Chris Baird, Clerk/Auditor)

A. June 4, 2019 (County Council Meeting), Postponed from June 18, 2019
B. June 10 (Joint County Council Meeting with San Juan County Commissions and SITLA), Postponed from June 18, 2019
C. June 18, 2019 (County Council Meeting), Postponed from July 2, 2019
D. July 2, 2019 (County Council Meeting), Postponed from July 16, 2019
E. July 9, 2019 (Special Meeting with Grand County Elected Officials), Postponed from July 16, 2019
F. July 16, 2019 (County Council Meeting), Postponed from August 6, 2019
G. July 18, 2019 (County Council Special Meeting), Postponed from August 6, 2019
H. August 6, 2019 (County Council Meeting), Postponed from August 20, 2019
I. August 20, 2019 (County Council Meeting)

☐ Ratification of Payment of Bills
☐ Council Member Disclosures
☐ General Council Reports and Future Considerations
☐ Elected Official Reports
☐ Council Administrator Report
☐ Department Reports
☐ Agency Reports
☐ Citizens to Be Heard
☐ Presentations

J. Presentation on USU-Moab campus project update and USU Extension facilities update (Council Member Wells; Michael Johnson, County Director, Utah State University Extension/Grand County; Lianna Etchberger, Assoc. Vice President; Representative Val Potter; Dr. Ken White, USU Extension President)

K. Separate presentations on ongoing financial needs and obligations for purposes of later determining funding allocations

Representatives from:
1. Canyonlands Health Care Special Service District
2. Emergency Medical Services Special Service District
3. Grand County School District
4. Recreation Special Service District
5. Solid Waste Management #1 Special Service District
6. Transportation Special Service District
General Business - Action Items - Discussion and Consideration of:
L. Approving proposed job description and a position for Assistant Director within the Library at a Grade 12 (Carrie Valdes, Library Director and Renee Baker, Human Resources Director)
M. Approving volunteer appointment to Canyonlands Health Care Special Service District (Council Member Hawks)
N. Approving Justice Court Judge Nominating Commission appointments, postponed from August 20, 2019 (Subcommittee Members McGann, Morse, and Wells)
O. Approving Sage Creek Condominiums Subdivision Improvement Agreement (Zacharia Levine, Community & Economic Development Director)
P. Approving proposed bid award to Henderson Builders for infrastructure improvements at Wingate Village Subdivision through the Community Development Block Grant (CDBG) Program (Zacharia Levine, Community & Economic Development Director)

Consent Agenda - Action Items
Q. Ratifying Chair’s signature on letter to Representative Albrecht regarding overnight accommodations
R. Ratifying the Chair’s signature on Footage Release Agreement for the video footage of Moab Slickrock Bike Trail dedication
S. Approving proposed grant application for the annual Emergency Management Performance Grant (EMP) FY2019 in the amount of $31,280.00
T. Approving application for retail beer license for American Alpine Club, located at Old Spanish Trail Arena on October 25-27, 2019
U. Approving proposed Memorandum of Understanding (MOU) with the Utah County Public Defender’s Office
V. Approving proposed Memorandum of Understanding (MOU) with the Utah County Public Defender’s Office
W. Approving grant application for Emergency Management Performance Grant (EMPG) FY2019 in the amount of $31,280.00
X. Approving grant application for retail beer license for American Alpine Club, located at Old Spanish Trail Arena on October 25-27, 2019
Y. Approving proposed Memorandum of Understanding (MOU) with the Utah County Public Defender’s Office
Z. Approving proposed Memorandum of Understanding (MOU) with the Utah County Public Defender’s Office
AA. Approving proposed Memorandum of Understanding (MOU) with the Utah County Public Defender’s Office
BB. Approving proposed Memorandum of Understanding (MOU) with the Utah County Public Defender’s Office

Discussion Items
W. Discussion on calendar items and public notices (Ruth Dillon, Council Administrator)
X. Discussion on Arches transportation congestion (Council Member Wells)

Public Hearings - Possible Action Items
Y. Public Hearing to hear public input on a proposed rezone application to change from Large Lot Residential (LLR) to Small Lot Residential (SLR) located at 2550 Spanish Valley Drive (Zacharia Levine, Community & Economic Development Director)
Z. Public Hearing to hear public comment on a proposed rezone application to change from Range and Grazing (RG) to Highway Commercial (HC), located at 13704 North Highway 191 (Zacharia Levine, Community & Economic Development Director)
AA. Public Hearing to hear public input on proposed rezone application from Ranging & Grazing (RG) to Neighborhood Commercial (NC) located at 137 S. Cisco Boat Ramp Road, Cisco (Zacharia Levine, Community & Economic Development Director)
BB. Public Hearing to hear public input on Murphy Flats High Density Housing Overlay District 15 (HDHO-15) application located at 1183 Murphy Lane (Zacharia Levine, Community & Economic Development Director)

Closed Session(s):
1.) Purchase, Exchange, Lease or Sale of Real Property, including any form of water right or water shares

Adjourn

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

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

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

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

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

USU Extension requested $1.5 million for the new Grand County Extension office building in the 2019 legislative session, and, thanks to the advocacy and support of Senator Hinkins, Rep. Albrecht, and Rep. Watkins, USU was appropriated $1 million to the project.

In addition to the legislative funding, other financial providers for the project include Statewide Campuses and private sources.

Partners for the project include:
- USU Extension
- Statewide Campuses
- Grand County
- State Legislature

BENEFITS OF HAVING AN EXTENSION CENTER ON-SITE

- The USU Regional Moab Campus expansion will help it become a destination for people from the four-corners area and beyond. As part of the campus, USU Extension would be in a prime position to provide education and assist in the development of immediate life skills for those individuals.
- With the increased diversity and complexity of issues people encounter in their lives, USU Extension’s integration of teaching, research, and public services, along with their flexibility in adapting to change, enable a timely response to critical and emerging issues.
- Examples of this include the programs of Dr. Ros Brain McCann, USU Extension sustainable communities specialist, and her team. They have strengthened the local food movement by creating a Moab Local Food Guide, the "Moab Grown" branding, involving Moab in Utah's Eat Local Week through chef cook-offs, and working with restaurants to ensure they are featuring a locally sourced dish throughout that week. In addition is her community-based Moab Be Inspired Gardens initiative, with a mission to inspire efforts toward pollinator health, water conservation, and food and forage systems using gardens, workshops, and resources to benefit the community and ecosystems.
Utah State University is an affirmative action/equal opportunity institution.

MOAB CENTER SPACE

<table>
<thead>
<tr>
<th>SPACE NAME</th>
<th>OCC QTY</th>
<th>SPACE QTY</th>
<th>NSF/SPACE</th>
<th>TOTAL NSF</th>
<th>DEPT GSF</th>
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<td>STEM Maker Space</td>
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<td>Storage</td>
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<td></td>
<td>300</td>
<td>300</td>
<td>399</td>
<td>495</td>
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<td>Demo Kitchen</td>
<td>4</td>
<td>1</td>
<td>200</td>
<td>200</td>
<td>266</td>
<td>330</td>
</tr>
<tr>
<td>Conference Room</td>
<td>10</td>
<td>1</td>
<td>300</td>
<td>300</td>
<td>399</td>
<td>495</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>22</strong></td>
<td></td>
<td><strong>1,800</strong></td>
<td><strong>2,436</strong></td>
<td><strong>3,021</strong></td>
<td></td>
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Renderings for the USU Regional Moab Campus.

THE PROJECT IS SCHEDULED FOR COMPLETION IN THE SPRING OF 2021.

**Project Schedule**

- **2019**
  - Programming
  - Schematic Design
  - Design Development
  - Construction Document
  - Permit and Bidding
  - Construction Administration

- **2020**
  - USU Review
  - On-site Workshops
  - Cost Review with CM/GC

- **2021**
AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
SEPTEMBER 3, 2019

Title: Separate presentations on ongoing financial needs and obligations for purposes of later determining funding allocations

Fiscal Impact: None

Presenter(s): Representatives from the Emergency Medical Services (EMS) District, Grand County School District, Canyonlands Health Care District, Recreation District, Solid Waste Management District, and Transportation District

Prepared By: Bryony Hill
Council Office Coordinator

FOR OFFICE USE ONLY:
Attorney Review: None requested

BACKGROUND:
Separate presentations on ongoing financial needs and obligations will be made by representatives from: Grand County School District, EMS, Health Care, Recreation, Solid Waste Management, and Transportation Districts.

District Board representatives have been asked to provide, in the presence of the other Districts, the following types of data in addition to information on 2020 projects and financial needs:

- Annual revenue (last 4 quarters)
- Annual debt obligations (last 4 quarters)
- Fund balance (current)
- 2020 request

At an approaching Council meeting, the Council will have the opportunity to determine allocations of Mineral Lease Account Funds (UDOT-appropriated and Department of Workforce Services-appropriated) as well as State PILT (Payment in Lieu of Taxes) funds. For reference, DWS-appropriated mineral lease funds have erroneously been referred to Mineral Bonus Account funds in the past.

The school district is eligible for PILT only.

ATTACHMENT(S):
Materials from:
1. Canyonlands Health Care Special Service District
2. Emergency Medical Services Special Service District (to be provided)
3. Grand County School District
4. Recreation Special Service District
5. Solid Waste Management #1 Special Service District
6. Transportation Special Service District
Bryony Chamberlain

To: Robert Farnsworth  
Subject: RE: FW: Mineral Lease/PILT financial presentations

From: Robert Farnsworth <farnsworthr@grandschools.org>
Sent: Friday, August 30, 2019 9:01 AM
To: Bryony Chamberlain <bchamberlain@grandcountyutah.net>
Subject: Re: FW: Mineral Lease/PILT financial presentations

Bryony,

Revenue for the Last 4 Quarter in the General Fund: $17,136,703
There are no debt obligations related to the General Fund.
The current fund balance is $2,188,982, which is a two month operating fund recommended by GFAO.
The ask if for 50% of the State Pilt Funds to operate our preschool.

Attached are our most recent financial Statements.

Thank you,

Robert Farnsworth  
Business Administrator  
Grand County School District
GRAND COUNTY SCHOOL DISTRICT

Financial Statements

Year Ended June 30, 2018
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**GRAND COUNTY SCHOOL DISTRICT**  
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Independent Auditor’s Report

Board of Education
Grand County School District

Report on the Basic Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Grand County School District (the District) as of and for the year ended June 30, 2018, and the related notes to the basic financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

Management’s Responsibility for the Basic Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.
**Opinions**

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of Grand County School District as of June 30, 2018, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters**

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis, the schedules of the District’s proportionate share of the net pension liability (asset) – Utah Retirement Systems, the schedules of District contributions – Utah Retirement Systems, and the related notes to the required supplementary information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the required supplementary information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Supplementary and Other Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District’s basic financial statements. The combining and individual fund statements and schedules and other information, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The other information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.
Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 7, 2018 on our consideration of the District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control over financial reporting and compliance.

Orem, Utah
November 7, 2018
Management’s Discussion and Analysis

This section of the financial report of Grand County School District (the District) presents management’s discussion and analysis of the District’s financial performance during the year ended June 30, 2018.

Financial Highlights

- The District’s net position was $16.6 million at the close of the most recent fiscal year.
- During the year, expenses were $2.1 million less than the $21.8 million generated in taxes and other revenues for governmental activities.
- The District is dependent on revenues from property taxes and state and federal grants:
  - Property tax revenues totaled $11.9 million in 2018, an increase of $0.8 million compared to the prior year.
  - State revenues totaled $6.6 million in 2018, an increase of $0.5 million compared to the prior year.
  - Federal revenues totaled $1.6 million in 2018, a decrease of $0.1 million compared to the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District’s basic financial statements. The District’s basic financial statements comprise three components: a) government-wide financial statements, b) fund financial statements, and c) notes to the basic financial statements. This report also contains information in addition to the basic financial statements themselves.

Government-wide financial statements – The government-wide financial statements are designed to provide readers with a consolidated broad overview of the District’s finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the District, with the remainder being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the net position of the District changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (such as, uncollected taxes and unpaid pension liabilities).

The government-wide financial statements of the District are reported as governmental activities. The District’s basic services are included here, such as instruction, various supporting services, food services, community services, and interest on long-term liabilities. Property taxes and state and federal grants finance most of these activities.

The government-wide financial statements can be found on pages 12 and 13 of this report.
**Fund financial statements** – A *fund* is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are categorized as governmental funds.

*Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the District’s near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District’s near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains six individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the *general fund*, the *debt service fund*, and the *capital projects fund*, each of which are considered to be major funds. Data from the other three governmental funds are combined into a single, aggregated presentation. Individual fund data for each of the governmental funds is provided in the *combining and individual statements and schedules* section of this report.

The District adopts an annual appropriated budget for its *general fund*. A budgetary comparison statement has been provided for the *general fund* to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 14 through 18 of this report.

**Notes to the basic financial statements** – The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 19 through 34 of this report.

**Additional information** – In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the District’s progress in funding its obligation to provide pension benefits to its employees. This required supplementary information can be found on pages 35 through 37 of this report.

The individual and combining statements and schedules referred to earlier in connection with governmental funds are presented as supplementary information on pages 38 through 45 of this report.

To satisfy continuing disclosure requirements for the District’s general obligation bonds and to provide comparative data, selected financial and property tax information is provided as other information. This other information can be found on pages 46 through 51 of this report.
Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government’s financial position. In the case of the District, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $16.6 million at the close of the most recent fiscal year.

### GRAND COUNTY SCHOOL DISTRICT’S Net Position

**June 30, 2018 and 2017**

(in millions of dollars)

<table>
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<th></th>
<th>Governmental activities</th>
<th>Total change 2018-2017</th>
</tr>
</thead>
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<tr>
<td></td>
<td>2018</td>
<td>2017</td>
</tr>
<tr>
<td>Current and other assets</td>
<td>$29.3</td>
<td>$24.9</td>
</tr>
<tr>
<td>Capital assets</td>
<td>33.0</td>
<td>34.1</td>
</tr>
<tr>
<td>Total assets</td>
<td>62.3</td>
<td>59.0</td>
</tr>
<tr>
<td>Deferred outflows of resources</td>
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<td>6.0</td>
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<tr>
<td>Current and other liabilities</td>
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<td>2.3</td>
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<tr>
<td>Long-term liabilities outstanding</td>
<td>32.3</td>
<td>36.0</td>
</tr>
<tr>
<td>Total liabilities</td>
<td>34.6</td>
<td>38.3</td>
</tr>
<tr>
<td>Deferred inflows of resources</td>
<td>17.0</td>
<td>12.2</td>
</tr>
</tbody>
</table>

Net position:

- Net investment in capital assets | 9.3                       | 8.7   | 0.6               |
- Restricted                      | 8.1                       | 7.0   | 1.1               |
- Unrestricted                    | (0.8)                     | (1.2) | 0.4               |
- Total net position              | $16.6                     | $14.5 | $2.1              |

The largest portion of the District’s net position ($9.3 million) reflects its investment in capital assets (e.g., land, construction in progress, buildings and improvements, and equipment and buses, net of accumulated depreciation), less any related debt (general obligation bonds payable) used to acquire those assets that are still outstanding. The District uses these capital assets to provide services to students; consequently, these assets are not available for future spending. Although the District’s investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the District’s net position ($8.1 million) represents resources that are subject to external restrictions on how they may be used. The majority of the restricted balance is for debt service and capital projects. Restricted net position increased by $1.1 million during the year ended June 30, 2018. This increase resulted primarily from collecting property taxes for future capital outlays.

The remaining net position (a deficit of $0.8 million) is unrestricted. This balance reflects District obligations for employee benefits totaling $5.5 million at June 30, 2018. The existence of an unrestricted net position deficit indicates the District’s overall economic net position, but it does not
necessarily reflect positively or negatively on the District’s ability to meet its obligations as they come due.

**Governmental activities** – The District’s net position increased by $2.1 million during the current year from activities. The following discussion and analysis on governmental activities focuses on this increase.

<table>
<thead>
<tr>
<th>GRAND COUNTY SCHOOL DISTRICT'S Changes in Net Position</th>
<th></th>
<th>Total change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Years Ended June 30, 2018 and 2017</td>
<td></td>
<td>2018-2017</td>
</tr>
<tr>
<td>(in millions of dollars)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Revenues:

Program revenues:
- Charges for services: $1.0 $ 0.9 $ 0.1
- Operating grants and contributions: 5.1 5.1 -

General revenues:
- Property taxes: 11.9 11.1 0.8
- Federal and state aid not restricted to specific purposes: 3.3 3.0 0.3
- Earnings on investments: 0.2 0.1 0.1
- Miscellaneous: 0.3 0.3 -

Total revenues: 21.8 20.5 1.3

### Expenses:

Instruction: 11.0 10.4 0.6

Supporting services:
- Students: 0.4 0.4 -
- Instructional staff: 1.2 1.1 0.1
- General administration: 0.3 0.3 -
- School administration: 0.9 0.9 -
- Central: 0.7 0.6 0.1
- Operation and maintenance of facilities: 1.8 1.7 0.1
- Student transportation: 0.8 0.6 0.2
- Community recreation: 0.7 1.0 (0.3)
- Food services: 0.8 0.8 -
- Contributions to other governments: 0.1 0.1 -
- Interest on long-term liabilities: 1.0 1.1 (0.1)

Total expenses: 19.7 19.0 0.7

Increase in net position: 2.1 1.5 0.6

<table>
<thead>
<tr>
<th>Net position - beginning</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$14.5</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>13.0</td>
<td></td>
</tr>
<tr>
<td>2018-2017</td>
<td>1.5</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net position - ending</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$16.6</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>14.5</td>
<td></td>
</tr>
<tr>
<td>2018-2017</td>
<td>$2.1</td>
<td></td>
</tr>
</tbody>
</table>

- Property taxes are the District’s primary revenue source. Property taxes increased $0.8 million in 2018 compared to 2017. This increase is attributable to increases in collections rates, tax rates, and the values of taxable property, including recording revenue for the first time from the voted local levy. Additionally, the District collected property tax revenue from San Juan County for the students who are residents of San Juan County and who attend school in the District.
- State aid is based primarily on weighted pupil units (WPUs) and other appropriations. If a student is in membership a full 180 days, the state awards the District one WPU. Certain students receive a weighting greater than one. The state guarantees that if local taxes do not provide money equal to the WPU, the state will make up the difference with state funding. The value of the WPU increased by 4.0% during the year ended June 30, 2018 ($3,311 during 2018 as compared to $3,184 in 2017).

![Grand County School District Revenue by Source - Governmental Activities Year Ended June 30, 2018]

- Instruction represents the largest dollar portion of expense of $11.0 million primarily for teacher salaries and related benefits. Instruction increased $0.6 million compared to the prior year, primarily for increases in salaries and related benefits.

![Grand County School District Expenses by Function - Governmental Activities Year Ended June 30, 2018]
Financial Analysis of the District’s Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds** – The focus of the District’s governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District’s financing requirements. As the District completed the year, its governmental funds reported a combined fund balance of $12.8 million, $1.3 million more than the previous year. Included in this year’s change in the combined fund balance is an increase in the general fund of $0.1 million primarily due to increased state revenue. The capital projects fund reported an increase in fund balance of $1.2 million primarily due to unspent tax revenue restricted for capital outlay. This year’s change also includes a decrease of $0.1 million in the fund balance of the debt service fund due to an increased property tax levy for debt service offset by increasing debt service payments. Bond principal and interest payments are due July 1 and January 1 of each year; cash with fiscal agent of $2.4 million at June 30, 2018 was disbursed on July 1, 2018. In addition, the following other changes in fund balances should be noted:

- Expenditures for general District purposes totaled $15.4 million. Instruction represents 58.5% of general fund expenditures.
- General fund salaries totaled $9.1 million while the associated employee benefits of retirement, social security, and insurance (health and accident, industrial, and unemployment) added $4.1 million to arrive at 83.9% of total general fund expenditures.

Governmental funds report the differences between their assets and liabilities as fund balance, which is divided into nonspendable, restricted, and unrestricted portions. Nonspendable includes inventories and prepaid items that are not expected to be converted to cash. Restricted includes net fund resources of the District that are subject to external constraints due to state or federal laws, or externally imposed conditions by grantors or creditors. Restrictions include tax revenues levied for specific purposes. Committed balances reflect the District’s self-imposed limitation on the use of otherwise available expendable financial resources in governmental funds. Assigned balances in the general fund and other governmental funds are those that do not meet the requirements of restricted or committed but that are intended to be used for specific purposes. Unassigned balances in the general fund are all other available net fund resources. At June 30, 2018, the District’s combined governmental fund balance is $12.8 million ($0.1 million in nonspendable, $8.4 million in restricted, $0.9 million in committed, $1.2 million in assigned, and $2.2 million in unassigned fund balances).

**General Fund Budgetary Highlights**

During the year, the Board revised the District’s budget. Budget amendments were to reflect changes in programs and related funding. The difference between the original budget and the final amended budget was an increase of $0.4 million in total general fund expenditures to reflect anticipated increases in salaries and related benefits. During the year, final budgeted revenues decreased by $0.1 million to reflect anticipated decreases in federal revenues.

Even with these adjustments, actual expenditures were $0.2 million less than final budgeted amounts. Other variances normally result from expenditure-driven federal and state grants that are included in the budgets at their full amounts. Such grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met; unspent grant amounts are carried forward and included in the succeeding year’s budget. Therefore, actual grant revenues and expenditures are normally less than the amounts budgeted.
Capital Asset and Debt Administration

Capital assets – The District’s investment in capital assets for its governmental activities as of June 30, 2018 amounts to $33.0 million (net of accumulated depreciation). This net investment in capital assets includes land, construction in progress, buildings and improvements, and equipment and buses. The total decrease in capital assets for the current year was $1.1 million or 3.2%, primarily from depreciation.

Capital assets at June 30, 2018 and 2017 are outlined below:

<table>
<thead>
<tr>
<th></th>
<th>Governmental activities</th>
<th>Total change 2018-2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land and construction in progress</td>
<td>$0.6</td>
<td>$0.6</td>
</tr>
<tr>
<td>Buildings and improvements</td>
<td>31.4</td>
<td>32.6</td>
</tr>
<tr>
<td>Equipment and buses</td>
<td>1.0</td>
<td>0.9</td>
</tr>
<tr>
<td><strong>Total capital assets</strong></td>
<td><strong>$33.0</strong></td>
<td><strong>$34.1</strong></td>
</tr>
</tbody>
</table>

Additional information on the District’s capital assets can be found in Note 5 to the basic financial statements.

Debt administration – At the end of the current year, the District had total bonded debt outstanding of $26.3 million (net of unamortized amounts for bond issuance premiums). Payment of the debt is backed by the full faith and credit of the District as well as the State of Utah under provisions of The Guaranty Act. The District’s total debt decreased by $2.0 million or 7.1% during the current year. The decrease was a result of principal payments on the outstanding bonds.

<table>
<thead>
<tr>
<th></th>
<th>Governmental activities</th>
<th>Total change 2018-2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net general obligation bonds</td>
<td>$26.3</td>
<td>$28.3</td>
</tr>
</tbody>
</table>

Although it is not unusual for governments to have a 30-year bond payoff schedule, the District maintains an aggressive schedule to retire all its general obligation bonds by 2029.

The general obligation bonded debt of the District is limited by state law to 4.0% of the fair market value of the total taxable property in the District. The legal debt limit at June 30, 2018 is about $79.1 million. General obligation debt, net of unamortized bond issuance premiums, at June 30, 2018 is $26.3 million, resulting in a legal debt margin of about $52.8 million.

Additional information on the District’s long-term debt can be found in Note 8 to the basic financial statements.
Enrollment

The District anticipates student enrollment to remain relatively constant. The following enrollment information is based on the annual October 1 counts:

<table>
<thead>
<tr>
<th>School Year</th>
<th>Enrollment</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-19</td>
<td>1,520</td>
<td>4.8%</td>
</tr>
<tr>
<td>2017-18</td>
<td>1,451</td>
<td>-2.2%</td>
</tr>
<tr>
<td>2016-17</td>
<td>1,483</td>
<td>2.2%</td>
</tr>
<tr>
<td>2015-16</td>
<td>1,451</td>
<td>-0.3%</td>
</tr>
<tr>
<td>2014-15</td>
<td>1,456</td>
<td>0.1%</td>
</tr>
<tr>
<td>2013-14</td>
<td>1,455</td>
<td>1.0%</td>
</tr>
<tr>
<td>2012-13</td>
<td>1,441</td>
<td>-1.8%</td>
</tr>
<tr>
<td>2011-12</td>
<td>1,467</td>
<td>-2.8%</td>
</tr>
<tr>
<td>2010-11</td>
<td>1,510</td>
<td>-1.0%</td>
</tr>
<tr>
<td>2009-10</td>
<td>1,526</td>
<td>1.9%</td>
</tr>
</tbody>
</table>

Moab Community School, a Utah public charter school within the District’s boundaries (but not reported within the District’s financial statements), enrolls about 110 students.

Contacting the District’s Management

This financial report is designed to provide our citizens, taxpayers, students, and investors and creditors with a general overview of Grand County School District’s finances and to demonstrate the District’s accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Office of the Business Administrator at Grand County School District, 264 South 400 East, Moab, Utah 84532.
Basic Financial Statements
Governmental Activities

Assets:
- Cash and investments $11,382,509
- Cash with fiscal agent restricted for debt service 2,351,904

Receivables:
- Property taxes 14,730,986
- State 113,400
- Federal 568,866
- Inventories and prepaid items 120,777

Capital assets:
- Land and construction in progress 695,564
- Buildings and other capital assets, net of accumulated depreciation 32,325,821

Total assets $62,289,827

Deferred outflows of resources:
- Deferred amounts on refunding 2,607,966
- Related to pensions 3,292,094

Total deferred outflows of resources $5,900,060

Liabilities:
- Accounts and contracts payable 51,440
- Accrued interest 416,901
- Accrued salaries and benefits 1,814,834

Unearned revenue:
- State 58,122

Long-term liabilities:
- Portion due or payable within one year 2,235,603
- Portion due or payable after one year 30,088,121

Total liabilities $34,665,021

Deferred inflows of resources:
- Property taxes levied for future year 14,171,000
- Related to pensions 2,777,124

Total deferred inflows of resources $16,948,124

Net position:
- Net investment in capital assets 9,302,324

Restricted for:
- Debt service 2,443,441
- Capital outlay 5,584,529
- Food services 86,823
- Other purposes 17,283
- Unrestricted (857,658)

Total net position $16,576,742

GRAND COUNTY SCHOOL DISTRICT
Statement of Net Position
June 30, 2018

The notes to the basic financial statements are an integral part of this statement.
## Program Revenues

<table>
<thead>
<tr>
<th>Activities / Functions</th>
<th>Expenses</th>
<th>Charges for Grants and Contributions</th>
<th>Net (Expense) Revenue and Changes in Net Position</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Governmental activities:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instruction</td>
<td>$10,999,989</td>
<td>$792,693</td>
<td>$3,211,694</td>
</tr>
<tr>
<td>Supporting services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Students</td>
<td>$420,776</td>
<td>-</td>
<td>180,333</td>
</tr>
<tr>
<td>Instructional staff</td>
<td>$1,185,511</td>
<td>-</td>
<td>335,953</td>
</tr>
<tr>
<td>General administration</td>
<td>$338,692</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>School administration</td>
<td>$925,637</td>
<td>-</td>
<td>28,891</td>
</tr>
<tr>
<td>Central</td>
<td>$677,660</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Operation and maintenance of facilities</td>
<td>$1,756,068</td>
<td>19,825</td>
<td>2,158</td>
</tr>
<tr>
<td>Student transportation</td>
<td>$754,731</td>
<td>27,936</td>
<td>224,163</td>
</tr>
<tr>
<td>Community recreation</td>
<td>$640,976</td>
<td>4,533</td>
<td>547,297</td>
</tr>
<tr>
<td>Food services</td>
<td>$838,273</td>
<td>183,312</td>
<td>551,315</td>
</tr>
<tr>
<td>Contributions to other governments</td>
<td>$109,818</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Interest on long-term liabilities</td>
<td>$1,041,956</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total school district</strong></td>
<td>$19,690,087</td>
<td>$1,028,299</td>
<td>$5,081,804</td>
</tr>
</tbody>
</table>

## General revenues:

| Property taxes levied for:                  |          |                                      |                                               |
|--------------------------------------------|----------|--------------------------------------|                                               |
| Basic                                      | 2,687,213 |          |                                      |                                               |
| Board local                                | 4,169,637 |          |                                      |                                               |
| Voted local                                | 342,757   |          |                                      |                                               |
| Debt service                               | 2,592,955 |          |                                      |                                               |
| Capital local                              | 1,994,845 |          |                                      |                                               |
| Charter school                             | 109,818   |          |                                      |                                               |
| **Total property taxes**                    | 11,897,225|          |                                      |                                               |
| Federal and state aid not restricted to specific purposes | 3,255,113 |          |                                      |                                               |
| Earnings on investments                     | 232,400   |          |                                      |                                               |
| Miscellaneous                              | 326,568   |          |                                      |                                               |
| **Total general revenues**                 | 15,711,306|          |                                      |                                               |
| **Change in net position**                 | 2,131,322 |          |                                      |                                               |
| **Net position - beginning**               | 14,445,420|          |                                      |                                               |
| **Net position - ending**                  | $16,576,742|          |                                      |                                               |

The notes to the basic financial statements are an integral part of this statement.
### GRAND COUNTY SCHOOL DISTRICT

#### Balance Sheet

**Governmental Funds**

**June 30, 2018**

#### Assets:

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and investments</td>
<td>$ 5,254,282</td>
<td>$ 397,730</td>
<td>$ 5,487,989</td>
<td>$ 242,508</td>
<td>$ 11,382,509</td>
</tr>
<tr>
<td>Cash with fiscal agent restricted for debt service</td>
<td>-</td>
<td>$ 2,351,904</td>
<td>-</td>
<td>-</td>
<td>$ 2,351,904</td>
</tr>
</tbody>
</table>

#### Receivables:

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property taxes</td>
<td>8,928,903</td>
<td>2,784,300</td>
<td>2,898,912</td>
<td>118,871</td>
<td>14,730,986</td>
</tr>
<tr>
<td>State</td>
<td>87,519</td>
<td>-</td>
<td>-</td>
<td>25,881</td>
<td>113,400</td>
</tr>
<tr>
<td>Federal</td>
<td>565,546</td>
<td>-</td>
<td>-</td>
<td>3,320</td>
<td>568,866</td>
</tr>
<tr>
<td>Inventories and prepaid items</td>
<td>84,169</td>
<td>-</td>
<td>-</td>
<td>36,608</td>
<td>120,777</td>
</tr>
</tbody>
</table>

*Total assets* $14,920,419 $5,533,934 $8,386,901 $427,188 $29,268,442

#### Liabilities:

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts and contracts payable</td>
<td>$ 41,278</td>
<td>-</td>
<td>-</td>
<td>$ 862</td>
<td>$ 51,440</td>
</tr>
<tr>
<td>Accrued salaries and benefits</td>
<td>1,814,834</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,814,834</td>
</tr>
</tbody>
</table>

*Unearned revenue:*

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>58,122</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>58,122</td>
</tr>
</tbody>
</table>

*Total liabilities* $1,914,234 $9,300 $862 $1,924,396

#### Deferred inflows of resources:

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unavailable property tax revenue</td>
<td>241,140</td>
<td>75,064</td>
<td>78,418</td>
<td>3,328</td>
<td>397,950</td>
</tr>
<tr>
<td>Property taxes levied for future year</td>
<td>8,588,793</td>
<td>2,673,592</td>
<td>2,793,072</td>
<td>115,543</td>
<td>14,171,000</td>
</tr>
</tbody>
</table>

*Total deferred inflows of resources* $8,829,933 $2,748,656 $2,871,490 $118,871 $14,568,950

#### Fund balances:

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inventories and prepaid items</td>
<td>84,169</td>
<td>-</td>
<td>-</td>
<td>36,608</td>
<td>120,777</td>
</tr>
</tbody>
</table>

*Restricted for:*

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt service</td>
<td>-</td>
<td>2,785,278</td>
<td>-</td>
<td>-</td>
<td>2,785,278</td>
</tr>
<tr>
<td>Capital outlay</td>
<td>-</td>
<td>-</td>
<td>5,506,111</td>
<td>-</td>
<td>5,506,111</td>
</tr>
<tr>
<td>Other purposes</td>
<td>17,283</td>
<td>-</td>
<td>-</td>
<td>50,215</td>
<td>67,498</td>
</tr>
</tbody>
</table>

*Committed to:*

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic stabilization</td>
<td>775,830</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>775,830</td>
</tr>
<tr>
<td>Employee benefit obligations</td>
<td>118,522</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>118,522</td>
</tr>
</tbody>
</table>

*Assigned to:*

<table>
<thead>
<tr>
<th>Description</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Programs</td>
<td>252,077</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>252,077</td>
</tr>
<tr>
<td>Students</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>220,632</td>
<td>220,632</td>
</tr>
<tr>
<td>Repairs and maintenance</td>
<td>300,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>300,000</td>
</tr>
<tr>
<td>Sick leave</td>
<td>289,389</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>289,389</td>
</tr>
<tr>
<td>Other purposes</td>
<td>150,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>150,000</td>
</tr>
<tr>
<td>Unassigned</td>
<td>2,188,982</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,188,982</td>
</tr>
</tbody>
</table>

*Total fund balances* $4,176,252 $2,785,278 $5,506,111 $307,455 $12,775,096

*Total liabilities, deferred inflows of resources, and fund balances* $14,920,419 $5,533,934 $8,386,901 $427,188 $29,268,442

The notes to the basic financial statements are an integral part of this statement.
GRAND COUNTY SCHOOL DISTRICT  
Reconciliation of the Balance Sheet of Governmental Funds  
to the Statement of Net Position  
June 30, 2018

<table>
<thead>
<tr>
<th>Capital assets used in governmental activities</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land and construction in progress</td>
<td>$695,564</td>
</tr>
<tr>
<td>Buildings and improvements, net of $13,778,672 accumulated depreciation</td>
<td>31,445,780</td>
</tr>
<tr>
<td>Equipment and buses, net of $1,720,487 accumulated depreciation</td>
<td>880,041</td>
</tr>
</tbody>
</table>

Total 33,021,385

Long-term liabilities, including bonds payable and the net pension liability, are not due and payable in the current period and therefore are not reported in the funds. All liabilities - both current and long-term portions - are reported in the statement of net position. These and related balances at year end are:

<table>
<thead>
<tr>
<th>Liability</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General obligation bonds payable</td>
<td>(25,710,000)</td>
</tr>
<tr>
<td>Bond premium, net of $1,103,940 accumulated amortization</td>
<td>(617,027)</td>
</tr>
<tr>
<td>Deferred amounts on refunding, net of $2,109,933 accumulated amortization</td>
<td>2,607,966</td>
</tr>
<tr>
<td>Accrued interest</td>
<td>(416,901)</td>
</tr>
<tr>
<td>Compensated absences liability</td>
<td>(357,574)</td>
</tr>
<tr>
<td>Early retirement liability</td>
<td>(50,337)</td>
</tr>
<tr>
<td>Net pension liability</td>
<td>(5,588,786)</td>
</tr>
<tr>
<td>Deferred outflows of resources related to pensions</td>
<td>3,292,094</td>
</tr>
<tr>
<td>Deferred inflows of resources related to pensions</td>
<td>(2,777,124)</td>
</tr>
</tbody>
</table>

Total net position of governmental activities $16,576,742

Some of the District's property taxes will be collected after year-end, but are not available soon enough to pay for the current period's expenditures, and therefore are reported as deferred inflows of resources in the funds. 397,950

The notes to the basic financial statements are an integral part of this statement.
<table>
<thead>
<tr>
<th>Major Funds</th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Other Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenues:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>$7,179,967</td>
<td>$2,586,036</td>
<td>$1,989,403</td>
<td>$109,818</td>
<td>$11,865,224</td>
</tr>
<tr>
<td>Earnings on investments</td>
<td>104,308</td>
<td>35,632</td>
<td>91,710</td>
<td>750</td>
<td>232,400</td>
</tr>
<tr>
<td>Other</td>
<td>547,909</td>
<td>-</td>
<td>12,130</td>
<td>920,833</td>
<td>1,480,872</td>
</tr>
<tr>
<td>State</td>
<td>6,471,173</td>
<td>-</td>
<td>-</td>
<td>104,614</td>
<td>6,575,787</td>
</tr>
<tr>
<td>Federal</td>
<td>1,168,333</td>
<td>-</td>
<td>31,861</td>
<td>446,701</td>
<td>1,646,895</td>
</tr>
<tr>
<td>Total revenues</td>
<td>15,471,690</td>
<td>2,621,668</td>
<td>2,125,104</td>
<td>1,582,716</td>
<td>21,801,178</td>
</tr>
<tr>
<td>Expenditures:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instruction</td>
<td>8,983,755</td>
<td>-</td>
<td>-</td>
<td>650,888</td>
<td>9,634,643</td>
</tr>
<tr>
<td>Supporting services:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student</td>
<td>425,406</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>425,406</td>
</tr>
<tr>
<td>Instructional staff</td>
<td>1,189,046</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,189,046</td>
</tr>
<tr>
<td>General administration</td>
<td>341,159</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>341,159</td>
</tr>
<tr>
<td>School administration</td>
<td>898,692</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>898,692</td>
</tr>
<tr>
<td>Central</td>
<td>675,749</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>675,749</td>
</tr>
<tr>
<td>Operation and maintenance of facilities</td>
<td>1,597,709</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,597,709</td>
</tr>
<tr>
<td>Student transportation</td>
<td>648,472</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>648,472</td>
</tr>
<tr>
<td>Community recreation</td>
<td>604,610</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>604,610</td>
</tr>
<tr>
<td>Food services</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>773,329</td>
<td>773,329</td>
</tr>
<tr>
<td>Contributions to other governments</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>109,818</td>
<td>109,818</td>
</tr>
<tr>
<td>Capital outlay</td>
<td>-</td>
<td>-</td>
<td>884,467</td>
<td>-</td>
<td>884,467</td>
</tr>
<tr>
<td>Debt service:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal retirement</td>
<td>-</td>
<td>1,850,000</td>
<td>-</td>
<td>-</td>
<td>1,850,000</td>
</tr>
<tr>
<td>Interest and other charges</td>
<td>-</td>
<td>880,203</td>
<td>-</td>
<td>-</td>
<td>880,203</td>
</tr>
<tr>
<td>Total expenditures</td>
<td>15,364,598</td>
<td>2,730,203</td>
<td>884,467</td>
<td>1,534,035</td>
<td>20,513,303</td>
</tr>
<tr>
<td>Excess (deficiency) of revenues over (under) expenditures / net change in fund balances</td>
<td>107,092</td>
<td>(108,535)</td>
<td>1,240,637</td>
<td>48,681</td>
<td>1,287,875</td>
</tr>
<tr>
<td>Fund balances - beginning</td>
<td>4,069,160</td>
<td>2,893,813</td>
<td>4,265,474</td>
<td>258,774</td>
<td>11,487,221</td>
</tr>
<tr>
<td>Fund balances - ending</td>
<td>$4,176,252</td>
<td>$2,785,278</td>
<td>$5,506,111</td>
<td>$307,455</td>
<td>$12,775,096</td>
</tr>
</tbody>
</table>

The notes to the basic financial statements are an integral part of this statement.
Net change in fund balances for governmental funds $ 1,287,875

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, assets with an initial, individual cost of more than $5,000 for land, equipment and buses and $50,000 for buildings and improvements are capitalized and the cost is allocated over their estimated useful lives and reported as depreciation expense. The net effect of transactions involving capital assets decreased net position in the current period.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital outlay</td>
<td>$ 306,797</td>
</tr>
<tr>
<td>Loss on disposal of capital assets</td>
<td>(11,770)</td>
</tr>
<tr>
<td>Depreciation expense</td>
<td>(1,335,812)</td>
</tr>
</tbody>
</table>

The issuance of bonds provides current financial resources to governmental funds, while the repayment of the principal of bonds consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. Interest is recognized as an expenditure in the governmental funds when it is due. The net effect of these differences in the treatment of general obligation bonds and related items is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal repayment of general obligation bonds</td>
<td>1,850,000</td>
</tr>
<tr>
<td>Amortization of bond-related accounts</td>
<td>(203,653)</td>
</tr>
<tr>
<td>Interest expense</td>
<td>41,900</td>
</tr>
</tbody>
</table>

Certain revenue sources are collected several months after the District's fiscal year end are not considered available revenues in the governmental funds and are, instead, counted as deferred inflows of resources at year end. They are, however, recorded as revenues in the statement of activities.

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds; long-term employee benefit obligations are reported in the governmental funds when paid.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sick leave expense</td>
<td>(94,258)</td>
</tr>
<tr>
<td>Early retirement expense</td>
<td>49,682</td>
</tr>
<tr>
<td>Pension expense</td>
<td>208,560</td>
</tr>
</tbody>
</table>

Change in net position of governmental activities $ 2,131,322

The notes to the basic financial statements are an integral part of this statement.
GRAND COUNTY SCHOOL DISTRICT  
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual  
**General Fund**  
Year Ended June 30, 2018

<table>
<thead>
<tr>
<th>Revenues:</th>
<th>Budgeted Amounts</th>
<th>Actual Amounts</th>
<th>Variance with Final Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Original</td>
<td>Final</td>
<td></td>
</tr>
<tr>
<td>Local:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>$6,989,908</td>
<td>$6,989,908</td>
<td>$7,179,967</td>
</tr>
<tr>
<td>Earnings on investments</td>
<td>50,020</td>
<td>50,020</td>
<td>104,308</td>
</tr>
<tr>
<td>Other</td>
<td>345,380</td>
<td>306,480</td>
<td>547,909</td>
</tr>
<tr>
<td>State</td>
<td>6,577,628</td>
<td>6,657,267</td>
<td>6,471,173</td>
</tr>
<tr>
<td>Federal</td>
<td>1,202,714</td>
<td>1,050,759</td>
<td>1,168,333</td>
</tr>
<tr>
<td>Total revenues</td>
<td>15,165,650</td>
<td>15,054,434</td>
<td>15,471,690</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenditures:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instruction</td>
<td>8,598,758</td>
<td>9,033,671</td>
<td>8,983,755</td>
</tr>
<tr>
<td>Supporting services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Students</td>
<td>360,404</td>
<td>372,904</td>
<td>425,406</td>
</tr>
<tr>
<td>Instructional staff</td>
<td>1,106,110</td>
<td>1,181,639</td>
<td>1,189,046</td>
</tr>
<tr>
<td>General administration</td>
<td>352,405</td>
<td>352,405</td>
<td>341,159</td>
</tr>
<tr>
<td>School administration</td>
<td>908,058</td>
<td>935,710</td>
<td>898,692</td>
</tr>
<tr>
<td>Central</td>
<td>594,294</td>
<td>608,330</td>
<td>675,749</td>
</tr>
<tr>
<td>Operation and maintenance of facilities</td>
<td>1,661,093</td>
<td>1,721,373</td>
<td>1,597,709</td>
</tr>
<tr>
<td>Student transportation</td>
<td>560,335</td>
<td>619,035</td>
<td>648,472</td>
</tr>
<tr>
<td>Community recreation</td>
<td>965,558</td>
<td>691,540</td>
<td>604,610</td>
</tr>
<tr>
<td>Total expenditures</td>
<td>15,107,015</td>
<td>15,516,607</td>
<td>15,364,598</td>
</tr>
<tr>
<td>Excess (deficiency) of revenues over (under) expenditures</td>
<td>58,635</td>
<td>(462,173)</td>
<td>107,092</td>
</tr>
</tbody>
</table>

| Other financing sources (uses): |                  |                |                           |
|                               | (30,000)         | (30,000)       | -                         | 30,000 |
| Net change in fund balances   | 28,635           | (492,173)      | 107,092                   | 599,265 |

| Fund balances - beginning     | 4,069,160        | 4,069,160      | 4,069,160                 | -          |
| Fund balances - ending        | $4,097,795       | $3,576,987     | $4,176,252                | $599,265   |

The notes to the basic financial statements are an integral part of this statement.
1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Grand County School District (the District) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to local government units. The Governmental Accounting Standards Board is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the District are described below.

Reporting entity – The Board of Education, comprised of five elected individuals, is the primary governing authority for the District. The District is not a component unit of any other primary government, and the District does not have any component units.

Government-wide and fund financial statements – The government-wide financial statements (the statement of net position and the statement of changes in net position) display information and financial activities of the District. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Governmental activities are primarily financed through taxes, intergovernmental revenues, and other nonexchange transactions.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the District’s governmental activities. Direct expenses are those that are specifically associated with a function and, therefore, are clearly identifiable to a particular function. Depreciation expense for capital assets that can specifically be identified with a function are included in its direct expenses. Depreciation expense for “shared” capital assets (for example, a school building is used primarily for instruction, school administration, operation and maintenance of facilities, and food services) are ratably included in the direct expenses of the appropriate functions. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Interest on general long-term liabilities is considered an indirect expense and is reported in the statement of activities as a separate line. Program revenues include 1) fees and charges paid by students and other recipients of goods or services offered by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Revenues that are not classified as program revenues, including property taxes, are presented as general revenues.

The fund financial statements provide information about the District’s funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds.

The District reports the following major governmental funds:

- The general fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

- The debt service fund accounts for resources accumulated and payments made for principal and interest on general obligation school building bonds.

- The capital projects fund accounts for resources accumulated and payments made for the acquisition and improvement of sites, construction and remodel of facilities, and procurement of equipment necessary for providing educational programs for all students within the District.

Measurement focus, basis of accounting, and financial statement presentation – The government-wide financial statements are reported using the economic resources measurement focus and are reported using
the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the District receives value without directly giving equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

*Governmental fund financial statements* are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The District considers all revenues reported in the governmental funds to be available if the revenues are collected within thirty days after year end. Expenditures generally are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, pension benefits, early retirement, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt are reported as other financing sources.

Property taxes and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues in the current fiscal period. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met. All other revenue items are considered measurable and available only when cash is received by the District.

**Budgetary data** – The District operates within the budget requirements for school districts as specified by Utah state law and as interpreted by the Utah State Superintendent of Public Instruction. Budgets are presented on the modified accrual basis of accounting for all governmental funds. All annual appropriations lapse at fiscal year-end with the exception of contractual obligations. The following procedures are used in establishing the budgetary data reflected in the financial statements.

- By June 1 of each year, the District business administrator prepares a proposed annual budget (for the fiscal year beginning July 1) for all applicable funds. The budget is presented to the Board of Education by the superintendent. This budget includes proposed expenditures and the means of financing them. Also included is a final budget for the current fiscal year ending June 30th.

- Copies of the proposed budget are made available for public inspection and review by the District’s patrons.

- If the District does not exceed the certified tax rate, a public hearing is held prior to June 22 at which time the budget is legally adopted by resolution of the Board after obtaining taxpayer input. If the District exceeds the certified tax rate, the budget is adopted in August when data is available to set the rates.

- Once adopted, the budget can be amended by subsequent Board action. The Board upon recommendation of the superintendent can approve reductions in appropriations, but increases in appropriations by fund require a public hearing prior to amending the budget. In accordance with Utah state law, interim adjustments may be made by administrative transfer of money from one appropriation to another within any given fund.

- Certain interim adjustments in estimated revenue and expenditures during the current year have been included in the final budget approved by the Board, as presented in the financial statements.
Expenditures may not legally exceed budgeted appropriations at the fund level.

**Deposits and investments** – The cash balances of substantially all funds are pooled and invested by the District for the purpose of increasing earnings through investment activities and providing efficient management of temporary investments. The pool’s investments are reported at fair value at year-end. Changes in the fair value of investments are recorded as investment earnings. Earnings on pooled funds are apportioned and paid or credited to the funds based on the average balance of each participating fund.

**Cash with fiscal agent** – Cash with fiscal agent is restricted to meet debt service requirements of general obligation bonds due on July 1, 2018.

**Prepaid items** – The District has made payments for services that will be consumed or utilized in a future period.

**Inventories** – Inventories are valued at cost or, if donated, at acquisition value when received, stated at the lower of average cost or market. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Donated food commodities are recorded as revenue when received.

**Capital assets** – Capital assets, which include land, construction in progress, buildings and improvements, and equipment and buses, are reported in the government-wide financial statements. The District defines capital assets as assets with an initial, individual cost of more than $5,000 for land, equipment and buses and $50,000 for buildings and improvements. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at estimated acquisition value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets’ lives are not capitalized. Buildings and improvements and equipment and buses of the District are depreciated using the straight-line method over the estimated useful lives as indicated in the chart below:

<table>
<thead>
<tr>
<th>Assets</th>
<th>Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings</td>
<td>40 to 50</td>
</tr>
<tr>
<td>Building improvements</td>
<td>15 to 20</td>
</tr>
<tr>
<td>School buses</td>
<td>10</td>
</tr>
<tr>
<td>Classroom equipment</td>
<td>5</td>
</tr>
<tr>
<td>Other equipment</td>
<td>5 to 10</td>
</tr>
<tr>
<td>Vehicles</td>
<td>5</td>
</tr>
</tbody>
</table>

**Pensions** – For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems (URS) and additions to/deductions from URS’s fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Pension plan investments are reported at fair value.

**Compensated absences** – Under Board policy, the District provides employees sick leave incentive available to all employees upon their separation from the District. The benefit is 25% of the amount of unused sick leave days accumulated using the daily rate of pay at the time of separation. The District also provides vacation days to twelve-month or full-year employees in amounts varying with tenure and classification. Upon separation from the District an employee is reimbursed for accumulated vacation days to a maximum of 15 days. The District records expenditures in the governmental funds for sick pay and
vacation benefits when paid. An expense and related liability are recorded in the governmental-wide financial statements as these benefits are earned.

**Long-term liabilities** – In the government-wide financial statements, long-term debt and other long-term liabilities are reported as liabilities in the statement of net position. Bond premiums are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable unamortized bond premium.

In the fund financial statements, the face amount of debt issued and premiums received are reported as other financing sources.

**Early retirement** – The District provides an early retirement program. Eligibility is restricted to teachers and administrators with a minimum of ten years of service in the District. Benefits (covering from 3 to 6 years) are in the form of health care premiums and are based on years worked and expire when the retiree becomes eligible for Medicare. For the early retirement program, a liability and expense is recorded in the government-wide financial statements at the time the employee elects to retire early; expenditures are recorded in the governmental funds as benefits are paid by the District. The liability is paid from the fund from which the employee retires.

**Deferred outflows of resources** – In addition to assets, financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

**Deferred inflows of resources** – In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

**Net position/fund balances** – The residual of all other elements presented in a statement of net position is *net position* on the government-wide financial statements and the residual of all other elements presented in a balance sheet on the governmental fund financial statements is *fund balance*.

Net position is divided into three components: net investment in capital assets (capital assets net of related debt), restricted, and unrestricted. Net position is reported as restricted when constraints are placed upon it by external parties or are imposed by constitutional provisions or enabling legislation.

The governmental fund financial statements present fund balances based on a hierarchy that shows, from highest to lowest, the level or form of constraints on fund balance resources and the extent to which the District is bound to honor them. The District first determines and reports nonspendable balances, then restricted, then committed, and so forth.

Fund balance classifications are summarized as follows:

- **Nonspendable** – This category includes fund balance amounts that cannot be spent because they are either a) not in spendable form or b) legally or contractually required to be maintained intact. Fund balance amounts related to inventories and prepaid items are classified as nonspendable.

- **Restricted** – This category includes net fund resources that are subject to external constraints that have been placed on the use of the resources either a) imposed by creditors (such as through a debt
covenant), grantors, contributors, or laws or regulations of other governments or b) imposed by law through constitutional provisions or enabling legislation. Restricted fund balance amounts primarily include the unspent tax revenue for specific purposes (capital outlay and debt service).

- **Committed** – This category includes amounts that can only be used for specific purposes established by formal action of the District’s highest level of decision-making authority. The Board is the highest level of decision making authority for the District that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

  a) Economic stabilization. As defined in Utah law as an “undistributed reserve,” the District maintains for economic stabilization up to five percent of general fund budgeted expenditures. Potential state budget cuts, disasters, immediate capital needs, and other significant events are circumstances or conditions that signal the need for stabilization. Additionally, the commitment is necessary to maintain liquidity (i.e., reducing any disparity between when financial resources are available to make payments and the maturity of related liabilities). Also defined by state law, the commitment is not to be used “in the negotiation or settlement of contract salaries for school district employees” and the use of this reserve requires a written resolution adopted by a majority vote of the Board filed with the Utah State Board of Education and the Utah State Auditor.

  b) The District’s employee benefit obligations for unpaid compensated absences and early retirement incentives.

- **Assigned** – The District has assigned resources held in the general fund that it intends to be used for a specific purpose but are neither restricted nor committed. Unlike commitments, assignments generally only exist temporarily. Also residual balances in other governmental funds are classified as assigned fund balances.

- **Unassigned** – Residual balances in the general fund are classified as unassigned.

**Net position/fund balance flow assumption** – Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report in each category of net position and fund balance, a flow assumption must be made about the order in which the resources are considered to be applied.

- **Net position** – It is the District’s policy to consider restricted net position to have been depleted before unrestricted net position.

- **Fund balance** – It is the District’s policy to consider restricted fund balance to have been depleted before using any components of unrestricted fund balance. Further, when components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.
2. **DEPOSITS AND INVESTMENTS**

A reconciliation of cash and investments at June 30, 2018, as shown on the financial statements is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrying amount of deposits</td>
<td>$2,779,954</td>
</tr>
<tr>
<td>Carrying amount of investments</td>
<td>10,954,459</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$13,734,413</strong></td>
</tr>
<tr>
<td>Cash and investments</td>
<td>$11,382,509</td>
</tr>
<tr>
<td>Cash with fiscal agent</td>
<td>$2,351,904</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$13,734,413</strong></td>
</tr>
</tbody>
</table>

The District complies with the State Money Management Act (*Utah Code* Title 51, Chapter 7) (the Act) and related Rules of the Money Management Council (the Council) in handling its depository and investing transactions. District funds are deposited in qualified depositories as defined by the Act. The Act also authorizes the District to invest in the Utah Public Treasurers’ Investment Fund (PTIF), certificates of deposit, US Treasury obligations, US agency issues, high-grade commercial paper, banker’s acceptances, repurchase agreements, corporate bonds, money market mutual funds, and obligations of governmental entities within the State of Utah.

The Act and Council rules govern the financial reporting requirements of qualified depositories in which public funds may be deposited and prescribe the conditions under which the designation of a depository shall remain in effect. The District considers the rules of the Council to be necessary and sufficient for adequate protection of its uninsured bank deposits.

**Deposits** – The District’s carrying amount of bank deposits at June 30, 2018 is $2.8 million. The bank balance is $2.9 million, of which $0.7 million is covered by federal depository insurance.

- Custodial credit risk – Custodial credit risk for deposits is the risk that, in the event of a bank failure, a government’s deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk. At June 30, 2018, the uninsured amount of the District’s bank deposits was uncollateralized nor is it required by state law.

**Investments** – At June 30, 2018, the District has $10.9 million invested with the PTIF. The PTIF is an external local government investment pool managed by the Utah State Treasurer. The PTIF is authorized and makes investments in accordance with the Act. The Council provides regulatory oversight for the PTIF. Participants accounts with the PTIF are not insured or otherwise guaranteed by the State of Utah. Participants in the PTIF share proportionally in the income, costs, gains and losses from investment activities. The degree of risk of the PTIF depends upon the underlying portfolio, which primarily consists of money market securities held by the Utah State Treasurer, including investment-grade corporate notes, top-tier commercial paper, money market mutual funds, repurchase agreements, and certificates of deposit. The portfolio has a weighted average of 52 days. The PTIF is not rated. The reported value of the pool is the same as the fair value of the pool shares.

- Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District manages its exposure to interest rate risk by complying with the Act, which requires that the remaining term to maturity of investments to not exceed the period of availability of the funds invested. The Act further limits the remaining term to maturity on all
investments in commercial paper and bankers’ acceptances to 270 days or less and fixed-income securities to 365 days or less. In addition, variable-rate securities may not have a remaining term to final maturity exceeding two years.

- Credit Risk – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The District’s policy for reducing its exposure to credit risk is to comply with the Act and related rules. The Act and related rules limit investments in commercial paper to a first tier rating and investments in fixed-income and variable-rate securities to a rating of A or higher as rated by Moody’s Investors Service or by Standard & Poor’s.

- Concentration of Credit Risk – Concentration of credit risk is the risk of loss attributed to the magnitude of a government’s investment in a single issuer. The District’s policy for managing this risk is to comply with the Act and related rules. The Act limits investments in commercial paper and or corporate obligations to 5% of the District’s total portfolio with a single issuer.

- Custodial Credit Risk – Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The District’s policy for managing this risk is to comply with the Act and related rules.

3. FAIR VALUE MEASUREMENTS

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District has the following recurring fair value measurements as of June 30, 2018:

- Public Treasurers’ Investment Fund of $10.9 million is valued at the District’s position in the PTIF multiplied by the published fair value factor (Level 2 inputs).

4. PROPERTY TAXES

The property tax revenue of the District is collected and distributed by the county treasurer as an agent of the District. Utah statutes establish the process by which taxes are levied and collected. The county assessor is required to assess real property as of January 1 (the legal lien date) and complete the tax rolls by May 15. By July 21, the county auditor is to mail assessed value and tax notices to property owners. A taxpayer may then petition the County Board of Equalization between August 1 and August 15 for a revision of the assessed value. The county auditor makes approved changes in assessed value by November 1 and on this same date the county auditor is to deliver the completed assessment rolls to the county treasurer. Tax notices are mailed with a due date of November 30.

An annual uniform fee based on the age of motor vehicles is assessed each time a vehicle is registered. The revenues collected in the county from motor vehicle fees is distributed by the county to each taxing entity in the same proportion in which revenue collected from ad valorem real property tax is distributed. The District recognizes motor vehicle fees as property tax revenue when collected.
As of June 30, 2018, property taxes receivable by the District includes uncollected taxes assessed as of January 1, 2018, or earlier. It is expected that all assessed taxes (including delinquencies plus accrued interest and penalties) will be collected within a five-year period, after which time the county treasurer may force sale of property to collect the delinquent portion.

5. CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2018 is as follows:

<table>
<thead>
<tr>
<th>Governmental activities:</th>
<th>Beginning Balance</th>
<th>Increases</th>
<th>Decreases</th>
<th>Ending Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital assets, not being depreciated</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$630,772</td>
<td>$</td>
<td>$</td>
<td>$630,772</td>
</tr>
<tr>
<td>Construction in progress</td>
<td>-</td>
<td>64,792</td>
<td>-</td>
<td>64,792</td>
</tr>
<tr>
<td>Total capital assets, not being depreciated</td>
<td>630,772</td>
<td>64,792</td>
<td>-</td>
<td>695,564</td>
</tr>
<tr>
<td>Capital assets, being depreciated:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildings and improvements</td>
<td>45,224,452</td>
<td>-</td>
<td>-</td>
<td>45,224,452</td>
</tr>
<tr>
<td>Equipment and buses</td>
<td>2,479,243</td>
<td>242,005</td>
<td>(120,720)</td>
<td>2,600,528</td>
</tr>
<tr>
<td>Total capital assets, being depreciated</td>
<td>47,703,695</td>
<td>242,005</td>
<td>(120,720)</td>
<td>47,824,980</td>
</tr>
<tr>
<td>Accumulated depreciation for:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildings and improvements</td>
<td>(12,625,987)</td>
<td>(1,152,685)</td>
<td>-</td>
<td>(13,778,672)</td>
</tr>
<tr>
<td>Equipment and buses</td>
<td>(1,646,310)</td>
<td>(183,127)</td>
<td>108,950</td>
<td>(1,720,487)</td>
</tr>
<tr>
<td>Total accumulated depreciation</td>
<td>(14,272,297)</td>
<td>(1,335,812)</td>
<td>108,950</td>
<td>(15,499,159)</td>
</tr>
<tr>
<td>Total capital assets, being depreciated, net</td>
<td>33,431,398</td>
<td>(1,093,807)</td>
<td>(11,770)</td>
<td>32,325,821</td>
</tr>
<tr>
<td>Governmental activities capital assets, net</td>
<td>$34,062,170</td>
<td>(1,029,015)</td>
<td>(11,770)</td>
<td>$33,021,385</td>
</tr>
</tbody>
</table>

For the year ended June 30, 2018, depreciation expense was charged to functions of the District as follows:

<table>
<thead>
<tr>
<th>Governmental activities:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Instruction</td>
<td>$874,096</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supporting services:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Students</td>
<td>1,200</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instructional staff</td>
<td>10,227</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General administration</td>
<td>685</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School administration</td>
<td>41,883</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central</td>
<td>10,699</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operation and maintenance of facilities</td>
<td>170,842</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student transportation</td>
<td>113,225</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community recreation</td>
<td>42,556</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food services</td>
<td>70,399</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total depreciation expense, governmental activities</td>
<td>$1,335,812</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The District has incurred costs in anticipation of rebuilding its middle school. Construction costs will be financed by resources accumulated in the capital projects fund.
6. STATE RETIREMENT PLANS

**Description of plans** – Eligible employees of the District are provided with the following plans through the Utah Retirement Systems (the URS) administered by the URS:

Defined Benefit Pension Plans (cost-sharing, multiple-employer plans):

- *Public Employees Noncontributory Retirement System* (Tier 1 Noncontributory System)
- *Tier 2 Hybrid Public Employees Contributory Retirement System* (Tier 2 Contributory System)

Defined Contribution Plans (individual account plans):

- 401(k) Plan which includes the *Tier 2 Public Employees Defined Contribution Plan* (Tier 2 Defined Contribution Plan)
- 457 Plan and other individual plans

District employees qualify for membership in the retirement systems if a) employment, contemplated to continue during a fiscal or calendar year, normally requires an average of 20 or more hours per week and the employee receives benefits normally provided by the District as approved by the Utah State Retirement Board, b) the employee is a classified school employee whose employment normally requires an average of 20 hours or more per week regardless of benefits, c) the employee is a teacher who teaches half-time or more and receives benefits normally provided by the District as approved by the Utah State Retirement Board, or d) the employee is an appointed officer.

The Tier 2 systems became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the systems, are members of the Tier 2 systems.

The plans are established and governed by the respective sections of Title 49 of the *Utah Code*. The plans are amended statutorily by the Utah State Legislature. Title 49 provides for the administration of the plans under the direction of the Utah State Retirement Board, whose members are appointed by the Governor.

The URS (a component unit of the State of Utah) issues a publicly available financial report that can be obtained at www.urs.org.

**Benefits provided** – The URS provides retirement, disability, and death benefits to participants in the defined benefit pension plans.

Retirement benefits in the defined benefit pension plans are determined from 1.25% to 2.00% of the employee’s highest 3 or 5 years of compensation times the employee’s years of service depending on the pension plan; benefits are subject to cost-of-living adjustments up to 2.50% or 4.00%, limited to the actual Consumer Price Index increase for the year. Employees are eligible to retire based on years of service and age.

Defined contribution plans are available as supplemental plans to the basic retirement benefits of the defined benefit pension plans and as a primary retirement plan for some Tier 2 participants. Participants in the defined contribution plans are fully vested in employer and employee contributions at the time the contributions are made, except Tier 2 required contributions and associated earnings are vested during the first four years of employment. If an employee terminates prior to the vesting period, employer
Contributions and associated earnings for that employee are subject to forfeiture. Forfeitures are used to cover a portion of the plan’s administrative expenses paid by participants. Benefits depend on amounts contributed to the plans plus investment earnings. Individual accounts are provided for each employee and are available at termination, retirement, death, or unforeseeable emergency.

**Contributions** – As a condition of participation in the plans, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

For the year ended June 30, 2018, District required contribution rates for the plans were as follows:

<table>
<thead>
<tr>
<th>Defined Benefit Plans Rates</th>
<th>District Contribution</th>
<th>Amortization of UAAL *</th>
<th>District Rates for 401(k) Plan</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier 1 Noncontributory System</td>
<td>12.25%</td>
<td>9.94%</td>
<td>1.50%</td>
<td>23.69%</td>
</tr>
<tr>
<td>Tier 2 Contributory System **</td>
<td>8.50%</td>
<td>9.94%</td>
<td>1.58%</td>
<td>20.02%</td>
</tr>
<tr>
<td>Tier 2 Defined Contribution Plan **</td>
<td>0.08%</td>
<td>9.94%</td>
<td>10.00%</td>
<td>20.02%</td>
</tr>
</tbody>
</table>

* The District is required to contribute additional amounts based on covered-employee payroll to finance the unfunded actuarial accrued liability (UAAL) of the Tier 1 plans.

** District contribution includes 0.08% of covered-employee payroll of the Tier 2 plans for death benefits.

Employees can make additional contributions to defined contribution plans subject to limitations.

For the year ended June 30, 2018, District and employee contributions to the plans were as follows:

<table>
<thead>
<tr>
<th>District Contributions *</th>
<th>Employee Contributions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier 1 Noncontributory System</td>
<td>$ 1,204,462</td>
</tr>
<tr>
<td>Tier 2 Contributory System</td>
<td>542,011</td>
</tr>
<tr>
<td>Tier 2 Defined Contribution Plan</td>
<td>41,904</td>
</tr>
<tr>
<td>401(k) Plan</td>
<td>170,231</td>
</tr>
<tr>
<td>457 Plan and other individual plans</td>
<td>-</td>
</tr>
</tbody>
</table>

* Required contributions from Tier 2 plans to finance the unfunded actuarial accrued liability of the Tier 1 plans are reported as contributions to the Tier 2 plans.

Pension liabilities, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions – At June 30, 2018, the District reported a net pension asset of zero and a net pension liability of $5.6 million for the following plans:
The net pension liability (asset) were measured as of December 31, 2017, and the total pension liability was determined by an actuarial valuation as of January 1, 2017, rolled-forward using generally accepted actuarial procedures. The District’s proportion of the net pension liability (asset) is equal to the ratio of the District’s actual contributions compared to the total of all employer contributions during the plan year. The following presents the District’s proportion (percentage) of the collective net pension liability (asset) at December 31, 2017 and the change in its proportion since the prior measurement date for each plan:

<table>
<thead>
<tr>
<th>Plan Type</th>
<th>2017 Proportion</th>
<th>Change in Proportion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier 1 Noncontributory System</td>
<td>0.2275755%</td>
<td>0.0018473%</td>
</tr>
<tr>
<td>Tier 2 Contributory System</td>
<td>0.2692763%</td>
<td>0.0045289%</td>
</tr>
</tbody>
</table>

For the year ended June 30, 2018, the District recognized pension expense of $1.6 million for the defined benefit pension plans and pension expense of $0.2 million for the defined contribution plans. At June 30, 2018, the District reported deferred outflows of resources and deferred inflows of resources related to defined benefit pension plans from the following sources:

<table>
<thead>
<tr>
<th>Deferred Outflows of Resources</th>
<th>Deferred Inflows of Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Differences between expected and actual experience</td>
<td>$889</td>
</tr>
<tr>
<td>Changes of assumptions</td>
<td>1,437,086</td>
</tr>
<tr>
<td>Net difference between projected and actual earnings on pension plan investments</td>
<td>920,353</td>
</tr>
<tr>
<td>Changes in proportion and differences between contributions and proportionate share of contributions</td>
<td>38,905</td>
</tr>
<tr>
<td>District contributions subsequent to the measurement date</td>
<td>894,861</td>
</tr>
<tr>
<td>Total</td>
<td>$3,292,094</td>
</tr>
</tbody>
</table>

The $894,861 reported as deferred outflows of resources related to pensions resulting from District contributions subsequent to the measurement date of December 31, 2017 will be recognized as a reduction of the net pension liability in the year ending June 30, 2019. The other amounts reported as deferred outflows of resources and deferred inflows of resources related to defined benefit pension plans will be recognized in pension expense as follows:
GRAND COUNTY SCHOOL DISTRICT
Notes to Basic Financial Statements

<table>
<thead>
<tr>
<th>Year Ending June 30</th>
<th>Deferred Outflows (Inflows) of Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$ 147,891</td>
</tr>
<tr>
<td>2020</td>
<td>281,738</td>
</tr>
<tr>
<td>2021</td>
<td>(322,756)</td>
</tr>
<tr>
<td>2022</td>
<td>(507,922)</td>
</tr>
<tr>
<td>2023</td>
<td>(5,042)</td>
</tr>
<tr>
<td>Thereafter</td>
<td>26,200</td>
</tr>
</tbody>
</table>

**Actuarial assumptions** – The total pension liability in the January 1, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- **Inflation**: 2.50%
- **Salary increases**: 3.25% to 9.75%, average, including inflation
- **Investment rate of return**: 6.95%, net of pension plan investment expense, including inflation

Mortality rates were based on actual experience and mortality tables, considering gender, occupation, and age, as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries.

The actuarial assumptions used in the January 1, 2017 valuation were based on the results of an actuarial experience study for the five-year period ended December 31, 2016. Changes of assumptions that affected measurement of the total pension liability since the prior measurement date include a decrease in the earnings assumptions from 7.20% to 6.95%, a decrease in the inflation assumption from 2.60% to 2.50%, and increases in life expectancy for most groups based on a new post retirement mortality table using actual experience. Additional changes of assumptions include a decrease to the wage inflation assumption from 3.35% to 3.25% and a decrease to the payroll growth assumption from 3.1% to 3.0%.

The long-term expected rate of return on defined benefit pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:
The 6.95% assumed investment rate of return is comprised of an inflation rate of 2.50% and a real return of 4.45% that is net of investment expense.

Discount rate – The discount rate used to measure the total pension liability was 6.95%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions all participating employers will be made at contractually required rates, actuarially determined and certified by the Utah State Retirement Board. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the District’s proportionate share of the net pension liability to changes in the discount rate – The following presents the District’s proportionate share of the net pension liability calculated using the discount rate of 6.95%, as well as what the District’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.95%) or 1-percentage-point higher (7.95%) than the current rate:

<table>
<thead>
<tr>
<th>Discount Rate</th>
<th>1% Decrease</th>
<th>1% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.95%</td>
<td>$ 1,240,391</td>
<td>$ 1,240,391</td>
</tr>
<tr>
<td>5.95%</td>
<td>$ 1,240,391</td>
<td>$ 1,240,391</td>
</tr>
<tr>
<td>7.95%</td>
<td>$ 1,240,391</td>
<td>$ 1,240,391</td>
</tr>
</tbody>
</table>

Pension plan fiduciary net position – Detailed information about the pension plan’s fiduciary net position is available in the separately issued URS financial report.
Payables to the pension plans – At June 30, 2018, the District reported payables of $0.3 million for contributions to pension plans.

7. RISK MANAGEMENT

The District maintains insurance coverage for general, automobile, personal injury, errors and omissions, employee dishonesty, and malpractice liability up to $10.0 million per occurrence through policies administered by the Utah State Risk Management Fund. The District pays an annual premium to the Fund. The District also insures its buildings, including those under construction, and contents against all insurable risks of direct physical loss or damage with the Utah State Risk Management Fund. This all-risk insurance coverage provides for repair or replacement of damaged property at a replacement cost basis subject to a deductible of $1,000 per occurrence. Settled claims have not exceeded the District’s insurance coverage for any of the past three years. The District also maintains a public treasurer’s fidelity bond with the Utah State Risk Management Fund.

All District employees are covered for workers compensation by the Utah School Boards Risk Management Mutual Association. Unemployment insurance is covered by the District on a pay-as-you-go basis.

Settled claims for the past three years have been insignificant.

8. LONG-TERM LIABILITIES

Long-term liability activity for the year ended June 30, 2018 is as follows:

<table>
<thead>
<tr>
<th></th>
<th>Beginning Balance</th>
<th>Additions</th>
<th>Reductions</th>
<th>Ending Balance</th>
<th>Portion Due or Payable Within One Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>General obligation bonds payable</td>
<td>$27,560,000</td>
<td>$ -</td>
<td>$(1,850,000)</td>
<td>$25,710,000</td>
<td>$1,935,000</td>
</tr>
<tr>
<td>Unamortized bond premium</td>
<td>773,664</td>
<td>-</td>
<td>(156,637)</td>
<td>617,027</td>
<td>-</td>
</tr>
<tr>
<td>Net bonds payable</td>
<td>28,333,664</td>
<td>-</td>
<td>(2,006,637)</td>
<td>26,327,027</td>
<td>1,935,000</td>
</tr>
<tr>
<td>Compensated absences liability</td>
<td>263,316</td>
<td>363,068</td>
<td>(268,810)</td>
<td>357,574</td>
<td>268,181</td>
</tr>
<tr>
<td>Early retirement liability</td>
<td>100,019</td>
<td>-</td>
<td>(49,682)</td>
<td>50,337</td>
<td>32,422</td>
</tr>
<tr>
<td>Net pension liability</td>
<td>7,345,195</td>
<td>31,640</td>
<td>(1,788,049)</td>
<td>5,588,786</td>
<td>-</td>
</tr>
<tr>
<td>Total long-term liabilities</td>
<td>$36,042,194</td>
<td>$394,708</td>
<td>$(4,113,178)</td>
<td>$32,323,724</td>
<td>$2,235,603</td>
</tr>
</tbody>
</table>

**General obligation bonds** – The District issues general obligation bonds to provide funds for the construction of new facilities, acquisition of property, renovation and improvement of facilities, and procurement of new school equipment. General obligation bonds are direct obligations and pledge the full faith and credit of the taxpayers in the District. Payments on the general obligation bonds are made by the debt service fund from property tax revenues.

The annual requirements to service all general obligation bonds outstanding (principal and interest) as of June 30, 2018 are listed as follows:
The general obligation bonded debt of the District is limited by state law to 4% of the fair market value of the total taxable property in the District. The legal debt limit at June 30, 2018 is $79.1 million with net general obligation debt outstanding of $26.3 million, resulting in a legal debt margin of $52.8 million.

The outstanding balance of general obligation bonds payable at June 30, 2018 is comprised of individual issues as follows:

<table>
<thead>
<tr>
<th>Description / Purpose</th>
<th>Remaining Interest Rates</th>
<th>Outstanding Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$35,775,000 Series 2008 general obligation school building and refunding bonds, issued November 12, 2008, maturing July 1, 2018</td>
<td>5.0%</td>
<td>$ 1,640,000</td>
</tr>
<tr>
<td>$9,930,000 Series 2011 general obligation refunding bonds, issued December 7, 2011, maturing July 1, 2028</td>
<td>2.0% to 3.3%</td>
<td>9,100,000</td>
</tr>
<tr>
<td>$9,680,000 Series 2012 general obligation refunding bonds, issued March 14, 2012, maturing July 1, 2025</td>
<td>2.0% to 3.0%</td>
<td>9,060,000</td>
</tr>
<tr>
<td>$5,990,000 Series 2015 general obligation refunding bonds, issued April 15, 2015, maturing July 1, 2022</td>
<td>2.0% to 4.0%</td>
<td>5,910,000</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$ 25,710,000</td>
</tr>
</tbody>
</table>

9. LITIGATION AND COMPLIANCE

At certain times, claims or lawsuits are pending in which the District is involved. The District’s counsel and insurance carriers estimate that the District’s potential obligations resulting from such claims or litigation would not materially affect the financial statements of the District.

All fund balances are positive at June 30, 2018.

The District receives significant financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the District’s independent auditors and other governmental auditors. Any disallowed claims resulting from such audits could become a liability of the general fund or other applicable fund. Based on prior experience, District administration believes such disallowance, if any, would be insignificant.
Required Supplementary Information
### GRAND COUNTY SCHOOL DISTRICT

#### Schedules of the District's Proportionate Share of the Net Pension Liability (Asset)

**Utah Retirement Systems**

**Last Four Plan Calendar Years**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>District's proportion of the net pension liability (asset)</td>
<td>0.2275755%</td>
<td>0.2257282%</td>
<td>0.2288563%</td>
<td>0.2275779%</td>
</tr>
<tr>
<td>District's proportionate share of the net pension liability (asset)</td>
<td>$5,565,045</td>
<td>$7,315,663</td>
<td>$7,189,032</td>
<td>$5,717,960</td>
</tr>
<tr>
<td>District's covered payroll</td>
<td>$5,460,280</td>
<td>$5,565,702</td>
<td>$5,797,110</td>
<td>$6,021,864</td>
</tr>
<tr>
<td>District's proportionate share of the net pension liability (asset) as a percentage of its covered payroll</td>
<td>101.9%</td>
<td>131.4%</td>
<td>124.0%</td>
<td>95.0%</td>
</tr>
<tr>
<td>Plan fiduciary net position as a percentage of the total pension liability</td>
<td>89.2%</td>
<td>84.9%</td>
<td>84.5%</td>
<td>87.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tier 2 Contributory System:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>District's proportion of the net pension liability (asset)</td>
<td>0.2692763%</td>
<td>0.2647474%</td>
<td>0.2453760%</td>
<td>0.2161573%</td>
</tr>
<tr>
<td>District's proportionate share of the net pension liability (asset)</td>
<td>$23,741</td>
<td>$29,532</td>
<td>$(536)</td>
<td>$(6,551)</td>
</tr>
<tr>
<td>District's covered payroll</td>
<td>$2,644,111</td>
<td>$2,171,140</td>
<td>$1,584,600</td>
<td>$1,057,666</td>
</tr>
<tr>
<td>District's proportionate share of the net pension liability (asset) as a percentage of its covered payroll</td>
<td>0.9%</td>
<td>1.4%</td>
<td>0.0%</td>
<td>-0.6%</td>
</tr>
<tr>
<td>Plan fiduciary net position as a percentage of the total pension liability</td>
<td>97.4%</td>
<td>95.1%</td>
<td>100.2%</td>
<td>103.5%</td>
</tr>
</tbody>
</table>

These schedules only present information for 2014 and subsequent measurement period of the plans; prior-year information is not available.
## GRAND COUNTY SCHOOL DISTRICT
### Schedules of District Contributions
#### Utah Retirement Systems
##### Last Four Fiscal Years

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tier 1 Noncontributory System:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractually required contribution</td>
<td>$1,204,462</td>
<td>$1,197,034</td>
<td>$1,250,727</td>
<td>$1,293,189</td>
</tr>
<tr>
<td>Contributions in relation to the contractually required contribution</td>
<td>(1,204,462)</td>
<td>(1,197,034)</td>
<td>(1,250,727)</td>
<td>(1,293,189)</td>
</tr>
<tr>
<td>Contribution deficiency (excess)</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>District's covered payroll</td>
<td>$5,458,473</td>
<td>$5,455,122</td>
<td>$5,687,583</td>
<td>$5,937,123</td>
</tr>
<tr>
<td>Contributions as a percentage of covered payroll</td>
<td>22.1%</td>
<td>21.9%</td>
<td>22.0%</td>
<td>21.8%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tier 2 Contributory System:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractually required contribution</td>
<td>$542,011</td>
<td>$434,013</td>
<td>$348,473</td>
<td>$228,932</td>
</tr>
<tr>
<td>Contributions in relation to the contractually required contribution</td>
<td>(542,011)</td>
<td>(434,013)</td>
<td>(348,473)</td>
<td>(228,932)</td>
</tr>
<tr>
<td>Contribution deficiency (excess)</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>District's covered payroll</td>
<td>$2,943,620</td>
<td>$2,379,455</td>
<td>$1,914,083</td>
<td>$1,265,606</td>
</tr>
<tr>
<td>Contributions as a percentage of covered payroll</td>
<td>18.4%</td>
<td>18.2%</td>
<td>18.2%</td>
<td>18.1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tier 2 Defined Contribution Plan:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractually required contribution</td>
<td>$41,904</td>
<td>$40,826</td>
<td>$35,870</td>
<td>$29,224</td>
</tr>
<tr>
<td>Contributions in relation to the contractually required contribution</td>
<td>(41,904)</td>
<td>(40,826)</td>
<td>(35,870)</td>
<td>(29,224)</td>
</tr>
<tr>
<td>Contribution deficiency (excess)</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>District's covered payroll</td>
<td>$418,201</td>
<td>$407,422</td>
<td>$357,835</td>
<td>$291,489</td>
</tr>
<tr>
<td>Contributions as a percentage of covered payroll</td>
<td>10.0%</td>
<td>10.0%</td>
<td>10.0%</td>
<td>10.0%</td>
</tr>
</tbody>
</table>

These schedules only present information for the District's 2015 and subsequent reporting periods; prior-year information is not available.
A. Changes in Assumptions-Utah Retirement Systems

Amounts reported in plan year 2017 reflect the following assumption changes adopted from the January 1, 2017 valuation:

- The investment return assumption was decreased from 7.20% to 6.95%.
- The inflation assumption decreased from 2.60% to 2.50%.
- The life expectancy assumption increased for most groups.
- The wage inflation assumption decreased from 3.35% to 3.25%.
- The payroll growth assumption decreased from 3.10% to 3.00%.

Amounts reported in plan year 2016 reflect the following assumption changes adopted from the January 1, 2016 valuation:

- The investment return assumption was decreased from 7.50% to 7.20%.
- The inflation assumption decreased from 2.75% to 2.60%.
- With the decrease in the assumed rate of inflation, both the payroll growth and wage inflation assumptions were decreased by 0.15% from the prior year’s assumption.

Amounts reported in plan year 2015 reflect the following assumption changes adopted from the January 1, 2015 valuation:

- The wage inflation assumption for all employee groups was decreased from 3.75% to 3.50%.
- The rate of salary increases assumption for most groups was modified.
- The payroll growth assumption was decreased from 3.50% to 3.25%.
- The post retirement mortality assumption for female educators showed an improvement.
- Minor adjustments to the preretirement mortality assumption were made.
- Certain demographic assumptions were changed that generally resulted in a) an increase in members anticipated to terminate employment prior to retirement, b) a slight decrease in members expected to become disabled, and c) a slight increase in the expected age of retirement.

B. Schedules of District Contributions-Utah Retirement Systems

Contributions as a percentage of covered payroll may be different than the Utah State Retirement Board certified rate due to rounding or other administrative issues. Required contributions from Tier 2 plans to finance the unfunded actuarial accrued liability of the Tier 1 plans are reported as contributions to the Tier 2 plans.
Combining and Individual Fund Statements and Schedules
GRAND COUNTY SCHOOL DISTRICT  
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual 
*General Fund*  
Year Ended June 30, 2018  
With Comparative Totals for 2017

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>$6,989,908</td>
<td>$7,179,967</td>
</tr>
<tr>
<td>Earnings on investments</td>
<td>50,020</td>
<td>104,308</td>
</tr>
<tr>
<td>Other</td>
<td>306,480</td>
<td>547,909</td>
</tr>
<tr>
<td>State</td>
<td>6,657,267</td>
<td>6,471,173</td>
</tr>
<tr>
<td>Federal</td>
<td>1,050,759</td>
<td>1,168,333</td>
</tr>
<tr>
<td><strong>Total revenues</strong></td>
<td>15,054,434</td>
<td>15,471,690</td>
</tr>
<tr>
<td><strong>Expenditures:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salaries</td>
<td>8,853,596</td>
<td>9,125,925</td>
</tr>
<tr>
<td>Employee benefits</td>
<td>4,167,270</td>
<td>4,112,166</td>
</tr>
<tr>
<td>Purchased services</td>
<td>940,103</td>
<td>847,095</td>
</tr>
<tr>
<td>Supplies</td>
<td>1,457,448</td>
<td>1,161,194</td>
</tr>
<tr>
<td>Property</td>
<td>32,150</td>
<td>51,775</td>
</tr>
<tr>
<td>Other objects</td>
<td>66,040</td>
<td>66,443</td>
</tr>
<tr>
<td><strong>Total expenditures</strong></td>
<td>15,516,607</td>
<td>15,364,598</td>
</tr>
<tr>
<td><strong>Excess (deficiency) of revenues over (under) expenditures</strong></td>
<td>(462,173)</td>
<td>107,092</td>
</tr>
<tr>
<td><strong>Other financing sources (uses):</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transfers</td>
<td>(30,000)</td>
<td>-</td>
</tr>
<tr>
<td>Net change in fund balances</td>
<td>(492,173)</td>
<td>107,092</td>
</tr>
<tr>
<td><strong>Fund balances - beginning</strong></td>
<td>4,069,160</td>
<td>4,069,160</td>
</tr>
<tr>
<td><strong>Fund balances - ending</strong></td>
<td>$3,576,987</td>
<td>$4,176,252</td>
</tr>
<tr>
<td></td>
<td>2018</td>
<td>2017</td>
</tr>
<tr>
<td>----------------------</td>
<td>-----------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td></td>
<td>Final Budgeted Amounts</td>
<td>Actual Amounts</td>
</tr>
<tr>
<td><strong>Revenues:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>$2,499,424</td>
<td>$2,586,036</td>
</tr>
<tr>
<td>Earnings on investments</td>
<td>25,000</td>
<td>35,632</td>
</tr>
<tr>
<td>Total revenues</td>
<td>2,524,424</td>
<td>2,621,668</td>
</tr>
<tr>
<td><strong>Expenditures:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debt Service:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal retirement</td>
<td>1,850,000</td>
<td>1,850,000</td>
</tr>
<tr>
<td>Interest and other charges</td>
<td>880,203</td>
<td>880,203</td>
</tr>
<tr>
<td>Total expenditures</td>
<td>2,730,203</td>
<td>2,730,203</td>
</tr>
<tr>
<td>Excess (deficiency)</td>
<td>(205,779)</td>
<td>(108,535)</td>
</tr>
<tr>
<td>of revenues over (under) expenditures / net change in fund balances</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fund balances - beginning</td>
<td>2,893,813</td>
<td>2,893,813</td>
</tr>
<tr>
<td>Fund balances - ending</td>
<td>$2,688,034</td>
<td>$2,785,278</td>
</tr>
</tbody>
</table>
GRAND COUNTY SCHOOL DISTRICT  
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual  
*Capital Projects Fund*  
Year Ended June 30, 2018  
With Comparative Totals for 2017

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
<th>Variance with Final Budget</th>
<th>Actual Amounts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>$1,922,887</td>
<td>$1,989,403</td>
<td>$66,516</td>
<td>$2,003,685</td>
</tr>
<tr>
<td>Earnings on investments</td>
<td>17,500</td>
<td>91,710</td>
<td>74,210</td>
<td>45,570</td>
</tr>
<tr>
<td>Other</td>
<td>-</td>
<td>12,130</td>
<td>12,130</td>
<td>125,796</td>
</tr>
<tr>
<td>Federal</td>
<td>-</td>
<td>31,861</td>
<td>31,861</td>
<td>35,000</td>
</tr>
<tr>
<td><strong>Total revenues</strong></td>
<td>$1,940,387</td>
<td>$2,125,104</td>
<td>184,717</td>
<td>$2,210,051</td>
</tr>
<tr>
<td><strong>Expenditures:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital outlay:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purchased services</td>
<td>805,488</td>
<td>248,316</td>
<td>557,172</td>
<td>222,815</td>
</tr>
<tr>
<td>Supplies</td>
<td>641,497</td>
<td>215,894</td>
<td>425,603</td>
<td>86,682</td>
</tr>
<tr>
<td>Equipment</td>
<td>478,678</td>
<td>420,257</td>
<td>58,421</td>
<td>689,963</td>
</tr>
<tr>
<td>Contributions to other governments</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>102,219</td>
</tr>
<tr>
<td><strong>Total expenditures</strong></td>
<td>$1,925,663</td>
<td>$884,467</td>
<td>1,041,196</td>
<td>1,101,679</td>
</tr>
<tr>
<td><strong>Excess of revenues over expenditures</strong></td>
<td>$14,724</td>
<td>$1,240,637</td>
<td>$1,225,913</td>
<td>$1,108,372</td>
</tr>
<tr>
<td><strong>Other financing sources:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proceeds from sale of capital assets</td>
<td>3,000</td>
<td>-</td>
<td>(3,000)</td>
<td>42,529</td>
</tr>
<tr>
<td>Net change in fund balances</td>
<td>17,724</td>
<td>1,240,637</td>
<td>1,222,913</td>
<td>1,150,901</td>
</tr>
<tr>
<td><strong>Fund balances - beginning</strong></td>
<td>4,265,474</td>
<td>4,265,474</td>
<td>-</td>
<td>3,114,573</td>
</tr>
<tr>
<td>Fund balances - ending</td>
<td>$4,283,198</td>
<td>$5,506,111</td>
<td>$1,222,913</td>
<td>$4,265,474</td>
</tr>
</tbody>
</table>
### GRAND COUNTY SCHOOL DISTRICT
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2018

<table>
<thead>
<tr>
<th>Assets:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and investments</td>
<td>$21,876</td>
<td>$220,632</td>
<td>$-</td>
<td>$242,508</td>
</tr>
<tr>
<td>Receivables:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>-</td>
<td>-</td>
<td>118,871</td>
<td>118,871</td>
</tr>
<tr>
<td>State</td>
<td>25,881</td>
<td>-</td>
<td>-</td>
<td>25,881</td>
</tr>
<tr>
<td>Federal</td>
<td>3,320</td>
<td>-</td>
<td>-</td>
<td>3,320</td>
</tr>
<tr>
<td>Inventories</td>
<td>36,608</td>
<td>-</td>
<td>-</td>
<td>36,608</td>
</tr>
<tr>
<td>Total assets</td>
<td>$87,685</td>
<td>$220,632</td>
<td>$118,871</td>
<td>$427,188</td>
</tr>
</tbody>
</table>

| Liabilities: |          |          |          |          |
| Accounts payable | $862   | $-       | $-       | 862      |

**Deferred inflows of resources:**

|                      |          |          |          |          |
| Unavailable property tax revenue | -       | -        | 3,328    | 3,328    |
| Property taxes levied for future year | -       | -        | 115,543  | 115,543  |
| Total deferred inflows of resources | -       | -        | 118,871  | 118,871  |

**Fund balances:**

| Nonspendable: |          |          |          |          |
| Inventories   | 36,608   | -        | -        | 36,608   |
| Restricted for: |          |          |          |          |
| Food services | 50,215   | -        | -        | 50,215   |
| Assigned to:  |          |          |          |          |
| Students      | -        | 220,632  | -        | 220,632  |
| Total fund balances | 86,823 | 220,632 | -        | 307,455  |

| Total liabilities, deferred inflows of resources, and fund balances | $87,685 | $220,632 | $118,871 | $427,188 |
GRAND COUNTY SCHOOL DISTRICT  
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances  
Nonmajor Governmental Funds  
Year Ended June 30, 2018

<table>
<thead>
<tr>
<th>Special Revenue Funds</th>
<th>Total Nonmajor Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Food Services</strong></td>
<td><strong>Student Activities</strong></td>
</tr>
<tr>
<td>Local:</td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>$ -</td>
</tr>
<tr>
<td>Earnings on investments</td>
<td>605</td>
</tr>
<tr>
<td>Lunch sales</td>
<td>183,230</td>
</tr>
<tr>
<td>Other</td>
<td>82</td>
</tr>
<tr>
<td>State</td>
<td>104,614</td>
</tr>
<tr>
<td>Federal</td>
<td>446,701</td>
</tr>
<tr>
<td><strong>Total revenues</strong></td>
<td>735,232</td>
</tr>
</tbody>
</table>

| Expenditures: | | |
| Current: | | |
| Instruction | - | 650,888 | - | | | 650,888 |
| Food services | 773,329 | - | - | | | 773,329 |
| Contributions to other governments | - | - | 109,818 | | | 109,818 |
| **Total expenditures** | 773,329 | 650,888 | 109,818 | | | 1,534,035 |

Excess (deficiency) of revenues over (under) expenditures / net change in fund balances

| | | | |
| (38,097) | 86,778 | - | 48,681 |

Fund balances - beginning

| | |
| 124,920 | 133,854 |

Fund balances - ending

| | |
| $ 86,823 | $ 220,632 | $ - | $ 307,455 |
## GRAND COUNTY SCHOOL DISTRICT
\*Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual\*

### Food Services
Nonmajor Special Revenue Fund
Year Ended June 30, 2018
With Comparative Totals for 2017

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Final Budgeted Amounts</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Actual Amounts</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Variance with Final Budget Amounts</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Revenues:

**Local:**
- Lunch sales: $116,500
- Earnings on investments: $200
- Other local revenue: $28,000

**State:** $100,000

**Federal:** $415,000

**Total revenues:** $659,700

### Expenditures:

**Current:**
- Salaries: $290,647
- Employee benefits: $147,867
- Purchased services: $5,513
- Supplies: $27,300
- Food: $307,900
- Equipment: $3,150
- Other objects: $840

**Total expenditures:** $783,217

**Excess (deficiency) of revenues over (under) expenditures:** $(123,517)

### Other financing sources (uses):

- Transfers: $30,000
- Net change in fund balances: $(93,517)

### Fund balances:

**- beginning:**
- **- ending:** $31,403

### Variance amounts:

**- Actual:** $86,823
- **- ending:** $55,420

### Comparative Totals for 2017:

**- Actual:** $746,186
- **- ending:** $124,920
### GRAND COUNTY SCHOOL DISTRICT

#### Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

**Student Activities**

**Nonmajor Special Revenue Fund**

Year Ended June 30, 2018

With Comparative Totals for 2017

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Final Budgeted Amounts</td>
<td>Actual Amounts</td>
</tr>
<tr>
<td><strong>Revenues:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student fees</td>
<td>$513,700</td>
<td>$737,521</td>
</tr>
<tr>
<td>Earnings on investments</td>
<td>750</td>
<td>145</td>
</tr>
<tr>
<td>Total revenues</td>
<td>$514,450</td>
<td>$737,666</td>
</tr>
<tr>
<td><strong>Expenditures:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purchased services</td>
<td>183,750</td>
<td>249,046</td>
</tr>
<tr>
<td>Supplies</td>
<td>420,000</td>
<td>401,842</td>
</tr>
<tr>
<td>Property</td>
<td>52,500</td>
<td>-</td>
</tr>
<tr>
<td>Total expenditures</td>
<td>656,250</td>
<td>650,888</td>
</tr>
<tr>
<td>Excess (deficiency) of revenues over (under) expenditures / net change in fund balances</td>
<td>(141,800)</td>
<td>86,778</td>
</tr>
<tr>
<td>Fund balances - beginning</td>
<td>133,854</td>
<td>133,854</td>
</tr>
<tr>
<td>Fund balances - ending</td>
<td>$ (7,946)</td>
<td>$220,632</td>
</tr>
</tbody>
</table>
GRAND COUNTY SCHOOL DISTRICT
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Pass-Through Taxes
Nonmajor Special Revenue Fund
Year Ended June 30, 2018
With Comparative Totals for 2017

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th></th>
<th>Variance with Final Budget</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Final Budgeted Amounts</td>
<td>Actual Amounts</td>
<td></td>
<td>Actual Amounts</td>
</tr>
<tr>
<td><strong>Revenues:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>$ 102,220</td>
<td>$ 109,818</td>
<td>$ 7,598</td>
<td>$ -</td>
</tr>
<tr>
<td><strong>Expenditures:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contributions to other government</td>
<td>102,220</td>
<td>109,818</td>
<td>(7,598)</td>
<td>-</td>
</tr>
<tr>
<td>Excess (deficiency) of revenues over (under) expenditures / net change in fund balances</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Fund balances - beginning</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Fund balances - ending</strong></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
</tbody>
</table>
OTHER INFORMATION
# GRAND COUNTY SCHOOL DISTRICT
## Comparative Statements of Net Position (Accrual Basis)
### Governmental Activities
#### Last Five Fiscal Years

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and investments</td>
<td>$11,382,509</td>
<td>$10,028,457</td>
<td>$9,082,010</td>
<td>$7,990,050</td>
<td>$7,135,188</td>
</tr>
<tr>
<td>Cash with fiscal agent restricted for debt service</td>
<td>2,351,904</td>
<td>2,308,802</td>
<td>2,268,464</td>
<td>2,135,094</td>
<td>2,200,152</td>
</tr>
<tr>
<td><strong>Receivables:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>14,730,986</td>
<td>11,721,594</td>
<td>10,918,685</td>
<td>10,894,974</td>
<td>9,282,631</td>
</tr>
<tr>
<td>Local</td>
<td>-</td>
<td>-</td>
<td>2,000</td>
<td>3,547</td>
<td>5,383</td>
</tr>
<tr>
<td>State</td>
<td>113,400</td>
<td>187,875</td>
<td>103,149</td>
<td>144,988</td>
<td>108,184</td>
</tr>
<tr>
<td>Federal</td>
<td>568,866</td>
<td>491,949</td>
<td>504,771</td>
<td>613,207</td>
<td>232,145</td>
</tr>
<tr>
<td>Inventories and prepaid items</td>
<td>120,777</td>
<td>117,356</td>
<td>114,175</td>
<td>110,427</td>
<td>115,080</td>
</tr>
<tr>
<td><strong>Net pension asset</strong></td>
<td>-</td>
<td>-</td>
<td>536</td>
<td>6,551</td>
<td>-</td>
</tr>
<tr>
<td><strong>Capital assets:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land and construction in progress</td>
<td>695,564</td>
<td>630,772</td>
<td>630,772</td>
<td>1,092,872</td>
<td>630,772</td>
</tr>
<tr>
<td>Buildings and other capital assets, net of accumulated depreciation</td>
<td>32,325,821</td>
<td>33,431,398</td>
<td>34,526,182</td>
<td>34,493,656</td>
<td>35,597,205</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td>62,289,827</td>
<td>58,918,203</td>
<td>58,150,744</td>
<td>57,485,366</td>
<td>55,306,740</td>
</tr>
<tr>
<td><strong>Deferred outflows of resources:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred charge on refunding</td>
<td>2,607,966</td>
<td>2,968,256</td>
<td>3,328,546</td>
<td>3,688,836</td>
<td>3,276,982</td>
</tr>
<tr>
<td>Related to pensions</td>
<td>3,292,094</td>
<td>3,042,116</td>
<td>2,722,450</td>
<td>883,882</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total deferred outflows of resources</strong></td>
<td>5,900,060</td>
<td>6,010,372</td>
<td>6,050,966</td>
<td>4,572,718</td>
<td>3,276,982</td>
</tr>
<tr>
<td><strong>Liabilities:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts and contracts payable</td>
<td>51,440</td>
<td>137,175</td>
<td>40,613</td>
<td>93,378</td>
<td>65,799</td>
</tr>
<tr>
<td>Accrued interest</td>
<td>416,901</td>
<td>458,801</td>
<td>498,464</td>
<td>475,093</td>
<td>605,064</td>
</tr>
<tr>
<td>Accrued salaries and related benefits</td>
<td>1,814,834</td>
<td>1,553,365</td>
<td>1,460,559</td>
<td>1,467,088</td>
<td>1,401,788</td>
</tr>
<tr>
<td>Unearned revenue:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State</td>
<td>58,122</td>
<td>118,060</td>
<td>178,606</td>
<td>236,135</td>
<td>148,677</td>
</tr>
<tr>
<td><strong>Long-term liabilities:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Portion due or payable within one year</td>
<td>2,235,603</td>
<td>2,095,660</td>
<td>2,034,446</td>
<td>1,785,048</td>
<td>1,704,232</td>
</tr>
<tr>
<td>Portion due or payable after one year</td>
<td>30,088,121</td>
<td>33,946,534</td>
<td>35,773,535</td>
<td>36,305,166</td>
<td>31,583,316</td>
</tr>
<tr>
<td><strong>Total liabilities</strong></td>
<td>34,665,021</td>
<td>38,309,595</td>
<td>39,986,223</td>
<td>40,361,908</td>
<td>35,508,876</td>
</tr>
<tr>
<td><strong>Deferred inflows of resources:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes levied for future year</td>
<td>14,171,000</td>
<td>11,194,263</td>
<td>10,498,022</td>
<td>10,343,106</td>
<td>8,791,291</td>
</tr>
<tr>
<td>Related to pensions</td>
<td>2,777,124</td>
<td>979,297</td>
<td>718,911</td>
<td>542,692</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total deferred inflows of resources</strong></td>
<td>16,948,124</td>
<td>12,173,560</td>
<td>11,216,933</td>
<td>10,885,798</td>
<td>8,791,291</td>
</tr>
<tr>
<td><strong>Net position:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net investment in capital assets</td>
<td>9,302,324</td>
<td>8,696,762</td>
<td>8,225,199</td>
<td>7,198,427</td>
<td>8,090,360</td>
</tr>
<tr>
<td>Debt service</td>
<td>2,443,441</td>
<td>2,514,736</td>
<td>3,006,101</td>
<td>2,897,025</td>
<td>1,193,528</td>
</tr>
<tr>
<td>Capital outlay</td>
<td>5,584,529</td>
<td>4,326,808</td>
<td>3,174,805</td>
<td>2,775,861</td>
<td>2,320,615</td>
</tr>
<tr>
<td>Other purposes</td>
<td>104,106</td>
<td>143,853</td>
<td>91,335</td>
<td>76,989</td>
<td>57,806</td>
</tr>
<tr>
<td>Unrestricted</td>
<td>(857,658)</td>
<td>(1,236,739)</td>
<td>(1,498,856)</td>
<td>(2,137,924)</td>
<td>2,621,246</td>
</tr>
<tr>
<td><strong>Total net position</strong></td>
<td>$16,576,742</td>
<td>$14,445,420</td>
<td>$12,998,584</td>
<td>$10,810,378</td>
<td>$14,283,555</td>
</tr>
</tbody>
</table>

The District implemented GASB Statements 68 and 71 in 2015, recording its proportional share of net pension liabilities.

Source: District records.
### GRAND COUNTY SCHOOL DISTRICT
Comparative Statements of Activities (Accrual Basis)

**Governmental Activities**

#### Last Five Fiscal Years

#### Expenses:

<table>
<thead>
<tr>
<th>Year</th>
<th>Instruction</th>
<th>Supporting services</th>
<th>General administration</th>
<th>School administration</th>
<th>Central</th>
<th>Operation and maintenance of facilities</th>
<th>Student transportation</th>
<th>Instructional staff</th>
<th>Supporting services</th>
<th>Community recreation</th>
<th>Food services</th>
<th>Contributions to other governments</th>
<th>Interest on long-term liabilities</th>
<th>Total expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$10,999,989</td>
<td>$10,399,169</td>
<td>$9,353,780</td>
<td>$8,745,188</td>
<td>$8,610,267</td>
<td>$1,756,068</td>
<td>$1,696,777</td>
<td>$1,650,312</td>
<td>$1,605,930</td>
<td>$1,593,313</td>
<td>$838,273</td>
<td>$109,818</td>
<td>$754,731</td>
<td>1,185,511</td>
</tr>
</tbody>
</table>

#### Program revenues:

<table>
<thead>
<tr>
<th>Year</th>
<th>Instruction</th>
<th>Supporting services</th>
<th>General administration</th>
<th>School administration</th>
<th>Central</th>
<th>Operation and maintenance of facilities</th>
<th>Student transportation</th>
<th>Instructional staff</th>
<th>Supporting services</th>
<th>Community recreation</th>
<th>Food services</th>
<th>Contributions to other governments</th>
<th>Interest on long-term liabilities</th>
<th>Total program revenues</th>
<th>Net (expense) revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$4,004,387</td>
<td>$3,862,572</td>
<td>$3,701,131</td>
<td>$3,313,723</td>
<td>$3,259,449</td>
<td>$21,983</td>
<td>$18,995</td>
<td>$2,102</td>
<td>$5,396</td>
<td>$1,994,845</td>
<td>$2,009,435</td>
<td>$11,897,225</td>
<td>$11,145,352</td>
<td>$10,395,460</td>
<td>$(13,579,984)</td>
</tr>
</tbody>
</table>

#### General revenues:

<table>
<thead>
<tr>
<th>Year</th>
<th>Property taxes levied for:</th>
<th>Total property tax revenue</th>
<th>Federal and state aid not restricted to specific purposes</th>
<th>Earnings on investments</th>
<th>Miscellaneous</th>
<th>Total general revenues</th>
<th>Change in net position</th>
<th>Net position - beginning</th>
<th>Net position - ending</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>General purposes</td>
<td>7,309,425</td>
<td>6,969,600</td>
<td>7,065,900</td>
<td>6,539,425</td>
<td>9,245,001</td>
<td>11,897,225</td>
<td>11,145,352</td>
<td>10,395,460</td>
</tr>
<tr>
<td></td>
<td>Debt service</td>
<td>2,592,955</td>
<td>2,166,317</td>
<td>2,757,303</td>
<td>2,808,737</td>
<td>5,144,001</td>
<td>2,592,955</td>
<td>2,166,317</td>
<td>2,757,303</td>
</tr>
<tr>
<td></td>
<td>Capital local</td>
<td>1,994,845</td>
<td>2,009,435</td>
<td>1,316,099</td>
<td>1,047,298</td>
<td>3,316,099</td>
<td>1,994,845</td>
<td>2,009,435</td>
<td>1,316,099</td>
</tr>
<tr>
<td></td>
<td>Total property tax revenue</td>
<td>11,897,225</td>
<td>11,145,352</td>
<td>11,139,302</td>
<td>10,395,460</td>
<td>11,254,001</td>
<td>11,897,225</td>
<td>11,145,352</td>
<td>11,139,302</td>
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<tr>
<td></td>
<td>Earnings on investments</td>
<td>232,400</td>
<td>137,228</td>
<td>81,622</td>
<td>44,063</td>
<td>81,622</td>
<td>232,400</td>
<td>137,228</td>
<td>81,622</td>
</tr>
<tr>
<td></td>
<td>Miscellaneous</td>
<td>326,568</td>
<td>324,259</td>
<td>655,646</td>
<td>595,785</td>
<td>413,268</td>
<td>326,568</td>
<td>324,259</td>
<td>655,646</td>
</tr>
<tr>
<td></td>
<td>Change in net position</td>
<td>2,131,322</td>
<td>1,446,836</td>
<td>2,188,206</td>
<td>2,398,872</td>
<td>407,322</td>
<td>2,131,322</td>
<td>1,446,836</td>
<td>2,188,206</td>
</tr>
<tr>
<td></td>
<td>Net position - beginning</td>
<td>14,445,420</td>
<td>12,998,584</td>
<td>10,810,378</td>
<td>8,411,506</td>
<td>13,876,233</td>
<td>14,445,420</td>
<td>12,998,584</td>
<td>10,810,378</td>
</tr>
<tr>
<td></td>
<td>Net position - ending</td>
<td>$16,576,742</td>
<td>$14,445,420</td>
<td>$12,998,584</td>
<td>$10,810,378</td>
<td>$14,283,555</td>
<td>$16,576,742</td>
<td>$14,445,420</td>
<td>$12,998,584</td>
</tr>
</tbody>
</table>

The District implemented GASB Statements 68 and 71 in 2015, restating and decreasing beginning net position by $5,872,049 for 2015.

Source: District records.
### GRAND COUNTY SCHOOL DISTRICT
Comparative Balance Sheets (Modified Accrual Basis)

**General Fund**

Last Five Fiscal Years

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and investments</td>
<td>$ 5,254,282</td>
<td>$ 5,070,159</td>
<td>$ 4,638,380</td>
<td>$ 3,938,418</td>
<td>$ 3,580,942</td>
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<tr>
<td>Receivables:</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>8,928,903</td>
<td>7,094,394</td>
<td>6,828,635</td>
<td>6,910,147</td>
<td>5,836,057</td>
</tr>
<tr>
<td>Local</td>
<td>-</td>
<td>-</td>
<td>2,000</td>
<td>3,452</td>
<td>2,607</td>
</tr>
<tr>
<td>State</td>
<td>87,519</td>
<td>141,785</td>
<td>63,179</td>
<td>118,743</td>
<td>67,280</td>
</tr>
<tr>
<td>Federal</td>
<td>565,546</td>
<td>485,832</td>
<td>500,081</td>
<td>608,336</td>
<td>226,444</td>
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<tr>
<td>Inventories and prepaid items</td>
<td>84,169</td>
<td>67,146</td>
<td>85,460</td>
<td>86,357</td>
<td>84,793</td>
</tr>
<tr>
<td>Due from other funds</td>
<td>-</td>
<td>-</td>
<td>30,000</td>
<td>45,000</td>
<td>45,727</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td>$ 14,920,419</td>
<td>$ 12,859,316</td>
<td>$ 12,147,735</td>
<td>$ 11,710,453</td>
<td>$ 9,843,850</td>
</tr>
<tr>
<td><strong>Liabilities:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts and contracts payable</td>
<td>$ 41,278</td>
<td>$ 125,255</td>
<td>$ 32,065</td>
<td>$ 64,201</td>
<td>$ 61,621</td>
</tr>
<tr>
<td>Accrued salaries and benefits</td>
<td>1,814,834</td>
<td>1,553,365</td>
<td>1,460,559</td>
<td>1,467,088</td>
<td>1,401,788</td>
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<tr>
<td>Unearned revenues:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State</td>
<td>58,122</td>
<td>118,060</td>
<td>178,606</td>
<td>236,135</td>
<td>148,677</td>
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<tr>
<td><strong>Total liabilities</strong></td>
<td>1,914,234</td>
<td>1,796,680</td>
<td>1,671,230</td>
<td>1,767,424</td>
<td>1,612,086</td>
</tr>
<tr>
<td><strong>Deferred inflows of resources</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unavailable property tax revenue</td>
<td>241,140</td>
<td>222,439</td>
<td>208,911</td>
<td>256,331</td>
<td>300,032</td>
</tr>
<tr>
<td>Property taxes levied for future year</td>
<td>8,588,793</td>
<td>6,771,037</td>
<td>6,564,801</td>
<td>6,560,856</td>
<td>5,526,786</td>
</tr>
<tr>
<td><strong>Total deferred inflows of resources</strong></td>
<td>8,829,933</td>
<td>6,993,476</td>
<td>6,773,712</td>
<td>6,817,187</td>
<td>5,826,818</td>
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<tr>
<td><strong>Fund balances:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nonspendable:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inventories and prepaid items</td>
<td>84,169</td>
<td>67,146</td>
<td>85,460</td>
<td>86,357</td>
<td>84,793</td>
</tr>
<tr>
<td>Restricted for:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other purposes</td>
<td>17,283</td>
<td>18,933</td>
<td>21,926</td>
<td>24,834</td>
<td>23,865</td>
</tr>
<tr>
<td>Committed to:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Economic stabilization</td>
<td>775,830</td>
<td>739,295</td>
<td>709,215</td>
<td>693,119</td>
<td>-</td>
</tr>
<tr>
<td>Employee benefit obligations</td>
<td>118,522</td>
<td>164,686</td>
<td>139,909</td>
<td>295,317</td>
<td>-</td>
</tr>
<tr>
<td>Assigned to:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Programs</td>
<td>252,077</td>
<td>165,689</td>
<td>148,717</td>
<td>164,596</td>
<td>128,068</td>
</tr>
<tr>
<td>Repairs and maintenance</td>
<td>300,000</td>
<td>300,000</td>
<td>300,000</td>
<td>300,000</td>
<td>300,000</td>
</tr>
<tr>
<td>Sick leave program</td>
<td>289,389</td>
<td>198,649</td>
<td>222,000</td>
<td>400,000</td>
<td>-</td>
</tr>
<tr>
<td>Other purposes</td>
<td>150,000</td>
<td>150,000</td>
<td>120,000</td>
<td>105,000</td>
<td>105,000</td>
</tr>
<tr>
<td>Unassigned</td>
<td>2,188,982</td>
<td>2,264,762</td>
<td>1,955,566</td>
<td>1,056,619</td>
<td>1,763,220</td>
</tr>
<tr>
<td><strong>Total fund balances</strong></td>
<td>4,176,252</td>
<td>4,069,160</td>
<td>3,702,793</td>
<td>3,125,842</td>
<td>2,404,946</td>
</tr>
<tr>
<td><strong>Total liabilities, deferred inflows of resources, and fund balances</strong></td>
<td>$ 14,920,419</td>
<td>$ 12,859,316</td>
<td>$ 12,147,735</td>
<td>$ 11,710,453</td>
<td>$ 9,843,850</td>
</tr>
</tbody>
</table>

Source: District records.
### General Fund

#### Last Five Fiscal Years with Anticipated Budget for 2019

<table>
<thead>
<tr>
<th>Revenues:</th>
<th>Anticipated Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2019</strong></td>
<td><strong>2018</strong></td>
</tr>
<tr>
<td>Local:</td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>$8,742,691</td>
</tr>
<tr>
<td>Earnings on investments</td>
<td>$85,020</td>
</tr>
<tr>
<td>Other</td>
<td>$589,646</td>
</tr>
<tr>
<td>State</td>
<td>$6,739,505</td>
</tr>
<tr>
<td>Federal</td>
<td>$1,012,898</td>
</tr>
<tr>
<td><strong>Total revenues</strong></td>
<td>$17,169,760</td>
</tr>
</tbody>
</table>

| Expenditures: |          |          |          |          |          |
| Current: |          |          |          |          |          |
| Instruction | $9,742,672 | $8,983,755 | $8,067,051 | $7,636,002 | $7,454,142 | $7,047,348 |
| Supporting services: |          |          |          |          |          |
| Student | $557,255 | $425,406 | $372,558 | $331,573 | $320,462 | $307,174 |
| Instructional staff | $980,921 | $1,189,046 | $1,104,624 | $1,055,847 | $918,698 | $930,409 |
| General administration | $383,663 | $341,159 | $336,111 | $331,573 | $320,462 | $307,174 |
| School administration | $1,292,053 | $898,692 | $870,661 | $856,215 | $814,549 | $796,048 |
| Central | $535,818 | $675,749 | $626,142 | $628,089 | $567,181 | $538,405 |
| Operation and maintenance of facilities | $1,771,388 | $1,597,709 | $1,518,229 | $1,530,541 | $1,505,670 | $1,461,185 |
| Student transportation | $960,479 | $648,472 | $553,035 | $559,168 | $542,025 | $673,000 |
| Community recreation | $593,631 | $604,610 | $976,055 | $951,863 | $848,785 | $947,226 |
| **Total expenditures** | $16,817,880 | $15,364,598 | $14,424,466 | $13,834,564 | $13,274,370 | $12,963,132 |

**Excess (deficiency) of revenues over (under) expenditures**

<table>
<thead>
<tr>
<th>Source: District records.</th>
</tr>
</thead>
</table>

Notes:
The 2019 anticipated budget is from the proposed budget approved by the Board in June 2018.
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General fund expenditures per student:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instruction</td>
<td>$6,410</td>
<td>$6,191</td>
<td>$5,440</td>
<td>$5,263</td>
<td>$5,120</td>
<td>$4,844</td>
</tr>
<tr>
<td>Supporting services:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student</td>
<td>367</td>
<td>293</td>
<td>251</td>
<td>221</td>
<td>208</td>
<td>180</td>
</tr>
<tr>
<td>Instructional staff</td>
<td>645</td>
<td>819</td>
<td>745</td>
<td>728</td>
<td>631</td>
<td>639</td>
</tr>
<tr>
<td>General administration</td>
<td>252</td>
<td>235</td>
<td>227</td>
<td>229</td>
<td>220</td>
<td>211</td>
</tr>
<tr>
<td>School administration</td>
<td>850</td>
<td>619</td>
<td>587</td>
<td>590</td>
<td>559</td>
<td>547</td>
</tr>
<tr>
<td>Central</td>
<td>353</td>
<td>466</td>
<td>422</td>
<td>433</td>
<td>390</td>
<td>370</td>
</tr>
<tr>
<td>Operation and maintenance of facilities</td>
<td>1,165</td>
<td>1,101</td>
<td>1,024</td>
<td>1,055</td>
<td>1,034</td>
<td>1,004</td>
</tr>
<tr>
<td>Student transportation</td>
<td>632</td>
<td>447</td>
<td>373</td>
<td>385</td>
<td>372</td>
<td>463</td>
</tr>
<tr>
<td><strong>Total general fund expenditures per student</strong></td>
<td>$11,064</td>
<td>$10,589</td>
<td>$9,727</td>
<td>$9,535</td>
<td>$9,117</td>
<td>$8,909</td>
</tr>
<tr>
<td><strong>Student fall enrollment count</strong></td>
<td>1,520</td>
<td>1,451</td>
<td>1,483</td>
<td>1,451</td>
<td>1,456</td>
<td>1,455</td>
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</table>

* Amounts do not include expenditures for community recreation programs.

Source: District records.
### GRAND COUNTY SCHOOL DISTRICT
#### Historical Summaries of Taxable Values of Property

**Last Five Tax (Calendar) Years**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Taxable Value</td>
<td>% of TV</td>
<td>Taxable Value</td>
<td>Taxable Value</td>
<td>Taxable Value</td>
</tr>
<tr>
<td><strong>Set by County Assessor-Locally Assessed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Real property:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary residential</td>
<td>$427,344,068</td>
<td>25.8 %</td>
<td>$420,533,287</td>
<td>$399,571,186</td>
<td>$377,609,564</td>
</tr>
<tr>
<td>Secondary residential</td>
<td>255,664,313</td>
<td>15.4</td>
<td>224,681,921</td>
<td>204,917,700</td>
<td>201,259,008</td>
</tr>
<tr>
<td>Commercial and industrial</td>
<td>377,474,237</td>
<td>22.8</td>
<td>346,162,442</td>
<td>340,090,595</td>
<td>326,104,742</td>
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<tr>
<td>Agricultural and Farmland Assessment Act (FAA)</td>
<td>7,303,851</td>
<td>0.4</td>
<td>6,662,399</td>
<td>6,459,867</td>
<td>6,873,818</td>
</tr>
<tr>
<td>Unimproved non FAA</td>
<td>119,190,514</td>
<td>7.2</td>
<td>119,168,921</td>
<td>119,301,514</td>
<td>119,407,093</td>
</tr>
<tr>
<td><strong>Total real property</strong></td>
<td>1,186,976,983</td>
<td>71.6</td>
<td>1,117,208,970</td>
<td>1,070,340,862</td>
<td>1,031,254,225</td>
</tr>
<tr>
<td><strong>Personal property:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary mobile homes</td>
<td>4,133,842</td>
<td>0.2</td>
<td>4,194,857</td>
<td>4,308,308</td>
<td>4,226,548</td>
</tr>
<tr>
<td>Secondary mobile homes</td>
<td>96,015</td>
<td>0.0</td>
<td>120,060</td>
<td>89,010</td>
<td>119,200</td>
</tr>
<tr>
<td>Other business personal</td>
<td>41,644,492</td>
<td>2.5</td>
<td>38,419,704</td>
<td>40,397,003</td>
<td>56,326,644</td>
</tr>
<tr>
<td><strong>Total personal property</strong></td>
<td>45,874,349</td>
<td>2.8</td>
<td>42,734,621</td>
<td>44,794,321</td>
<td>60,672,392</td>
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<tr>
<td>Fee in lieu</td>
<td>31,486,666</td>
<td>1.9</td>
<td>30,980,837</td>
<td>30,881,989</td>
<td>30,051,499</td>
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<tr>
<td><strong>Total locally assessed</strong></td>
<td>1,264,337,998</td>
<td>76.3</td>
<td>1,190,924,428</td>
<td>1,146,017,172</td>
<td>1,121,978,116</td>
</tr>
<tr>
<td><strong>Set by State Tax Commission-Centrally Assessed</strong></td>
<td>392,325,039</td>
<td>23.7</td>
<td>418,117,992</td>
<td>470,311,764</td>
<td>448,513,190</td>
</tr>
<tr>
<td><strong>Total taxable value</strong></td>
<td>$1,656,663,037</td>
<td>100.0 %</td>
<td>$1,609,042,420</td>
<td>$1,616,328,936</td>
<td>$1,570,491,306</td>
</tr>
<tr>
<td><strong>Total taxable value (less fee in lieu)</strong></td>
<td>$1,625,176,371</td>
<td></td>
<td>$1,578,061,583</td>
<td>$1,585,446,947</td>
<td>$1,540,439,807</td>
</tr>
</tbody>
</table>

Source: Utah State Tax Commission.
### GRAND COUNTY SCHOOL DISTRICT

**Tax Rates and Revenue**

Last Four Fiscal Years with Anticipated Budget 2019

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tax Rate</td>
<td>Budget</td>
<td>Tax Rate</td>
<td>Revenue</td>
<td>Tax Rate</td>
</tr>
<tr>
<td><strong>General Fund:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basic</td>
<td>0.001666</td>
<td>$ 3,302,628</td>
<td>0.001568</td>
<td>$ 2,679,918</td>
<td>0.001675</td>
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<tr>
<td>Voted local</td>
<td>0.000400</td>
<td>792,948</td>
<td>0.000200</td>
<td>341,826</td>
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<tr>
<td>Board local</td>
<td>0.002319</td>
<td>4,647,115</td>
<td>0.002433</td>
<td>4,158,317</td>
<td>0.002501</td>
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<td>Total general fund</td>
<td>0.004385</td>
<td>8,742,691</td>
<td>0.004201</td>
<td>7,180,061</td>
<td>0.004176</td>
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<tr>
<td><strong>Pass-Through Taxes Fund:</strong></td>
<td>0.000059</td>
<td>118,784</td>
<td>0.000067</td>
<td>109,818</td>
<td>-</td>
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<tr>
<td>Charter school levy</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Debt Service Fund:</strong></td>
<td>0.001365</td>
<td>2,705,935</td>
<td>0.001513</td>
<td>2,585,916</td>
<td>0.001298</td>
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<tr>
<td>Debt service</td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Capital Projects Fund:</strong></td>
<td>0.001426</td>
<td>2,826,859</td>
<td>0.001164</td>
<td>1,989,429</td>
<td>0.001204</td>
</tr>
<tr>
<td>Capital local</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total tax rate / revenue</td>
<td>0.007235</td>
<td>$ 14,394,269</td>
<td>0.006945</td>
<td>$ 11,865,224</td>
<td>0.006678</td>
</tr>
<tr>
<td>Contributions to other governments:</td>
<td>Local replacement / charter school levy</td>
<td>$ 118,784</td>
<td>$ 109,818</td>
<td>$ 102,219</td>
<td>$ 86,691</td>
</tr>
</tbody>
</table>

**Notes:**
Tax rates are levied for the calendar year. For example, calendar year 2018 tax rates apply to the District's fiscal year ending June 30, 2019. Revenue include current taxes, redemptions (delinquent taxes collected in the current year), and fees in lieu of taxes (primarily motor vehicle fees). Redemptions of prior-year taxes are allocated using current tax rates.

Source: District records.
GRAND COUNTY SCHOOL DISTRICT

COMPLIANCE REPORTS

Year Ended June 30, 2018
<table>
<thead>
<tr>
<th>TABLE OF CONTENTS</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schedule of Expenditures of Federal Awards</td>
<td>1</td>
</tr>
<tr>
<td>Notes to Schedule of Expenditures of Federal Awards</td>
<td>2</td>
</tr>
<tr>
<td>Independent Auditor’s Report on Internal Control over Financial Reporting and on</td>
<td>3</td>
</tr>
<tr>
<td>Compliance and Other Matters Based on an Audit of Financial Statements Performed</td>
<td></td>
</tr>
<tr>
<td>in Accordance with <em>Government Auditing Standards</em></td>
<td></td>
</tr>
<tr>
<td>Independent Auditor’s Report on Compliance for Each Major Federal Program; Report</td>
<td>5</td>
</tr>
<tr>
<td>on Internal Control over Compliance; and Report on Schedule of Expenditures of</td>
<td></td>
</tr>
<tr>
<td>Federal Awards Required by the Uniform Guidance</td>
<td></td>
</tr>
<tr>
<td>Summary Schedule of Prior Audit Findings</td>
<td>8</td>
</tr>
<tr>
<td>Schedule of Findings and Questioned Costs</td>
<td>9</td>
</tr>
<tr>
<td>Independent Auditor’s Report on Compliance and Report on Internal Control over</td>
<td>10</td>
</tr>
<tr>
<td>Compliance Required by the <em>State Compliance Audit Guide</em></td>
<td></td>
</tr>
</tbody>
</table>
## GRAND COUNTY SCHOOL DISTRICT
### SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
#### Year Ended June 30, 2018

<table>
<thead>
<tr>
<th>Grantor/Pass-through Grantor/Program Title</th>
<th>Federal CFDA Number</th>
<th>Pass-through Entity Identifying Number</th>
<th>District's Program Identifying Number</th>
<th>Receivable (Unearned) June 30, 2017</th>
<th>Receipts</th>
<th>Expenditures</th>
<th>Receivable (Unearned) June 30, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>U.S. DEPARTMENT OF AGRICULTURE:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Passed through Utah State Board of Education:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Nutrition Cluster:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Breakfast Program</td>
<td>10.553</td>
<td>SBP 8071</td>
<td></td>
<td>- $</td>
<td>63,808</td>
<td>$</td>
<td>63,808 $</td>
</tr>
<tr>
<td>National School Lunch Program</td>
<td>10.555</td>
<td>NSLF 8071</td>
<td></td>
<td>6,116</td>
<td>311,350</td>
<td>308,554</td>
<td>3,320</td>
</tr>
<tr>
<td>National School Lunch Program (Donated Commodities)</td>
<td>10.555</td>
<td>N/A 8071</td>
<td></td>
<td>-</td>
<td>74,340</td>
<td>74,340</td>
<td>-</td>
</tr>
<tr>
<td>Total child nutrition cluster</td>
<td></td>
<td></td>
<td></td>
<td>6,116</td>
<td>449,498</td>
<td>446,702</td>
<td>3,320</td>
</tr>
<tr>
<td>Passed through Grand County:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest Service Schools and Roads Cluster:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schools and Roads - Grants to States</td>
<td>10.665</td>
<td>N/A 1050</td>
<td></td>
<td>-</td>
<td>1,965</td>
<td>1,965</td>
<td>-</td>
</tr>
<tr>
<td>Total U.S. Department of Agriculture</td>
<td></td>
<td></td>
<td></td>
<td>6,116</td>
<td>451,463</td>
<td>448,667</td>
<td>3,320</td>
</tr>
<tr>
<td><strong>U.S. DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direct:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Clean Diesel Grant Program</td>
<td>66.040</td>
<td>N/A 5315</td>
<td></td>
<td>-</td>
<td>31,861</td>
<td>31,861</td>
<td>-</td>
</tr>
<tr>
<td><strong>U.S. DEPARTMENT OF EDUCATION:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Passed through Utah State Board of Education:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Education Cluster (IDEA):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Education Grants to States</td>
<td>84.027</td>
<td>FTFL 7524</td>
<td></td>
<td>129,074</td>
<td>288,250</td>
<td>273,701</td>
<td>114,525</td>
</tr>
<tr>
<td>Special Education Preschool Grants</td>
<td>84.173</td>
<td>PRE 7522</td>
<td></td>
<td>10,691</td>
<td>22,835</td>
<td>32,727</td>
<td>20,583</td>
</tr>
<tr>
<td>Total special education cluster (IDEA)</td>
<td></td>
<td></td>
<td></td>
<td>139,765</td>
<td>311,085</td>
<td>306,428</td>
<td>135,108</td>
</tr>
<tr>
<td>Direct:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indian Education Grants to Local Educational Agencies</td>
<td>84.060</td>
<td>N/A 7330</td>
<td></td>
<td>9,119</td>
<td>28,514</td>
<td>19,395</td>
<td>-</td>
</tr>
<tr>
<td>Passed through Utah State Board of Education:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult Education - Basic Grants to States</td>
<td>84.002</td>
<td>ADEB 7580</td>
<td></td>
<td>7,935</td>
<td>7,935</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Title I Grants to Local Educational Agencies</td>
<td>84.010</td>
<td>TIFT 7511</td>
<td></td>
<td>133,331</td>
<td>271,608</td>
<td>282,565</td>
<td>144,288</td>
</tr>
<tr>
<td>Career and Technical Education - Basic Grants to States</td>
<td>84.048</td>
<td>ASFT, FLEA 6043</td>
<td></td>
<td>19,725</td>
<td>19,725</td>
<td>23,058</td>
<td>23,058</td>
</tr>
<tr>
<td>Twenty-First Century Community Learning Centers</td>
<td>84.287</td>
<td>ASSU 7910</td>
<td></td>
<td>54,031</td>
<td>54,031</td>
<td>117,590</td>
<td>117,590</td>
</tr>
<tr>
<td>Rural and Low Income Flow Through</td>
<td>84.358</td>
<td>RLFT 7940</td>
<td></td>
<td>-</td>
<td>27,336</td>
<td>27,336</td>
<td>-</td>
</tr>
<tr>
<td>English Language Acquisition State Grants</td>
<td>84.365</td>
<td>IMM 7880</td>
<td></td>
<td>359</td>
<td>486</td>
<td>20,043</td>
<td>19,916</td>
</tr>
<tr>
<td>Supporting Effective Instruction State Grants</td>
<td>84.367</td>
<td>2FT 7860</td>
<td></td>
<td>33,125</td>
<td>69,237</td>
<td>47,450</td>
<td>11,338</td>
</tr>
<tr>
<td>Total U.S. Department of Education</td>
<td></td>
<td></td>
<td></td>
<td>397,390</td>
<td>789,957</td>
<td>843,865</td>
<td>451,298</td>
</tr>
<tr>
<td><strong>U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Passed through Utah Department of Workforce Services:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TANF Cluster:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Assistance for Needy Families</td>
<td>93.558</td>
<td>N/A 3500</td>
<td></td>
<td>19,511</td>
<td>46,979</td>
<td>45,000</td>
<td>17,532</td>
</tr>
<tr>
<td>Temporary Assistance for Needy Families</td>
<td>93.558</td>
<td>N/A 1014</td>
<td></td>
<td>30,502</td>
<td>30,502</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Temporary Assistance for Needy Families</td>
<td>93.558</td>
<td>N/A 1666</td>
<td></td>
<td>14,640</td>
<td>14,640</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total TANF cluster</td>
<td></td>
<td></td>
<td></td>
<td>64,653</td>
<td>92,121</td>
<td>45,000</td>
<td>17,532</td>
</tr>
<tr>
<td>CCDF Cluster:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care and Development Block Grant</td>
<td>93.575</td>
<td>N/A 3501</td>
<td></td>
<td>9,410</td>
<td>66,870</td>
<td>144,486</td>
<td>87,026</td>
</tr>
<tr>
<td>Child Care and Development Block Grant</td>
<td>93.575</td>
<td>N/A 3504</td>
<td></td>
<td>14,380</td>
<td>51,754</td>
<td>47,064</td>
<td>9,690</td>
</tr>
<tr>
<td>Total CCDF cluster</td>
<td></td>
<td></td>
<td></td>
<td>23,790</td>
<td>118,624</td>
<td>191,550</td>
<td>96,716</td>
</tr>
<tr>
<td>Total U.S. Department of Health and Human Services</td>
<td></td>
<td></td>
<td></td>
<td>88,443</td>
<td>210,745</td>
<td>236,550</td>
<td>114,248</td>
</tr>
<tr>
<td>Total federal awards</td>
<td></td>
<td></td>
<td></td>
<td>$ 491,949</td>
<td>$ 1,484,026</td>
<td>$ 1,560,943</td>
<td>$ 568,866</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of this schedule.
Note A. **Basis for Presentation** – The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of Grand County School District (the District) under programs of the federal government for the year ended June 30, 2018. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Requirements for Federal Awards* (the Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the District, it is not intended to and does not present the financial position, changes in financial position, or cash flows of the District.

Note B. **Summary of Significant Accounting Policies** – Expenditures reported on the Schedule are reported on the modified accrual basis of accounting as described in Note 1 to the District’s basic financial statements. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Donated food commodities are recorded at acquisition value in the District’s *food services fund* as an inventory asset and federal revenue when received totaling $74,340 for the year ended June 30, 2018. Donated food commodity inventories are recorded as expenditures in the *food services fund* when they are consumed by the schools; for purposes of the Schedule, donated food commodities are also recorded as expenditures when received.

The District has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Note C. **Relationship to District’s Financial Statements** – A reconciliation of federal revenue reported on the District’s basic financial statements and the Schedule for the year ended June 30, 2018 is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General fund</td>
<td>$1,168,333</td>
</tr>
<tr>
<td>Capital projects fund</td>
<td>31,861</td>
</tr>
<tr>
<td>Other governmental funds:</td>
<td></td>
</tr>
<tr>
<td>Food services fund</td>
<td>446,701</td>
</tr>
<tr>
<td>Total governmental funds</td>
<td>1,646,895</td>
</tr>
<tr>
<td>Medical Assistance Program grant monies received through State of Utah Department of Health</td>
<td>(85,952)</td>
</tr>
<tr>
<td>Total federal revenue reported on the schedule of expenditures of federal awards</td>
<td>$1,560,943</td>
</tr>
</tbody>
</table>

Note D. **Payments to Subrecipients** – The District made no payments of federal funding to subrecipients during the year ended June 30, 2018.
Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Board of Education
Grand County School District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Grand County School District (the District), as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated November 7, 2018.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.
Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District’s internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Orem, Utah
November 7, 2018
Board of Education  
Grand County School District

Report on Compliance for Each Major Federal Program

We have audited the compliance of Grand County School District (the District) with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the District’s major federal programs for the year ended June 30, 2018.

The District’s major federal programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

Management’s Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor’s Responsibility

Our responsibility is to express an opinion on compliance for each of the District’s major federal programs based on our audit of the types of compliance requirements referred to above.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (the Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the District’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the District’s compliance.

Opinion on Each Major Federal Program

In our opinion, the District complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2018.
Report on Internal Control over Compliance

Management of the District is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the District’s internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Grand County School District as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements. We issued our report thereon dated November 7, 2018, which contained unmodified opinions on those basic financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards.
generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Orem, Utah
November 7, 2018
No findings were reported in the prior year.
GRAND COUNTY SCHOOL DISTRICT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2018

I. Summary of auditor’s results:

Financial Statements

Type of auditor’s report issued: unmodified

Internal control over financial reporting:

- Material weaknesses identified? yes no

- Significant deficiencies identified that are not considered to be material weaknesses? yes none reported

Noncompliance material to financial statements noted? yes no

Federal Awards

Internal control over major programs:

- Material weaknesses identified? yes no

- Significant deficiencies identified that are not considered to be material weaknesses? yes none reported

Type of auditor’s report issued on compliance for major programs: unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.156(a)? yes no

Identification of major programs:

<table>
<thead>
<tr>
<th>CFDA Numbers</th>
<th>Name of Federal Program or Cluster</th>
</tr>
</thead>
<tbody>
<tr>
<td>84.027</td>
<td>Special Education Grants to States</td>
</tr>
<tr>
<td>84.173</td>
<td>Special Education Preschool Grants</td>
</tr>
<tr>
<td>93.575</td>
<td>Child Care and Development Block Grant</td>
</tr>
</tbody>
</table>

Special Education Cluster (IDEA):

CCDF Cluster:

Dollar threshold used to distinguish between type A and type B programs: $750,000

Auditee qualified as low-risk auditee? yes no

II. Financial statement findings:

No matters were reported.

III. Federal award findings and questioned costs:

No matters were reported.
Board of Education
Grand County School District

Report on Compliance

We have audited the compliance of Grand County School District (the District) with the following applicable state compliance requirements described in the State Compliance Audit Guide, issued by the Office of the Utah State Auditor, for the year ended June 30, 2018.

Minimum School Program
Budgetary Compliance
Fund Balance
Utah Retirement Systems
School District Tax Levies
Open and Public Meetings Act
Public Treasurer’s Bond
School Fees

Management’s Responsibility

Management is responsible for compliance with the state compliance requirements referred to above.

Auditor’s Responsibility

Our responsibility is to express an opinion on the District’s compliance based on our audit of the state compliance requirements referred to above.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the State Compliance Audit Guide. Those standards and the State Compliance Audit Guide require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the state compliance requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about the District’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination of the District’s compliance with those requirements.
Opinion on State Compliance

In our opinion, Grand County School District complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2018.

Report on Internal Control over Compliance

Management of the District is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audit of compliance, we considered the District’s internal control over compliance with the state compliance requirements referred to above to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the State Compliance Audit Guide, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a state compliance requirement on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the State Compliance Audit Guide. Accordingly, this report is not suitable for any other purpose.

Orem, Utah
November 7, 2018
<table>
<thead>
<tr>
<th>2020 Grant Applications</th>
<th>Amount</th>
<th>Description</th>
<th>Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-H</td>
<td>$2,000</td>
<td>Supplies</td>
<td>x</td>
</tr>
<tr>
<td>Beacon Afterschool</td>
<td>$5,000</td>
<td>K-8 students afterschool program</td>
<td>x</td>
</tr>
<tr>
<td>Canyonlands Rodeo Club</td>
<td>$10,000</td>
<td>Rodeo, $20,000 Loan also requested</td>
<td>x</td>
</tr>
<tr>
<td>Castle Valley Town</td>
<td>$5,000</td>
<td>Playground vault toilet</td>
<td>x</td>
</tr>
<tr>
<td>CFI</td>
<td>$5,000</td>
<td>Summer camps</td>
<td>x</td>
</tr>
<tr>
<td>GC Running Club</td>
<td>$1,500</td>
<td>6th - 12th grade students training</td>
<td>x</td>
</tr>
<tr>
<td>Grand County</td>
<td>$9,000</td>
<td>Fireworks</td>
<td>x</td>
</tr>
<tr>
<td>Interact Clubhouse</td>
<td>$5,000</td>
<td>Programs for adults w/mental illness</td>
<td>x</td>
</tr>
<tr>
<td>Moab Junior Golf</td>
<td>$5,000</td>
<td>Golf Camps</td>
<td>x</td>
</tr>
<tr>
<td>Multicultural Center</td>
<td>$1,500</td>
<td>Sports equipment</td>
<td>x</td>
</tr>
<tr>
<td>Ride with Respect</td>
<td>$10,000</td>
<td>Projects</td>
<td>x</td>
</tr>
<tr>
<td>Rock Steady Boxing</td>
<td>$15,000</td>
<td>Program for Parkinsons patients</td>
<td>x</td>
</tr>
<tr>
<td>Skate Moab</td>
<td>$5,000</td>
<td>Skates, material, insurance</td>
<td>x</td>
</tr>
<tr>
<td>Youth Garden</td>
<td>$10,000</td>
<td>Summer &amp; spring-break camps</td>
<td>x</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$89,000</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Grand County Recreation SSD
## Profit & Loss
### July 2018 through June 2019

#### Ordinary Income/Expense

<table>
<thead>
<tr>
<th>Income</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>4020 · Mineral Lease - Rents &amp; Royalties</td>
<td>119,878.37</td>
</tr>
<tr>
<td>4010 · Mineral Lease Funds</td>
<td>256,861.56</td>
</tr>
<tr>
<td>4030 · PILT Income</td>
<td>118,758.80</td>
</tr>
<tr>
<td>4050 · Rodeo Income</td>
<td>27,000.00</td>
</tr>
<tr>
<td>4090 · Misc Income</td>
<td>7,000.00</td>
</tr>
</tbody>
</table>

**Total Income** 529,498.73

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>5700 · Capital Outlay - Grand County</td>
<td></td>
</tr>
<tr>
<td>5710 · OSTA Projects - Arena</td>
<td>7,682.50</td>
</tr>
</tbody>
</table>

**Total 5700 · Capital Outlay - Grand County** 7,682.50

<table>
<thead>
<tr>
<th>Contribution to Other Agencies</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>5345 · MRAC Debt Pledge</td>
<td>190,000.00</td>
</tr>
<tr>
<td>5308 · Grants</td>
<td></td>
</tr>
<tr>
<td>Moab Valley Multicultural Cente</td>
<td>1,000.00</td>
</tr>
<tr>
<td>Skate Moab</td>
<td>2,500.00</td>
</tr>
<tr>
<td>USU 4H Program</td>
<td>2,000.00</td>
</tr>
<tr>
<td>Grand County Running Club</td>
<td>1,000.00</td>
</tr>
<tr>
<td>Fireworks</td>
<td>5,000.00</td>
</tr>
<tr>
<td>Youth Garden Project</td>
<td>9,000.00</td>
</tr>
<tr>
<td>Ride with Respect</td>
<td>3,000.00</td>
</tr>
<tr>
<td>Moab Golf Club</td>
<td>4,000.00</td>
</tr>
<tr>
<td>Interact Club</td>
<td>5,000.00</td>
</tr>
<tr>
<td>Rodeo Expense</td>
<td>3,000.00</td>
</tr>
<tr>
<td>Castle Valley</td>
<td>5,000.00</td>
</tr>
<tr>
<td>Canyonlands Field Institute</td>
<td>4,000.00</td>
</tr>
<tr>
<td>Beacon After School Club</td>
<td>5,000.00</td>
</tr>
</tbody>
</table>

**Total 5308 · Grants** 49,500.00

<table>
<thead>
<tr>
<th>OSTA Arena M&amp;O</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>5350 · Moab City Interlocal Rec Agrmt</td>
<td>75,000.00</td>
</tr>
<tr>
<td>5310 · OSTA Arena M&amp;O</td>
<td></td>
</tr>
<tr>
<td>Building and Grounds Maintenanc</td>
<td>29,025.84</td>
</tr>
<tr>
<td>Equipment</td>
<td>9,552.59</td>
</tr>
<tr>
<td>Fuel</td>
<td>3,834.98</td>
</tr>
<tr>
<td>Office Expense and Supply</td>
<td>3,173.91</td>
</tr>
<tr>
<td>Utilities</td>
<td>22,728.37</td>
</tr>
</tbody>
</table>

**Total 5310 · OSTA Arena M&O** 68,315.69

<table>
<thead>
<tr>
<th>Contribution to Other Agencies</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>5302 · Accelerated Teams</td>
<td>1,000.00</td>
</tr>
<tr>
<td>5360 · Canyonlands Rodeo Club Loan</td>
<td>27,000.00</td>
</tr>
<tr>
<td>5340 · Moab City Recreation M&amp;O Pledge</td>
<td>25,000.00</td>
</tr>
</tbody>
</table>

**Total 5300 · Contribution to Other Agencies** 435,815.69

<table>
<thead>
<tr>
<th>Operating Expenses</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertising</td>
<td>257.20</td>
</tr>
<tr>
<td>Bank Charges</td>
<td>35.00</td>
</tr>
<tr>
<td>Clerical Services</td>
<td>5,700.00</td>
</tr>
<tr>
<td>Computer software</td>
<td>76.01</td>
</tr>
<tr>
<td>General Liability Insurance</td>
<td>4,381.08</td>
</tr>
<tr>
<td>Misc Office Supplies</td>
<td>178.79</td>
</tr>
<tr>
<td>Post Office Box Rent</td>
<td>174.00</td>
</tr>
<tr>
<td>Professional Services</td>
<td>8,800.00</td>
</tr>
</tbody>
</table>

**Total 5000 · Operating Expenses** 19,602.08

**Total Expense** 463,100.27

**Net Ordinary Income** 66,398.46
<table>
<thead>
<tr>
<th>Other Income/Expense</th>
<th>Jul '18 - Jun 19</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Other Income</strong></td>
<td></td>
</tr>
<tr>
<td>5900 · Interest Income</td>
<td>18,703.71</td>
</tr>
<tr>
<td>savings</td>
<td>10.83</td>
</tr>
<tr>
<td>Total 5900 · Interest Income</td>
<td>18,714.54</td>
</tr>
<tr>
<td><strong>Total Other Income</strong></td>
<td>18,714.54</td>
</tr>
<tr>
<td><strong>Net Other Income</strong></td>
<td>18,714.54</td>
</tr>
<tr>
<td><strong>Net Income</strong></td>
<td>85,113.00</td>
</tr>
</tbody>
</table>
### ASSETS

**Current Assets**

- **Checking/Savings**
  - 1050 · PTIF
  - 1060 · Cap Improvemt Res - Restricted: 90,000.00
  - 1055 · Restricted Funds: 215,000.00
  - 1050 · PTIF - Other: 282,273.55

**Total 1050 · PTIF**: 587,273.55

- 1000 · Banking
  - 1010 · Wells Fargo Bank: 21,475.57

**Total 1000 · Banking**: 21,475.57

**Total Checking/Savings**: 608,749.12

**Other Current Assets**

- 1300 · Due from Other Governments: 50.00

**Total Other Current Assets**: 50.00

**Total Current Assets**: 608,799.12

**TOTAL ASSETS**: 608,799.12

---

### LIABILITIES & EQUITY

**Liabilities**

- **Current Liabilities**
  - Accounts Payable
    - 2000 · Accounts Payable: 20,295.40

**Total Accounts Payable**: 20,295.40

- **Other Current Liabilities**
  - Due to Other Governmental Entit
    - 215,000.00

**Total Other Current Liabilities**: 215,000.00

**Total Current Liabilities**: 235,295.40

**Total Liabilities**: 235,295.40

**Equity**

- 3900 · Fund Balance: 675,912.59
- Net Income: -302,408.87

**Total Equity**: 373,503.72

**TOTAL LIABILITIES & EQUITY**: 608,799.12
Grand County Recreation Special Service District No. 1

Monthly Financial Statement
July 2019 - 58% of year elapsed

General Fund
Approved 12-13-18
YTD % of
2019 Budget This Month Budget Year to Date

Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>2019 Budget</th>
<th>This Month</th>
<th>Budget</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>PILT</td>
<td>$118,000.00</td>
<td>$0.00</td>
<td>0%</td>
<td>$0.00</td>
</tr>
<tr>
<td>Mineral Lease - Rent/Royalties</td>
<td>$115,000.00</td>
<td>$8,024.21</td>
<td>37%</td>
<td>$42,286.97</td>
</tr>
<tr>
<td>Mineral Lease</td>
<td>$162,500.00</td>
<td>$0.00</td>
<td>37%</td>
<td>$59,999.92</td>
</tr>
<tr>
<td>Rodeo Club</td>
<td>$27,000.00</td>
<td>$0.00</td>
<td>0%</td>
<td>$0.00</td>
</tr>
<tr>
<td>Interest</td>
<td>$14,000.00</td>
<td>$1,409.24</td>
<td>80%</td>
<td>$11,220.74</td>
</tr>
<tr>
<td>Contribution from Fund Balance</td>
<td>$0.00</td>
<td>$0.00</td>
<td></td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Revenue Total                       $436,500.00  $9,433.45  26%  $113,507.63

Expenses

Operating Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>2019 Budget</th>
<th>This Month</th>
<th>Budget</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liability Insurance</td>
<td>$5,250.00</td>
<td>$0.00</td>
<td>90%</td>
<td>$4,729.74</td>
</tr>
<tr>
<td>Office Supplies</td>
<td>$700.00</td>
<td>$123.60</td>
<td>47%</td>
<td>$325.51</td>
</tr>
<tr>
<td>Audit</td>
<td>$5,850.00</td>
<td>$3,498.00</td>
<td>108%</td>
<td>$6,298.00</td>
</tr>
<tr>
<td>Clerical Services</td>
<td>$5,700.00</td>
<td>$475.00</td>
<td>58%</td>
<td>$3,325.00</td>
</tr>
</tbody>
</table>

Sub-Total                           $17,500.00  $4,096.60  84%  $14,678.25

Contributions to Other Agencies

<table>
<thead>
<tr>
<th>Description</th>
<th>2019 Budget</th>
<th>This Month</th>
<th>Budget</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>OSTA Arena M&amp;O</td>
<td>$55,500.00</td>
<td>$6,198.80</td>
<td>68%</td>
<td>$37,738.25</td>
</tr>
<tr>
<td>OSTA BallField M&amp;O</td>
<td>$0.00</td>
<td>$0.00</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>MRAC M&amp;O Pledge</td>
<td>$25,000.00</td>
<td>$0.00</td>
<td>100%</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>MRAC Debt Pledge</td>
<td>$190,000.00</td>
<td>$0.00</td>
<td>100%</td>
<td>$190,000.00</td>
</tr>
<tr>
<td>MBA Grand Center</td>
<td>$0.00</td>
<td>$0.00</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Moab Rec. Agreement</td>
<td>$75,000.00</td>
<td>$0.00</td>
<td>100%</td>
<td>$75,000.00</td>
</tr>
<tr>
<td>Accelerated Teams</td>
<td>$3,000.00</td>
<td>$0.00</td>
<td>33%</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Rodeo Club Loan</td>
<td>$27,000.00</td>
<td>$0.00</td>
<td>100%</td>
<td>$27,000.00</td>
</tr>
<tr>
<td>Discretionary</td>
<td>$1,000.00</td>
<td>$0.00</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Grants</td>
<td>$42,500.00</td>
<td>$7,000.00</td>
<td>100%</td>
<td>$42,500.00</td>
</tr>
</tbody>
</table>

Sub-Total                           $419,000.00 $13,198.80  95%  $398,238.25

Contribution to Capital Projects

<table>
<thead>
<tr>
<th>Description</th>
<th>2019 Budget</th>
<th>This Month</th>
<th>Budget</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>OSTA Ball Park Projects</td>
<td>$0.00</td>
<td>$0.00</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>OSTA Arena Projects</td>
<td>$0.00</td>
<td>$0.00</td>
<td></td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Total                                $0.00       $0.00      $0.00

Contribution to Fund Balance         $0.00       $0.00      $0.00

Expenses Total                        $436,500.00 $17,295.40  95%  $412,916.50
Solid Waste Special Service District #1

Annual Financial Presentation to the Grand County Council

3 September 2019
Overview

- Established in 1992 by the Grand County Council for the following purposes (Resolution Nos. 2146 & 2156):
  - Constructing, maintaining, and operating a sanitary landfill facility for the disposal of solid waste generated by residents and businesses in Grand County, Utah;
  - To operate a recycling program in Grand County, Utah; and
  - To otherwise manage solid waste in Grand County, Utah

- Mission (from 2010 Management Plan)
  - To manage waste in Grand County to ensure public health, safety, and welfare in a manner that promises zero waste

- Operations
  - Klondike Landfill
  - Moab Landfill
  - Community Recycle Center (CRC)

- Solid Waste District operates under an enterprise fund
  - Funded primarily through the services we provide (~70% forecasted in 2019 budget)
  - Transient Room Tax, Mineral Lease Funds, PILT monies (~30% forecasted in 2019 budget)
Landfill Volumes Trend Analysis

Primary Waste Stream Quantities
2010 - 2018

- Klondike MSW (tons)
- Moab C&D (CY)


Klondike Landfill Tons of MSW
8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000

Moab Landfill Cubic Yards (CY)
5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000

Solid Waste
Special Service District #1
Recycling Volumes Trend Analysis

Community Recycle Center
Tons of Materials Recycled
2010 - 2018
Klondike Landfill Tourism Impacts

Monthly Tons of Municipal Solid Waste (MSW) at the Klondike Landfill
2015 to Present

<table>
<thead>
<tr>
<th>Year</th>
<th>Annual Tons of MSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>9,657</td>
</tr>
<tr>
<td>2016</td>
<td>11,582</td>
</tr>
<tr>
<td>2017</td>
<td>12,119</td>
</tr>
<tr>
<td>2018</td>
<td>12,966</td>
</tr>
<tr>
<td>2019</td>
<td>13,200 projected</td>
</tr>
</tbody>
</table>
Klondike Landfill Tourism Impacts

Monthly Tons of Biosolids at the Klondike Landfill
2015 to Present

Note: Biosolids were measured in terms of volume (cubic yards) through 2018 and are being measured in tons beginning in 2019. A conversion factor of 0.608 tons per cubic yard was used to estimate tonnages from 2015 through 2018.

<table>
<thead>
<tr>
<th>Year</th>
<th>Annual Tons of Biosolids</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>1,721</td>
</tr>
<tr>
<td>2016</td>
<td>1,836</td>
</tr>
<tr>
<td>2017</td>
<td>1,536</td>
</tr>
<tr>
<td>2018</td>
<td>1,667</td>
</tr>
<tr>
<td>2019</td>
<td>1,850 projected</td>
</tr>
</tbody>
</table>
Moab Landfill Tourism and Development Impacts

Monthly Cubic Yards of Construction & Demolition Debris at the Moab Landfill
2015 to Present

<table>
<thead>
<tr>
<th>Year</th>
<th>Annual Cubic Yards of C&amp;D</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>11,686</td>
</tr>
<tr>
<td>2016</td>
<td>19,573</td>
</tr>
<tr>
<td>2017</td>
<td>14,268</td>
</tr>
<tr>
<td>2018</td>
<td>15,036</td>
</tr>
<tr>
<td>2019</td>
<td>18,500 projected</td>
</tr>
</tbody>
</table>
Moab Landfill Before & After

March 28, 2019
Moab Landfill Before & After

August 8, 2019
Business as Usual???

- Cleanup comes at a substantial cost
- Previous vs. current operations

<table>
<thead>
<tr>
<th>Revenue/Expense (R/E)</th>
<th>2018 (2nd Half)</th>
<th>2019 (1st Half)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recycling Revenue (R)</td>
<td>$52,458.71</td>
<td>$18,486.33</td>
</tr>
<tr>
<td>Landfill Fee Revenues (R)</td>
<td>$349,543.28</td>
<td>$406,599.59</td>
</tr>
<tr>
<td>Professional Services (E)</td>
<td>$33,854.99</td>
<td>$62,506.61</td>
</tr>
<tr>
<td>Repairs and Maintenance (E)</td>
<td>$58,955.15</td>
<td>$58,926.78</td>
</tr>
<tr>
<td>Operating Costs (E)</td>
<td>$91,722.31</td>
<td>$124,106.94</td>
</tr>
<tr>
<td>Payroll Costs (E)</td>
<td>$246,495.37</td>
<td>$340,551.80</td>
</tr>
<tr>
<td>(3 Months of Benefits for 2018)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand County Contribution (R)</td>
<td>$300,000</td>
<td>$177,396.86</td>
</tr>
<tr>
<td>(3 Quarters of TRT)</td>
<td></td>
<td>(2 TRT Payments + Mineral Lease Rev)</td>
</tr>
<tr>
<td>Net Income</td>
<td>$171,535.98</td>
<td>($106,463.18)</td>
</tr>
</tbody>
</table>
Community Events

► 2018 Cinema Court/Pack Creek Fire Cleanup
  ► Waived disposal fees for fire damage cleanup
    ► 9 homes, including debris and damaged vegetation/trees (~1,400 CY)
  ► Solid Waste District Contribution
    ► Waived tipping fees totaling $16,028.75
    ► Previous management estimated a total District contribution >$18,000

► Annual Castle Valley Spring Cleanups
  ► Offer reduced disposal fees
  ► Solid Waste District provided a free onsite recycling service in 2019
  ► Thompson Springs cleanups held in the past

► Free Residential Disposal Vouchers at the Moab Landfill
  ► Up to 2 cubic yards free per household
    ► Spring/Fall - annual program
  ► Total District contribution in 2018 was $1,396
Community Events

- **Annual Household Hazardous Waste Collection Events**
  - Free event for local residents to drop off unwanted chemicals
  - 2019 External Costs to the District were $10,022.91

- **2019 Free Yard Waste Disposal Days (July 26-28)**
  - Initial fire mitigation effort through a multi-agency partnership
  - Free residential yard waste drop off at the Moab Landfill and Monument Waste Transfer Station
  - Overall a total of 1,967 uncompacted cubic yards of potential fire fuels were mitigated as a result of this multi-agency effort
  - Solid Waste District waived tipping fees totaling $8,696
    - City chipper was not the right tool to manage the volume of material
    - Additional costs to the District will exceed $3,000 to effectively manage the material
Equipment Challenges

- Heavy equipment used to operate at the District’s landfills and recycle center is in poor condition
  - Old machinery beyond its primary operational capacity
    - Rebuild or reinvest?
    - New trash compactors can cost more than $800k
  - Poorly maintained throughout its lifetime
    - Lack of maintenance has given the illusion of a lower equipment/maintenance budget, but now has escalated into a much higher cost to remedy
- Modern, more robust equipment is needed to effectively manage growing waste volumes
  - Optimize compaction densities
  - Maximize landfill lifespans
    - Trends in the solid waste industry are leading towards more stringent landfill requirements (e.g., lining new cells), making compaction densities even more important
### Status of Existing Equipment

- List excludes rented equipment
- Full rebuilds are typical at 10,000-15,000 hours
- Each rebuild typically costs $100,000-$200,000

<table>
<thead>
<tr>
<th>OPERATION</th>
<th>EQUIPMENT TYPE</th>
<th>TYPE</th>
<th>YEAR</th>
<th>STATUS</th>
<th>Miles/Hours</th>
<th>NOTES</th>
<th>cost/spec/rebuild</th>
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<tbody>
<tr>
<td><strong>Moab Landfill</strong></td>
<td>Cat D8T</td>
<td>Dozer</td>
<td>2005</td>
<td>Primary</td>
<td>3,707</td>
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<tr>
<td></td>
<td>Cat 938G</td>
<td>Front-end loader</td>
<td>2002</td>
<td>Secondary</td>
<td>12,761</td>
<td>not suggest rebuild</td>
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<tr>
<td><strong>Klondike Landfill</strong></td>
<td>Cat 816F</td>
<td>Compactor</td>
<td>2007</td>
<td>Primary</td>
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<td></td>
<td>Cat D7G</td>
<td>Dozer</td>
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<td>Primary</td>
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<td></td>
<td>Cat 962</td>
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<td></td>
<td>Cat 950G II</td>
<td>Front-end loader</td>
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<td>Secondary</td>
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<td></td>
<td>Cat 613C</td>
<td>Scraper</td>
<td>2001</td>
<td>Secondary</td>
<td>372</td>
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<td><strong>Community Recycle Center</strong></td>
<td>Cat 904B</td>
<td>Front-end Loader</td>
<td>2005</td>
<td>Primary</td>
<td>3,960</td>
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<tr>
<td></td>
<td>Gehl Forklift</td>
<td>Forklift</td>
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<tr>
<td></td>
<td>JCB</td>
<td>Forklift</td>
<td>1997</td>
<td>Secondary</td>
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- Running
- Running with problems
- Serious issues
- Out of service
Klondike Landfill Capital Improvements List (Preliminary)

- **Equipment**
  - Trash Compactor
  - Dozer
  - Water Truck (transport to/from Moab Landfill)
  - Motor Grader (transport to/from Moab Landfill)
  - Skid Steer (transport to/from Moab Landfill)

- **Facility Upgrades**
  - Road improvements/culverts
  - Stormwater controls maintenance (Run-On/Run-Off)
  - New gatehouse
  - Drill water well
  - Electricity / Solar PV System?
  - Fencing upgrades / litter fences
  - Design and excavate Cell 4
    - Landfill engineering study and professional surveys needed
Moab Landfill Capital Improvements List (Preliminary)

- **Equipment**
  - Front-End Loader
  - Grinder to manage green waste
  - Excavator
  - Water Truck (transport to/from Klondike Landfill)
  - Motor Grader (transport to/from Klondike Landfill)
  - Skid Steer (transport to/from Klondike Landfill)
  - Concrete crusher

- **Facility Upgrades**
  - Ongoing road improvements
  - Install scale for weight measurements
  - Revamp mulch area
  - Internet connectivity / credit card payments
Community Recycle Center & Administrative Office Capital Improvements List (Preliminary)

- **Equipment**
  - Forklift

- **Fleet**
  - Truck capable of hauling heavy equipment
  - Trailer to haul heavy equipment

- **Facility Upgrades**
  - Replace administrative building
  - Install semi-trailer dock station / ramp
  - Design and install a more protective storage system for baled cardboard
  - Revamp and install more effective storage systems for universal waste and waste fluids
Funding Request for 2020

- In 2017 and 2018, the District received $400,000 in TRT from Grand County
- In 2019, the District was allocated $325,000 in TRT from Grand County
  - Additional allocations in 2019 include:
    - UDOT Mineral Lease Funds = $46,931
    - State PILT = $29,600
- For 2020, the Solid Waste District is requesting no less than $500,000 in support from Grand County
- Unfortunately, the facility upgrades and capital improvements that are needed at the District’s operations should have been completed several years if not decades ago
- We are now faced with a growing number of necessary capital investments that will exceed millions of dollars
Thank you

Inadequate waste management has resulted in the fall of countless civilizations throughout time
### Ordinary Income/Expense

#### Income

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<thead>
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<th>Code</th>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>4035</td>
<td>COMPOST Revenue (Finished Compost &amp; Mulch Sales)</td>
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<td>4014</td>
<td>RECYCLING REVENUE</td>
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<tr>
<td>4034</td>
<td>InBound Recycle Mix</td>
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<td>4033</td>
<td>LightBulbs (Flourescent Lamps)</td>
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<td>4032</td>
<td>HHW Event</td>
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<td>4031</td>
<td>Inbound OCC Baled</td>
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<td>4030</td>
<td>In-Bound OCC (OCC Brought to CRC by commercial entities)</td>
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<td>E-Waste Collection</td>
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<td>4026</td>
<td>Mixed Fiber/Paper</td>
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<td>Books</td>
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<td>Tin</td>
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<td>4018</td>
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<td>Plastic #1</td>
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<td>4015</td>
<td>Cardboard</td>
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<td><strong>Total 4014 · RECYCLING REVENUE</strong></td>
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<td>4010</td>
<td>LANDFILL FEE REVENUE</td>
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<td>4011</td>
<td>Moab Landfill Fees</td>
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<td>4012</td>
<td>Klondike Landfill Fees</td>
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<td><strong>Total 4010 · LANDFILL FEE REVENUE</strong></td>
<td>349,543.28</td>
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<td>ADMINISTRATIVE REVENUE</td>
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<td>4149</td>
<td>Donated / Contributed Revenue (Donations by the Community)</td>
<td>343.70</td>
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<td><strong>Total 4139 · ADMINISTRATIVE REVENUE</strong></td>
<td>343.70</td>
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<td><strong>Total Income</strong></td>
<td>402,448.44</td>
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#### Gross Profit

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<tr>
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<td><strong>Total Income</strong></td>
<td>402,448.44</td>
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</table>

#### Expense

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<td>7600</td>
<td>DEPRECIATION</td>
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<td>7400</td>
<td>DUES/SUBSCRIPTIONS/TRAVEL/TRAIN</td>
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<td>7440</td>
<td>Travel-Lodging, Air/Miles, Meal</td>
<td>1,448.02</td>
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<tr>
<td>7430</td>
<td>Training Registrations</td>
<td>354.00</td>
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<tr>
<td>7410</td>
<td>Subscriptions &amp; Memberships</td>
<td>1,379.00</td>
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<td><strong>Total 7400 · DUES/SUBSCRIPTIONS/TRAVEL/TRAIN</strong></td>
<td>3,181.02</td>
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<tr>
<td>7350</td>
<td>INTEREST/CHARGS/FINANCIAL FEES</td>
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</tr>
<tr>
<td>7353</td>
<td>Late Fees</td>
<td>355.22</td>
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<tr>
<td>7352</td>
<td>Interest Expense</td>
<td>83.92</td>
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<tr>
<td>7351</td>
<td>Bank Charges / Fees</td>
<td>1,095.37</td>
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<tr>
<td></td>
<td><strong>Total 7350 · INTEREST/CHARGS/FINANCIAL FEES</strong></td>
<td>1,534.51</td>
</tr>
</tbody>
</table>
### INSURANCE/BONDS
- **Claims Recovery - Insurance**: -3,754.81
- **Worker's Comp Insurance**: 5,707.55
- **General Liability Insurance**: 9,491.49

**Total INSURANCE/BONDS**: 11,444.23

### UTILITIES
- **Trash (CRC & Admin Ofc)**: 804.00
- **Port a Potties (Landfill Location)**: 598.00
- **Gas/Propane (By Meter assigned/location)**: 694.96
- **Electricity (By Meter Assigned)**: 1,551.52
- **Communications (Phone/Internet) (Include Purchase of Hardware, ie phones)**: 2,419.30

**Total UTILITIES**: 6,067.76

### PROFESSIONAL SERVICES
- **Temp / Contract Labor**: 3,345.56
- **Waste Disposal (E-Waste/HHW) (cleanup fees, (ie asbestos abatement), Veolia, MeTech: special events or sp**: 18,712.08
- **PES / Drug/Alcohol / Background (Staffing Vendors and Temps & PES (Pre-Employment Screening ie Drug/Al**: 705.00
- **Survey (Drone flights included)**: 1,075.00
- **Legal (Employer Council, Attorney Fees)**: 908.50
- **Information Technology (File Server, Internet, WiFi, Computer Harware/Software)**: 3,322.74
- **Audit/Consulting**: 5,786.11

**Total PROFESSIONAL SERVICES**: 33,854.99

### REPAIRS & MAINTENANCE
- **Equipment R&M -3rd Party**: 6,511.07
- **General Facilities R&M**: 22,601.43
- **Equipment R&M**: 29,448.70
- **Buildings R&M**: 393.95

**Total REPAIRS & MAINTENANCE**: 58,955.15

### PETROLEUM, OIL, LUBRICANTS
- **Grease, Lubricant, Oil**: 4,161.07
- **Fuel (Diesel or Gas) (Tanks @ Locations & All Vehicles by location usage)**: 18,867.41

**Total PETROLEUM, OIL, LUBRICANTS**: 23,028.48

### FREIGHT
- **Freight Out (Recycling Commodity Transport Shipments)**: 18,468.75

**Total FREIGHT**: 18,468.75

### GENERAL OPERATING
- **Bad Debt Expense**: 451.00
- **In-Kind / Donated Service**: 12,654.75
- **Misc**: -120.58
- **Void Check**: 0.00
- **Rentals (Equipment Rental (Not Welding))**: 480.50
- **Chipping/Grinding (for Composting Materials)**: 5,046.82
- **Tools/General**: 5,411.53
- **Shop/Welding (Rags, Welding Rental, NOT POL)**: 47.07
- **Safety/PPE/Uniforms (Vests, Shirts, Boots, Masks, etc)**: 3,387.17
- **Office (Paper, Pens, Printer Ink, etc)**: 7,861.60
- **General (Cleaning and Other supplies)**: 3,800.28

**Total GENERAL OPERATING**: 20,507.65

### Supplies
- **Supplies**: 5,411.53
- **Shop/Welding (Rags, Welding Rental, NOT POL)**: 47.07
- **Safety/PPE/Uniforms (Vests, Shirts, Boots, Masks, etc)**: 3,387.17
- **Office (Paper, Pens, Printer Ink, etc)**: 7,861.60
- **General (Cleaning and Other supplies)**: 3,800.28

**Total Supplies**: 20,507.65

### Signs
- **Signs**: 908.00

**Total Signs**: 908.00

### Printing
- **Printing**: 52.96

**Total Printing**: 52.96

### Postage/Post Office
- **Postage/Post Office**: 376.80

**Total Postage/Post Office**: 376.80

### Permits/Licensing/State Fees (DEQ (solid waste, water, compost, permit, etc) Scale Renewal, Vehicle Renew:** 1,500.00

**Total Adverting/Public Notices**: 8,367.18

**Total GENERAL OPERATING**: 50,225.08

See Accountant's Compilation Report
### Payroll Summary

**7070 · LEAVE POOL**
- 7079 · Sick Leave - Pay Out: $3,037.66
- 7071 · Annual Leave - Pay Out: $393.60
**Total 7070 · LEAVE POOL**: $3,431.26

**7060 · PAYROLL BENEFITS**
- 7061 · Health/Den/Vis/Life Insurance: $50,204.35
- 7064 · 401K Company Expense: $5,409.48
- 7062 · URS Retirement Expense: $9,043.43
**Total 7060 · PAYROLL BENEFITS**: $64,657.26

**7050 · PAYROLL TAXES**
- 7053 · UT SUI Taxes: $98.36
- 7052 · Medicare Taxes: $2,472.25
- 7051 · OASDI Taxes: $10,473.91
**Total 7050 · PAYROLL TAXES**: $13,044.52

**7000 · PAYROLL**
- 7010 · Regular
  - 7016 · Bonus, Gift (Holiday Bonus, Bonus, Gift): $1,509.85
  - 7014 · Overtime (Operators): $8,931.11
  - 7012 · Non-Exempt FT (Operators): $65,583.10
  - 7011 · Exempt (Salaried Admin Staff): $89,338.27
**Total 7010 · Regular**: $165,362.33
**Total 7000 · PAYROLL**: $165,362.33

**Total Expense**: $538,514.18

**Net Ordinary Income**: -$136,065.74

**Other Income/Expense**
- **Other Income**
  - 4144 · PTIF Interest Revenue: $13,228.02
  - 4146 · Bank Account Interest Revenue: $634.11
  - 4145 · GC TRT Tax Revenue (TRT paid quarterly from Grand County): $300,000.00
  - 4115 · Finance Charge Revenue: $2,073.40
**Total Other Income**: $315,935.53

- **Other Expense**
  - 2072 · Int Exp -- KL: $8,333.81
**Total Other Expense**: $8,333.81

**Net Other Income**: $307,601.72

**Net Income**: $171,535.98
### Ordinary Income/Expense

#### Income

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<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>4004</td>
<td>COMMODITY SALES/SERVICE (Market driven - send material offset for income)</td>
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<tr>
<td>4004.1C</td>
<td>Glass Clr (Clear Glass)</td>
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<td>Gl-Mx (Mixed Glass)</td>
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<td>Glass Green</td>
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<td>GI-Brn (Brown Glass)</td>
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<td>HHW Event</td>
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<td>In-Bound OCC (OCC Brought to CRC by commercial entities)</td>
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#### Expense

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<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>7600</td>
<td>DEPRECIATION</td>
<td>88,726.28</td>
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<tr>
<td>7400</td>
<td>DUES/SUBSCRIPTIONS/TRAVEL/TRAIN</td>
<td></td>
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<tr>
<td>7440</td>
<td>Travel-Lodging, Air/Miles, Meal</td>
<td>14,087.38</td>
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<tr>
<td>7430</td>
<td>Training Registrations</td>
<td>6,734.78</td>
</tr>
<tr>
<td>7410</td>
<td>Subscriptions &amp; Memberships</td>
<td>2,506.00</td>
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<tr>
<td>Total 7400</td>
<td>DUES/SUBSCRIPTIONS/TRAVEL/TRAIN</td>
<td>23,328.16</td>
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<tr>
<td>7350</td>
<td>INTEREST/CHARGS/FINANCIAL FEES</td>
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<tr>
<td>7353</td>
<td>Late Fees</td>
<td>176.00</td>
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<tr>
<td>7351</td>
<td>Bank Charges / Fees</td>
<td>897.84</td>
</tr>
<tr>
<td>Total 7350</td>
<td>INTEREST/CHARGS/FINANCIAL FEES</td>
<td>1,073.84</td>
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See Accountant's Compilation Report
<table>
<thead>
<tr>
<th>Account</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>7300</strong> - INSURANCE/BONDS</td>
<td>Property Insurance</td>
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<tr>
<td></td>
<td>Claims Recovery - Insurance</td>
<td>-607.39</td>
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<td></td>
<td>Worker's Comp Insurance</td>
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<td></td>
<td>General Liability Insurance</td>
<td>3,711.86</td>
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<tr>
<td></td>
<td>Bond Expense</td>
<td>818.31</td>
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<tr>
<td></td>
<td>Automotive / Vehicle Insurance</td>
<td>1,769.89</td>
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<td><strong>Total 7300 - INSURANCE/BONDS</strong></td>
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<td>7,209.96</td>
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<td><strong>7250</strong> - UTILITIES</td>
<td>Trash (CRC &amp; Admin Ofc)</td>
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<tr>
<td></td>
<td>Port a Potties (Landfill Location)</td>
<td>995.00</td>
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<td>Gas/Propane (By Meter assigned/location)</td>
<td>1,172.42</td>
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<td></td>
<td>Electricity (By Meter Assigned)</td>
<td>2,151.79</td>
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<td></td>
<td>Communications (Phone/Internet) (Include Purchase of Hardware, ie phones)</td>
<td>2,214.32</td>
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<td><strong>Total 7250 - UTILITIES</strong></td>
<td></td>
<td>7,599.53</td>
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<tr>
<td><strong>7240</strong> - CONSTRUCTION (Projects &gt; (greater) than $5000)</td>
<td>Landfill Specific (Cell Construction)</td>
<td>1,561.70</td>
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<td><strong>Total 7240 - CONSTRUCTION (Projects &gt; (greater) than $5000)</strong></td>
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<td>1,561.70</td>
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<td><strong>7230</strong> - PROFESSIONAL SERVICES</td>
<td>Temp / Contract Labor</td>
<td>3,610.79</td>
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<tr>
<td></td>
<td>Waste Disposal (E-Waste/HHW) (cleanup fees, ie asbestos abatement), Veolia, MeTech: special events or special waste handling (NOT mont</td>
<td>12,694.29</td>
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<tr>
<td></td>
<td>PES / Drug/Alcohol / Background (Staffing Vendors and Temps &amp; PES (Pre-Employment Screening ie Drug/Alcohol Testing, Background Che</td>
<td>2,252.00</td>
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<tr>
<td></td>
<td>Legal (Employer Council, Attorney Fees)</td>
<td>303.00</td>
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<tr>
<td></td>
<td>Information Technology (File Server, Internet, WiFi, Computer Hardware/Software)</td>
<td>14,604.41</td>
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<tr>
<td></td>
<td>Audit/Consulting</td>
<td>29,042.12</td>
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<tr>
<td><strong>Total 7230 - PROFESSIONAL SERVICES</strong></td>
<td></td>
<td>62,506.61</td>
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<tr>
<td><strong>7200</strong> - REPAIRS &amp; MAINTENANCE</td>
<td>General Facilities R&amp;M</td>
<td>15,464.37</td>
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<tr>
<td></td>
<td>Equipment R&amp;M</td>
<td>41,249.35</td>
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<tr>
<td></td>
<td>Buildings R&amp;M</td>
<td>2,213.06</td>
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<tr>
<td><strong>Total 7200 - REPAIRS &amp; MAINTENANCE</strong></td>
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<td>58,926.78</td>
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<tr>
<td><strong>7150</strong> - PETROLEUM, OIL, LUBRICANTS</td>
<td>Grease, Lubricant, Oil</td>
<td>4,457.91</td>
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<td>Fuel (Diesel or Gas) (Tanks @ Locations &amp; All Vehicles by location usage)</td>
<td>23,311.48</td>
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<td><strong>Total 7150 - PETROLEUM, OIL, LUBRICANTS</strong></td>
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<td>27,769.39</td>
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<tr>
<td><strong>7140</strong> - FREIGHT</td>
<td>Freight - Misc. (Other freight (non-Postage))</td>
<td>9,895.91</td>
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<tr>
<td></td>
<td>Freight Out (Recycling Commodity Transport Shipments)</td>
<td>7,250.00</td>
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<td><strong>Total 7140 - FREIGHT</strong></td>
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<td>17,145.91</td>
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<tr>
<td><strong>7100</strong> - GENERAL OPERATING</td>
<td>In-Kind / Donated Service</td>
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<td></td>
<td>Misc</td>
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<td>Void Check</td>
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<td>Wire (Baler)</td>
<td>2,118.56</td>
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<td>Rentals (Equipment Rental (Not Welding))</td>
<td>49,939.55</td>
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<td><strong>Total 7100 - GENERAL OPERATING</strong></td>
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<td>55,759.32</td>
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<tr>
<td><strong>Total 7100 - GENERAL OPERATING</strong></td>
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<td>79,191.64</td>
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</tbody>
</table>
### Jan - Jun 19

#### 7070 - LEAVE POOL
- 7079 - Sick Leave - Pay Out 1,675.04
- 7071 - Annual Leave - Pay Out 251.11

**Total 7070 - LEAVE POOL** 1,926.15

#### 7060 - PAYROLL BENEFITS
- 7063 - Health/Den/Vis/Life Reimbursement -6,004.76
- 7061 - Health/Den/Vis/Life Insurance 69,996.10
- 7064 - 401K Company Expense 7,233.51
- 7062 - URS Retirement Expense 29,041.49

**Total 7060 - PAYROLL BENEFITS** 100,266.34

#### 7050 - PAYROLL TAXES
- 7053 - UT SUI Taxes 4,908.98
- 7052 - Medicare Taxes 3,094.79
- 7051 - OASDI Taxes 13,232.91

**Total 7050 - PAYROLL TAXES** 21,236.68

#### 7000 - PAYROLL
- 7010 - Regular
  - 7016 - Bonus, Gift (Holiday Bonus, Bonus, Gift) 2,969.15
  - 7014 - Overtime (Operators) 13,280.55
  - 7013 - Non Exempt PT (Operators) 670.95
  - 7012 - Non-Exempt FT (Operators) 110,422.35
  - 7011 - Exempt (Salaried Admin Staff) 89,779.63

**Total 7010 - Regular** 217,122.63

**Total 7000 - PAYROLL** 217,122.63

**Total Expense** 715,591.60

**Net Ordinary Income** -290,238.57

**Other Income/Expense**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>4148 - TAP Award Revenue (UT LG Trust, Trust Accountability Program)</td>
<td>688.15</td>
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<tr>
<td>4144 - PTIF Interest Revenue</td>
<td>15,326.13</td>
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<tr>
<td>4146 - Bank Account Interest Revenue</td>
<td>635.94</td>
</tr>
<tr>
<td>4145 - GC TRT Tax Revenue (TRT paid quarterly from Grand County)</td>
<td>162,500.00</td>
</tr>
<tr>
<td>4201 - Gain / (Loss) on Sale of FA</td>
<td>-10,251.69</td>
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<tr>
<td>4141 - GC UDOT Mineral Lease Revenue</td>
<td>14,896.86</td>
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</table>

**Total Other Income** 183,775.39

**Net Other Income** 183,775.39

**Net Income** -106,463.18
## Balance Sheet

**June 1 to December 31, 2018**

### ASSETS

#### Current Assets

<table>
<thead>
<tr>
<th>Account Code</th>
<th>Description</th>
<th>Balance</th>
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</thead>
<tbody>
<tr>
<td>1100</td>
<td>OPERATING ACCOUNTS</td>
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</tr>
<tr>
<td>1107</td>
<td>CRC E-Waste - Till</td>
<td>75.00</td>
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<tr>
<td>1101</td>
<td>Zions Bank Checking</td>
<td>674,804.29</td>
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<tr>
<td>1103</td>
<td>Petty Cash - Office (Petty Cash)</td>
<td>235.54</td>
</tr>
<tr>
<td>1106</td>
<td>Moab Landfill - Till</td>
<td>150.00</td>
</tr>
<tr>
<td><strong>Total 1100</strong></td>
<td>OPERATING ACCOUNTS</td>
<td>675,264.83</td>
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<tr>
<td>1113</td>
<td>PTIF CLOSURE FUNDS</td>
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</tr>
<tr>
<td>1137</td>
<td>PTIF KLF Closure #4019 (Combined PTIF accounts)</td>
<td>431,030.84</td>
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<tr>
<td>1140</td>
<td>PTIF Moab Closure #7383 (Restricted account for closure of moab landfill)</td>
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<tr>
<td><strong>Total 1113</strong></td>
<td>PTIF CLOSURE FUNDS</td>
<td>581,372.33</td>
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<tr>
<td>1108</td>
<td>PTIF GENERAL FUND #5817</td>
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<tr>
<td>1114</td>
<td>Leave Set Aside Pool (Leave Set Aside Pool)</td>
<td>4,857.60</td>
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<tr>
<td>1112</td>
<td>Capital Investment Fund</td>
<td>184,219.67</td>
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<tr>
<td>1111</td>
<td>CRC Reclamation</td>
<td>21,628.54</td>
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<tr>
<td>1109</td>
<td>Equipment Fund</td>
<td>102,358.19</td>
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<tr>
<td>1110</td>
<td>Klondike Bond</td>
<td>129,057.61</td>
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<tr>
<td><strong>Total 1108</strong></td>
<td>PTIF GENERAL FUND #5817</td>
<td>442,121.61</td>
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<tr>
<td><strong>Total Checking/Savings</strong></td>
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<td><strong>Total Accounts Receivable</strong></td>
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<td><strong>Total Other Current Assets</strong></td>
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<td><strong>Total Current Assets</strong></td>
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#### Fixed Assets

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<tr>
<td>1500</td>
<td>FIXED ASSETS</td>
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<tr>
<td>1507</td>
<td>Computer System</td>
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<td>1502</td>
<td>Equipment &amp; Tools</td>
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<td>1503</td>
<td>Autos, Trucks, &amp; Trailers</td>
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<td>1504</td>
<td>Land</td>
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<td>Buildings</td>
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<td>1506</td>
<td>Recycling</td>
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<td>1540</td>
<td>Moab Landfill</td>
<td>364,959.72</td>
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<td>1560</td>
<td>Klondike Landfill</td>
<td>831,622.95</td>
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<td>1520</td>
<td>Accumulated Depreciation</td>
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#### Other Assets

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<th>Balance</th>
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<tbody>
<tr>
<td>1450</td>
<td>Deferred Outflow of Resources (Deferred outflow of resources related to pensions)</td>
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<td><strong>Total Other Assets</strong></td>
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<tr>
<td><strong>TOTAL ASSETS</strong></td>
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<tr>
<td>Liabilities &amp; Equity</td>
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<tr>
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<tr>
<td><strong>Liabilities</strong></td>
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<td><strong>Current Liabilities</strong></td>
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<td>Accounts Payable</td>
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<tr>
<td>2000 - A/P Account (A/P Account)</td>
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<td><strong>Total Accounts Payable</strong></td>
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<td>Credit Cards</td>
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<td>2100-1d - Zions-CC 8421 (Brandon MacKay)</td>
<td>4,813.25</td>
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<td>2100-1b - Zions-CC 8330 (Annette Myers)</td>
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<td><strong>Total Credit Cards</strong></td>
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<td>2070 - Accrued Interest Payable</td>
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<td>2200 - PAYROLL LIAB (Payroll Liabilities)</td>
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<td>2209 - Accrued Wages Payable</td>
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<td>2270 - 401K</td>
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<td>2272 - Employee 401K Contribution</td>
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<td>2271 - Company 401K Contribution</td>
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<td>2260 - Utah Retirement System</td>
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<tr>
<td>2262 - URS Company Contribution</td>
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<tr>
<td><strong>Total 2260 - Utah Retirement System</strong></td>
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<tr>
<td>2210 - Fed Withholding - 941 (Federal withholding Form 941)</td>
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<td>2211 - UT State Withholding</td>
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<td>2216 - UT SUI</td>
<td>40.08</td>
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<tr>
<td>2230 - Soc Security</td>
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<tr>
<td>2231 - Company Soc Security (Company)</td>
<td>726.76</td>
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<td>2232 - Employee Soc Security (Employee)</td>
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<td><strong>Total 2230 - Soc Security</strong></td>
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<tr>
<td>2250 - Medicare</td>
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<tr>
<td>2251 - Company Medicare</td>
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<tr>
<td>2252 - Employee Medicare</td>
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<td><strong>Total 2250 - Medicare</strong></td>
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<td><strong>Total 2200 - PAYROLL LIAB (Payroll Liabilities)</strong></td>
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<td><strong>Total Other Current Liabilities</strong></td>
<td>19,482.50</td>
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<tr>
<td><strong>Total Current Liabilities</strong></td>
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<tr>
<td><strong>Long Term Liabilities</strong></td>
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<tr>
<td>3510 - Deferred Inflows of Resources (Deferred Inflows of Resources related to pensions)</td>
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<tr>
<td>3505 - Net Pension Liability</td>
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<tr>
<td>3500 - LONG-TERM LIAB</td>
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</tr>
<tr>
<td>3501 - PCIB Loan</td>
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<tr>
<td><strong>Total 3500 - LONG-TERM LIAB</strong></td>
<td>259,500.00</td>
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<tr>
<td><strong>Total Long Term Liabilities</strong></td>
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<tr>
<td><strong>Total Liabilities</strong></td>
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<tr>
<td><strong>Equity</strong></td>
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<tr>
<td>3900 - Retained Earnings</td>
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<td><strong>Net Income</strong></td>
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<td><strong>Total Equity</strong></td>
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<tr>
<td><strong>TOTAL LIABILITIES &amp; EQUITY</strong></td>
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</tr>
</tbody>
</table>
### Solid Waste SSD #1

**Balance Sheet**  
January 1 to August 24, 2019  
Accrual Basis  
Aug 31, 19

#### ASSETS

##### Current Assets

Checking/Savings

<table>
<thead>
<tr>
<th>Account Code</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1100</td>
<td>OPERATING ACCOUNTS</td>
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</tr>
<tr>
<td>1101-2</td>
<td>MACU Savings (Savings Acct)</td>
<td>135,313.09</td>
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<tr>
<td>1101-1</td>
<td>MACU Checking (Mountain America Credit Union Accounts Receivable Deposits &amp; Direct Payroll Account Only)</td>
<td>134,504.14</td>
</tr>
<tr>
<td>1107</td>
<td>CRC E-Waste - Till</td>
<td>75.00</td>
</tr>
<tr>
<td>1101</td>
<td>Zions Bank Checking</td>
<td>77,577.34</td>
</tr>
<tr>
<td>1103</td>
<td>Petty Cash - Office (Petty Cash)</td>
<td>235.54</td>
</tr>
<tr>
<td>1106</td>
<td>Moab Landfill - Till</td>
<td>150.00</td>
</tr>
</tbody>
</table>

**Total 1100 - OPERATING ACCOUNTS**  
347,855.11

<table>
<thead>
<tr>
<th>Account Code</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
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<td>1113</td>
<td>PTIF CLOSURE FUNDS</td>
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<td>1117</td>
<td>PTIF KLF Closure #4019 (Combined PTIF accounts)</td>
<td>438,921.75</td>
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<td>PTIF Moab Closure #7383 (Restricted account for closure of moab landfill)</td>
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**Total 1113 - PTIF CLOSURE FUNDS**  
597,891.14

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<td>1108</td>
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<td>Klondike Bond</td>
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<td>PTIF GENERAL FUND #5817 - Other</td>
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**Total 1108 - PTIF GENERAL FUND #5817**  
509,465.61

**Total Checking/Savings**  
1,455,211.86

Accounts Receivable

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<td>Recycling Receivables</td>
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**Total 1310 - ACCTS REC**  
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**Total Accounts Receivable**  
185,050.23

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<td>Prepaid Expenses</td>
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**Total Other Current Assets**  
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**Total Current Assets**  
1,649,069.37

Fixed Assets

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**Total 1500 - FIXED ASSETS**  
1,162,192.54

**Total Fixed Assets**  
1,162,192.54

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**Total Other Assets**  
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**TOTAL ASSETS**  
2,884,179.91
### Liabilities & Equity

#### Liabilities

##### Current Liabilities

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<td>2100-1e · Zions-CC 9333 (Chris Scovill)</td>
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<td>2262 · URS Company Contribution</td>
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##### Long Term Liabilities

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<td>3501 · PCIB Loan</td>
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##### Equity

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<td>3505 · Net Income</td>
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**TOTAL LIABILITIES & EQUITY**

2,884,179.91
Our Mission is to bring greater funding resources to provide safer roads & paved pathways.

Grand County Transportation Special Service District

P.O. Box 1611, Moab, UT 84532
Grand County Road Shed
3500 S Hwy 191
Moab, UT 84532

Grand County Council Members
125 East Center Street
Moab, Utah 84532

Over the past 12 months the Grand County Transportation Special Service District has included Storm Drainage to our charter. By doing this we were able to fund raising a storm drain inlet grate on Murphy Lane. After the overlays our district funded during 2018, this project was necessary to the traveling public’s safety on this road. More recently the board was asked if it would obligate $150,000 to be used as match money for the Jackson Street Storm Water Mitigation Phase 2 project, the board approved of this request.

During 2020 the board would like to fund and participate in more storm drainage projects for Grand County. One major project, “Jackson Street Storm Water Mitigation Phase 2,” will need an estimated extra $100,000 to help with the match money. The second project the board would like to fund is “Murphy Lane Storm Drain Tie-in at Arbor Street.” This project is an estimated $90,000. Both of these projects are an estimated $190,000 which is the amount that the Grand County Transportation Special Service District is requesting for the 2020 year.

Thank you for your time,

Grand County Transportation Special Service District Board
# 2020 PROPOSED GCTSSD PROJECTS

To: Grand County Council  
From: Bill Jackson  
Date: August 20, 2019

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<th>PROJECT TYPE</th>
<th>ESTIMATED COST</th>
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<td><strong>STORM WATER</strong></td>
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<tr>
<td>1. Jackson Street storm water mitigation phase 2 match</td>
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<tr>
<td>2. Murphy Lane storm drain tie in</td>
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Total $190,000
## EXPENSES 2018

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<th>ASI</th>
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<p>| Qtr     | 1st Qtr         | 2nd Qtr         | 3rd Qtr         | 4th Qtr         |  |  |  |  |  |  |
|---------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 1st Qtr | $45.00          | $0.00           | $0.00           | $2,080.37       | $0.00           | $0.00           | $165.00         | $65.34          |
| 2nd Qtr | $0.00           | $0.00           | $0.00           | $0.00           | $0.00           | $0.00           | $135.00         | $0.00           |
| 3rd Qtr | $0.00           | $0.00           | $0.00           | $140.00         | $2,000.00       | $0.00           | $142.50         | $0.00           |
| 4th Qtr | $52.00          | $0.00           | $0.00           | $2,400.00       | $0.00           | $0.00           | $138.95         | $0.00           |</p>
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<td>Improvement to Class B Road Safety &amp; Maintnance</td>
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<td>Forest Hwy 46-Country Rd 73 Matching Funds</td>
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# EXPENSES 2019

## GENERAL EXPENSES

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**Total**: $4,953.28

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## PROJECT EXPENSES

<table>
<thead>
<tr>
<th>Date</th>
<th>Paid to</th>
<th>Invoice #</th>
<th>Check #</th>
<th>Amount</th>
<th>Which Project</th>
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<tbody>
<tr>
<td>4/9/2019</td>
<td>Straightline Contracting</td>
<td>4/8/2019</td>
<td>438</td>
<td>$1,100.00</td>
<td>County-Wide B-road Overlay, Rehab &amp; Preservation: Murphy Lane Project</td>
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**TOTAL**: $1,100.00

**Project Names**

- Paved Path Maintenance Project
- Improvement to Class B Road Safety & Maintenance
- Forest HWY 46- County Rd 73 Matching Funds
- County- Wide B-Overlay, Rehav & Preservation
Grand County Transportation Special Service District
12/9/2018

Income

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Carried Over from 2017</td>
<td>$273,412.41</td>
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<tr>
<td>Mineral Lease - Jan -FY2018</td>
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<td>Mineral Lease - Feb-FY2018</td>
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<td>Mineral Lease - Mar-FY2018</td>
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<td>Mineral Lease - Apr-FY2018</td>
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<td>Mineral Lease - May-FY2018</td>
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<td>Mineral Lease - Jun-FY2018</td>
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<td>Mineral Lease - Jul-FY2018</td>
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<td>Mineral Lease - Aug-FY2018</td>
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<td>Mineral Lease - Sep-FY2018</td>
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<td>Mineral Lease - Nov-FY2018</td>
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<td>Mineral Lease - Dec-FY2018</td>
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<td>State SRS Allocation</td>
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<td>State SRS Allocation- 2nd</td>
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<tr>
<td>Interest Earned from Zions (2018)</td>
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<tr>
<td>MISC- refund from bank for service charges</td>
<td>$240.00</td>
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TOTAL income in 2018 $377,626.52

Operating expenses in 2018 $7,349.16

Project invoices in 2018 $173,559.15

Income from De-Obligations in 2017 Funds -

Total $196,718.21

New obligations added in 2018 -

Zions Bank Balances 12/9/2018

<table>
<thead>
<tr>
<th>Account</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>xxxxxxx007 Checking</td>
<td>$14,356.49</td>
</tr>
<tr>
<td>xxxxxxx855 Savings</td>
<td>$106,311.79</td>
</tr>
<tr>
<td>xxxxxxx728 Money Market (Obligated funds)</td>
<td>$213,299.92</td>
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<tr>
<td>PTIF 8334 PTIF Account Dedicated for the Loop Road Project</td>
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<tr>
<td>PTIF 7777 PTIF Account Dedicated for the Loop Road Project</td>
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TOTAL $929,884.61

Charlie Harrison, Treasurer
## Grand County Transportation Special Service District

8/26/2019

### Income

<table>
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<tr>
<th>Description</th>
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<tr>
<td>State SRS Allocation</td>
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<td>Interest Earned from Zions (2019)</td>
<td>$244.10</td>
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<tr>
<td>Interest Earned from PTIF (2019)</td>
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<td>TOTAL income in 2019</td>
<td>$15,735.19</td>
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### Operating expenses in 2019

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Project invoices in 2019</td>
<td>$1,100.00</td>
</tr>
<tr>
<td>Income from De-Obligations in 2018 Funds</td>
<td>$-</td>
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<tr>
<td>Total</td>
<td>$4,953.28</td>
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### New obligations added in 2019

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total</td>
<td>$9,681.91</td>
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### Zions Bank Balances 8/26/2019

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Description</th>
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<tbody>
<tr>
<td>xxxxxx007</td>
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<td>xxxxxx855</td>
<td>Savings</td>
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<tr>
<td>xxxxxx728</td>
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<td>PTIF 8683</td>
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<td>GRAND TOTAL</td>
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### TOTAL BALANCE AVAILABLE FOR THE REST OF 2019

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<th>Description</th>
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<tbody>
<tr>
<td>TOTAL</td>
<td>$51,186.95</td>
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### PTIF Accounts Dedicated for the Loop Road Project

<table>
<thead>
<tr>
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<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>PTIF 8334</td>
<td>PTIF Account Dedicated for the Loop Road Project 6/30/2019</td>
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</tr>
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<td>PTIF 7777</td>
<td>PTIF Account Dedicated for the Loop Road Project 6/30/2019</td>
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<td>TOTAL</td>
<td>$608,523.26</td>
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Charlie Harrison, Treasurer
| **AGENDA SUMMARY**  
**GRAND COUNTY COUNCIL MEETING**  
**SEPTEMBER 3, 2019**  
**Agenda Item: L** |
| **Title:** Approving Proposed Job Description and a position for Assistant Director within the Library at a Grade 12 |
| **Fiscal Impact:** Within 2019 Budget (None) |
| **Presenter(s):** Carrie Valdes, Library Director; Renee Baker, Human Resource Director |

**RECOMMENDATION:**

I move to approve the proposed job description and a position for Library Assistant Director at a Grade 12, approve the revised job descriptions of 1) Library Services Manager (Adult Services), 2) Library Services Manager (Children/Teen Services), 3) Library Director, 4) Library Assistant (FT), 5) Library Clerk (FT) and 6) Facilities Maintenance Technician, and to eliminate the PT positions of Library Clerks and High School Apprentices, and authorize the Chair to sign all associated documents.

**BACKGROUND:**

The Library staff consists of over 20 individual employees. The number of staff members necessitates the addition of an Assistant Director position. The change in organizational structure would be within the 2019 budget as a full-time Library Assistant position and three part-time Library positions would be eliminated. This change will not increase the number of full-time staff members at the Library – this will remain at eight.

**ATTACHMENT(S):**

- Proposed Organizational Chart
- Draft Assistant Director Job Description
- Revised Services Manager Adult Job Description
- Revised Services Manager Children/Teen Job Description
- Revised Library Director Job Description
- Revised Library Assistant Job Description
- Revised Library Clerk Job Description
- Revised Facilities Maintenance Technician Job Description
Grand County
Job Description

Title: Assistant Director
Job Code: 
Division: Administration
Effective Date: 09/2019
Department: Library Services
Last Revised: 
FLSA Status: Non-Exempt

GENERAL PURPOSE
Performs a variety of professional administrative and supervisory duties related to planning, organizing and promoting the operations and activities of the county library services and resources.

SUPERVISION RECEIVED
Works under the general supervision of the Library Director.

SUPERVISION EXERCISED
Provides close to general supervision to fulltime and part-time staff, including Library Assistant(s) and Library Clerk(s) and various volunteers/community service workers.

ESSENTIAL FUNCTIONS

Administrative Functions: Prepares Board packets for the Library Board, attends Board meetings, may act as Library Board Secretary; oversees daily operations of the library including circulation/information desk duties, patron relations/complaints, technical services, digital services and interlibrary loan; oversees maintenance of the library's collections.

Researches and assists to formulate and implement library policies and procedures; provides ideas and suggestions toward the improvement of policies and services; provides feedback and assistance to the Director in the formulation of the budget, fundraising, and revising the Library's Strategic Plan; procures and administers grants.

Follows established process, procedures, practices, code or protocol interacting with patron group(s), including adult, teen and/or children; oversees program offerings and services for targeted group(s), such as, lectures, films, book groups, special events, etc.

Coordinates internal resources and third parties/vendors for the implementation of updates and/or required changes to the library's ILS, digital resources, and/or computer management services.

Assumes the librarian-in-charge role as required when Library Director is absent.

Financial Functions: Oversees and manages a budget; monitors budget status to ensure compliance with established spending limitations and constraints; recommends expenditures.

Personnel/Staffing Management: Assists the Library Director with training new employees, and is part of the collection management team and the hiring committee; in coordination with the Director supervises library staff and delegates jobs as needed; participates in the hiring and periodic evaluation of library staff in accordance with Grand County policies; trains new employees as needed; schedules, trains, and supervises volunteers and community service workers. Develops, implements, and promotes staff training opportunities.

Public Relations: Assists the Director with formulating and implementing library policies and procedures, maintaining public relations and a high level of customer service; assists to manage internal and external communications including use of brochures, signs, newsletters, social media, library website, fliers, newspaper articles, and radio; identifies and pursues public relations opportunities to promote goodwill and educate the community regarding library services; develops and recommend changes and improvements in service and community outreach; serves as staff liaison with the Friends of the Library.

In coordination with the Library Director, writes correspondence, policies, and procedures; assists with patron complaints to maintain patron satisfaction; assists "high maintenance" or "difficult" patrons as needed.

Library Services: Oversees the daily operations of the library related to patron services, circulation, programming, outreach and technical services.

Assists in the oversight of collection development, collection management, and donations; orders, reviews and recommends books and other materials selected for purchase; assists with book cataloging, processing and shelving; responds to reference questions; assists patrons and staff in all areas of the Library.
Teaches patrons and staff how to use the library’s computers, software, digital resources, online catalog, and the internet. Assists patrons and staff by troubleshooting computer problems. Promotes library collections and services through management of the library’s web presence on its website and public access catalog.

**Professional Development**: Attends various conferences and workshops related to public librarianship to receive training related to latest trends in library services, operations, practices and procedures.

**Customer Service**: Provides quality customer service by providing timely and accurate information to the public; portrays a positive public image and works with the public and other employees in a courteous and professional manner.

Performs related duties as required.

**MINIMUM QUALIFICATIONS**

1. **Education and Experience:**
   - A. Graduation from college with a Master of Library Science from an American Library Association (ALA) accredited school;  
   - B. Three (3) years of library experience;  
   - C. An equivalent combination of education and experience.

   **AND**

2. **Required Knowledge, Skills, and Abilities:**
   - **Considerable knowledge of** library issues such as censorship, formats, trends in library usage, and other issues pertinent to successful library management; theories, principles and objectives of library service; information services and collection development; current trends and developments in library services; principles of supervision; training and staff utilization principles; legal and political issues affecting library operations and management; resource development related to grants, donations, trusts, etc.; computer technologies affecting the future of library operations and services, i.e. library automation software, patron accessible databases, etc.
   - **Skill in** interpersonal communications and creative problem solving.
   - **Ability to** direct the work of others; establish and maintain effective working relationships with employees, other agencies and the public; multi-task and maintain concentration and flexibility with regard to frequently changing conditions and problems; communicate effectively, verbally and in writing; implement cooperative problem-solving processes; anticipate changing needs for services and facilities; operate personal computer and various software applications for word processing, collection management, library automation systems and spread sheet information; access e-mail and effectively functions in a computerized communications environment.

3. **Special Qualifications:**
   - Must possess a valid Utah Driver’s License.
   - Must complete a twelve (12) month probationary period.
   - Must successfully complete a pre-employment drug screening and background check.
   - Work is performed during day, evening, and/or Saturday shifts at the Grand County Public Library.

4. **Work Environment:**
   - Work in this position is performed in a open office public facility with appropriate climate controls. Tasks require variety of physical activities, not generally involving muscular strain, such as walking, standing, stooping, sitting and reaching. Talking, hearing and seeing essential to the performance of essential functions. Common eye, hand, finger, leg and foot dexterity also utilized in performance of daily tasks. Mental application utilizes memory for details, emotional stability, discriminating thinking and creative problem solving.

*****

**Disclaimer**: The above statements describe the general nature, level, and type of work performed by the incumbent(s) assigned to this classification. They are not intended to be an exhaustive list of all responsibilities, demands, and skills required of personnel so classified. Job descriptions are not intended to and do not imply or create any employment, compensation, or contract rights to any person or persons. Management reserves the right to add, delete, or modify any and/or all provisions of this description at any time as needed without notice. This job description supersedes earlier versions.

I ______________________________________have reviewed the above job description. Date____________________________________  

(Employee)
Title: Library Services Manager
Division: Adult Services
Department: Library Services

General Purpose
Performs a variety of supervisory duties and direct service work related to planning, organizing and promoting the operations and activities of an assigned service area.

Supervision Received
Works under the general supervision of the Library Director or Assistant Director.

Supervision Exercised
Provides close to general supervision to part-time staff, including Library Assistant(s), Library Clerk(s) and various volunteers/community service workers.

Essential Functions

Administrative Functions:
Assists with formulating and implementing library policies and procedures, maintaining public relations and a high level of customer service; provides ideas and suggestions toward the improvement of policies and services.

Performs professional library functions of a responsible nature, involving substantial judgment and initiative in designing programs.

Follows established process, procedures, practices, code or protocol interacting with patron group(s), including adult, teen and/or children; develops, recommends and implements various specialty programs and services for targeted group(s), such as, lectures, films, book groups, special events, etc.

Financial Functions: In coordination with the Library Management Team, oversees and manages a budget; monitors budget status to ensure compliance with established spending limitations and constraints; recommends expenditures.

Personnel/Staffing Management: Assists the Library Management Team with training new employees, and is part of the collection management team; in coordination with the Library Management Team supervises library staff and delegates jobs as needed; participates in the periodic evaluation of library staff in accordance with Grand County policies; schedules, trains, and supervises volunteers and community service workers.

Public Relations: Assists the Library Management Team to manage internal and external communications including use of brochures, signs, newsletters, social media, library website, files, newspaper articles, and radio; identifies and pursues public relations opportunities to promote goodwill and educate the community regarding library services; develops and recommend changes and improvements in service and community outreach.

In coordination with the Library Management Team, speaks to community groups and publicizes library programs; assists with patron complaints to maintain patron satisfaction; assists “high maintenance” or “difficult” patrons as needed.

Library Services: Oversees the daily operations of the library related to the circulation desk, information desk, and programming; assists Library patrons at all three public service desks.

Participates in the development of library collection; orders, reviews and recommends books and other materials selected for purchase; assists with book cataloging, processing and shelving; responds to reference questions; assists patrons and staff in all areas of the Library.

Assists patrons and staff in the use of the library's computers, software, digital resources, online catalog, and the internet. Assists patrons and staff by troubleshooting computer problems.
**Professional Development:** Attends various conferences and workshops related to public librarianship to receive training related to latest trends in library services, operations, practices and procedures.

**Customer Service:** Provides quality customer service by providing timely and accurate information to the public; portrays a positive public image and works with the public and other employees in a courteous and professional manner.

Performs related duties as required.

**MINIMUM QUALIFICATIONS**

1. **Education and Experience:**
   
   A. Graduation from college with a bachelor’s degree;  
   
   AND  
   
   B. Three (3) years of library experience;  
   
   OR  
   
   C. An equivalent combination of education and experience.

2. **Required Knowledge, Skills, and Abilities:**

   **Considerable knowledge of** library issues such as censorship, formats, trends in library usage, and other issues pertinent to successful library management; theories, principles and objectives of library service; information services and collection development; current trends and developments in library services; principles of supervision; training and staff utilization principles; legal and political issues affecting library operations and management; resource development related to grants, donations, trusts, etc.; computer technologies affecting the future of library operations and services, i.e. library automation software, patron accessible databases, etc.

   **Skill in** interpersonal communications and creative problem solving.

   **Ability to** direct the work of others; establish and maintain effective working relationships with employees, other agencies and the public; multi-task and maintain concentration and flexibility with regard to frequently changing conditions and problems; communicate effectively, verbally and in writing; implement cooperative problem-solving processes; anticipate changing needs for services and facilities; operate personal computer and various software applications for word processing, collection management, library automation systems and spread sheet information; access e-mail and effectively functions in a computerized communications environment.

3. **Special Qualifications:**

   Must possess a valid Utah Driver’s License.
   Must complete a twelve (12) month probationary period.
   Must successfully complete a pre-employment drug screening and background check.
   Work is performed during day, evening, and/or Saturday shifts at the Grand County Public Library.

4. **Work Environment:**

   Work in this position is performed in an open office public facility with appropriate climate controls. Tasks require variety of physical activities, not generally involving muscular strain, such as walking, standing, stooping, sitting and reaching. Talking, hearing and seeing essential to the performance of essential functions. Common eye, hand, finger, leg and foot dexterity also utilized in performance of daily tasks. Mental application utilizes memory for details, emotional stability, discriminating thinking and creative problem solving.

*****

**Disclaimer:** The above statements describe the general nature, level, and type of work performed by the incumbent(s) assigned to this classification. They are not intended to be an exhaustive list of all responsibilities, demands, and skills required of personnel so classified. Job descriptions are not intended to and do not imply or create any employment, compensation, or contract rights to any person or persons. Management reserves the right to add, delete, or modify any and/or all provisions of this description at any time as needed without notice. This job description supersedes earlier versions.

I ______________________________________have reviewed the above job description. Date____________________________________

(Employee)
Grand County

Job Description

<table>
<thead>
<tr>
<th>Title:</th>
<th>Library Services Manager</th>
<th>Job Code:</th>
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<td>Department:</td>
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<tr>
<td>FLSA Status:</td>
<td>Non-Exempt</td>
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GENERAL PURPOSE

Performs professional administrative, supervisory duties and direct service work coordinating and managing the children and teen collections, programs and activities.

SUPERVISION RECEIVED

Works under the general supervision of the Library Director or Assistant Director.

SUPERVISION EXERCISED

Provides supervision to full time and part-time staff, including Library Assistant(s) and Library Clerk(s) and various volunteers/community service workers.

ESSENTIAL FUNCTIONS

**Administrative Functions:** oversees the following daily operations of the Children’s Library including circulation/information desk duties, patron relations/complaints, technical services, community outreach and maintenance of the library’s collections.

Plans an executes a Summer Reading Program for children that offers weekly programs, reading incentives and readers advisory for leveled readers.

Assists Library Management Team Director and Library Services Supervisor with formulating and implementing library policies and procedures, maintaining public relations and a high level of customer service, fundraising, budgeting, and family/children programming.

Performs professional library functions of a responsible nature, involving substantial judgment and initiative in designing programs, developing children and teen collections, and supervising children and teen activities.

Follows established procedures, practices, or protocol interacting with patrons.

**Financial Functions:**

In coordination with the Library Management Team Director, maintains departmental budget for materials and programming and is responsible for the ongoing inventory of the library’s juvenile and teen collections.

Adheres to a budget when purchasing library materials/supplies and always makes an effort to select the most cost-effective purchases.

**Personnel/Staffing Management:** Assists the Library Management Team Director in training new employees, supervising library staff and delegating jobs as needed; Participates in the hiring and periodic evaluation of library staff in accordance with Grand County policies; Schedules, trains, and supervises juvenile volunteers and community service workers.

**Public Relations:** Assists the Library Management Team Director in creating brochures, signs, newsletters, fliers, newspaper articles and radio; identifies and pursues public relations opportunities to promote goodwill and educate the community regarding library services; develops and recommend changes and improvements in service and community outreach;

In coordination with the Library Management Team Director, writes correspondence, policies, and procedures; speaks to community groups and publicizes library programs; assists with patron complaints to maintain patron satisfaction; assists "high maintenance" or "difficult" patrons as needed.

**Library Services:** Oversees the daily operations of the library related to the circulation desk, information desk, programming and technical services; Participates in the development of library collection; orders, reviews and recommends books and other materials selected for purchase; assists with book cataloging, processing and shelving; responds to reference questions; Assists patrons and staff in all areas of the Library.
Teaches patrons how to use the library's computers, software, digital resources, online catalog, and the internet. Assists patrons by troubleshooting computer problems.

**Professional Development:** Attends various conferences and workshops related to Public Librarianship to receive training related to latest trends in library services, operations, practices and procedures.

**Customer Service:** Provides quality customer service by providing timely and accurate information to the public; portrays a positive public image and works with the public and other employees in a courteous and professional manner.

Performs related duties as required.

**MINIMUM QUALIFICATIONS**

1. **Education and Experience:**

   A. Graduation from college with a bachelor's degree.
   
   AND
   
   B. Three (3) years of library experience;
   
   OR
   
   C. An equivalent combination of education and supervisory experience.

2. **Required Knowledge, Skills, and Abilities:**

   **Considerable knowledge of** library issues such as censorship, formats, trends in library usage, and other issues pertinent to successful library management; theories, principles and objectives of library service; information services and collection development; current trends and developments in library services; principles of supervision; training and staff utilization principles; legal and political issues affecting library operations and management; resource development related to grants, donations, trusts, etc.; computer technologies affecting the future of library operations and services, i.e. library automation software, patron accessible databases, etc.

   **Skill in** interpersonal communications and creative problem solving.

   Ability to direct the work of others; establish and maintain effective working relationships with employees, other agencies and the public; multi-task and maintain concentration and flexibility with regard to frequently changing conditions and problems; communicate effectively, verbally and in writing; implements cooperative problem-solving processes; anticipates changing needs for services and facilities; operates personal computer and various software applications for word processing, collection management, library automation systems and spread sheet information; accesses e-mail and effectively functions in a computerized communications environment.

3. **Special Qualifications:**

   Must possess a valid Utah Driver's License.

   Must complete a twelve (12) month probationary period.

   Must successfully complete a pre-employment drug screening and background check.

   Work is performed during day, evening, and/or Saturday shifts at the Grand County Public Library.

4. **Work Environment:**

   Work in this position is performed in a open office public facility with appropriate climate controls. Tasks require variety of physical activities, not generally involving muscular strain, such as walking, standing, stooping, sitting and reaching. Talking, hearing and seeing essential to the performance of essential functions. Common eye, hand, finger, leg and foot dexterity also utilized in performance of daily tasks. Mental application utilizes memory for details, emotional stability, discriminating thinking and creative problem solving.

**Disclaimer:** The above statements describe the general nature, level, and type of work performed by the incumbent(s) assigned to this classification. They are not intended to be an exhaustive list of all responsibilities, demands, and skills required of personnel so classified. Job descriptions are not intended to and do not imply or create any employment, compensation, or contract rights to any person or persons. Management reserves the right to add, delete, or modify any and/or all provisions of this description at any time as needed without notice. This job description supersedes earlier versions.

I ___________________________ have reviewed the above job description. Date ____________________________ (Employee)
# Grand County
## Job Description

<table>
<thead>
<tr>
<th>Title:</th>
<th>Library Director</th>
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<tbody>
<tr>
<td>Job Code:</td>
<td></td>
</tr>
<tr>
<td>Division:</td>
<td>Administration</td>
</tr>
<tr>
<td>Department:</td>
<td>Library Services</td>
</tr>
<tr>
<td>Effective Date:</td>
<td>09/2017</td>
</tr>
<tr>
<td>Last Revised:</td>
<td>09/2019</td>
</tr>
<tr>
<td>FLSA Status:</td>
<td>Exempt</td>
</tr>
</tbody>
</table>

## GENERAL PURPOSE
Performs professional administrative and managerial duties related to planning, organizing, directing, controlling and promoting the operations and activities of the county library system and oversees all library services and resources.

## SUPERVISION RECEIVED
Works under the Library Board policy guidance and direction of the Council Administrator.

## SUPERVISION EXERCISED
Provides close to general supervision to full-time and part-time staff, including Assistant Director, Adult Services Manager, Children/Teen Services Manager, Facilities Maintenance Technician, Library Assistant(s), Library Clerk(s), High School Apprentice(s), and volunteers.

## ESSENTIAL FUNCTIONS

### Planning & Policy Making:
Serves as member of county executive staff; in accordance with Utah State Library's requirements and in conjunction with the Board of Directors, develops a multi-year strategic plan for Grand County Public Library to address growth and maintenance of library services and operations, collection development, technology, personnel, and other pertinent programs and policies for presentation to the Board of Directors for approval, and revises the plan according to schedule.

Plans, organizes and manages the services of the county library system; acts as liaison between community support groups and the Library Board; supervises and develops procedures, policies and public information and reference service methods.

Establishes goals and makes plans to develop the library services to effectively meet present and future community needs; advises, consults and confers with the Library Board, other libraries, professionals, officials (at State and local levels), citizens and community groups; plans and attends board meetings.

### Administrative Functions:
Maintains statistics on use, revenues, volunteer hours, and similar as requested by the Board and as required by Utah State Library and other reporting agencies.

Prepares agenda and other materials for monthly board meeting, including Director's report and budget report. Informs Board of Directors about library issues of note, including patron relations, grants, community outreach, statistical trends, staffing updates, and partnerships.

### Personnel/Staffing Management:
In coordination with the County Council Administrator and the HR Director, hires, supervises, evaluates, and discharges library staff as necessary and in accordance with the personnel policies of Grand County, Utah; establishes performance requirements and personal development and training targets; regularly monitors performance and provides coaching for performance improvement and development; recommends compensation rewards and initiates disciplinary action, up to and including, termination to address performance deficiencies, in accordance with County human resource policies.

Performs day to day scheduling of all library personnel; trains Library personnel or delegates such training to appropriate staff; manages positive team-building for all library personnel; in coordination with the County Council Administrator and the HR Director establishes a job description for each position in the library.

### Financial Operations:
In conjunction with the Board of Directors, prepares and presents annual operating budget following the County's budget cycle timeline; purchases departmental supplies, equipment, special collections, and maintenance supplies; monitors and approves expenditures as directed by the County Council; maintains departmental expenditures within budgetary limitations; writes grant proposals, manages and monitors grant funds; administers gifts and federal monies; accounts for all library revenues according to established procedures; prepares and submits various monthly reports showing activities, statistical and financial data; monitors financial activity to ensure compliance with established fiscal guidelines and budget limitations.

Prepares invoices for review at Board of Directors meeting each month and presents invoices to Grand County Clerk/Auditor's office for payment and record-keeping.

### Public Relations & Liaison:
Manages internal and external communications including use of brochures, signs, newsletters, fliers, newspaper articles, social media; identifies and pursues public relations opportunities to promote goodwill and educate the community regarding library services; develops and recommend changes and improvements in service and community outreach.

### Library Services:
Oversees the daily operations of the library including circulation, programs, patron services, and technical services; manages daily operational issues as they arise; coordinates with State Library for resources and training; plans, organizes, controls, integrates and evaluates the services provided by the county library system; develops, implements and monitors work plans to achieve library board goals and performance measures consistent with citizen expectations; manages and directs the development, implementation and evaluation of library programs.
Confers with technology-related staff, contractors and state personnel to ensure communication equipment and programs effectively support the library's mission and operations; maintains an extensive knowledge of technology as it pertains to libraries, staying current regarding changes and new applications.

Oversees development of library collection; orders, reviews and gives final approval to all books and other materials selected for purchase; assists with book cataloging, processing and shelving; responds to reference questions; assists patrons and staff in all areas of the Library; manages and disseminates library donations; supervises staff in the management of the library collection in terms of growth, maintenance, weeding, replacing, repairing, and discarding. Oversees weeding and replacement of library materials giving consideration to appropriate formats in conjunction with library personnel and in accordance with use statistics and needs of each department; oversees and evaluates the selection and maintenance of library materials and ensures that materials meet the needs of the community.

Oversees the preparation of annual reports to the State per Utah Code Annotated Sections 9-7-401 through 9-7-410; compiles statistics and organizes materials for final board presentations; compiles daily, monthly and yearly statistics including but not limited to programs, patron visits, circulation, acquisition, and inter-library loan.

**Professional Development:** Participates in various regularly scheduled meetings of the board; provides detailed reports of library operations and developments; provides professional expertise and guidance to the Board, including information regarding upcoming legislation, trends in library services, funding opportunities and management practices; serves as a member of the board and various board committees; attends workshops and conferences; maintains membership in professional associations.

Attends various conferences and workshops related to latest trends in library services, operations, practices and procedures.

Prepares various statistical reports tracking library operations and staff training as needed to demonstrate qualification for State of Utah Library certification and participate in state programs and resources; reports progress in the achievement of short-term and long-term library objectives furthering Library certification status.

**Customer Service:** Provides quality customer service by providing timely and accurate information to the public; portrays a positive public image and works with the public and other employees in a courteous and professional manner.

Performs related duties as required.

**MINIMUM QUALIFICATIONS**

1. **Education and Experience:**
   A. Graduation from college with a Master of Library Science from an American Library Association (ALA) accredited school; AND
   B. Five (5) years of library experience, two (2) years of which must have been in administration or supervision; OR
   C. An equivalent combination of education and experience.

2. **Required Knowledge, Skills, and Abilities:**

   **Thorough knowledge of** theories, principles and objectives of library service; management concepts and methods related to team building, empowerment and participative leadership; information services and collection development; current trends and developments in library services; human resource management and principles of supervision; training and staff utilization principles; legal and political issues affecting library operations and management; budget development and fiscal responsibility requirements; resource development related to grants, donations, trusts, etc.; principles of negotiation and problem solving. **Considerable knowledge of** computer technologies affecting the future of library operations and services, i.e. library automation software, patron accessible databases, etc.

   **Skill in** the art of diplomacy, communications and creative problem solving.

   **Ability to** direct the work of others; establishes and maintains effective working relationships with employees, other agencies and the public; communicates effectively, verbally and in writing; implements cooperative problem-solving processes; anticipates changing needs for services and facilities; operates personal computer and various software applications for word processing, collection management, library automation systems and spread sheet information; accesses e-mail and effectively functions in a computerized communications environment.

3. **Special Qualifications:**

   Must be a certified Librarian (administration, collection, cataloging, referencing) and complete State Library Director Orientation.
   Must possess a valid Utah Driver’s License.
   Must complete a twelve (12) month probationary period.
   Must successful complete a pre-employment drug screening and background check.

4. **Work Environment:**

   Incumbent of the position performs in a typical office setting with appropriate climate controls. Tasks require variety of physical activities, not generally involving muscular strain, such as walking, standing, stooping, sitting and reaching. Talking, hearing and seeing essential to the performance of essential functions. Common eye, hand, finger, leg and foot dexterity also utilized in performance of daily tasks. Occasional exposure to changing environmental conditions due to local automobile travel. Mental application utilizes memory for details, emotional stability, discriminating thinking and creative problem solving.

   ***

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I ___________________________ have reviewed the above job description. Date ___________________________

(Employee)
Title: Library Assistant  
Job Code:  
Division: Operations  
Effective Date: 09/2017  
Department: Library Services  
Last Revised: 09/2019  
FLSA Status: Non-Exempt

GENERAL PURPOSE
Performs a variety of working level library support duties as needed to provide day-to-day public library services. Functional assignments may include delivering responsive and friendly customer service, assisting the public with informational and directional questions, managing collection development and ordering for one or more of the library’s collections, issuing new library cards, maintaining confidential patron records, collecting fees, maintaining the organization and appearance of library collections, processing new acquisitions, etc.

SUPERVISION RECEIVED
Works under the general supervision of the Library Director, Assistant Director, or Library Services Manager.

SUPERVISION EXERCISED
May provide immediate or close supervision to Library Clerk(s) and/or High School Apprentice(s) while in training or on a project-by-project basis.

ESSENTIAL FUNCTIONS
(Performs Some or All of the Following)

General Operations: Provides general assistance to patrons by directing them to various locations in the library as needed to locate items in the collection; completes circulation duties; assists with meeting room reservations; assists patrons with placing interlibrary loan and purchase requests; assists the public with copier, printer, and computer needs; answers and directs phone calls as needed; acts as assistant to the Library Management Team.
Performs a variety of general clerical and office duties; types materials, operates computer for word and information processing; maintains records and files; creates and sets up displays; processes incoming and outgoing library materials; assists with weeding and inventory projects; searches for lost books and materials; recommends acquisitions of materials; ensures the accurate transfer of library materials between branches.
Compiles monthly statistics for Library Board meetings; runs usage reports and creates comparison spreadsheets and data visualizations.
Creates and maintains promotional and informational library signage; manages and orders library office supplies; researches products for the Library Management Team; delivers library mail to the post office/courthouse on a daily basis; manages the library’s phone system; maintains basic tidiness of the library; assists with opening and closing duties.

Children/Teen Programming: Performs customer service functions geared to child or young adult patrons; collaborates with library staff and management to plan, organize, promote, and implement young adult or children’s or pre-school special programs and services; researches collection materials appropriate for target audiences.
Provides administrative support and patron assistance; creates bulletin board presentations, assists with planning and implementation of community events and special programming, leads story-time, performs community outreach, creates various displays, provides specialized young adult assistance and services, utilizes multi-media resources.

Adult Programming: Performs customer service functions geared to adult patrons; assists with program planning, promotion, and delivery.
Reference: Provides general reference assistance; responds to questions and directs patrons; may provide simple training to patrons in use of the library’s electronic resources; follows library policies and procedures; communicates library policy and procedure to patrons as needed.
Assists patrons in the selection, of library materials; assists patrons in the use of the library’s online catalog; maintains the Moab Reading Room; serves as library liaison with the IRS.
In-processes library materials; mends materials as needed, makes recommendations to mend, bind or discard.

Digital Technology: Provides routine “help desk” assistance to staff and patrons; gives basic instruction on the use and applications of various software programs enabling access to library resources.
Assists patrons to locate and operate various types of equipment and machinery, such as copy machines, computers, scanners, etc.
Updates library website as needed; creates audio-visual covers and book jackets; maintains and supports the use of laptop lab and digital projector.

Circulation: Performs general duties related to the circulation of library materials; attends to circulation desk, greets patrons and assists with requests; initiates exchange of information required in the lending of library materials; checks in and checks out library materials; retrieves books and materials from book drop; processes holds and manages patron hold requests; assures library patron confidentiality; checks for damaged materials.
Operates computer to enter and update patron records; identifies patron status in relation to obligations, i.e., fees, and communicates the same to patrons; follows established guidelines in allowing waiver of fees; issues library cards; operates computer to delete items from the collections.
Performs general and routine duties related to the sorting, shelving and re-shelving of library collection materials, including books, magazines, audio visual, etc.; performs shelf reading to monitor the accurate placement of materials; monitors collection for damage and needed repairs; maintains shelves order; creates displays showcasing themes and materials.

Manages interlibrary loan process; manages and distributes overdue material notifications; maintains digital and physical posting of bestseller lists; rotates library materials between Moab and Castle Valley locations; delivers library materials to homebound patrons.

**Technical Services**: Performs various technical aspects of library operations; processes new materials and acquisitions, takes catalogued materials and makes them “shelf ready”; manages book repair, mends books and materials as needed; maintains a clean library environment.

Manages patron purchase requests; orders books and audio-visual items; completes original cataloging and/or copy cataloging for new library materials; updates and withdraws cataloging records to maintain library database; manages serials/periodicals acquisition and development; performs related duties as required.

**MINIMUM QUALIFICATIONS**

1. **Education and Experience:**
   
   A. High school diploma or equivalent; 
   
   B. Two (2) years of experience performing above or related duties; 
   
   C. Equivalent combination of education and experience.

   **AND**

2. **Knowledge, Skills, and Abilities:**

   **Working knowledge of** general library reference; Dewey Decimal System; interpersonal communication skills; processes and procedures related to library circulation; software applications, i.e. word processing, spreadsheets, image editors, etc.

   **Skill in** the operation of current technology, computers, various applications and resources unique to the library system.

   **Ability to** perform general clerical functions quickly and accurately; understand and follow written and oral instructions and work independently in carrying out work assignments; adhere to a prescribed routine; operate various office machines and equipment; establish and maintain effective working relationship with fellow employees and patrons of all ages; communicate effectively verbally and in writing.

3. **Special Qualifications:**

   Must complete a twelve-month introductory/orientation period as a prerequisite to this position.
   Must successfully complete pre-employment drug screening.
   Must possess a valid Utah Driver's license.

4. **Work Environment:**

   Employee in the position performs in a typical indoor setting with appropriate climate controls. Tasks require variety of physical activities involving muscular strain, such as walking, standing, stooping, sitting, reaching, and lifting. Talking, hearing and seeing necessary to the performance of most duties. Tasks also require attention to details, verbal instructions and discriminating thinking.

*****

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I ______________________________________have reviewed the above job description. Date____________________________________

(Employee)
**Grand County**

**Library Clerk**

**Job Code:**

**Division:** Operations  
**Effective Date:** 09/2017  
**Department:** Library Services  
**Last Revised:** 09/2019

**FLSA Status:** Non-Exempt

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**GENERAL PURPOSE**

Performs a variety of **entry level library support duties** as needed to provide day-to-day public library services. Functional assignments may include delivering responsive and friendly customer service, assisting the public with informational and directional questions, issuing new library cards, maintaining confidential patron records, collecting fees, maintaining the organization and appearance of library collections, processing new acquisitions, etc.

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**SUPERVISION RECEIVED**

Works under the general supervision of the Library Director, Assistant Director, or Library Services Manager.

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**SUPERVISION EXERCISED**

None.

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**ESSENTIAL FUNCTIONS (Performs Some or All of the Following)**

**General Operations:**

Provides general assistance to patrons by directing them to various locations in the library as needed to locate items in the collection; completes circulation duties; assists with meeting room reservations; assists patrons with placing interlibrary loan and purchase requests; assists the public with copier, printer, and computer needs; answers and directs phone calls as needed; acts as assistant to the Library Management Team.

Performs a variety of general clerical and office duties; types materials, operates computer for word and information processing; maintains records and files; creates and sets up displays; processes incoming and outgoing library materials; recommends acquisitions of materials; ensures the accurate transfer of library materials between branches.

Maintains basic tidiness of the library; assists with opening and closing duties

**Circulation:**

Performs general duties related to the circulation of library materials; attends to circulation desk, greets patrons and assists with requests; initiates exchange of information required in the lending of library materials; checks in and checks out library materials; retrieves books and materials from book drop; processes holds; assures library patron confidentiality; checks for damaged materials.

Operates computer to enter and update patron records; identifies patron status in relation to obligations, i.e., fees, and communicates the same to patrons; follows established guidelines in allowing waiver of fees; issues library cards; operates computer to delete items from the collections;

Performs general and routine duties related to the sorting, shelving and re-shelving of library collection materials, including books, magazines, audio visual, etc.; performs shelf reading to monitor the accurate placement of materials; monitors collection for damage and needed repairs; maintains shelves order; creates displays showcasing themes and materials.

Performs patron assistance; receives fees, operates cash register, and issues receipts.

**Children/Teen Programming:**

Performs customer service functions geared to child or young adult patrons; collaborates with library staff and management to plan, organize, and facilitate young adult or children’s or pre-school special programs and services; researches collection materials appropriate for target audiences.

Provides administrative support and patron assistance; creates bulletin board presentations, assists with community events and special programming, leads story-time, performs shelf reading to monitor the accurate placement of materials; monitors collection for damage and needed repairs; maintains shelves order; creates displays showcasing themes and materials.

Provides administrative support and patron assistance; creates bulletin board presentations, assists with community events and special programming, leads story-time, performs shelf reading to monitor the accurate placement of materials; monitors collection for damage and needed repairs; maintains shelves order; creates displays showcasing themes and materials.

**Adult Programming:**

Performs customer service functions geared to adult patrons; assists with program planning and delivery.

**Reference:**

Provides general reference assistance; responds to questions and directs patrons; may provide simple training to patrons in use of the library's electronic resources; follows library policies and procedures; communicates library policy and procedure to patrons as needed.

Assists patrons in the selection, of library materials; assists patrons in the use of the library's online catalog.

In-processes library materials; mends materials as needed, makes recommendations to mend, bind or discard.

**Digital Technology:**

Provides routine “help desk” assistance to staff and patrons; gives basic instruction on the use and applications of various software programs enabling access to library resources.

Assists patrons to locate and operate various types of equipment and machinery, such as copy machines, computers, scanners, etc.
**Technical Services**: Performs various technical aspects of library operations; processes new materials and acquisitions, takes catalogued materials and makes them “shelf ready”; mends books and materials as needed, maintains a clean library environment.

Performs related duties as required.

**MINIMUM QUALIFICATIONS**

1. **Education and Experience:**
   
   A. High School Diploma or equivalent; AND
   
   B. Sufficient experience to demonstrate an aptitude or ability to perform above and related duties; OR

   C. Equivalent combination of education and experience.

2. **Knowledge, Skills, and Abilities:**

   **Some knowledge of** general library reference; Dewey Decimal System; interpersonal communication skills; processes and procedures related to library circulation; software applications, i.e., word processing, etc.

   **Skill in** the operation of current technology, computers, various applications and resources unique to the library system.

   **Ability to** perform general clerical functions quickly and accurately; understand and follow written and oral instructions and work independently in carrying out work assignments; adhere to a prescribed routine; operate various office machines and equipment; establish and maintain effective working relationship with fellow employees and patrons of all ages; communicate effectively verbally and in writing.

3. **Special Qualifications:**

   Must complete a twelve-month introductory/orientation period as a prerequisite to this position.

   Must successfully complete pre-employment drug screening.

   Must possess a valid Utah Driver’s license.

4. **Work Environment:**

   Employee in the position performs in a typical indoor setting with appropriate climate controls. Tasks require variety of physical activities involving muscular strain, such as walking, standing, stooping, sitting, reaching, and lifting. Talking, hearing and seeing necessary to the performance of most duties. Tasks also require attention to details, verbal instructions and discriminating thinking.

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I ______________________________________ have reviewed the above job description. Date__________________________

(Employee)
Grand County
Job Description

Title: Facilities Maintenance Technician
Job Code:     
Division: Maintenance
Effective Date: 09/2017
Department: Library Services
Last Revised: 09/2019
FLSA Status: Non-Exempt

GENERAL PURPOSE

Performs a variety of semi-skilled and unskilled duties as needed to clean and complete technical maintenance and repairs of library facilities.

SUPERVISION RECEIVED

Works under the general supervision of the Library Management Team (Director).

SUPERVISION EXERCISED
None.

ESSENTIAL FUNCTIONS

Operations & Projects: Performs a variety of custodial and maintenance tasks for the library system facilities; sweeps, dusts, vacuums, scrubs, polishes, washes windows, changes light bulbs, removes garbage and biological waste, shampoos carpets; empties inside and outside trash containers; replaces light bulbs; performs faucet and drain maintenance; cultivates indoor plants; maintains recycle bins; maintains landscape and facility environment, weeding and grass cutting; inventories and orders cleaning supplies.

Monitors and stocks public restrooms; restocks supplies in public areas and maintains and repairs cleaning equipment; performs room setup for various meetings and events.

Performs outdoor duties including, i.e., maintains grounds of the library; performs watering maintaining drip system, repair of watering systems, mowing lawns, edging, trimming, planting, fertilizing, weeding, insect control and snow and ice removal.

Performs a variety of structural maintenance including carpentry, plumbing and electrical; repairs or replaces electrical transformers, installs electrical outlets; performs other duties which may include a wide variety of emergency and non-emergency maintenance tasks; such as flooring, ceiling, wall, and roof repairs, cooling system repairs, painting, light construction and other repairs; constructs displays and play equipment.

Performs routine upkeep and maintenance on electronic and computer equipment.

Detects and eliminates or minimizes safety hazards; attends periodic safety meetings.

Performs related duties as assigned.

MINIMUM QUALIFICATIONS

1. Education and Experience
   A. High School Diploma or equivalent; AND
   B. Two (2) years of experience in facilities and custodial operations or related fields; OR
   C. An equivalent combination of education and experience.

2. Knowledge, Skills, and Abilities:

   Working knowledge of construction and building trades, landscaping, and locksmith tasks; proper use, maintenance and repair of a wide variety of equipment and tools; construction techniques, and methods related to carpentry, and electrical wiring; cleaning chemicals and storage requirements (MSDS); interpersonal communication skills; maintenance procedures on complicated carpentry projects; common hazards related to confined space operations; methods, materials and equipment used in general construction work; equipment and fixtures; electrical and mechanical systems, heating systems, small motors, etc.
Skill in the use of a variety of hand and power tools common to routine maintenance and construction work, i.e., saws, cordless hand drills, etc.

Ability to determine needs for services and supplies necessary to carry out the maintenance programs; properly use and maintain basic tools and equipment; monitor and conform to established budget and spending guidelines for supplies and materials; establish and follow through on work priorities; make quality decisions in emergencies; communicate effectively, verbally and in writing; develop effective working relationships with supervisor, fellow employees and the public.

3. Special Qualifications:

Must possess a valid Utah Driver’s License.
Must complete a twelve (12) month probationary period.
Must successfully complete a pre-employment drug screening and background check.
Must be available and on call to respond to facility alarm systems and emergencies.
Must be able to move objects weighing up to 80 lbs.

4. Work Environment:

Tasks require variety of physical activities, generally involving muscular strain, such as walking, standing, stooping, sitting, reaching, lifting, etc. Talking, hearing and seeing essential to the performance of the job. Common eye, hand, finger dexterity required. Mental application utilizes memory for details, verbal instructions, discriminating thinking. Frequent local travel required in normal course of job performance. Occasionally exposed to high work places, volatile materials, toxic materials, confined work spaces and seasonal extreme changes in weather conditions. Strength of arms, hands, legs, and back required in the performance of essential functions.

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I ______________________________________ have reviewed the above job description. Date____________________________________

(Employee)
**AGENDA SUMMARY**

**GRAND COUNTY COUNCIL MEETING**

**SEPTEMBER 3, 2019**

**Agenda Item: M**

<table>
<thead>
<tr>
<th><strong>TITLE:</strong></th>
<th>Approving volunteer appointment to Canyonlands Health Care Special Service District</th>
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</thead>
<tbody>
<tr>
<td><strong>FISCAL IMPACT:</strong></td>
<td>None</td>
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<tr>
<td><strong>PRESENTER(S):</strong></td>
<td>Council Member Hawks, Council Liaison to the Board</td>
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</tbody>
</table>

**RECOMMENDATION:**
I move to approve the appointment of Paula Martin, with term expiring 12/31/2020, to serve on the Canyonlands Health Care Special Service District Board, and authorize the Chair to sign all associated documents.

**BACKGROUND:**
The Canyonlands Health Care Special Service District Board met in an open meeting and reviewed one application submitted for one open vacancy. The Board voted to forward the recommendation of applicant Paula Martin to the County Council for appointment, with term expiring 12/31/2020.

No other applications were received.

**ATTACHMENT(S):**
1. Board recommendation
2. Application received
Hi Ruth and Bryony,

Attached is the application for Paula Martin to serve on the CHCSSD board for the County Council’s consideration. The Board interviewed Paula at their last board meeting and voted to recommend her to serve on the Board to replace the seat vacated by Liz Tubbs. Please let me know if you need anything else.

Thank you!

Joette

From: Brezzie Spangler <chssd.ut@gmail.com>
Sent: Tuesday, August 20, 2019 7:47 PM
To: Joette Langianese <Joettel@frontiernet.net>
Subject: Paula’s Application

Joette, I have Paul’s application, I can send it in to the city council? Just let me know what I need to do.

Brezzie

Sent from Mail for Windows 10
Board and Commission Application and Certification Form

Instructions: Complete and sign this form and return it to Grand County Council Office, 125 E. Center St., Moab, UT 84532; fax: 435-259-2574; or council@grandcountyutah.net

Board or Commission Position Applied For: Canyon Lands Health Care

Name: Paula Martin

Mailing Address: HC 64 Box 3003

City: Castle Valley State: UT ZIP Code: 84532

Day Phone: 435-260-0564 Email Address: plmnn@frontier.com

In what year did you establish your current residency in Grand County? 1998
(residency is required for all Boards; some District boards require residency within the District, which may not include Moab City limits; two years’ residency prior to assuming board membership is required for Planning Commission)

If not Grand County, which county do you reside in? (applicable for Historical Preservation Commission and Housing Authority of Southeastern Utah)

Occupation or professional training: Registered Nurse

List your work experience that is relevant to your application for a position on the Board or Commission for which you are applying (if needed, attach a separate page):

I have worked in the County as a Registered Nurse since 1999 in various positions.

I have worked at Allen Memorial Hospital as an RN in the Extended Care Facility (ECF). Working with the elderly has always been a passion. My last years before retiring I worked as a Case Manager RN @ Community Nursing Services in Moab, which has given me more experience with elderly in their homes.
List your non-work experience that is relevant to your application for a position on the Board or Commission for which you are applying:

- Hospice Volunteer
- Member of the Quilt Guild
- Moab Yoga Classes
- Bike, Hike, Ski to keep a healthy active life

Grand County Resolution 3007 (December 2013) contains the following Board Member requirements:
- Must be a Grand County resident (unless otherwise noted);
- Terms shall be for four years, unless a shorter period is required by law, or unless a mid-term vacancy is being filled;
- All terms shall end December 31st with the new member taking office the first meeting in January of the following year;
- Board Members shall have the appropriate expertise when required by law;
- Submit applications to the Council's Office in accordance with the requirements contained in the notice;
- Agree to abide by the County's Conflict of Interest Ordinance.

Additionally, the State Code has the following requirements for Special Service Districts in Grand County:
- No appointed member of the Board may be a full or part-time employee of the District while serving on the Board;
- No person employed by a Special Service District as a full-time or part-time employee may serve on the Governing Board of the District;
- A Board Member may not be compensated separately as a Board Member and as an employee for providing the same service;
- Each Trustee/Board Member appointed by the County legislative body shall be an elector (registered voter) of the District.

I have read, and I certify, that all the information on this form is true and correct and I meet the requirements listed above. Furthermore, if appointed, I agree to faithfully attend the meetings and adhere to the State laws, County ordinances, and adopted Bylaws that govern the Board or Commission on which I am appointed to serve. Additionally, I have read the County's Conflict of Interest Ordinance (No. 462, November 2007) and do not have any inherent conflicts in serving on the Board or Commission to which I have applied. I agree to abide by this Ordinance.

Signature: [Signature]
Date: 8/28/19
### Agenda Summary

**Grand County Council Meeting**

**September 3, 2019**

**Agenda Item:** N

<table>
<thead>
<tr>
<th>Title:</th>
<th>Approving Justice Court Judge Nominating Commission appointments, postponed from August 20, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiscal Impact:</td>
<td>None</td>
</tr>
<tr>
<td>Presenter(s):</td>
<td>Subcommittee Council Members McGann, Morse, and Wells</td>
</tr>
</tbody>
</table>

**Recommendation:**

I move to nominate the following 3 individuals to serve as volunteers on the 5-person Justice Court Judge Nominating Commission in order to participate in interviewing final candidates for Justice Court Judge so as to forward a recommendation of 3 to 5 individuals for appointment by the County Council:

- Kelly Greene Vagt for a four-year term,
- Matt Brooks for an unspecified term, and
- Marsha Humphreys for an unspecified term.

**Background:**

Justice Court Judge David Tubbs will retire in early November 2019 due to state code mandates and limitations on age. At the July 16, 2019 County Council meeting, James Peters from the Administrative Office of the Courts (AOC) presented on Justice Court Nominating Commission procedures. He expressed the need for the AOC to drive the recruitment process and otherwise thoroughly vet the initial slate of applicants prior to interviews to be held by the yet-to-be-determined Nominating Commission. Applications were originally due to the AOC Monday, August 12th. However, due to a lack of number of applications received, the Council Administrator, upon request by the AOC, approved extending the application deadline to Tuesday, September 3rd as shown in the vacancy announcement, attached.

On August 6, 2019 the Council Administrator announced that the municipal selection had been made by the mayors of the City of Moab and of the Town of Castle Valley, and that their selection, Rhianna Medina, had accepted 1 of the 5 Nominating Commission positions.

On August 6th the County Council, by motion, created a subcommittee to determine a process for generating names of 3 individuals to serve on the 5-person Nominating Commission. The subcommittee met and generated a list of names. Those contacted by the subcommittee who were interested and willing to serve on the Nominating Commission (interviewing committee) were Aubrey Davis, Bob Greenberg, and Kelly Greene Vagt. The subcommittee was aware that Nominating Commission members may not be elected officials and may not be an applicant or be closely related to an applicant.

On August 20th the County Council moved to postpone this matter in order for Subcommittee members to first discuss with the other nominations before considering appointing an attorney from the County Attorney’s Office instead of one of them. Since then Aubrey Davis has agreed to defer the...
nomination since her expertise is with District Court rather than Justice Court. The Council also discussed appointing Marsha Humphreys rather than Bob Greenberg, reporting that Mr. Greenberg was in agreement.

The Nominating Commission will ultimately make recommendations of 3 to 5 individuals for appointment by the County Council for Grand County Justice Court Judge.

Mr. Peters in July had suggested that nominations for the Nominating Commission could come from the county attorney’s office or possibly from past Justice Court staff, those with an eye for qualities in a great judge. To that end, Judge Tubbs made a suggestion to the Council Administrator for a specific current Justice Court staffer, to be named publicly upon request by any Council Member.

For reference, in 2010 the Nominating Commission was comprised of citizens Lisa Church, Sena Hauer, Todd Peterson, Donna Metzler (municipal selection), and Autumn Fitzgerald (regional bar association selection).

Additionally, the Council Administrator and the County Attorney’s Office have reached out to the AOC to clarify whether they would assist with the process for the 5th Nominating Commission appointment to be made by the regional bar association; we are awaiting a response.

Each Nominating Commission member serves a four-year term except for 2 of the County Council appointments in which there is no specified term.

Attachment(s):
1. Justice Court Judge vacancy announcement, updated with extended application deadline of September 3rd
2. State Code 78A-7-202 Justice court judges to be appointed – Procedure
3. Excerpt through page 8 of Utah State Courts 2016 Manual of Procedures for Justice Court Nominating Commissions (full manual is available in the July 16th online Council packet at www.grandcountyutah.net in the County Council agenda center)
NEWS RELEASE

Matthew B. Durrant
Chief Justice, Utah Supreme Court

Hon. Mary T. Noonan
State Court Administrator

Catherine J. Dupont
Deputy State Court Administrator

Ensuring Justice for All

FOR IMMEDIATE RELEASE
August 13, 2019

Contact: Geoffrey Fatta
(801) 578-3994
Cell: (801) 712-4545

GRAND COUNTY JUSTICE COURT VACANCY DEADLINE EXTENDED

Grand County, UT—The deadline for applications for a Justice Court Judge position in Grand County has been extended. The position will replace Judge David Tubbs who will be leaving the position effective Nov. 3, 2019.

To be considered for a Justice Court judgeship in Grand County, candidates must be at least 25 years of age, a citizen of the United States, a Utah resident for at least three years, and have earned a high school diploma or GED. In addition, candidates must be a resident of Grand County or an adjacent county for at least six months immediately preceding appointment.

Information on judicial retention and performance evaluation is posted on the Utah State Court’s website at www.utcourts.gov under employment opportunities. An application for judicial office form must be completed and is available on the court’s website (www.utcourts.gov/admin/jobs). The annual salary range for the position is $29,829 to $53,691 and may include benefits. For additional information, contact Renee Baker at (435) 259-1323 or by email at rbaker@grandcountyutah.net

The deadline for applications is Tuesday, Sept. 3, 2019 at 5 p.m. and should be sent to the attention of Amy Hernandez, Administrative Office of the Courts, P.O. Box 140241, Salt Lake City, UT, 84114-0241. For an application or information, email amymh@utcourts.gov.

Utah law requires the Judicial Nominating Commission to submit three to five nominees to the Grand County Council within 45 days of its first meeting. The Grand County Council then has 30 days in which to make a selection. The selection must then be certified by the Utah Judicial Council.

# # #
§ 78A-7-202. Justice court judges to be appointed - Procedure.

Utah Statutes

Title 78A. Judiciary and Judicial Administration

Chapter 7. Justice Court

Current through Chapter 510 of the 2019 General Session

§ 78A-7-202. Justice court judges to be appointed - Procedure

(1) As used in this section:
   (a) "Local government executive" means:
      (i) for a county:
         (A) the chair of the county commission in a county operating under the county commission or expanded county commission form of county government;
         (B) the county executive in a county operating under the county executive-council form of county government; and
         (C) the county manager in a county operating under the council-manager form of county government;
      (ii) for a city or town:
         (A) the mayor of the city or town; or
         (B) the city manager, in the council-manager form of government described in Subsection 10-3b-103(7); and
      (iii) for a metro township, the chair of the metro township council.
   (b) "Local legislative body" means:
      (i) for a county, the county commission or county council; and
      (ii) for a city or town, the council of the city or town.

(2) There is created in each county a county justice court nominating commission to review applicants and make recommendations to the appointing authority for a justice court position. The commission shall be convened when a new justice court judge position is created or when a vacancy in an existing court occurs for a justice court located within the county.
(a) Membership of the justice court nominating commission shall be as follows:

(i) one member appointed by:

(A) the county commission if the county has a county commission form of government; or

(B) the county executive if the county has an executive-council form of government;

(ii) one member appointed by the municipalities in the counties as follows:

(A) if the county has only one municipality, appointment shall be made by the governing authority of that municipality; or

(B) if the county has more than one municipality, appointment shall be made by a municipal selection committee composed of the mayors of each municipality and the chairs of each metro township in the county;

(iii) one member appointed by the county bar association; and

(iv) two members appointed by the governing authority of the jurisdiction where the judicial office is located.

(b) If there is no county bar association, the member in Subsection (2)(a)(iii) shall be appointed by the regional bar association. If no regional bar association exists, the state bar association shall make the appointment.

(c) Members appointed under Subsections (2)(a)(i) and (ii) may not be the appointing authority or an elected official of a county or municipality.

(d) The nominating commission shall submit at least three names to the appointing authority of the jurisdiction expected to be served by the judge. The local government executive shall appoint a judge from the list submitted and the appointment ratified by the local legislative body.

(e) The state court administrator shall provide staff to the commission. The Judicial Council shall establish rules and procedures for the conduct of the commission.

(3) Judicial vacancies shall be advertised in a newspaper of general circulation, through the Utah State Bar, and other appropriate means.

(4) Selection of candidates shall be based on compliance with the requirements for office and competence to serve as a judge.

(5) Once selected, every prospective justice court judge shall attend an orientation seminar conducted under the direction of the Judicial Council. Upon completion of the orientation
program, the Judicial Council shall certify the justice court judge as qualified to hold office.

(6) The selection of a person to fill the office of justice court judge is effective upon certification of the judge by the Judicial Council. A justice court judge may not perform judicial duties until certified by the Judicial Council.

Cite as Utah Code § 78A-7-202

History. Amended by Chapter 352, 2015 General Session , §129, eff. 5/12/2015.
Amended by Chapter 99, 2015 General Session , §8, eff. 5/12/2015.
Amended by Chapter 205, 2012 General Session , §11, eff. 5/8/2012.
Amended by Chapter 3, 2011SP2 General Session , §2, eff. 7/28/2011.
Amended by Chapter 29, 2011 General Session
The mission of the Utah judiciary is to provide the people an open, fair, efficient, and independent system for the advancement of justice under the law.

Prepared by
Administrative Office of the Courts
POB 140241
450 S State St
Salt Lake City, UT 84114-0241
www.utcourts.gov
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(1) List of Utah Judicial Nominating Commissions by Counties

<table>
<thead>
<tr>
<th>Counties Served</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Box Elder, Cache, Rich</td>
<td>1</td>
</tr>
<tr>
<td>Davis, Morgan, Weber</td>
<td>2</td>
</tr>
<tr>
<td>Salt Lake, Summit, Tooele</td>
<td>3</td>
</tr>
<tr>
<td>Juab, Millard, Utah, Wasatch</td>
<td>4</td>
</tr>
<tr>
<td>Beaver, Iron, Washington</td>
<td>5</td>
</tr>
<tr>
<td>Garfield, Kane, Piute, Sanpete, Sevier, Wayne</td>
<td>6</td>
</tr>
<tr>
<td>Carbon, Emery, Grand, San Juan</td>
<td>7</td>
</tr>
<tr>
<td>Daggett, Duchesne, Uintah</td>
<td>8</td>
</tr>
</tbody>
</table>

Nominating committees are formed in a county as needed to fill a judicial vacancy. Individuals appointed to these committees serve a four year term and may be called upon any time a new vacancy occurs within that county during their term. The two commission members selected by the local government which has posted the vacancy (see Composition of Utah Judicial Nominating Commissions) are not subject to the four year term.

(2) Introduction

Utah judicial nominating commissions serve a critical function. The work of a commission marks the beginning of a process that culminates in the appointment by the local government executive of a new member of the judiciary. Service on a judicial nominating commission is, therefore, a serious undertaking. It requires a willingness to devote the time and energy to nominate the candidates who will most effectively enhance the quality of the bench. It requires the discipline to work in a group and within the confines of a strict timetable. It requires the commitment to proceed through the various steps of the judicial nomination process with care and integrity. While the work of a judicial nominating commission is both concentrated and time consuming, participants will find satisfaction in the knowledge that their work directly improves the quality of Utah's judicial system.

Throughout their thoughtful and impartial deliberations, the commissioners must hold the public interest foremost in the decision making process. The quality of Utah's judiciary rests initially in the nomination of candidates by the commissioners. The commissioners have many applicants from which to choose. Consequently, only extreme diligence by the nominating commission assures that all of the nominees submitted to the local government executive will strengthen the state's judiciary.

This manual was developed to assist Utah's judicial nominating commissions by providing a common background of information and by establishing guidelines both for commission procedures and applicant evaluation. Its goal is to enhance the efficiency of the nominating process by resolving procedural issues and preserving the time of the commissioners for a more thorough investigation and evaluation of applicants. It also
seeks to articulate the qualifications and some of the more important qualities for judicial office, thus providing practical guidelines for applicant evaluation.

(3) Merit Selection of Judges

The office of judge is unique in our society. A judge is a public servant holding an office of high public trust and so should answer to the public. However, the obligation of a judge is to resolve disputes impartially and base decisions solely upon the facts of the case and the law. A judge, therefore, should be insulated from public pressure.

The federal government and the states balance the competing interests of judicial accountability and judicial independence in a variety of ways. A federal judge, for example, is almost completely insulated from public pressure by serving a life term. There are two basic approaches to judicial selection and retention at the state level. Judges of many states face periodic partisan or nonpartisan elections which force them to act as politicians as well as jurists. Other states, including Utah, have decided to choose their judges by merit selection.

Merit selection was developed as an alternative to the federal system and to state systems requiring that judges run in contested elections, both of which have been criticized as unduly politicizing the judiciary and undermining the integrity of the law. Merit selection plans have been in the process of development in many states since 1913 under the auspices of the American Judicature Society, a non-profit, non-partisan organization formed to improve the judicial selection process. Utah initially developed its merit selection system by statute in 1967 to govern gubernatorial appointments and combined it with nonpartisan, contested elections for retention. The revised Judicial Article of the Utah Constitution, effective July 1, 1985, established merit selection as the exclusive method of choosing a state court judge. Legislation passed in 1994 changed the composition of the nominating commissions and the method of selecting commission members. However, despite the changes in the commission composition and selection, the over arching goal of the system -- the nomination and appointment of the best qualified candidates on a nonpartisan basis -- remains unchanged. As stated in the Utah Constitution: “Selection of judges shall be based solely upon consideration of fitness for office without regard to any partisan political consideration.”

There are five steps in the Utah merit selection plan: nomination, appointment, confirmation, certification and retention. The nomination of judges includes several steps preceding the selection of nominees. A commission has 45 days from its first meeting to complete this process. The steps of the nomination process include:

- the application process;
- screening of applicants by staff to determine minimum constitutional qualifications for office;
- the organizational meeting including public testimony;
- screening of applicants by the commission based only on the application materials;
- the summary investigation of applicants by staff;
- investigation of the applicants as determined by the commissioners;
- the screening of applicants prior to interviews;
preparation for the interviews;
personal interviews of the candidates;
selection of a preliminary list of nominees;
public dissemination of the names of the proposed nominees and public comment upon their qualification for office;
further investigation of the proposed nominees as determined by the commissioners;
final selection of the nominees; and
submitting the nominees to the local government executive.

The local government executive must appoint one of the nominees within thirty days of receiving the nominations.

After certification by the Judicial Council, the new judge assumes the duties of the bench for three years before facing the first unopposed retention election. In the unopposed retention election, the electorate is asked whether the judge should be retained in office. Thereafter, the term of office of a judge is six years. At the end of each term of office, the judge faces another unopposed retention election.

(4) Composition of Utah Judicial Nominating Commissions

The justice court nominating commissions are established by statute, and their composition is determined by statute. A county justice court nominating commission will be created when there is a vacant justice court judge position or when a new position is created. Membership of the county justice court nominating commission shall include:

1. One member appointed by the county commission if the county has a commission form of government

OR

The county executive if the county has an executive-council form of government

2. One member appointed by the municipalities in the counties as follows:
   - If the county has only one municipality, appointment shall be made by the governing body of that municipality; or
   - If the county has more than one municipality, appointment shall be made by a municipal selection committee composed of the mayors of each municipality in the county

3. One member appointed by the county bar association
   - If there is no county bar association, the member shall be appointed by the regional bar association. If no regional bar association exists, the state bar association shall make the appointment

4. Two members appointed by the governing authority of the jurisdiction where the judicial office is located

Reference Table:
### Number of Appointees

<table>
<thead>
<tr>
<th>Number of Appointees</th>
<th>Appointing Authority</th>
<th>Term of Appointment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>County commission/executive</td>
<td>4 years</td>
</tr>
<tr>
<td>1</td>
<td>Municipality/Municipal selection committee comprised of mayors of each municipality</td>
<td>4 years</td>
</tr>
<tr>
<td>1</td>
<td>County Bar Association</td>
<td>4 years</td>
</tr>
<tr>
<td>2</td>
<td>Governing authority of the jurisdiction where judicial vacancy is located</td>
<td>No term – varies by vacancy</td>
</tr>
</tbody>
</table>

Nominating commission members may not be elected officials of the county or municipality. Members of the commission are not eligible to apply for judicial vacancies within the appointing county during their term and may not be closely related to an applicant (see 6c). Commissioners are not paid for their work, but they may receive reimbursement for any necessary expenses incurred in the performance of their duties.

### (5) The Application Process

**(a) Notice of Vacancy**

The notice of vacancy is in the form of a press release. The notice includes the jurisdiction of the court, the constitutional minimum requirements for judicial office (see Section 7, Evaluation Criteria), a brief description of the work of the court, the method for obtaining application forms, the application deadline, the names and cities of residence of commission members, when available (if appointments are pending, this will also be indicated), and the method for submitting oral or written testimony at the organizational meeting.

The notice is prepared by the Administrative Office of the Courts and is released to the Salt Lake Tribune, the Deseret News, the Utah State Bar and newspapers with circulation within the geographic venue of the court. Press releases are also provided to the network affiliated television stations in Salt Lake City.

**(b) Applications**

Application forms and the required waivers are available from and should be submitted to the Administrative Office of the Courts, Attention: Judicial Nominations, P.O. Box 140241, Salt Lake City, Utah 84114-0241 or at Scott M. Matheson Courthouse, 450 South State Street, Suite N31. Application and waiver forms are available on preprinted forms and in an electronic format.

The application package consists of the following:

a) An original and six copies of the application form.

b) An original and six copies of the applicant’s resume.

c) A check or money order payable to the Administrative Office of the Courts for $8.70 to cover the cost of a credit check.

d) A waiver of the right to review the records of the commission.

e) A waiver of confidentiality of records.
AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING
September 3, 2019

Agenda Item: O

<table>
<thead>
<tr>
<th>TITLE:</th>
<th>Approving Sage Creek Condominiums Subdivision Improvement Agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td>FISCAL IMPACT:</td>
<td>N/A</td>
</tr>
<tr>
<td>PRESENTER(S):</td>
<td>Zacharia Levine, Community and Economic Development Director</td>
</tr>
</tbody>
</table>

STATED MOTION:
Move to approve the Sage Creek Condominiums Subdivision Improvement Agreement and authorize the Chair to sign all associated documents.

PLANNING COMMISSION RECOMMENDATION:
N/A

STAFF RECOMMENDATION:
Approve.

BACKGROUND:
The Sage Creek Condominiums subdivision was approved by Resolution 3145-A on August 21, 2018. However, the SIA was never recorded. The resolution and SIA are attached.

ATTACHMENT(S):
1. Sage Creek Condominium SIA
2. Resolution 3145-A
SUBDIVISION IMPROVEMENTS AGREEMENT
Sage Creek at Moab

This SUBDIVISION IMPROVEMENTS AGREEMENT (the “Agreement”) is effective as of August 21, 2018 (“Effective Date”) by and between GRAND COUNTY, UTAH, a Utah political subdivision, 125 E Center St, Moab, Utah 84532 (hereinafter referred to as “COUNTY”), and SAGE CREEK AT MOAB, LLC, 2225 Mountain Home Circle, Cove, Utah 84320 (hereinafter referred to as “SUBDIVIDER”).

RECITALS

WHEREAS, SUBDIVIDER owns real property located in Grand County, Utah particularly described in Exhibit A, attached hereto and incorporated herein;

WHEREAS, COUNTY approved the Final Condominium Plat on August 21st 2018 (the “Plat”) for the Sage Creek at Moab Subdivision, a residential subdivision of one hundred and eight (108) condominium units (“the Subdivision”), subject to the terms and conditions noted on the Plat and in Grand County Resolution 3145-A, 2018 and this Agreement;

WHEREAS, Grand Water & Sewer Service Agency (“GWSSA”) committed to provide culinary water service to the Subdivision on May 10, 2018 via letter from GWSSA;

WHEREAS, the COUNTY and SUBDIVIDER mutually acknowledge that the matters set forth herein are reasonable conditions and requirements to be imposed by COUNTY in connection with its approval of the Plat, and that such matters are necessary to protect promote and enhance the public health, safety, and welfare.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE MUTUAL COVENANTS, AND THE APPROVAL, EXECUTION, AND ACCEPTANCE OF THE PLAT BY THE COUNTY, IT IS FURTHER AGREED AS FOLLOWS:

1. IMPROVEMENTS. SUBDIVIDER agrees to construct the “Required Improvements” as specified in the final construction plans prepared by Focus Engineering and Surveying, LLC, which were submitted and approved with the Plat application for the Property on May 8, 2018, as amended and updated (the “Plans”) and as provided herein. An approved estimate of the cost of the Required Improvements provided by a licensed engineer is itemized on Exhibit B, attached hereto and incorporated herein by this reference (the “Cost Estimate”). “Construction” and “installation” may be used interchangeably herein.

2. DEVELOPMENT REQUIREMENTS. SUBDIVIDER shall develop the Property, pursuant to the Plat, this Agreement, the Code, the Construction Standards, and all other applicable laws, rules and regulation under the regulatory supervision of the COUNTY. Unless otherwise provided herein, if any such authorities are in conflict, the terms of this Agreement shall supersede and control the terms of development; provided, however, that the Plat shall supersede and control over the terms of any other authority.
3. UTILITIES. SUBDIVIDER shall install and bury underground all water and sewer mains, service stub-outs, stormwater drainage facilities, and electricity, natural gas, telephone and cable television lines shown in the Plans prior to construction of any overlaying street, curb, sidewalk, pedestrian/bicycle path or gutter to prevent unnecessary pavement cuts. In addition, SUBDIVIDER shall provide an as-built survey of such utilities prepared by a professional land surveyor showing horizontal and vertical locations. The COUNTY shall receive a copy of such survey prior to any backfill as a condition precedent to releasing the construction performance bond.

4. CONSTRUCTION AND INSPECTION. The Required Improvements shall be constructed and inspected as follows:

   a. Notice of Commencement. SUBDIVIDER commenced construction of the Required Improvements, specifically grading and installation underground utilities, on or around March 15, 2018.

   b. Construction Mitigation. SUBDIVIDER shall ensure that construction does not create a nuisance for surrounding property owners. As used herein, nuisance shall include dust, glare/light, and noise that is not confined to the boundaries of the property, as further regulated by Grand County Code.

       i. Sand/Dirt. During construction, SUBDIVIDER shall use proper sand and dirt and erosion control to minimize impact on adjacent properties and maintain streets and roads in such a manner that they may be reasonably traveled upon. The COUNTY may order construction to cease or abatement measure be taken, and SUBDIVIDER shall comply with the same, when the COUNTY determines in its sole discretion that sand or dirt emanating from the Property related to construction activities is unacceptable.

       ii. Noise. SUBDIVIDER shall confine the hours of construction operations to 7 am to 9 pm (and 9 am to 9 pm on Sunday), or as otherwise provided by the Grand County Code.

       iii. Light/Glare. SUBDIVIDER shall comply with the requirements of Section 6.6, and specifically Sections 6.6.4 through 6.6.7, of the Grand County Code, as amended. Specifically, during construction, SUBDIVIDER shall fully shield all outdoor lighting, whether it be temporary for construction or permanent, and shall not place fixtures at a location, angle, or height that directs illumination outside the boundaries of the Property.

   c. Inspection. The COUNTY may inspect the Requirement Improvements during regular business hours in its sole discretion, and no less frequently than requested by SUBDIVIDER. No excavation, facility or improvement shall be covered or buried until inspected by the COUNTY, unless such inspection is waived in writing.

   d. Notice of Violation. If the COUNTY determines that construction is not consistent with the Plans, the Code, the Construction Standards or any other applicable rules and regulations, the County shall provide SUBDIVIDER with written Notice of Violation and SUBDIVIDER shall immediately stop work until corrections are made.
e. **Notice of Failure.** As soon as practical, SUBDIVIDER shall contact the COUNTY upon the failure of any performance testing, or of any issues that arise that may prevent construction from proceeding in accordance with the Plans.

f. **Final Acceptance.** The County shall not approve the full release of the Improvements Collateral, as defined in Section 5, until the Required Improvements obtain final acceptance by the COUNTY pursuant to Section 9.5.5.D and E of the Code, as amended.

5. **COLLATERAL.**

a. **Improvements Collateral.** The County acknowledges that prior to recording of the Plat or commencement of construction, and to secure SUBDIVIDER’S obligations hereunder, SUBDIVIDER furnished a financial security pursuant to Section 9.5.3.B.3 of the Grand County Code in an amount equal to one hundred and twenty-five percent (125%) of the Cost Estimate of the unfinished Required Improvements (the “Improvements Collateral”), which amount totaled $1,009,432.42. The County has since approved three bond releases totaling $760,696.02. The County currently holds Improvements Collateral in the amount of $248,736.40 for SUBDIVIDER.

b. **Release.** From time to time, as the Required Improvements are completed, SUBDIVIDER may apply in writing to the COUNTY for a partial or full release of the Improvements Collateral. Each release request shall be summarized on the County’s Collateral Release Form and must show, or include the following:

   i. Dollar amount of the original Requirements Collateral;
   ii. Description of the Required Improvements completed, including dollar value;
   iii. Description of the unfinished Required Improvements, including dollar value;
   iv. Amount and date of all previous Improvements Collateral released;
   v. Amount of the Improvements Collateral to be released;
   vi. Release or waivers of mechanics liens of all parties who have furnished work, services, or materials for the Required Improvements, and
   vii. Reasonable fees, if required by the COUNTY, to cover the cost of administration and inspections.

Upon such request, the COUNTY shall inspect the Required Improvements, both those completed and unfinished. If the COUNTY determines from the inspection that the Required Improvements have been completed, as provided herein, the COUNTY shall release a corresponding portion of the Improvements Collateral within thirty (30) days of inspection. The release shall be made in writing signed by the COUNTY. The amount to be released shall be the amount of the remaining Improvements Collateral LESS one hundred and twenty-five percent (125%) of the cost of the unfinished Required Improvements; provided, however, that the Improvements Collateral shall not be released in full until SUBDIVIDER posts the Warranty Collateral required hereunder.

c. **Notice of Deficiency.** If, upon inspection or otherwise, the COUNTY determines that SUBDIVIDER has violated its obligations hereunder, the COUNTY shall
mail a written Notice of Deficiency to SUBDIVIDER requesting repairs within thirty (30) days; provided, however, that in the event of an emergency as determined in the COUNTY's sole discretion, an advanced Notice of Deficiency is not required.

d. Repair by County. If SUBDIVIDER does not undertake such abatement measures or repairs as requested or in the event of an emergency, the COUNTY shall have the right but not the obligation to make the repairs at SUBDIVIDER's expense, in which event the COUNTY is not limited by the amount of the Collateral.

e. Assignment. In the event SUBDIVIDER fails to complete the Required Improvements, the COUNTY may assign the Improvements Collateral to a subsequent owner who acquires the Property, or a portion thereof, by purchase, foreclosure, or otherwise, which subsequent owner is bound by this Agreement.

f. Conflict. In the event of conflict between Section 9.5.5 of the Grand County Code, as amended, and this Section 5, this Section 5 shall control.

6. TIMELINE. No later than twenty-four (24) months after the Effective Date, SUBDIVIDER shall complete the Required Improvements. The Required Improvements shall be deemed complete once the Required Improvements obtain final acceptance by the COUNTY pursuant to Section 9.5.5.D and E of the Code. If construction has not commenced within one year of the Effective Date, the COUNTY may, in its sole discretion, require resubmittal of the construction plans for review and compliance with current standards and engineering requirements. The COUNTY may also extend the deadlines in this Section 5 for good cause with a written amendment hereto signed by both Parties pursuant to Section 9.5.5.A(2) of the Code.

7. PUBLIC DEDICATION. SUBDIVIDER shall be responsible for the costs of construction, materials, and testing of all public Required Improvements within the Subdivision. The COUNTY shall not approve the full release of the Improvements Collateral until SUBDIVIDER has conveyed all public roads, streets, curbs, gutters, sidewalks, and pedestrian paths with adequate easements and rights-of-way free and clear of any liens and encumbrances to the COUNTY.

8. COUNTY EASEMENT. SUBDIVIDER hereby grants to the COUNTY a temporary, nonexclusive right of access to, on and over the Property for the purposes of constructing, maintaining, and repairing the Required Improvements during construction and through the Warranty Period.

9. WARRANTY. SUBDIVIDER hereby warrants the Required Improvements are free from defective workmanship or materials for a period of one (1) year after the Required Improvements obtain final acceptance by the COUNTY pursuant to Section 9.5.5.D and E of the Code, pursuant to the following:

   a. Warranty Collateral. Prior to release of the Improvements Collateral, and to secure SUBDIVIDER'S obligations hereunder, SUBDIVIDER shall furnish cash or a good and sufficient, unconditional warranty bond in favor of Grand County,
or certified check payable to “Grand County,” in an amount equal to ten percent (10%) of the total Cost Estimate (the “Warranty Collateral”).

b. Notice of Deficiency. If the COUNTY determines that the Required Improvements are defective during the Warranty period, which shall include revegetation of areas disturbed by SUBDIVIDER, the COUNTY shall mail a written Notice of Deficiency to SUBDIVIDER requesting repairs within thirty (30) days; provided, however, that in the event of an emergency as determined in the COUNTY’s sole discretion, an advanced Notice of Deficiency is not required.

c. Repair by County. If SUBDIVIDER does not undertake such abatement measures or repairs as requested or in the event of an emergency, the COUNTY shall have the right but not the obligation to make the repairs at SUBDIVIDER’s expense, in which event the COUNTY is not limited by the amount of the Collateral.

d. Release. The COUNTY shall release the Warranty Collateral within thirty (30) days of the expiration of the Warranty less any costs or expenses incurred by the COUNTY to repair defective workmanship or materials during the Warranty period.

10. BREACH. Upon breach by SUBDIVIDER of any obligation hereunder, the COUNTY hereby reserves all of its remedies under this Agreement, the Code, and Utah law, including the right to invoke Collateral, refuse to issue building permits, certificates of occupancy, or utility connections. Further, the COUNTY is entitled to reimbursement for all costs and expenses incurred to enforce this Agreement, including attorneys’ fees and costs and as provided in Section 4 above. Any amounts due and owing by SUBDIVIDER to the COUNTY under this Agreement which are not paid in a timely manner may be certified to the Grand County Treasurer for collection with taxes.

a. Collateral Proceeds. In the event the COUNTY invokes Collateral, the proceeds shall be applied first to the COUNTY’S fees and expenses, including attorneys’ fees, and then to completing or repairing the unfinished or defective Required Improvements. Excess Collateral proceeds, if any, are payable to SUBDIVIDER. The COUNTY has no obligation to utilize any funds, other than the Collateral proceeds, to complete any of the Required Improvements.

11. MISCELLANEOUS.

a. Recording. SUBDIVIDER shall record this Agreement in the real property records of Grand County, Utah.

b. Covenants Run with the Land/Limitation. The covenants of this Agreement shall run with that portion of the real property located in Grand County.

c. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns, heirs, agents, employees, representatives, and transferees.

d. Headings. The paragraph headings are descriptive only and do not imply nor limit substantive material.

e. Waiver. The failure to enforce or waiver of any specific requirement herein by either party shall not be construed as a general waiver of this Agreement.

f. Severability. Should any part of this Agreement be declared invalid by a court of competent jurisdiction, the valid parts of this Agreement shall remain in effect.
g. No Relationship. SUBDIVIDER is not an agent or employee of the COUNTY.
h. Amendment. This Agreement may be amended only by an instrument in writing signed by both parties.

GRAND COUNTY COUNCIL

______________________________  ATTEST:
Evan Clapper, Chair                                                    Chris Baird, Clerk/Auditor

SUBDIVIDER: Sage Creek at Moab, LLC

______________________________
Wayne Aston, Registered Principal

State of UTAH  )  ss.
County of GRAND  )  ss.

On July 12, 2019, Wayne Aston personally appeared before me and acknowledged that he executed the foregoing Subdivision Improvements Agreement on behalf of Sage Creek at Moab, LLC, as Subdivider, pursuant to the authority provided in its Articles of Organization and Operating Agreement.

Witness my hand and seal.

______________________________
SUSAN M WARD, NOTARY PUBLIC

Page 6
EXHIBIT A
Legal Description

Parcel 1:
Lot 59, Section 21, Township 26 South, Range 22 East, Salt Lake Base and Meridian.
Less Mesa Road Right-of-Way.
Excepting therefrom all coal and other minerals that have been previously reserved or transferred in prior documents.
Tax Serial No. 02-0021-0057

Parcel 2:
Lot 60, Section 21, Township 26 South, Range 22 East, Salt Lake Base and Meridian.
Excepting therefrom all coal and other minerals that have been previously reserved or transferred in prior documents.
Tax Serial No. 02-0021-0115
EXHIBIT B
Cost Estimate
**On-Site Improvements**

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<th>Category</th>
<th>Item No.</th>
<th>Sub-category</th>
<th>Line Item Description</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Plan Quantity</th>
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On-Site Total Construction Cost $730,658

25% Contingency $182,664.54

On-Site Grand Total $913,323

**OFF-SITE IMPROVEMENTS (MESA ROAD)**

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<th>Category</th>
<th>Item No.</th>
<th>Sub-category</th>
<th>Line Item Description</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Plan Quantity</th>
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<th>Cost</th>
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<tbody>
<tr>
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## PHASE 2
### PRELIMINARY SUBDIVISION IMPROVEMENTS COST WORKSHEET

**PROJECT NAME:** Sage Creek at Moab  
**PHASE #:** Two  
**DEVELOPER/OWNER:** Black Oak Development Group  
**Date:** 11/15/2017

### On-Site Improvements

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<th>Category</th>
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<th>Sub-category</th>
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| 25% Contingency | $55,032 |
| Total Construction Cost | $279,662 |

Page 1 of 1
# PHASE 3
## PRELIMINARY SUBDIVISION IMPROVEMENTS COST WORKSHEET

**PROJECT NAME:** Sage Creek At Moab  
**PHASE #:** Three  
**DEVELOPER/OWNER:** Black Oak Development Group  
**Date:** 11/15/2017

## ON-SITE IMPROVEMENTS

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25% Contingency $70,903  
Grand Total $354,514
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25% Contingency

Off-Site Total Construction Cost $522,840

Off-Site Grand Total $653,550

Phase 1 Grand Total $1,566,873
RESOLUTION 3145-A, 2018

RESOLUTION OF THE GRAND COUNTY COUNCIL
APPROVING SAGE CREEK SUBDIVISION FINAL PLAT

WHEREAS, Wayne Aston, who is the representative for Sage Creek at Moab (Applicant), submitted an application for Sage Creek final plat and is the owner of record of some 7.8 acres of real property located within the Section 21, T26S, R22E, SLM, Grand County, Utah, more specifically described as follows:

A portion of the NE1/4 of Section 20, and the NW1/4 of Section 21, Township 26 South, Range 22 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N89°05'41"E along the Section line 298.86 feet and South 648.35 feet from the Northwest Corner of Section 21, T26S, R22E, SLB&M; thence S37°50'38"E 694.00 feet; thence S52°09'22"W 396.00 feet; thence S37°50'38"W 858.00 feet; thence N52°09'22"E 396.00 feet; thence S37°50'38"E 164.00 feet to the point of beginning.

Contains: 7.80 acres +/-

WHEREAS, the subject property is zoned Highway Commercial (HC) as defined by the Grand County Land Use Code (LUC); and

WHEREAS, the Grand County Planning Commission approved the preliminary plat for Sage Creek Subdivision following a public meeting on May 25, 2016 and recommended approval of the preliminary plat and to send a favorable recommendation to the County Council for Final Plat subject with contingencies that were met on February 27, 2017; and

WHEREAS, Staff, including the County Engineer, GWSSA, and Moab Valley Fire Department, has reviewed the application for Sage Creek Subdivision final plat and recommends approval of Final Plat;

WHEREAS, the County Council has considered all evidence and testimony presented with respect to the subject application;

NOW, THEREFORE, BE IT RESOLVED by the Grand County Council that it does hereby approve the Sage Creek Subdivision final plat, subject to the following conditions:

1. Continued compliance with the County Engineer’s requirements;
2. Recordation of the Subdivision Improvement Agreement (SIA) and with the final plat in the County Recorder’s office;
3. Submission of an acceptable completion assurance bond for the incomplete public improvements as established in the SIA and infrastructure warranty bond for completed and accepted public improvements as established in the SIA to the County in the respective amounts as determined by the County Engineer.

PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this 21st day of August 2018, by the following vote:

Those voting aye: Clapper, Halliday, Hawks, Paxman, Wells

Those voting nay: ________________________________

Those absent: McGann, Trim

ATTEST:

[Signatures]

Diana Carroll, Clerk/Auditor

Mary McGann, County Council Chair

Page 1 of 1
SUBDIVISION IMPROVEMENT CASH ESCROW AGREEMENT

THIS AGREEMENT, (herein "Agreement"), is entered into this 16 day of October, 2018, by and among:

*****PARTIES*****

"PRINCIPAL": SAGE CREEK AT MOAB, LLC
Wayne M. Aston
2225 Mountain Home Circle
Cove, Utah 84320

"LENDER": Broadmark Real Estate Lending Fund II, LLC
1420 5th Avenue, Suite 2000
Seattle, Washington 98101

"COUNTY": Grand County
125 East Center Street
Moab, Utah 84532

*****RECITALS*****

WHEREAS, pursuant to that certain Subdivision Improvements Agreement, dated 10-18-18 (the "Improvements Agreement"), the above-named Principal, has agreed to construct in the Sage Creek at Moab Condominiums development, the Improvements identified on Exhibit "A" attached hereto (the "Improvements").

WHEREAS, Principal is required under the terms of the Improvements Agreement to furnish a guaranty for the faithful performance and completion of the Improvements, which the County has determined must be completed once work has commenced.

WHEREAS, the Lender has agreed to guaranty Principal's completion of the Improvements pursuant to the terms of this Agreement.

WHEREAS, the County has determined that the guarantee amount required to assure the completion of the Improvements by the Principal and/or the Lender should be One Million Nine Thousand Four Hundred Thirty Two Dollars and Forty-Two Cents ($1,009,432.42) pursuant to the plans and specifications provided by the Principal and reviewed by the County.

WHEREAS, in accordance with the requirements of the County, Principal is depositing with the Clerk/Auditor cash in the foregoing guarantee amount with respect to the completion of the Improvements in accordance with the Improvements Agreement.

***** TERMS AND CONDITIONS *****

Date: 06-NOV-2018 3:06:20PM
Fee: None File By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: GRAND COUNTY
NOW, THEREFORE, in consideration of the premises and other valuable consideration, the parties agree as follows:

1. As an independent guarantee to County, for the purpose of insuring proper completion of the Improvements pursuant to the Improvements Agreement, Principal hereby deposits with the Grand County Clerk/Auditor (the "Clerk/Auditor") the amount of One Million Nine Thousand Four Hundred Thirty Two Dollars and Forty-Two Cents ($1,009,432.42) (herein the "Proceeds"), which Proceeds shall be held and retained by the Clerk/Auditor in a PTIF Account (herein the "Account"). The Clerk/Auditor shall hold the Proceeds in trust for the benefit of County and the Principal and Lender, each as their interest may appear, and shall maintain the Proceeds in the Account until distributed pursuant to the terms of this Agreement.

2. As the Improvements are completed and initially accepted by County, a portion of the Proceeds may be released to Principal or the Lender, as the case may be, upon Principal's or Lender's written request. Such requests may be made only once every 30 days. The amount of any requested release shall be determined in the reasonable discretion of County. No releases shall be authorized until such time as County has inspected the Improvements and found them to be in compliance with the Improvements Agreement. Payment of fees and/or completion of the Improvements shall not entitle Principal or Lender to an automatic release of any part of the Proceeds. The release of any Proceeds shall require the prior written authorization of County.

3. In the event Principal shall fail to complete the Improvements within the time allowed by the Improvements Agreement, or any extension thereof, as may be granted by County, then the Lender shall complete the Improvements and deliver them to County for approval. In the event the Improvements are not completed by the Lender, County may use and expend all the Proceeds or such lesser amount as may be estimated by County to be necessary to complete the Improvements.

4. Except as expressly provided herein with respect to partial releases, the Proceeds shall remain in the Account until: (a) the Improvements have been installed and accepted by County; and (b) County has delivered a written acceptance of such Improvements to Principal and Lender (the "Letter of Acceptance").

5. It is further understood that, unless a separate warranty bond is provided to County by Principal, ten percent (10%) of the Proceeds shall remain in the Account and continue after completion and acceptance of the Improvements by County for a period of two (2) years from the date of the Letter of Acceptance to guaranty the Improvements against any defective materials and workmanship, in the performance of the Improvements.

6. Lender hereby stipulates and agrees that no change, extension of time or other modification of the Improvement Agreement shall in any way, effect Lender's obligation hereunder.

7. No right of action shall accrue hereunder to or for the use of any persons, firm or corporation, other than County. The rights and obligations under this Agreement are for the exclusive benefit of County and may not be assigned, hypothecated or transferred for any purpose, unless consented to, in writing, executed by Principal and Lender.
IN WITNESS WHEREOF, the parties have executed this Agreement this \( \frac{15}{\text{K}} \) day of October, 2018

LENDER:

Broadmark Real Estate Lending Fund II, LLC,
a Washington limited liability company duly licensed to conduct business in the State of Utah

By: __________________________________________
    Tom Gunnison, Member

PRINCIPAL:

Sage Creek at Moab, LLC, a Utah limited liability company

By: __________________________________________
    Wayne M. Aston, Principal

COUNTY:

Grand County

By: __________________________________________

ATTEST:

County Clerk

Diana Carroll
EXHIBIT A
TO
SUBDIVISION IMPROVEMENT PERFORMANCE BOND

[Improvements to be Completed]
October 12, 2018

Subject: Sage Creek at Moab – Bonding amount

C/O Kenny Gordon, Grand County Development Coordinator
Grand County
125 E. Center
Moab, Utah 84532

Dear Wayne:

An inspection was done on site on October 11, 2018 to confirm work completed and to set bonding amount for any unfinished work. We have reviewed and received the Engineers Estimate. We concur that the bonding amount of $1,009,432.32 per the attached estimate. This is for Phase 1, 2 and 3.

Please ensure that Bill Jackson or myself are notified at least 48 hours in advance of the final road grade being ready for untreated base course and prior to asphalt paving. Please submit mix design for the asphalt paving.

If you have any questions or concerns please feel free to call me.

Sincerely,
HORROCKS ENGINEERS

David Dillman, PE
Principal

cc: file
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<td>- Culvert EA</td>
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<td>34</td>
<td>- Riprapp SF</td>
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<td>EXISTING Existing Frost Free Hydrant EA</td>
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<td>Dust Control LS</td>
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**Total Bond Amount = $1,009,432.42**
## Consent Agenda Summary

### Grand County Council Meeting

**Consent Agenda Item: Q-V**

<table>
<thead>
<tr>
<th>TITLE</th>
<th>FISCAL IMPACT</th>
<th>PRESENTER(S)</th>
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<tbody>
<tr>
<td>Q. Ratifying Chair’s signature on letter to Representative Albrecht regarding overnight accommodations</td>
<td>See Corresponding Agenda Summary, if any</td>
<td>None</td>
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<tr>
<td>R. Ratifying the Chair’s signature on Footage Release Agreement for the video footage of Moab Slickrock Bike Trail dedication</td>
<td></td>
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<tr>
<td>S. Approving proposed grant application for the annual Emergency Management Performance Grant (EMPG) FY2019 in the amount of $31,280.00</td>
<td></td>
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<tr>
<td>T. Approving application for retail beer license for American Alpine Club, located at Old Spanish Trail Arena on October 25-27, 2019</td>
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<tr>
<td>U. Approving proposed Memorandum of Understanding (MOU) with the Utah County Public Defender’s Office</td>
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<tr>
<td>V. Adopting proposed resolution approving Antrobus Minor Record Survey, a three (3) lot subdivision, located at 3100 Juniper Drive</td>
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</tbody>
</table>

**Fiscal Impact:**
See Corresponding Agenda Summary, if any

**Preparer(s):**
Bryony Hill
Council Office Coordinator
435-259-1346
bchamberlain@grandcountyutah.net

**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.
August 6, 2019

Dear Representative Albrecht,

The Grand County Council received your letter dated July 5, 2019. We greatly appreciate your interest in matters of critical importance to the health and well-being of Grand County’s citizens, economy, and landscape. We aim to provide you additional context and justification for the legislative actions taken by the Grand County Council via Ordinance No. 595 to revise Overnight Accommodations (OA) use rights contained in Sections 3.1.D and 4.6 of the Grand County Land Use Code. With a fuller understanding of the current development milieu in Grand County (caused, at least in part, by our statutory obligations to spend Transient Room Tax on advertising), the actual ordinance we have just adopted, and our longer-term view on planning and growth in the greater Moab Area, we hope you will support our efforts to do what is best for the citizens we represent.

As further explained below, the Grand County Council does not take this action lightly. We have been compelled to enact changes to our land use code that affect some use rights on some commercial properties (and the process they must follow to develop new OAs) due to serious community and economic impacts driven by tourism growth, including but not limited to:

- Rapid growth in visitation that has led to crowding and degradation of assets that draw visitors:
  - Between 2010 and 2018 visitation to Arches National Park and Canyonlands National Park increased 60.1% and 58.9%, respectively, with Arches NP and Canyonlands NP reporting 1,663,557 and 739,449 recreational visits, respectively, totaling 2,403,006 recreational visits in 2018;
- Stifled economic diversification because OAs outcompete all other land uses in commercial zone districts:
  - In recent years, Grand County has received 48 permit applications for new construction of OA developments and 5 permit applications for new construction of other commercial uses amounting to a ratio of 9.6 to 1;
  - Many local entrepreneurs and small business owners have reported severe challenges finding spaces to start or expand operations let alone affordable rents or purchase prices due to competition with OAs;
- Lower-wage employment and additional demand for below market rate housing created by service jobs required to staff OAs:
  - Grand County funded a series of economic studies that verified the nexus between OA development and increased demand for affordable housing;

1 National Park Service

Council’s Office · 125 E. Center St. · Moab, UT 84532 · (435) 259-1346 · www.grandcountyutah.net
The County’s 2017 Affordable Housing Plan identified that roughly 1,000 households spend more than 30% of their income on housing costs with roughly 450 spending more than 50% of their income on housing costs;

- Increased land and housing costs, without a proportionate increase in wages, primarily driven by the value of OAs:
  - 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;

- Insecure water availability and reliability in the Colorado Plateau, which is likely to diminish in the coming decades given Grand County’s delicate and fragile desert ecosystem and reputable climate projections:
  - The United States Geological Survey is finalizing a draft 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 (11-13,000 acre-feet per year rather than 18-22,000 acre-feet per year). Grand County anticipates the need for a multi-agency, intergovernmental groundwater management plan.

- Overloaded infrastructure and public service providers, which stress is caused by rapid growth in visitation:
  - Non-residents have accounted for an average of 43% of calls to our Emergency Medical Services agency (EMS) since 2012, and non-residents account for a disproportionate share of EMS financial losses due to unremitted bills;
  - In 2017, calls from non-resident patients resulted in $317,118 of loss, not including employee wages, benefits or liability insurance;
  - A recent transportation study found that during a typical Friday in the month of May roughly 2,300 vehicles pass through downtown Moab during a peak hour (8:00 a.m. to 9:00 a.m. or 4:00 p.m. to 5:00 p.m.), and projections for the year 2030 suggest that number will increase to 2,750 vehicles per peak hour;
  - The current and projected traffic volumes have resulted in lower levels of service, longer travel times through Spanish Valley, safety concerns for different user groups, and a diminished experience of downtown Moab for pedestrians and drivers;

- Substantial Grand County budget impacts related to the impacts of tourism growth, which cannot be fully mitigated given the restrictions under Utah’s TRT law:
  - 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;
  - The City of Moab recently constructed a roughly $10 million regional wastewater treatment facility in order to handle the increased loading and effluent mix.

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2 Utah Association of Realtors
3 Department of Workforce Services
4 Grand County EMS
5 Fehr and Peers 2018
resulting from increased Overnight Accommodations, service populations, and pit toilets in campgrounds; of course, all rate payers in Grand County absorb a portion of such capital costs; and

- Changing character of the greater Moab Area that diminishes quality of life for our citizens, such as noise, congestion, air pollution, and fugitive dust, which largely cannot be cured by local regulation:
  - In recent years, we have seen an escalation in the number and severity of citizen concerns related to OA development. A recent citizen petition gathered more than 600 signatures (roughly 10% of our registered voters) over the course of a weekend—the petition asked us to enact more effective growth management policies.

Keep in mind that Grand County has 40% more OA units (4,525) than it does primary residential units (3,240). In addition, OA development projects that are vested but unbuilt as of today will produce at least an additional 1,600 OA units resulting in a 38% increase for a total number of OA units of 6,245 units, nearly double the number of primary residential units.

We have conducted a lengthy and in-depth public engagement process to gauge citizens’ desires for future development in Grand County. We have completed a significant amount of research into current market trends and policy best practices. This body has approached the task at hand with the utmost concern for and commitment to our citizens’ best interests, and we have determined the appropriate action, at this time, is to require that OA developers seek legislative approval for the right to develop new OAs. Such a requirement is not unique to OAs or Grand County. In fact, it is quite common for Utah jurisdictions to require legislative review and approval of certain land uses that create extraordinary impacts on infrastructure, public services, community character, and quality of life.

To be clear, Ordinance No. 595 does not result in an outright ban on OAs in Grand County. In fact, we have added protections for existing and vested OA developments through the creation of Overlay Districts. The Overnight Accommodations Overlay (OAO) Districts also set forth the process and standards for properties not currently included in an OAO District to seek inclusion in one. Once again, we feel that our best chance for achieving a more balanced and complete economy depends on our ability to regulate the rate and volume of growth in OA developments relative to other necessary and beneficial land uses.

You have said on numerous occasions that local elected officials are the most informed on local issues and best suited to respond with planning and policy efforts. We agree. In considering Ordinance No. 595, our Councilmembers not only considered the impacts above, they also relied on their own experience and knowledge regarding the essence and character of the greater Moab community; concentration of OAs over other commercial businesses in the County; road conditions and traffic circulation problems which have become increasingly congested in recent years due to historically high short-term visitation and the lack of public or alternative transportation; utility and infrastructure capacity which has not adequately expanded with the growth in OAs; excessive noise and air pollution which may not be cured with local regulation; and housing prices which have escalated in comparison to wages.
While a difficult decision, we are confident that Ordinance No. 595 is in the best interest of our community and economy as a whole. We also acknowledge that we have a lot of work to do going forward to ensure our local land use regulations continue to reflect a balance between market conditions and community development goals. We respectfully ask that you support our efforts as well as our legislative authority to create policies intended to achieve such balance. Should you want to learn more about these issues, we welcome your in-person engagement. Please let us know if you would like to schedule a visit.

In appreciation of your service and representation,

The Grand County Council

[Signature]
Evan Clapper, Chair

Cc: Representative Christine Watkins, Senator David Hinkins, Senate President Stuart Adams, and House of Representatives Speaker Brad Wilson

Enc:
1. Grand County Ordinance 595
2. Grand County Resolution 3180
GRAND COUNTY, UTAH
ORDINANCE 595 (2019)

AN ORDINANCE REVISING OVERNIGHT ACCOMMODATIONS USE RIGHTS IN
SECTIONS 3.1.D AND 4.6 IN THE GRAND COUNTY LAND USE CODE AND THE
GRAND COUNTY ZONING MAP

WHEREAS, Title 17 Chapter 27a of the Utah Code authorizes Grand County to enact ordinances, resolutions, and rules and to enter into other forms of land use controls and development agreements that the County considers necessary or appropriate for the use and development of land within the unincorporated area of Grand County, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing: uses; density; open spaces; structures; buildings; energy-efficiency; light and air; air quality; transportation and public or alternative transportation; infrastructure; street and building orientation and width requirements; public facilities; fundamental fairness in land use regulation; and considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

WHEREAS, Title 17 Chapter 27a of the Utah Code requires Grand County to provide for the health, safety, and welfare of its residents; improve the peace and good order, comfort, convenience, and aesthetics of the County; protect the tax base; foster the state's agricultural and other industries; promote the orderly development of urban and nonurban development; provide fundamental fairness in land use regulation; and facilitate orderly growth and allow growth in a variety of housing types.

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 (LUC) 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, from time to time the County adopts ordinances to modify its LUC and zoning map to improve the quality and order of land development and align the LUC with changing community conditions, state law, and contemporary planning concepts;

WHEREAS, while the General Plan acknowledges the important contribution of tourism to the local economy, it also states that growth in new business sectors should be balanced with tourism to achieve year-round economic diversification with higher-paying jobs;

WHEREAS, to date, Grand County has allowed hotels/motels, campground and RV parks,
condominiums and townhomes used for overnight accommodations, and bed and breakfasts (collectively, Overnight Accommodations) in certain base zone districts within the County, as specified in Section 3.1.D and Section 4.6 of the Land Use Code;

WHEREAS, the rapid, ongoing, and future growth of Overnight Accommodations contributes to increased tourism and visitation in the region, recreational assets that help to attract visitors have become crowded and heavily utilized. Between 2010 and 2018 visitation to Arches National Park and Canyonlands National Park increased 60.1% and 58.9%, respectively, with Arches NP and Canyonlands NP reporting 1,663,557 and 739,449 recreational visits, respectively, for a total of 2,403,006 recreational visits in 2018;

WHEREAS, in recent years, Grand County has received 48 permit applications for new construction of Overnight Accommodations developments and 5 permit applications for new construction of other commercial uses amounting to a ratio of 9.6 to 1;

WHEREAS, a Nexus Analysis study by BAE Urban Economics verified and quantified the nexus between new lodging related development and increased demand for below market rate housing;

WHEREAS, market conditions and an increasing dependence on tourism have resulted in Overnight Accommodations being developed to the detriment of the development of other necessary uses, including retail, commercial, office, and housing uses;

WHEREAS, Grand County currently has forty percent (40%) more Overnight Accommodations units (4,525) than it does primary residential units (3,240);

WHEREAS, vested Overnight Accommodations development projects, if completely built-out, will produce at least an additional 1,600 Overnight Accommodations units resulting in a 38% increase for a total number of Overnight Accommodations units of 6,245 units, which is nearly double the number of primary residential units;

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 draft report of a recent multiyear groundwater study of the Moab Area Watershed, which draft report finds that: a) safe yield for the Area is less than previously estimated (11-13,000 acre-feet (AF) per year rather than 18-22,000 AF per year); b) in 2017, water users in Grand County diverted 14,504 AF; c) the amount and location of return flows into Mill Creek, Pack Creek, and the Colorado River must be studied more; and d) data is lacking on actual diversion volumes for private

1 National Park Service
2 Utah Association of Realtors
3 Department of Workforce Services
4 The amount of water that can be withdrawn each year without risking harm to the aquifer.
springs, private wells, and Pack Creek surface diversions. Given these findings, Grand County acknowledges that additional water study is necessary and anticipates the need for a multi-agency, intergovernmental groundwater management plan;

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, non-residents have accounted for an average of 43% of calls to the Emergency Medical Services agency since 2012, and non-residents account for a disproportionate share of financial losses to the EMS agency due to unremitting bills. In 2017, calls from non-resident patients resulted in $317,118 of loss, not including employee wages, benefits or liability insurance;

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 Overnight Accommodations and tourism without a proportional increase in affordable housing in Grand County. In February 2019, 328 jobs (5.6% of total employment) remain unfilled with more than 100 job advertisements remaining unfilled for at least six months or longer;

WHEREAS, Overnight Accommodations developments significantly increase the service population in Grand County, meaning the number of people utilizing infrastructure and public services;

WHEREAS, significant increases in service population creates undue stress on Grand County’s infrastructure and public service systems;

WHEREAS, the City of Moab recently constructed a roughly $10 million regional wastewater treatment facility in order to handle the increased loading and effluent mix resulting from increased Overnight Accommodations, service populations, and pit toilets in campgrounds;

WHEREAS, a recent transportation study found that during a typical Friday in the month of May roughly 2,300 vehicles pass through downtown Moab during a peak hour (8:00 a.m. to 9:00 a.m. or 4:00 p.m. to 5:00 p.m.), and projections for the year 2030 suggest that number will increase to 2,750 vehicles per peak hour. The current and projected traffic volumes have resulted in lower levels of service, longer travel times through Spanish Valley, safety concerns for different user groups, and a diminished experience of downtown Moab for pedestrians and drivers;

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

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5 Grand County EMS  
6 Fehr and Peers 2018
services, housing market, economy, general quality of life, and environment, including but not limited to two separate citizen petitions with roughly 100 and 600 signatures, respectively;

WHEREAS, in response to these issues and impacts, the County Council adopted a temporary land use restriction prohibiting the review and approval of new Overnight Accommodations on February 5, 2019 with Ordinance No. 586;

WHEREAS, following the passage of Ordinance No. 586, the County conducted additional research and hosted numerous public meetings, open houses, and public hearings to understand the issues and impacts related to Overnight Accommodations 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 Grand County Planning Commission, which is statutorily responsible for making recommendations to the County Council regarding text and map amendments to the LUC and accompanying zoning map, 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, during this planning process, the County Council considered these factors along with their own experience and knowledge regarding the essence and character of the greater Moab community; concentration of Overnight Accommodations over other commercial businesses in the County; road conditions and traffic circulation problems which have become increasingly congested in recent years due to historically high short-term visitation and the lack of public or alternative transportation; utility and infrastructure capacity which has not adequately expanded with the growth in Overnight Accommodations; excessive noise and air pollution which may not be cured with local regulation; and housing prices which have escalated in comparison to wages;

WHEREAS, for the reasons cited above, the Grand County Council finds removing all overnight accommodations use types from the list of principal uses in all base zoning districts, establishing use-specific overnight accommodations overlays, and immediately applying the appropriate use-specific overnight accommodations overlays to existing and vested projects is necessary to achieve the purposes of Title 17, Chapter 27a of the Utah Code; and

WHEREAS, the Grand County Council held a public hearing on July 2, 2019 to solicit public comment on this Ordinance and voted to approve the same;

NOW, THEREFORE BE IT ORDAINED, that the Overnight Accommodations Use Table in Section 3.1.D of the LUC is hereby amended and modified to read as follows, and Section 4.6 of the LUC is hereby amended and modified in its entirety as follows:

See Exhibit A.

PASSED, ADOPTED, AND APPROVED by Grand County Council in a special public
meeting on July 18, 2019 by the following vote:

Those voting aye: Clapper, Morse, Hawks, McGann, Halliday

Those voting nay: ________________________________

Those absent: Wells, Paxman

ATTEST

Chris Baird, Clerk\Auditor

GRAND COUNTY COUNCIL

Evan Clapper, Chair
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<tr>
<th>Use Category</th>
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Key: P = Permitted by Right  C = Conditional Use Permit Required  --- = Not Permitted

Notes: Specific standards and description of use categories are provided in R-2 and R-12 respectively.
4.6 -OAO, Overnight Accommodations Overlay Districts

4.6.1 Purpose

The -OAO, Overnight Accommodations Overlay Districts are overlay districts intended to designate subdivisions and developments within which overnight accommodations are permitted. Overnight accommodations, while part of the Grand County economy and tradition, are not appropriate in all zone districts and parts of the county. -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, accessible directly by an arterial or collector street, and where appropriate and compatible with adjacent land uses and neighborhoods. -OAO Districts may be applied to individual parcels where appropriate.

The -OAO Districts ensure that overnight accommodations are designed and developed in a manner that address the impacts and the increased service needs they generate, including but not limited to traffic, employee housing, natural resources (e.g. land and water), sewerage, law enforcement, and emergency medical services. The -OAO Districts also ensure that Grand County maintains a healthy amount of developable commercial land and mix of commercial uses that support a diverse economy. 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 Applicability

The regulations set forth in this Section may be applied to real property located within the OAO 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.

4.6.3 Identification on Zoning Maps

Approved -OAO Districts and developments shall be indicated on the official Zoning Map.

[Insert Maps Here]

4.6.4 Allowed Uses

Uses allowed in the -OAO Districts shall be as specified in the underlying base district together with permissible overnight accommodations occupied for time periods of less than 30 days. Accordingly, 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.

4.6.5 Lot Design Standards

All development in an -OAO District shall comply with the Lot Design Standards of the underlying zoning district and this Section 4.6, as amended.

4.6.6 District Standards

All principal and accessory structures shall comply with the following requirements:

A. Uses allowed in the -OAO Districts shall comply with the Use-Specific Standards of Article 3 and Development Standards of Articles 6 and 7.

B. Occupancy of any space, room, or unit in an -OAO District may be less than 30 days in duration.

C. An individual land use permit and 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 land use permit and business license even when multiple units are owned or managed by one entity.

D. Such units shall be managed by the owner of the property or a Utah-licensed property management agent or company with a local, Grand County representative who shall properly license the overnight accommodations in Grand County and collect and pay all applicable taxes, including but not limited to, the TRT tax.

E. Additional off-street parking may be required as necessary to mitigate impacts on adjacent land uses and neighborhoods as determined by the Zoning Administrator and County Engineer.

F. Current contact information for the owner and applicable property owners or management agencies or companies shall be posted in an accessible location outside such units or project.

G. Potential impacts upon affected public water sources shall be reasonably mitigated as determined by the Zoning Administrator, County Engineer, and Grand Water and Sewer Service Agency.

4.6.7 -OAO District Application

A. Preapplication Conference. Prior to submission of an -OAO 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. Uses allowed in the OAO Districts shall comply with the Use-Specific Standards of Article 3 and Development Standards of Articles 6 and 7.

B. Procedure. An -OAO 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 -OAO 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. All other required components of the Development Agreement outlined in Section 6.15 Assured Housing Requirements; and
   d. Method of compliance with Section 6.15 Assured Housing Requirements, which shall include a stated fee in lieu amount or number of units to be constructed.

2. The Master Plan shall include the following information:
   a. Legal description of the Property;
   b. Identification of all proposed land uses including accommodations and non-accommodations uses;
   c. Number and location of Lots or Units to be developed on the Property;
   d. Identification of site planning features designed to ensure compatibility and a seamless transition between proposed Overnight Accommodations Development and surrounding neighborhoods or site conditions;
   e. A map and description of sensitive lands within or adjacent to the proposed development and how they will be addressed, including but not necessarily limited to the following:
      1. Public drinking water supply watersheds (recharge areas for the aquifer in the Glen Canyon formation);
      2. Floodplains and riparian habitats;
      3. Slopes in excess of 30 percent; and
      4. Significant geological, biological, and archeological sites.
   f. Documentation of the specific utilities and infrastructure that are designed and installed to conserve limited natural resources such as water. Examples (for water resources) 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, and the incorporation of water-efficient fixtures.

g. A narrative that includes:

1. A clear statement 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.

2. 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.

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 -OAO District Application is a discretionary legislative decision. Further, approval of an -OAO 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 -OAO District approval shall automatically expire and be void unless the County approves and Developer records a site plan or final plat for the Overnight Accommodations Development in accordance with Section 9.5 or 9.17 within 24 months of the date of -OAO District approval.

G. Conflict. In the event of conflict between the provisions of Section 9.2 and this Section 4.6.6, this Section shall control.
4.6.3 Overnight Accommodations Overlay Map - Adopted July 18, 2019

Legend
- Parcels
- OAO_Hotel/Motel
- OAO_RV/Campground
- OAO_Residential Used for OA

Scale: 0 3.5 7 Miles

0 1.75
4.6.3 Overnight Accommodations Overlay Map - Adopted July 18, 2019
GRAND COUNTY, UTAH
RESOLUTION NO. 3180, SERIES 2019

A RESOLUTION TO INITIATE PROCEEDINGS TO AMEND SECTION 4.6 OF THE GRAND COUNTY LAND USE CODE TO INTEGRATE MIXED USE AND DESIGN STANDARDS APPLICABLE TO OA DEVELOPMENTS

WHEREAS, Title 17 Chapter 27a of the Utah Code authorizes Grand County to enact ordinances, resolutions, and rules and to enter into other forms of land use controls and development agreements that the County considers necessary or appropriate for the use and development of land within the unincorporated area of Grand County;

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 ("LUC") on January 4, 1999 with Ordinance No. 299, as amended;

WHEREAS, the County Council adopted Ordinance No. 595 on July 18, 2019 which revised Overnight Accommodations ("OA") use rights in Sections 3.1.D and 4.6 of the LUC to address certain community issues and impacts caused or exacerbated by OA developments as stated in the Recitals of the Ordinance, which Recitals are integrated herein through this reference;

WHEREAS, Grand County is studying mixed use and design (form and performance-based) standards applicable to new OA developments and expansions/redevelopments of existing OA developments (the "Standards") to integrate into Section 4.6 of the LUC, which standards Grand County was unable to finalize prior to adoption of Ordinance No. 595;

WHEREAS, Utah Code§ 17-27a-508(1) permits Grand County to deny approval of a land use application submitted within one hundred and eighty (180) days of initiation of proceedings to amend applicable land use regulations; and

WHEREAS, Grand County finds that compelling, countervailing public interests, as set forth in the Recitals of Ordinance No. 595, prohibit the approval of new OA developments or expansions/redevelopments of existing OA developments prior to adoption of the Standards.

NOW, THEREFORE BE IT RESOLVED that Grand County does hereby:

Initiate proceedings to amend Section 4.6 of the LUC to integrate mixed use and design (form and performance-based) standards applicable to new OA developments and expansions/redevelopments of existing OA developments.
APPROVED by Grand County Council in a regular public meeting on July 18, 2019 by the following vote:

Those voting aye: Halliday, McGann, Hawks, Morse, Clapper

Those voting nay: ____________________________

Those absent: Wells, Paxman

ATTEST:  

[Signature]

Chris Baird, Clerk/Auditor

GRAND COUNTY COUNCIL

[Signature]

Evan Clapper, Chair
FOOTAGE RELEASE AGREEMENT

August 26, 2019

Sand Flats Recreation Area/Grand County
125 East Center St.
Moab, Utah 84532

RE: Video footage Moab Slickrock Bike trail dedication 1969 (the “Footage”)

This agreement is made by and between WSMH Inc. dba KUTV (“Licensor”) and Sand Flats Recreation Area/Grand County (“Licensee”).

1) Licensor hereby grants Licensee the non-exclusive, worldwide, perpetual right to use and incorporate the Footage into a limited viewing 50th anniversary event video intended primarily for a one-night event, and then viewed on BLM and Moab-related websites, YouTube, and social media. It’s educational use, not intended to generate income. (the “Production”) and solely for such use in any and all media. Licensee agrees to pay Licensor the amount of Zero Dollars ($0.00) for such use.

2) Licensee shall own and Licensor shall have no claim of any kind in or to all rights, title and interest in the Production, including the copyright of the Production. Licensee is under no obligation to use the Footage in the Production.

3) NO REPRESENTATIONS OR WARRANTIES OF ANY KIND ARE MADE REGARDING THE FOOTAGE, WHETHER EXPRESS OR IMPLIED. TO THE FULLEST EXTENT PERMISSIBLE, LICENSOR EXPRESSLY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, NON-INFRINGEMENT OF PROPRIETARY RIGHTS, TITLE, MERCHANTABILITY, SATISFACTORY QUALITY AND FITNESS FOR A PARTICULAR PURPOSE.

4) IN NO EVENT SHALL LICENSOR OR ANY OF ITS AFFILIATES, SUCCESSORS AND ASSIGNS BE LIABLE FOR ANY DAMAGES WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, ANY DIRECT, INDIRECT, SPECIAL, CONSEQUENTIAL, PUNITIVE OR INCIDENTAL DAMAGES, OR DAMAGES FOR LOSS OF USE, PROFITS, DATA OR OTHER INTANGIBLES, EVEN IF LICENSOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND REGARDLESS OF WHETHER SUCH DAMAGES ARISE IN CONTRACT, TORT, UNDER STATUTE, IN EQUITY OR AT LAW.

5) Licensee agrees to indemnify and hold Licensor and its affiliates, successors and assigns harmless from and against any and all losses, actions, claims, liabilities, damages and costs arising out of, or relating to, the Production.

6) This agreement is not assignable by Licensee.

This agreement is binding by the laws of the State of Maryland and constitutes our full agreement.

Agreed and Accepted:

Licensor: WSMH Inc. dba KUTV
By: __Kent Crawford__
Name: __KUTV__
Title: __General Manager__
Date: __09/26/19__

Licensee: Sand Flats Recreation Area/Grand County
By: __Evan CLAPP__
Name: __Evan CLAPP__
Title: __Council Chair__
Date: __8/28/19__

Note: This Agreement is not valid unless signed by both parties within 30 days of August 26, 2019.
AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING

Consent Agenda Item: S

| FISCAL IMPACT: | $31,280.00 in federal funds, matching funds are salaries and benefits |
| PRESENTER(S): | Rick M. Bailey, Grand County Emergency Management Director |

RECOMMENDATION:
I moved to approve the FY2019 Emergency Management Program Grant Award in the amount of $31,280.00 and authorize the chair to sign all associated documents.

BACKGROUND:
This is an annual grant from the U.S. Department of Homeland Security passed through the Utah Division of Emergency Management. It is a 50/50% match with the local match being provided through the salaries of the county's emergency manager and sheriff's administrative assistance.

The Grand County Council has previously approved the grant application.

ATTACHMENT(S):
Division of Emergency Management Award Letter dated August 15, 2019
Obligating Document for Award (2 copies for signature)
FY2019 Emergency Management Performance Grant Agreement Articles
EMAIL FROM TANNER PATTERSON DATED AUGUST 19, 2019
FY2019 EMPG GUIDANCE AND APPLICATION WORKBOOK
FY2019 EMPG APPLICATION FORM
EMPG 2019 NOTICE OF INTENT (NOI)
Hello,

Attached to this email, please find:

• Your EMPG19 Award Letter
• Your EMPG19 Obligating Document (76-10)
• The Articles of Agreement

Please ensure you are familiar with the EMPG Guidance as well as the articles of agreement and that you understand your award letter and obligating document.

Once you have read, and are comfortable with the information provided, sign and return the 76-10 and articles of agreement.

These must be signed and returned before the money is obligated, so this must be completed before any reimbursements can be made.

The due date to submit these documents (via email) is **Monday, September 30, 2019**.

If you notice any errors in the award letter or obligating documents, please let me know.

As a reminder, the first quarter performance reports and reimbursement requests are due **October 20th**.

---

**Tanner W. Patterson**

Financial Manager
Div. of Emergency Management,
Utah Department of Public Safety
Cell: **801.598.1610**
Grant Info: EMPG - SHSP - NSGP
Thursday, August 15, 2019

Grand County
125 E. Center Street,
Moab, Utah 84532

Dear Emergency Manager,

This letter is the official notification of your jurisdiction’s FY 2019 Emergency Management Performance Grant (EMPG) allocation in the amount of $31,280.00. This allocation covers the period of July 1, 2019 through June 30, 2020. The funding stream is provided by the U.S. Department of Homeland Security/Federal Emergency Management Agency under the award EMD-2018-EP-00004-S01 and is distributed by the Utah Department of Public Safety’s Division of Emergency Management (DEM) under the agreement number EMPG-2019-DEM-034. The funding is intended to assist in covering some of the expenses necessary for your emergency management program to be successful. Expenses including: salary, benefits, supplies and travel, as well as other items noted in your EMPG Guidance Book and FEMA’s Authorized Equipment List are acceptable for reimbursement.

This award amount reflects a 20% penalty due to unmet performance standards in the previous grant cycle. Upon completing the EMPG19 grant cycle with all performance standards met, this 20% penalty will be removed for the EMPG20 grant cycle.

Funding amounts were determined using formulas created with the input provided by the Utah Regional Coordination Council (URCC). The EMPG requires an in-kind or hard cash match equal to or greater than the 50/50 Federal Cost Share Requirement. If your jurisdiction is not able to meet the match requirement or the information provided is not correct, please contact Tanner Patterson, EMPG Coordinator, at (801) 589-1610.

Sincerely,

Kris J. Hamlet
Director
UTAH DEPARTMENT OF PUBLIC SAFETY (DPS)
DIVISION OF EMERGENCY MANAGEMENT (DEM)
EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG)

Funding Entity: Federal Emergency Management Agency (FEMA)
Federal Award Date: 04/29/2019

OBLIGATING DOCUMENT FOR AWARD

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<th>1b. DUNS NO.</th>
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<th>3. TYPE OF ACTION</th>
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5. RECIPIENT ADDRESS
Grand County
125 E. Center Street
Moab, Utah 84532

6. ISSUING STATE OFFICE AND ADDRESS
Utah Department of Public Safety
Division of Emergency Management
Box 141710 – 1110 State Office Building
Salt Lake City, Utah 84114-1710

7a. NAME OF RECIPIENT/PROJECT MANAGER
Rick M. Bailey
435.259.1310

7b. PHONE NO.
8a. NAME OF STATE PROJECT COORDINATOR
Tanner Patterson
8b. PHONE NO.
801.598.1610

9. EFFECTIVE DATE OF THIS ACTION
August 15, 2019

10. METHOD OF PAYMENT
State Reimbursement Check

11. DESCRIPTION OF ACTION
2019 EMPG Award

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11b. To describe changes other than funding date or financial changes, attach a schedule and check here []

12. RECIPIENT IS REQUIRED TO SIGN AND RETURN THIS DOCUMENT TO THE STATE OFFICE IN BLOCK 6. VIA E-MAIL [X] Yes [ ] No

13. RECIPIENT SIGNATORY OFFICIAL (Name and Title):
Evan Clapper, Chair, Grand County Council
Date: 08/15/2019

14. STATE SIGNATORY OFFICIAL (Name and Title): Kris J Hamlet, Director
Date: 08/15/2019
FY 2019 EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG)
ADDITIONAL GRANT INFORMATION AND AGREEMENTS

By signing and returning this 76-10 Obligating Document, the recipient agrees to adhere to the following:

1. Complete all activities proposed in the agency's FY 2019 EMPG performance plan and project.
2. Submit progress reports and financial reimbursement requests that are complete and on time to the Division of Emergency Management (DEM).
3. Adhere to all agreements mentioned in the separate articles of agreement document.

DEM does not allow indirect costs to be charged to this grant.

1st Quarter Report (Covers period of July 1, 2019 – September 30, 2019) – Due no later than October 20, 2019
2nd Quarter Report (Covers period of October 1, 2019 – December 31, 2019) – Due no later than January 20, 2020
3rd Quarter Report (Covers period of January 1, 2020 – March 31, 2020) – Due no later than April 20, 2020
4th Quarter Report (Covers period of April 1, 2020 – June 30, 2020) – Due no later than July 20, 2020

*The 4th quarter report serves a dual purpose: it is both the report for 4th quarter activity as well as the final report for closing the grant at the end of the performance period, unencumbered funds will return to the SAA.

*Each quarterly report should include the submittal of
   A. One (1) EMPG Reimbursement Request Form,
   B. One (1) EMPG Expense Claim Form with supporting documentation
   C. One (1) Quarterly Progress Report

**Please note that your agency is only allowed to receive 25% of its total award per quarter. Also, note that each agency may only be reimbursed for up to ½ of their total expenses (up to the maximum allowed per reporting period) due to the 50% matching requirement. Only expenses identified as eligible in the EMPG Guidance Book or the Authorized Equipment List can/will be reimbursed.

***For every report that your agency fails to submit, funding for that reporting period may be forfeited. If your agency misses more than one report in a year, it may be suspended for the remainder of the year. The performance of an agency, or lack thereof, will be taken into consideration when allocations for the following year's grant are made. Late reports shall not be accepted for reimbursement without an extension being filed prior to the deadline or special consideration from DEM's director. Reports and reimbursement requests should be submitted in WebEOC no later than 20 days after the end of the reporting period.
State of Utah
Department of Public Safety (DPS)
Division of Emergency Management (DEM)
Articles of Agreement (EMPG19)
For non-disaster/preparedness grant programs

Region | Seven
---|---
Organization | Grand County UTAH
Program/Project Manager | Rick M. Bailey
E-mail | rbailey@grandcountysheriff.org
Non-Disaster Grant Title | Emergency Management Performance Grant

In order to receive funding for any approved line items, this document titled, "State of Utah Department of Public Safety (DPS) Division of Emergency Management (DEM) Articles of Agreement (EMPG19)", must be signed by the Mayor or another authorized Public Official representing the named jurisdiction. By signing this document, the jurisdiction certifies the following:

1. The jurisdiction has completed the Pre-Award Risk Assessment, certified by an authorized Public Official for the respective grant year.

2. The jurisdiction is not currently identified on the Federal Government’s List of those who have been Suspended and/or Debarred (ineligible to receive federal funding). Additionally, the jurisdiction must assure that any vendor from whom they procure equipment or services is also not currently identified on the Federal Government’s List of those who have been Suspended and/or Debarred.

3. The jurisdiction will comply with Federal audit requirements, as identified in Circular 2 CFR 200.501(b) (Single audit requirements) and will submit to monitoring as requested by the Division of Emergency Management. Please provide jurisdiction fiscal year-end, point-of-contact, email, and phone number for agency representative.
   a. Note: 2 CFR 200.501(b) requires sub-recipients who expend over $750,000 in total federal awards during the sub-recipients’ fiscal year to have the single audit completed within 9 months. When the audit is performed, the sub-recipient must submit to the Utah Department of Public Safety, Division of Emergency Management either a copy of their single audit report or written notification that the audit was performed and there were no findings related to the pass-through entity.

4. The jurisdiction will cooperate with all members of its assigned region to help carry out the regional response team concept identified in the State of Utah Homeland Security Strategy. This includes providing support from any-and-all resources purchased under any of the Homeland Security Grants. Additional projects or modification of existing projects must receive approval from Regional Coordinator and then submitted to DEM.
5. The named jurisdiction will comply with all deadlines, reporting requirements, and documentation requests identified by the Division of Emergency Management (DEM), the State Administrative Agency (SAA).

6. The named jurisdiction agrees to purchase only those items that have been identified with approved line item numbers. Any changes to the original scope of work must be requested by the named jurisdiction, in writing, and must be approved by DEM prior to the procurement of those newly requested items.

7. The named jurisdiction certifies that they will not use funds for supplanting local funds.

8. The named jurisdiction agrees to use the equipment purchased under the grant for the intended purpose as outlined in the respective HSGP grant guidelines.

9. The named jurisdiction agrees to comply with the following Federal requirements:
   a. Freedom of Information Act
   b. Compliance with Civil Rights Laws and Regulations
   c. Services to Limited English Proficient (LEP) Persons
   d. Integrating Individuals with Disabilities into Emergency Planning
   e. Buy American Act Compliance
   f. Drug Free Workplace
   g. Funding Cannot be used for the purpose of Lobbying

10. The named jurisdiction will coordinate all emergency communications projects with Utah Communications Authority to assure interoperability with the state communication systems.

11. The named jurisdiction certifies they have an implementation plan for interoperable communications equipment purchased with Homeland Security grant funds that include governance structures, policies, procedures, training, and planned exercises to ensure that key elements of planning, governance, and training are addressed before the equipment is procured.

12. The named jurisdiction certifies they have adopted NIMS within their jurisdiction and that all projects under this program align with NIMS guidance.

13. The recipient shall not undertake any project having the potential to affect Environmental or Historical Preservation (EHP) resources without the prior approval of FEMA, including but not limited to communications towers, physical security enhancements, new construction, and modifications to buildings, structures and objects. Recipient must comply with all conditions placed on the project as the result of the EHP review. Any change to the approved project scope of work will require re-evaluation for compliance with these EHP requirements. If ground- disturbing activities occur during project implementation, the recipient must ensure monitoring of ground disturbance, and if any potential archeological resources are discovered, the recipient will immediately cease construction in that area and notify FEMA and the appropriate State Historic Preservation Office. Any construction activities that have been initiated without the necessary EHP review and approval will result in a non-compliance finding and will not be eligible for FEMA funding.

14. The named jurisdiction shall not attribute in excess of 5% Management and Administration (M&A) costs to their award.

15. The named jurisdiction shall adhere to procurement standards as stated in 2 CFR 200.317-200.326. A link to the specific CFR can be found on our website.
16. The named jurisdiction shall adhere to the Inventory Management guidelines set forth by 2 CFR 200.313 for any equipment purchased using grant funds. Sharable equipment purchased through grant funds should also be logged into the Utah WebEOC Resource Inventory Board.

17. The named jurisdiction will follow 2 CFR 200.333 Retention requirements for records. Requiring records pertinent to a Federal Award be retained for a period of three years from the date of submission of the final expenditure report.

18. In order to receive reimbursement under the state award, the named jurisdiction must submit proof of purchase and proof of payment for expenditures encumbered in support of approved projects. Similarly, where salary and benefits are concerned, the named jurisdiction must provide payroll documentation from its payroll software in a non-editable format.

19. For any exercises involving ground disturbance, the named jurisdiction must submit for and receive approval through the EHP process. Contact your grant coordinator for more information on the EHP process.

20. The participating organization shall also comply with all other relevant requirements set by 2 CFR 200.

<table>
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<th>EMPG 2019 Schedule</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Quarter 1</td>
<td>October 20, 2019</td>
</tr>
<tr>
<td>Quarter 2</td>
<td>January 20, 2020</td>
</tr>
<tr>
<td>Quarter 3</td>
<td>April 20, 2020</td>
</tr>
<tr>
<td>Quarter 4</td>
<td>July 20, 2020</td>
</tr>
</tbody>
</table>

By signing below, you certify that you agree to comply with all requirements listed as well as additional requirements set forth by Federal or State Information Bulletins and that failure to comply with any requirements may result in disqualification from future grant programs as well as the disallowance of previously awarded or reimbursed funds.

x [Signature] 8/20/2019

Rick M. Bailey
Emergency Manager, Grand County UTAH

Title
County Council

About the Council
The 7 elected Council Members comprise the Grand County Council, which is made up of elected officials that are the legislative body for Grand County. Council members serve on a part-time basis while the other elected officials serve full-time.

Funding is through the General Fund Account No. 4111, County Council, and General Fund Account No. 4112, Council Administrator.

Meetings
- 4 p.m.
- 1st and 3rd Tuesdays of each month
- Council Chambers
  125 E. Center St.
  Moab, UT 84532

Public Hearings
- 4 p.m. except 6 p.m. for budget, fees and taxes
- 1st and 3rd Tuesdays as needed
- Council Chambers
  125 E. Center St.
  Moab, UT 84532

The County Council meetings are open to the public; agendas are posted in the courthouse (in front of the Council Chambers), and online at the Grand County Website and Utah Public Notice Website. Council meetings are held bimonthly, in which all major decisions are made. In some cases, public hearings are also required.

Agendas & Minutes
Agendas are available prior to the meetings. Minutes are available following approval. To request inclusion on the Council Agenda, simply fill out the Agenda Summary Form and submit it to the County Council. View Most Recent Agendas and Minutes | View Archived Agendas and Minutes 2011 and Older

Requests, Questions & Comments
Requests, questions, or comments can be communicated to the Council's Office at 435-259-1342. Those with special needs requests wishing to attend meetings are encouraged to contact the Council's Office 2 days in advance. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. Telecommunication Device for the Deaf (TDD) calls can be answered at 435-259-1346.

Council Members
- **Jaylyn Hawks**, Council Member
  Term Expires: 12/2022
  Voting District: 5, 11
  Council District: 3

- **Terry Morse**, Vice Chair
  Term Expires: 12/2022

- **Curtis Wells**, Council Member
  Term Expires: 12/2020
  Voting District: All
  Council District: At Large

- **Evan Clapper**, Chair
  Term Expires: 12/2020
2019 EMPG Application

Please refer to the most recent state guidance for a list of eligibility requirements as well as information on EMPG.

For additional information on EMPG refer to the Notice of Funding Opportunity put out by FEMA.

For information on receiving Federal Awards refer to 2 CFR 200.

Do not complete this application until you have read, at least, the current guidance.

Applicant Jurisdiction & Address

Jurisdiction: Grand County EOC

Mailing Address

Address: 125 E. Center Street
City: Moab
County: Grand
State: Utah
Zip Code: 84532

Reimbursement Address

Same As: Yes
Address: 125 E. Center Street
City: Moab
State: Utah
Zip Code: 84532

Grant Officials

CURRENT FISCAL YEAR DESIGNATION OF EMPG GRANT OFFICIALS

Emergency Management Program Director

Name: Rick M. Bailey, Grand County Emergency Manager
Daytime Phone Number: 435-259-1310
Email Address: rbailey@grandcountysheriff.org

Grant Financial Officer

Name: Chris Baird, Grand County Clerk/Auditor
Daytime Phone Number: 435-259-1321
Email Address: cbaird@grandcountyutah.net

Authorized Official

Name: Evan Clapper, Council Chairperson
Daytime Phone Number: 435-259-1342
Email Address: eclapper@grandcountyutah.net

Grant Point of Contact

Name: Rick M. Bailey Grand County Emergency Manager.
Daytime Phone Number: 4352591310
Email Address: rbailey@grandcountysheriff.org

EMPG Staffing Pattern & Emergency Manager Certification

CURRENT FISCAL YEAR
EMPG STAFFING PATTERN

FULL TIME EMPLOYEES (38+ hours per week)
THREE QUARTER TIME EMPLOYEES (32 hours per week)

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Employment Status</th>
<th>Is this person PDS Certified?</th>
<th>Has this person completed the National Emergency Management Basic Training?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rick M. Bailey</td>
<td>Full Time</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Amy Wiggins</td>
<td>Half Time</td>
<td>In Progress</td>
<td>In Progress</td>
</tr>
<tr>
<td>Eve Brannan</td>
<td>Quarter Time</td>
<td>In Progress</td>
<td>In Progress</td>
</tr>
<tr>
<td>Steven M. White</td>
<td>Quarter Time</td>
<td>In Progress</td>
<td>In Progress</td>
</tr>
<tr>
<td>Darrel Mechan</td>
<td>Quarter Time</td>
<td>In Progress</td>
<td>In Progress</td>
</tr>
</tbody>
</table>

Budget Detail Worksheet

Per 2 CFR 200, jurisdictions must certify: charges for their salaries and wages will be supported by periodic certifications that the employees worked solely on that program for the period covered by the certification. These certifications will be prepared at least semi annually and will be signed by the employee or supervisory official having first hand knowledge of the work performed by the employee.

<table>
<thead>
<tr>
<th>Expense Type</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Manager Salary and Benefits</td>
<td>$ 108000</td>
</tr>
<tr>
<td>Travel</td>
<td>$ 5000</td>
</tr>
<tr>
<td>Administrative Expenses (3% max)</td>
<td>$ 2500</td>
</tr>
<tr>
<td>Community Outreach</td>
<td>$ 3000</td>
</tr>
<tr>
<td>Planning Expenses</td>
<td>$ 5000</td>
</tr>
<tr>
<td>Training Expenses</td>
<td>$ 3000</td>
</tr>
<tr>
<td>Exercise Expenses</td>
<td>$ 4000</td>
</tr>
<tr>
<td>Emergency Management Support Staff Expenses</td>
<td>$ 10000</td>
</tr>
<tr>
<td>Other Funds</td>
<td>$ 5000</td>
</tr>
<tr>
<td>Total Emergency Management Budget</td>
<td>$ 145,500.00</td>
</tr>
</tbody>
</table>
FUNDING AVAILABLE TO MEET 50/50 MATCH $ 72,750.00

Cost sharing and matching shall be accepted from the applying jurisdiction by submitting a signed Match Certification Form and by meeting all of the following criteria:

1. Verifiable from the sub-recipient's records
2. Are not included as a match for another federal grant program
3. Are necessary and reasonable for accomplishment of program objectives
4. Are allowable under applicable cost principles
5. Are not paid by another federal award
6. Are provided for in the approved budget by FEMA

Please submit additional match if circumstances allow. The additional funds make it possible for other jurisdictions to continue with their Emergency Management Program.

Base Funding Eligibility Requirements Required

By checking this box, you are indicating that you will complete each base requirement necessary to receive EMPG funding.

1. Employ a fulltime or part time emergency manager. (cannot be a contracted position)
2. Meet all Federal requirements such as Equal Opportunity Employer, Drug-Free Workplace, Single Audits, Federal Funding Accountability and Transparency Reporting, comply with 2 CFR 200, policies, etc.
3. Cities shall submit a letter/E-mail from their respective County EM endorsing their participation in EMPG with their application.
4. New applicants must complete IS 100, 200, 700, 800 and submit a Training and Exercise Plan spanning the current year prior to submitting their application. Exceptions will be considered on a case by case basis.
5. Complete and report on all performance standards listed within the current guidance.
6. Full participation and compliance with DEM's Grant Monitoring Program.

Required Attachments

Required Documents to be submitted with the application:

FFATA is required before Progress can be filled out.

For FFATA and Match Certification:

1. Click on the download link for the required document.
2. Choose the save option.

For all attachments:

1. Open file from saved location.
2. Fill out form (ensure it is complete).
3. Attach the completed form below.

Submit your signed FFATA
Submit your signed Match Certification
Submit a copy of your jurisdiction's most recent Training and Exercise Plan
Submit a copy of your jurisdiction's most recent signed promulgation letter (signature page) from your EOP.
Complete and pass the Pre-Award Risk Assessment Survey
Miscellaneous Attachments
Miscellaneous Attachment1
Miscellaneous Attachment2
Miscellaneous Attachment3
Miscellaneous Attachment4
(View any of these attachments in Application Summary page after saving this application form.)

CERTIFICATION: This Application, together with the attachments constitute the annual work plan for the emergency management program of the applicant listed below. The undersigned certify that all grant requirements
**Match Certification**

Per OMB Circular A-110 Subpart C, Section 23, cost sharing and matching shall be accepted from the applying jurisdiction by submitting a signed Match Certification Form and by meeting all of the following criteria:

1. Verifiable from the sub-recipient's records
2. Are not included as a match for another federal grant program
3. Are necessary and reasonable for accomplishment of program objectives
4. Are allowable under applicable cost principles
5. Are not paid by another federal award
6. Are provided for in the approved budget by FEMA

I, Chris Baird, Financial Officer for Grand County, UTAH, certify that our jurisdiction will meet the 50/50 match requirement as defined in the 2016 Notice of Funding Opportunity and in following OMB Circular A-110 Subpart C, Section 23.

**Signature** 07/09/2019
Evan Clapper, Grand County Council Chair

**Signature** 07/09/2019
Chris Baird, Grand County Clerk/Auditor

*The grant is awarded on a 50/50 match basis. This means that the jurisdiction is required to contribute the same amount of hard (Cash) or in-kind (Services) match to the amount of the funding received from DEM.*
Reporting of Total Compensation of Subrecipient Executives

Federal Funding Accountability and Transparency Act of 2006 requires you to report the names and total compensation of your entity's five most highly compensated executives if other requirements are not met.

Please complete the following. Knowingly providing false or misleading information may result in criminal or civil penalties as per Title 18, Section 1091 of the US Criminal Code.

In your business or organization's preceding completed fiscal year, did your business or organization (the legal entity to which this specific CCR record, represented by a DUNS number, belongs) receive:
(1) 80 percent or more of your annual gross revenue from U.S. federal contracts, subcontracts, leases, grants, subgrants, and/or cooperative agreements; and
(2) $25,000,000 or more in annual gross revenue from U.S. federal contracts, subcontracts, leases, grants, subgrants, and/or cooperative agreements?

NO: Continue below NO: Signature: ___________________________ Date: __________
Print name: Chris Baird, Grand County Clerk/Auditor

YES: Continue below YES: Signature: ___________________________ Date: __________
Print name: ___________________________

Does the public have access to information about the compensation of the senior executives in your business or organization (the legal entity to which this specific CCR record, represented by a DUNS number, belongs) through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (16 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986?

NO: Continue below YES: Signature: ___________________________ Date: __________
Print name: ___________________________

Provide the names and total compensation of your entity's (the legal entity to which this specific CCR record, represented by a DUNS number, belongs) five most highly compensated executives for the entity's preceding fiscal year:

<table>
<thead>
<tr>
<th>Name</th>
<th>Position Title</th>
<th>Total Compensation*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature: ___________________________ Date: __________
Print name: ___________________________

*Total compensation means the cash and non-cash dollar value earned by the executive during the recipient’s or subrecipient’s preceding fiscal year and includes the following (for more information see 17 CFR 229.402(e)(2)):
1) Salary and bonus.
2) Awards of stock, stock options, and stock appreciation rights. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Share-Based Payments.
3) Earnings for services under non-equity incentive plans. This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all similarly employed employees.
4) Change in pension value. This is the change in present value of defined benefit and actuarial pension plans.
5) Above-market earnings on deferred compensation which is not tax-qualified.
6) Other compensation if the aggregate value of all such other compensation (e.g. insurance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds $10,000.
<table>
<thead>
<tr>
<th>EMPG Year:</th>
<th>Jurisdiction:</th>
<th>Name:</th>
<th>Contact #:</th>
<th>Email:</th>
<th>Award:</th>
<th>FFATA:</th>
<th>Match Cert:</th>
<th>TEP:</th>
<th>Plan Letter:</th>
<th>Misc:</th>
<th>Details:</th>
<th>Progress:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>Grand County EOC</td>
<td>Rick M. Bailey</td>
<td>435-259-1310</td>
<td><a href="mailto:rbailey@grandcountysheriff.org">rbailey@grandcountysheriff.org</a></td>
<td>$0.00</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
FY 2019 EMPG GUIDANCE
Emergency Management Performance Grant Guidance and Application Workbook

Funding provided by
The Department of Public Safety’s (DPS)
Division of Emergency Management (DEM)

Federal Award Distributed by
The United States Department of Homeland Security’s (DHS)
Federal Emergency Management Agency (FEMA)
DEM CONTACTS

**EMPG Coordinator**
Tanner Patterson  
[tpatterson@utah.gov](mailto:tpatterson@utah.gov)  
801.598.1610

**LIAISONS**
If you need assistance, please contact the LNO that coincides with the region that your emergency management program falls under.

**Region 1**
Kimberly Giles  
801.209.7542  
[kgiles@utah.gov](mailto:kgiles@utah.gov)
Box Elder, Cache, Rich, Davis, Morgan, Weber Counties  
and Shoshone Tribe

**Region 2**
Tara Behunin  
801.783.9284  
[tarabehunin@utah.gov](mailto:tarabehunin@utah.gov)
Salt Lake, Summit, Tooele, Utah, Wasatch Counties,  
Confederated Band of Goshutes and Skull Valley  
Goshutes

**Region 3**
Jeff Gallacher  
801.209.5236  
[jgallacher@utah.gov](mailto:jgallacher@utah.gov)
Juab, Millard, Piute, Sanpete, Sevier, Wayne Counties,  
Paiute Tribe and Confederated Band of Goshutes

**Region 4**
Scott Alvord  
801.703.1924  
[salvord@utah.gov](mailto:salvord@utah.gov)
Beaver, Iron, Garfield, Kane, Washington Counties, and  
Paiute Tribe

**Region 5**
Mechelle Miller  
801.707.1631  
[mmiller@utah.gov](mailto:mmiller@utah.gov)
Daggett, Duchesne, Uintah Counties, and Ute Tribe

**Region 6-7**
Angelia Crowther  
801.664.5861  
[acrowther@utah.gov](mailto:acrowther@utah.gov)
Carbon, Emery, Grand, San Juan Counties, Navajo Tribe,  
and Ute Mountain Tribe

**Community Support Liaison Program Manager**
Kim Hammer  
801.209.6238  
[khammer@utah.gov](mailto:khammer@utah.gov)

**WebEOC Support**
Rey Thompson  
801.330.4343

Kurt Tracy  
801.828.8158

**Training & Exercise Support**
Kris Repp  
801.538.3776

Tracy Bodily  
801.870.0520
BACKGROUND

The mission of the Utah Division of Emergency Management is to unite the emergency management community and coordinate the efforts necessary to mitigate, prepare for, respond to, and recover from emergencies and catastrophic events. Emergency managers provide critical leadership in their jurisdiction’s ability to achieve this mission within their own communities.

The purpose of the Emergency Management Performance Grant (EMPG) Program is to provide qualifying jurisdictions (Counties, Cities, Tribes, and Public Institutions of Higher Education) with supplemental financial assistance and technical expertise in establishing, maintaining, and enhancing an effective emergency management program. This is accomplished by identifying eligible missions and core capabilities outlined in the National Preparedness Goal (NPG). A central objective of this program is to ensure that there are trained, experienced, and professional emergency management personnel in each eligible jurisdiction.

The Utah Department of Public Safety’s Division of Emergency Management (DEM), funds the local EMPG Program through funding received from the U.S. Department of Homeland Security; Federal Emergency Management Agency (FEMA).
GRANT INFORMATION

The full Notice of Funding Opportunity (NOFO) from FEMA for EMPG can be found here.

The Code of Federal Regulations which applies to all federal awards can be found here.

The objective of the EMPG Program is to support a comprehensive, all-hazard emergency preparedness system by building and sustaining the core capabilities contained within each mission area of the NPG.

Examples of EMPG funded activities include but are not limited to:

- Initiating or achieving a whole community approach to security and emergency management;
- Strengthening a state or community's emergency management program;
- Updating emergency plans;
- Completing a Threat and Hazard Identification and Risk Assessment (THIRA) process;
- Designing and conducting exercises that engage a whole community of stakeholders and validate core capabilities;
- Conduct and attend training.

The Department of Homeland Security expects EMPG recipients and subrecipients (county/city/tribe/IHE) to prioritize grant funding to address capability targets and gaps identified through the annual THIRA and SPR process. Recipients and subrecipients should prioritize the use of grant funds to maintain/sustain current capabilities, to validate capability levels, and to increase capacity for high-priority core capabilities with low capability levels. (Resource for developing core capabilities)

A cost match is required under this program. The Federal share that is used towards the EMPG Program budget shall not exceed 50% of the total budget. FEMA administers cost matching requirements in accordance with 2 CFR 200.306. To meet matching requirements, the contributions must be verifiable, reasonable, allowable, allocable, and necessary under the grant program and must comply with all federal requirements and regulations.

Note: subrecipients will be reimbursed at a maximum of 25% of the total award amount per quarter. Expenditures must be paid during the quarter they are claimed for reimbursement.
ELIGIBILITY and PROGRAM REQUIREMENTS

• Employ a full-time, three-quarter time, part-time, or one-quarter time Emergency Program Manager (40, 30, 20, or 10 hours per week respectively).
  o This position cannot be contracted or held by an elected official.
  o If an emergency manager or emergency management supporting staff member holds multiple positions, they should note their hours spent on Emergency Management to differentiate from other responsibilities.
• Submit a timely and complete application.
• Meet all Federal requirements such as (but not limited to):
  o Equal Opportunity Employer
  o Drug-Free Workplace
  o Single Audits
  o Federal Funding Accountability and Transparency Reporting
  o Compliance with 2 CFR 200 policies
  o etc.
• Cities shall submit a letter/E-mail from their respective County EMs acknowledging their participation in the EMPG program with their applications.
• New applicants shall complete IS 100, 200, 700, and 800 prior to applying for the grant.
  o Exceptions will be considered on a case by case basis.
• All applicants shall submit a Multi-Year Training and Exercise Plan spanning the current year prior to submitting their applications.
• Complete and report on all performance standards listed within this guidance.
  o Performance Standard One: Exercise
  o Performance Standard Two: NIMS Compliance
  o Performance Standard Three: Planning
  o Performance Standard Four: Professional Development Coordination
  o Performance Standard Five: Community Outreach
• Full participation and compliance with DEM's Grant Monitoring Program.
• Complete the Pre-Award Risk Assessment
• NEW Provide Emergency Interim Successors [LINK]
REPORTING

On a quarterly basis the Emergency Program Managers shall submit the following to Utah DEM via WebEOC:

1. A progress report reflecting work accomplished according to their work plan. The report should address activities for all Five Performance Standards. The report should also have a detailed narrative as to what has been completed.
2. Exercise documents, if applicable for the reporting period (see the table on page 8 for required documents). All exercise requirements shall be fulfilled by EMPG funded personnel.
3. A financial request for reimbursement form.
4. Thorough documentation in support of the reimbursement request. All expenses listed in this report must be paid and supporting documentation shall be attached and submitted via WebEOC. (more information found on page 6)

Penalties for missing/late reporting

1. If the performance standards are incomplete at the end of the 4th quarter, the jurisdiction's following year reimbursement shall be reduced by 10% of its following year's allocation per incomplete standard.
2. A late report, not waived for good cause by the Director of DEM or his designee, will not receive reimbursement for that quarter.
3. If two reports, two reimbursement requests, or one or more performance standards are missed or late throughout the grant year, the jurisdiction may receive a probationary letter when applying for EMPG the following year along with a 10% decrease in new year funding. If improvement is not made, the jurisdiction will be disqualified from applying in the subsequent year.
SUPPORTING DOCUMENTATION

For expenses claimed under EMPG, we require supporting documentation to meet the Federal Requirement put in place by 2 CFR 200.331(d) which requires pass-through entities to "monitor the activities of subrecipients as necessary to ensure that the subaward is used for authorized purposes."

These supporting documents must be procedurally generated and cannot be self-certified documents. For example, in the case of Salary and Benefits, we would require documentation generated by the jurisdiction's payroll software.

<table>
<thead>
<tr>
<th>What this is</th>
<th>What this isn't</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compensation and Benefits Summary</td>
<td>A written document (E-mail)</td>
</tr>
<tr>
<td>Payroll Summary</td>
<td>An excel spreadsheet showing the amounts</td>
</tr>
<tr>
<td>Pay Stubs</td>
<td>A copy of the trial balance</td>
</tr>
</tbody>
</table>

For other purchases, we will need proof of purchase as well as proof of payment. Again these must be procedurally generated documents and not self-certified documents.

<table>
<thead>
<tr>
<th>What this is</th>
<th>What this isn't</th>
</tr>
</thead>
<tbody>
<tr>
<td>An invoice and a copy of the check used to pay the invoice</td>
<td>A copy of the general ledger or trial balance</td>
</tr>
<tr>
<td>An invoice and credit card statement showing the purchase</td>
<td>A spreadsheet stating expenses to be claimed for EMPG</td>
</tr>
<tr>
<td>An itemized receipt showing payment and listing what was purchased</td>
<td>A purchasing card transaction log</td>
</tr>
</tbody>
</table>

As for Travel Expenses, these documents will depend on your policy. We will need proof that the travel was authorized and proof that the expenses were incurred and/or reimbursed.

These documents are to be submitted in webEOC with your quarterly reports. If you are ever uncertain about whether or not you have the documentation required to claim an expense under EMPG, call or E-mail the EMPG coordinator.

*Remember to retain all documents for three at least years after closeout.*
PERFORMANCE STANDARD ONE: EXERCISE

All participants must complete, and report on a minimum of three exercises within the grant cycle. Participants must also complete a Training and Exercise Planning Workshop (TEPW). Exercises to be claimed towards EMPG requirements must be submitted in the WebEOC Exercise Schedule and History Log 30 days prior to the exercise. This is also where you will submit any required documentation for the exercises.

For exercises where your jurisdiction/agency is not hosting the exercise we require either:
- that the requesting jurisdiction/agency is explicitly identified in both the After Action Report and Improvement Plan, with objective and actions pertaining specifically to the participant;
- or that the requesting jurisdiction/agency submit its own After Action Report and Improvement Plan outlining its objectives for participating in the exercise as well as an Improvement Plan pertaining the participants Emergency Plans.

Planned Events and Real World Events can also be used towards your EMPG Exercise Requirements. Planned events (parades, races, festivals, fairs, etc.) may be used towards EMPG requirements once per grant cycle after approval has been given. Real world incidents may count as an exercise if the jurisdiction fills the approval survey within 10 business days after the last response/operational period ends. To apply for approval, fill out the survey found HERE. For these types of events to count towards EMPG, we stress the importance of using the event to test your existing plans. If an event doesn't test any of your emergency plans, and thus can't be used to create an improvement plan, it will not be considered toward the exercise requirement.

The table on the next page provides a table of required documents depending on the type of exercise you conduct. The blue hyperlinked exercise titles will take you to definitions of the different exercise types and the blue hyper-linked document types will provide templates and guidance.

For additional guidance on Exercises, TEPWs, TEPs, Planned and Real World Events, please contact Kris Repp (krepp@utah.gov) and Tracy Bodily (Tbodily@utah.gov).
EXERCISE REPORTING:

<table>
<thead>
<tr>
<th>EMPG Exercise Reporting Requirements</th>
<th>Exercise Plan* which should include an Exercise Overview page</th>
<th>After Action Report/ Improvement Plan* which should include an Exercise Overview page</th>
<th>Participant Roster*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seminar (This Exercise Type is an Informational briefing)</td>
<td>Not Required</td>
<td>Either AAR/IP or Executive Summary*</td>
<td>At a minimum, names of participants and agencies in AAR</td>
</tr>
<tr>
<td>Workshop (A Product is Developed During this Exercise Type)</td>
<td>Not Required</td>
<td>Either AAR/IP or Executive Summary*</td>
<td>At a minimum, names of participants and agencies in AAR</td>
</tr>
<tr>
<td>Tabletop</td>
<td>Not Required</td>
<td>Required</td>
<td>Required: See template</td>
</tr>
<tr>
<td>Drill (usually single agency, single function)</td>
<td>Not Required</td>
<td>Required</td>
<td>Required: See template</td>
</tr>
<tr>
<td>Functional</td>
<td>Required</td>
<td>Required</td>
<td>Required: See template</td>
</tr>
<tr>
<td>Full-Scale</td>
<td>Required</td>
<td>Required</td>
<td>Required: See template</td>
</tr>
<tr>
<td>Planned Event**</td>
<td>Not Required</td>
<td>Required</td>
<td>Required: See template</td>
</tr>
<tr>
<td>Real World Event**</td>
<td>Not Required</td>
<td>Required</td>
<td>At a minimum, names of participants and agencies in AAR</td>
</tr>
</tbody>
</table>

*Templates of these documents are found in the links at the top of the table and on our website dem.utah.gov/exercises/ An Exercise Overview is always required.

**Planned Events and Real World Events require an Incident Action Plan (minimum of 3 forms within the IAP)

For any additional questions or for support in planning, documenting, or evaluating your exercises, contact Kris Repp at krepp@utah.gov, Don Cobb dcobb@utah.gov, or Tracy Bodily tbodily@utah.gov.
PERFORMANCE STANDARD TWO:
NIMS COMPLIANCE

IS Training and the Professional Development Series (PDS) or EM Basic Academy
- Per FEMA requirements EMPG funded personnel must complete NIMS Independent Study (IS) 100, 200, 700, and 800.
- In addition, personnel shall complete either the courses identified in the Professional Development Series or the National Emergency Management Basic Academy delivered by either the Emergency Management Institute (EMI) or at a sponsored State, Local, Tribal, Territorial, Regional, or other designated location.
  - This is no longer required to be submitted with your application. However, it has made its way into our monitoring checklist. So when DEM performs monitoring for your jurisdiction, please ensure that you have quick access to this/these document(s).

NIMS Implementation
- Update list of resources in Resource Inventory Tracker in WebEOC annually. (Statute 53 2a 306)
  - Per FEMA requirements recipients and subrecipients receiving EMPG funding are required to implement NIMS, and EMPG funds may be used to meet the requirements. FY 2019 EMPG recipients and subrecipients shall use standardized resource management concepts for resource typing, credentialing, and an inventory to facilitate the effective identification, dispatch, deployment, tracking, and recovery of resources.
  - With this list, we are primarily interested in capital assets and teams. However, use your best judgement as to what resources your neighboring jurisdictions would benefit from being able to see/request in/from this list. If you have any questions, contact Rey Thompson (801.330.4343).
- Additional NIMS resources
  - What is NIMS?
  - Compliance Basics
  - NIMS Training Needs
  - Additional NIMS info

This will be reported through the NIMS implementation survey tab of your EMPG quarterly progress report.
PERFORMANCE STANDARD THREE: PLANNING

Emergency Operations Plan

- Submit a copy of the most recent promulgation letter of a developed or updated Emergency Operations Plan (EOP) with your application.
- Per FEMA requirements recipients and subrecipients shall update their EOP at least once every two years and their EOP should be aligned with the guidelines provided by CPG 101 v.2.
- While updates are only required biannually, progress towards updating your EOP and its annexes should be an annual endeavour.
- Submit an annual progress report of the EOP update using the CPG 101 v.2 Process and Analysis Tool.
  - This form has been included in the “progress report” excel template.
  - Read through the form and provide all of the requested information.
    - A common mistake on this performance standard is not providing dates for milestones/goals (Qtr/Yr Minimum) and not providing the plan being worked on. Even if the dates are rough estimates, please provide them or the standard will be incomplete.

*What this means is that the year you “update” your EOP is the year you “finalize” it. And the years in between are spent holding meetings and planning for the future update.*
PERFORMANCE STANDARD FOUR:
PROFESSIONAL DEVELOPMENT COORDINATION

To meet this performance standard a jurisdiction's Emergency Manager or a member of their EM Support staff shall attend the **Utah State Emergency Managers Conference** and **one additional conference** each year. The conferences that fulfill the additional conference requirement include:

- Public Safety Summit
- Utah Emergency Management Association (UEMA) or International Association of Emergency Managers (IAEM) Conference
- Utah Floodplain and Stormwater Management Association Conference
- Public Information Officers’ Conference
- Other conferences require prior approval, please contact tpatterson@utah.gov
  
  ○ As a guideline, to be approved, 'other' conferences should identify missions and core capabilities from the National Preparedness Goal.

The emergency manager or designee shall also participate in your region’s LEPC at least once per quarter and your Region/County Stakeholder meeting at least once per year (contact your Regional Chair, County EM, or Liaison for information).

Also participants shall meet with their Regional Liaison Officer quarterly. In these meetings please alert your Liaison as to how you have met, or how you intend to meet, each of these performance standards.

All participants shall also complete two Emergency Management related classes per year. These should be classes sponsored by DEM or FEMA. Alternative classes must receive prior approval to use toward this performance standard. While working on the required IS, PDS or EM Basic Academy requirements, the associated classes will count toward this requirement. Instructing classes for DEM also will meet this requirement. If you are unsure which classes to take to meet this requirement after you have met the NIMS compliance requirements, we would recommend progressing towards FEMA’s [Advanced Professional Series](#APS).  

Report this on your quarterly progress report.
PERFORMANCE STANDARD FIVE: COMMUNITY OUTREACH

Subrecipients shall complete at least one of the activities listed below, pertaining to community outreach.

- Host or participate in a Community Preparedness Fair or Event
- Develop a local-specific emergency preparedness handbook
- Develop and sustain local Citizen Corps activities
- Participate in or develop a Private Sector Preparedness Council
- Create an advertising campaign for educational outreach
- Other (with approval by DEM prior to the event)

Report this on your quarterly progress report.
As a federal agency, FEMA is required to consider the effects of its actions on the environment and/or historic properties (EHP) to ensure that all activities and programs funded by the agency, including grants-funded projects, comply with federal EHP regulations, laws and Executive Orders as applicable. Recipients and subrecipients proposing projects that have the potential to impact the environment, including but not limited to construction of communication towers, modification or renovation of existing buildings, structures and facilities, or new construction including replacement of facilities, must participate in the FEMA EHP review process. The EHP review process involves the submission of a detailed project description that explains the goals and objectives of the proposed project along with supporting documentation so that FEMA may determine whether the proposed project has the potential to impact environmental resources and/or historic properties. In some cases, FEMA is also required to consult with other regulatory agencies and the public in order to complete the review process. The EHP review process must be completed and approved before funds are released to carry out the proposed project. FEMA will not fund projects that are initiated without the required EHP review.

Additionally, all recipients are required to comply with FEMA EHP Policy Guidance. This EHP Policy Guidance can be found in FP 108-023-1, Environmental Planning and Historic Preservation Policy Guidance, and FP 108.24.4, Environmental Planning and Historical Preservation Policy.
SUPPLANTING FUNDS

According to Article XXIII - Non-supplanting Requirement; all recipients who receive awards made under programs that prohibit supplanting by law must ensure that Federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-Federal sources.

DEFINITION 1:
"Supplant means to replace or take the place of. Federal law prohibits recipients of federal funds from replacing state, local, or agency funds with federal funds. Existing funds for a project and its activities may not be displaced by federal funds and reallocated for other organizational expenses. These funds are meant for the purpose of 'supplementing' or building on state, local, and agency funds."

DEFINITION 2:
"A state or unit of local government reduces state or local funds for an activity specifically because federal funds are available (or expected to be available) to fund that same activity. When supplanting is not permitted, federal funds must be used to supplement existing state or local funds for program activities and may not replace state or local funds that have been appropriated or allocated for the same purpose. Additionally, federal funding may not replace state or local funding that is required by law."

The NOFO gives the following example: the hiring of sworn public safety officers for the purposes of fulfilling traditional public safety duties or to supplant traditional public safety positions and responsibilities.

Supplanting funds can cause confusion, so if there is ever uncertainty of whether or not a purchase falls into the category of 'supplanting' rather than 'supplementing' call the EMPG Program Coordinator.
ADDITIONAL REFERENCE LIBRARY

- Allowable costs as summarized in the EMPG NOFO
- Authorized Equipment List
- Cost Sharing or Cost Matching Funds
- Environmental Planning and Historic Preservation Review (Slides)
- What is Supplanting?
- Core Capability Building Worksheets
- CPG 101 version 2
- What is NIMS
- NIMS Compliance Basics
## EMPG CHECKLISTS

<table>
<thead>
<tr>
<th>✔️</th>
<th>Application Requirements (TBD)</th>
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<tbody>
<tr>
<td>✔️</td>
<td>Fill and Submit FFATA (Federal Funding Accountability and Transparency Act)</td>
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<tr>
<td>✔️</td>
<td>Fill and Submit Match Certification</td>
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<tr>
<td>✔️</td>
<td>Submit Multi-Year Training and Exercise Plan (TEP)</td>
</tr>
<tr>
<td>✔️</td>
<td>Submit most recently signed EOP (w/promulgation letter)</td>
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<tr>
<td>✔️</td>
<td>Signed Letter/E-mail showing County Acknowledgement of EMPG application (Cities only)</td>
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<tr>
<td>✔️</td>
<td>Complete Pre-Award Risk Assessment (work with your finance section)</td>
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<tr>
<td>✔️</td>
<td>Wait for Emergency Management Performance Grant Program Acceptance</td>
</tr>
<tr>
<td>✔️</td>
<td>Provide Emergency Interim Successors <a href="#">LINK</a></td>
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<tr>
<th>✔️</th>
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<tr>
<td>Performance Standard One</td>
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<td>--------------------------</td>
<td>------------</td>
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<tr>
<td>(Due by end of grant cycle)</td>
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<tr>
<td>Complete and report on first exercise through the WebEOC Exercise Schedule</td>
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</tr>
<tr>
<td>Complete and report on second exercise through the WebEOC Exercise Schedule</td>
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<tr>
<td>Complete and report on third exercise through the WebEOC Exercise Schedule</td>
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</tr>
<tr>
<td>Participate in a Training and Exercise Plan Workshop to develop a Multi-Year TEP</td>
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<tr>
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<tr>
<td>Complete, or make progress toward completing, IS 100, 200, 700, 800</td>
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<tr>
<td>Complete, or make progress toward completing, either PDS or EM Basic Academy</td>
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<td>Update your resource inventory board on WebEOC</td>
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<td>(Due by end of grant cycle)</td>
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<tr>
<td>Update EOP (required once every two years)</td>
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<tr>
<td>Submit CPG 101 v.2 Process and Analysis Tool (required annually)</td>
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<td>(Alternatively, upload a copy of your change log in the miscellaneous field.)</td>
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<th>Professional Development and Coordination</th>
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<tr>
<td>Attend two conferences (USEMC required)</td>
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<tr>
<td>Complete (or instruct) two training courses sponsored by DEM or FEMA</td>
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<tr>
<td>Participate in an LEPC at least quarterly</td>
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<tr>
<td>Attend at least one stakeholder meeting</td>
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<tr>
<td>Complete a community outreach campaign (list of option provided in guidance)</td>
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<td>Requirements</td>
<td>Date</td>
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<tr>
<td>--------------</td>
<td>------------</td>
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<tr>
<td>Quarter 2</td>
<td>January 20th</td>
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<td>Quarter 3</td>
<td>April 20th</td>
</tr>
<tr>
<td>Quarter 4</td>
<td>July 20th</td>
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</table>

Ensure all performance standards are met by this deadline to avoid penalties
Good morning,

The EMPG 2019 Notice of Intent (NOI) is now available.

You can find it on our website or follow this [LINK].

This year's NOI is slightly longer. We are requesting a narrative regarding your emergency management program to get a sense of Statewide visions and priorities.

Also, due to the Federal furlough, we are expecting a similar or slower timetable as the 2018 program. We did not receive EMPG 2018 until early August of last year.

Also, it is worth mentioning that there was a proposed change to EMPG's Federal requirements regarding logistics planning which is still under review.

**Logistics (EMPG 2019) (proposed)**

**Background:**
- Recent disasters have shown a gap in logistics planning across the nation
- EMPG previously did not include any logistics planning guidance/requirement
- National Preparedness Directorate (NPD) coordinated with ORR to create a Logistics and Supply Chain Management target under the new THIRA methodology

**FY 2019 Requirement:**
- Develop and maintain a Distribution Management (DM) plan as an annex to existing EOP. The DM plan should be updated on an annual basis.
- The DM plan should focus on the distribution of Critical Emergency Supplies (CES), such as food, water, and tarps to survivors following a disaster.
- State recipients and local sub-recipient planning should be coordinated and complimentary.

**The DM plan should address the following:**
- State/local staging site plans
- State/local commodity point of distribution site plans
- Staging and POD staffing strategies/plans
• Transportation strategies/plans
• Resource sourcing strategies/plans

I don't know what the likelihood of this proposed change being implemented for 2019 is but it should be on your radar.

If you would like to submit an application for the 2019 EMPG subrecipient program, please submit the NOI by Thursday, February 7, 2017.

If you run into any issues with the NOI or have any questions, please let me know.

Thank you,

**Tanner W. Patterson**

Financial Analyst
EMPG/SHSP Grants Manager
Div. of Emergency Management, Utah Department of Public Safety
Cell: 801.598.1610
Grant Info: EMPG SHSP
The Department of Homeland Security (DHS)
Notice of Funding Opportunity (NOFO)
Fiscal Year 2019 Emergency Management Performance Grant (EMPG)

NOTE: If you are going to apply for this funding opportunity and have not obtained a Data Universal Numbering System (DUNS) number and/or are not currently registered in the System for Award Management (SAM), please take immediate action to obtain a DUNS Number, if applicable, and then to register immediately in SAM. It may take four weeks or more after you submit your SAM registration before your registration is active in SAM, then an additional 24 hours for Grants.gov to recognize your information. Information on obtaining a DUNS number and registering in SAM is available from Grants.gov at: http://www.grants.gov/web/grants/register.html.

A. Program Description

Issued By
Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Grant Programs Directorate (GPD)

Assistance Listings Number (formerly Catalog of Federal Domestic Assistance Number) 97.042

Assistance Listings Title (formerly CFDA title)
Emergency Management Performance Grants

Notice of Funding Opportunity Title
Emergency Management Performance Grants

NOFO Number

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<td>EMPG – Region II</td>
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<td>EMPG – Region VIII</td>
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<td>EMPG – Region IX</td>
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<td>EMPG – Region X</td>
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Authorizing Authority for Program

Page 1 of 17
FY 2019 EMPG NOFO

Appropriation Authority for Program

Program Type
New

Program Overview, Objectives, and Priorities
Overview
The Fiscal Year (FY) 2019 Emergency Management Performance Grant Program (EMPG program) represents one part of a comprehensive set of measures authorized by Congress and implemented by the Administration to prepare the Nation for all hazards. Among the five basic homeland security missions noted in the DHS Quadrennial Homeland Security Review, the EMPG program supports the goal to Strengthen National Preparedness and Resilience.

The 2018-2022 FEMA Strategic Plan creates a shared vision for the field of emergency management and sets an ambitious, yet achievable, path forward to unify and further professionalize emergency management across the country. The Emergency Management Performance Grant Program supports the goal of readying the Nation for catastrophic disasters. We invite all of our stakeholders and partners to also adopt these priorities and join us in building a stronger Agency and a more prepared and resilient Nation.

Objectives
The purpose of the EMPG program is to provide Federal funds to states to assist state, local, territorial, and tribal governments in preparing for all hazards, as authorized by Section 662 of the Post-Katrina Emergency Management Reform Act, as amended (6 U.S.C. § 762) and the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended (42 U.S.C. §§ 5121 et seq.). Title VI of the Stafford Act authorizes DHS/FEMA to make grants for the purpose of providing a system of emergency preparedness for the protection of life and property in the United States from all hazards and to vest responsibility for emergency preparedness jointly in the Federal Government, states, and their political subdivisions. The Federal Government, through the EMPG program, provides direction, coordination, and guidance, and provides necessary assistance, as authorized in this title, to support a comprehensive all-hazards emergency preparedness system. The FY 2019 EMPG program will provide Federal funds to assist state, local, tribal, and territorial emergency management agencies to obtain the resources required to support implementation of the National Preparedness System and the National Preparedness Goal (the Goal) of a secure and resilient Nation.

Performance Metrics
Performance metrics for this program are:
Priorities

The National Preparedness System is the instrument the Nation employs to build, sustain, and implement core capabilities to achieve the Goal of a secure and resilient Nation. Complex and far-reaching threats and hazards require a collaborative and whole community approach to national preparedness that engages individuals, families, communities, private and nonprofit sectors, faith-based organizations, and all levels of government. The guidance, programs, processes, and systems that support each component of the National Preparedness System allow for the integration of preparedness efforts that build, sustain, and deliver core capabilities by achieving the desired outcomes identified in the Goal.

DHS/FEMA encourages EMPG recipients and subrecipients to prioritize grant funding toward investments that address capability targets and gaps identified through the annual THIRA and SPR process. Recipients and subrecipients should use grant funds to increase capability for high-priority core capabilities with low capability levels, validate capability levels, and maintain and/or sustain current capabilities. Additional information, including guidelines for completing the THIRA and SPR, can be found at https://www.fema.gov/threat-and-hazard-identification-and-risk-assessment and http://www.fema.gov/stakeholder-preparedness-review.

DHS/FEMA annually publishes the annual National Preparedness Report (NPR) to evaluate progress in building, sustaining, and delivering the core capabilities outlined in the Goal. This analysis provides a national perspective on critical preparedness trends for whole community partners to use to inform program priorities, allocate resources, and communicate with stakeholders about issues of shared concern. The NPR can be found at http://www.fema.gov/national-preparedness-report.

In developing applications for the FY 2019 EMPG program, recipients should consider funding projects that address areas for improvement as they relate to emergency management capabilities, including:

- Logistics – Distribution Management Planning;
- Evacuation Plan/Annex;
- Disaster Financial Management;
- Catastrophic Disaster Housing; and
- Resilient Communications.

In addition, EMPG recipients should consider funding projects that fall into the following national priority areas:

- Emerging Threats, including Cybersecurity
- Lifelines (more information found in this fact sheet and toolkit)
  - Safety and Security
  - Food, Water, Sheltering
Minimum funding amounts are not prescribed by DHS/FEMA for these priorities. However, recipients are expected to support state, local, regional, tribal, territorial, and national efforts to achieve the desired outcomes for these priorities. In FY 2019, EMPG recipients are required to develop and maintain a Distribution Management Plan as an annex to their Emergency Operations Plan (EOP). Grant funds should clearly support resources the recipients need to achieve THIRA targets and close capability gaps and address sustainment needs identified in the SPR.

The table below provides a breakdown of these priority areas for the FY 2019 EMPG, showing both the core capabilities impacted as well as examples of potentially eligible project types for each area. A detailed description of allowable investments for each project type is included in the EMPG program appendix to the Preparedness Grants Manual.

<table>
<thead>
<tr>
<th>Priority Area</th>
<th>Potential Core Capabilities Enhanced</th>
<th>Example Project Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Logistics - Distribution Management Planning</td>
<td>• Logistics and Supply Chain Management&lt;br&gt;• Supply Chain Integrity and Security</td>
<td>• Development of Distribution Management Plan, which addresses:&lt;br&gt;  o State/local staging site plans&lt;br&gt;  o State/local commodity point of distribution site plans&lt;br&gt;  o Staging and Point of Distribution staffing strategies/plans&lt;br&gt;  o Transportation strategies/plans&lt;br&gt;  o Resource sourcing strategies/plans</td>
</tr>
<tr>
<td>Evacuation Plan/Annex</td>
<td>• Planning&lt;br&gt;• Risk management for protection programs &amp; activities&lt;br&gt;• Risk &amp; disaster resilience assessment</td>
<td>• Identify plausible, worst case threats and hazards&lt;br&gt;• Identify planning gaps and capability shortfalls&lt;br&gt;• Identify access and functional needs considerations</td>
</tr>
</tbody>
</table>

1 All EMPG recipients will be required to develop and maintain a Distribution Management (DM) plan as an annex to their existing EOP. For more information on this requirement, please reference the Preparedness Grants Manual.
| Disaster Financial Management | • Threats and hazards identification  
| | • Operational coordination  
| | • Long-term vulnerability reduction  
| | • Identify animal evacuation considerations  
| | • Identify embarkation/debarkation sites  
| | • Development of phased-zone evacuation approach  
| Development of ph as ed- z one evacuat ion |  
| Long-term approach | vulnerability reduction |  
| Operational |  
| Identification |  
| Considerations |  
| Coordination |  
| Development |  
| of plan |  
| for sequencing |  
| of federal, nonprofit, and state disaster programs. |  
| Development of Disaster Financial Management Plan |  
| Disaster Financial Management | Planning  
| | Risk management for protection programs & activities  
| | Risk & disaster resilience assessment  
| | Community resilience  
| | Economic recovery  
| Planning |  
| Risk management |  
| for protection programs & activities |  
| Risk & disaster resilience assessment |  
| Community resilience |  
| Economic recovery |  
| Development of state-led disaster housing task force plan |  
| Establishment of State Disaster Recovery Coordinator |  
| Completion of State Housing Strategy template |  
| Catastrophic Disaster Housing | Housing  
| | Planning  
| | Situational assessment  
| | Physical protective measures  
| Housing |  
| Planning |  
| Situational assessment |  
| Physical protective measures |  
| Development of state-led disaster housing task force plan |  
| Establishment of State Disaster Recovery Coordinator |  
| Completion of State Housing Strategy template |  

B. Federal Award Information

Award Amounts, Important Dates, and Extensions

Available Funding for the EMPG: $350,100,000

FY 2019 EMPG Allocations

EMPG awards are based on section 662 of the Post-Katrina Emergency Management Reform Act of 2006, as amended, (6 U.S.C. § 762). All 50 states, the District of Columbia, and Puerto Rico receive a base amount of 0.75 percent of the total available funding appropriated for the EMPG program. Four territories (American Samoa, Guam, the Commonwealth of the Northern Mariana Islands, and the U.S. Virgin Islands) receive a base amount of 0.25 percent of the total available funding appropriated for the EMPG program. The remaining balance of the funds appropriated for the EMPG funds are distributed on a population-share basis. Pursuant to Article X of the Federal Programs and Services Agreement of the Compact of Free Association Act (Pub. L. No. 108-188), a set amount of funds ($100,000 total) are also available from the Disaster Relief Fund for the Federated States of Micronesia and for the Republic of the Marshall Islands.
## FY2019 Emergency Management Performance Grants (EMPG) Funding Allocations

<table>
<thead>
<tr>
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<th>Allocation</th>
<th>State/Territory</th>
<th>Allocation</th>
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<tbody>
<tr>
<td>Alabama</td>
<td>$5,728,503</td>
<td>New Hampshire</td>
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<tr>
<td>Alaska</td>
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<td>Arizona</td>
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<td><strong>Total</strong></td>
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</table>

### Period of Performance:
36 months

Extensions to the period of performance are allowed. For additional information on period of performance extensions, please refer to the Preparedness Grants Manual.

DHS/FEMA anticipates the overall period of performance for awards issued under this NOFO will be up to 84 months, encompassing five program years. DHS/FEMA anticipates that it will fund a program year every twelve months, and that the period of performance for the funds provided in each program year will be three years. The funds provided under this announcement will be for the first program year, which will have a three-year period of performance. Annual funding for program years two through five is not currently available and will only be provided subject to the availability of funds. Should funding become available for additional program
years, applicants will be required to submit an application and proposed budget for approval by DHS/FEMA before any additional funds are awarded.

Projected Period of Performance Start Date(s): October 1, 2018

Projected Period of Performance End Date(s): September 30, 2021

Funding Instrument: Grant

C. Eligibility Information

Eligible Applicants
State or territorial governments (the State Administrative Agency (SAA) or the State's Emergency Management Agency (EMA)).

Eligibility Criteria
All 56 states and territories, as well as the Republic of the Marshall Islands and the Federated States of Micronesia (collectively “state or territory”), are eligible to apply for FY 2019 EMPG funds. Either the SAA or the EMA is eligible to apply directly to FEMA for EMPG funds on behalf of each state or territory. However, only one application will be accepted from each state or territory.

Other Eligibility Criteria

Emergency Management Assistance Compact (EMAC) Membership
In support of the Goal, EMPG recipients must belong to, be located in, or act as an EMAC temporary member state, except for American Samoa, the Federated States of Micronesia, the Republic of the Marshall Islands, and the Commonwealth of the Northern Mariana Islands, which are not currently subject to these requirements. All assets supported in part or entirely with FY 2019 EMPG funding must, where applicable, be readily deployable to support emergency or disaster operations per existing EMAC agreements.

National Incident Management System (NIMS)
Prior to allocation of any Federal preparedness awards in FY 2019, recipients must ensure and maintain adoption and implementation of the National Incident Management System (NIMS). Please see the Preparedness Grants Manual for more information on NIMS.

Cost-Share or Match
The FY 2019 EMPG program has a cost-share requirement. The recipient contribution can be cash (hard match) or third-party in-kind (soft match). Eligible EMPG program applicants shall agree to make available non-Federal funds to carry out an EMPG award in amount not less than 50 percent of the total project cost. In other words, the Federal share applied toward the EMPG budget shall not exceed 50 percent of the total budget as submitted in the application and approved in the award. If the total project ends up costing more, the recipient is responsible for any additional costs; if the total project ends up costing less, the recipient may owe FEMA an amount required to ensure that the federal cost share is not in excess of 50 percent. A state must at least equally match (cash or third party in-kind) the Federal
contribution pursuant to sections 611(j) and 613(a) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Pub. L. No. 93-288), as amended, (42 U.S.C. §§ 5121 et seq.). Unless otherwise authorized by law, Federal funds cannot be matched with other Federal funds. The recipient’s contribution should be specifically identified. These non-Federal contributions have the same eligibility requirements as the Federal share.

DHS/FEMA administers cost-matching requirements in accordance with 2 C.F.R. § 200.306. To meet matching requirements, the recipient contributions must be verifiable, reasonable, allowable, allocable, necessary under the grant program, and in compliance with all applicable Federal requirements and regulations.

For example, if the Federal award were at a 50 percent cost share and the total approved budget cost was $100,000, then:

- Federal share is 50 percent of $100,000 = $50,000
- Recipient share is 50 percent of $100,000 = $50,000

However, with this example, if the total cost ended up being $120,000, the Federal share would remain at 50 percent of the total approved budget at the time of application of $100,000. If the total cost ended up being $80,000, then the 50 percent Federal share would decrease to $40,000, and the recipient cost share would be $40,000.

In accordance with 48 U.S.C. § 1469a, cost-match requirements are waived for the insular areas of the U.S. territories of American Samoa, Guam, the U.S. Virgin Islands, the Federated States of Micronesia, the Commonwealth of the Northern Mariana Islands, and the Republic of the Marshall Islands.

D. Application and Submission Information

Key Dates and Times

Date Posted to Grants.gov: April 12, 2019

Application Submission Deadline: May 29, 2019 5:00 p.m. ET

All applications must be received by the established deadline. The Non-Disaster (ND) Grants System has a date stamp that indicates when an application is submitted. Applicants will receive an electronic message confirming receipt of the full application. DHS/FEMA will not review applications that are not received by the deadline or consider them for funding. DHS/FEMA may, however, extend the application deadline, upon request, for any applicant who can demonstrate that good cause exists to justify extending the deadline. Good cause for an extension may include technical problems outside of the applicant’s control that prevent submission of the application by the deadline or other exigent or emergency circumstances. Extensions based on exigent or emergency circumstances will be made on case-by-case basis, with the final determination resting with DHS/FEMA. Applicants who experience technical issues must notify the EMPG Regional Program Manager before the application deadline.
If applicants do not know their FEMA Regional Program Manager or if there are programmatic questions or concerns, please contact the Centralized Scheduling and Information Desk (CSTD) by phone at 800 368-6498 or by e-mail at askcsid@fema.gov, Monday through Friday, 9:00 a.m. – 5:00 p.m. ET.

**Anticipated Funding Selection Date:** August 2, 2019  
**Anticipated Award Date:** No later than September 30, 2019

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<th>Event</th>
<th>Suggested Deadline for Completion</th>
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<tr>
<td>Obtaining a valid EIN</td>
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<tr>
<td>Updating SAM registration</td>
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<tr>
<td>Submitting initial application in Grants.gov</td>
<td>May 22, 2019</td>
</tr>
<tr>
<td>Submitting final application in ND grants</td>
<td>May 29, 2019, 5:00 p.m. ET</td>
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**Agreeing to Terms and Conditions of the Award**

By submitting an application, the applicant agrees to comply with the requirements of this NOFO and the terms and conditions of its award, should it receive an award.

**Address to Request Application Package**

Please see the [Preparedness Grants Manual](#) for information on requesting and submitting an application.

**Content and Form of Application Submission**

Applicants must first submit their initial application on Grants.gov and the final submission in ND Grants.

Please see the [Preparedness Grants Manual](#) for additional information and detailed steps on how to submit an application.

**Unique Entity Identifier and System for Award Management (SAM)**

For information on the Unique Entity Identifier and SAM, see the [Preparedness Grants Manual](#).

**Electronic Delivery**

DHS/FEMA is participating in the Grants.gov initiative to provide the grant community with a single site to find and apply for grant funding opportunities. DHS/FEMA requires applicants to submit their initial applications online through [Grants.gov](https://grants.gov) and final applications through [ND Grants](https://nd.grants.gov).

**How to Register to Apply through Grants.gov**

Please see the [Preparedness Grants Manual](#) for information on requesting and submitting an application.

**How to Submit an Initial Application to DHS/FEMA via Grants.gov**
Please see the Preparedness Grants Manual for information on requesting and submitting an application.

**Submitting the Final Application in the Non-Disaster Grants System (ND Grants)**
After submitting the initial application in Grants.gov, eligible applicants will be notified by DHS/FEMA and asked to proceed with submitting their complete application package in ND Grants. Applicants can register early with ND Grants and are encouraged to begin their ND Grants registration at the time of this announcement or at the latest, seven days before the application deadline. Early registration will allow applicants to have adequate time to start and complete their application.

In ND Grants, applicants will be prompted to submit all the information contained in the following forms. Applicants should review these forms before applying to ensure they have all the information required:
- Standard Form 424A, Budget Information (Non-construction)
- Standard Form 424B, Standard Assurances (Non-construction)
- Standard Form 424C, Budget Information (Construction)
- Standard Form 424D, Standard Assurances (Construction)

In addition, applicants must submit copies of the following in ND Grants:
- Program Work Plan (located in the “Related Documents” tab in the Grants.gov posting for the FY 2019 EMPG);
- Indirect Cost Rate Agreement, if applicable.

Applicants must submit copies of the following in ND Grants, if applying for construction projects:
- Standard Form 424A, Budget Information (Non-construction)
- Standard Form 424B, Standard Assurances (Non-construction)

For assistance registering for the ND Grants system, please contact ndgrants@fema.gov or (800)865-4076. For step-by-step instructions on using the ND Grants system and other guides, please see https://www.fema.gov/non-disaster-grants-management-system.

**Timely Receipt Requirements and Proof of Timely Submission**
As application submission is a two-step process, the applicant with the AOR role who submitted the application in Grants.gov will receive an acknowledgement of receipt, a tracking number (GRANTXXXXXXXX) from Grants.gov, and an Agency Tracking Number (EMX-2019-XX-XXXX) with the successful transmission of their initial application. This notification does not serve as proof of timely submission, as the application is not complete until it is submitted in ND Grants. All applications must be received in ND Grants by 5:00 PM Eastern Time on May 29, 2019. Proof of timely submission is automatically recorded by ND Grants. An electronic date/time stamp is generated within the system when the application is successfully received by ND Grants. Additionally, the applicant(s) listed as contacts on the application will receive a system-generated email to confirm receipt.

**Intergovernmental Review**

**Funding Restrictions**
EMPG recipients may only fund activities and projects that are included and approved in the FY 2019 EMPG Work Plan. Activities and projects may include capability sustainment supported by previous EMPG funds provided the sustainment activity is cited in the FY 2019 Work Plan. For additional information on funding restrictions, please see the Preparedness Grants Manual for information on funding restrictions.

**Environmental Planning and Historic Preservation (EHP) Compliance**
Please see the Preparedness Grants Manual for information on EHP Compliance.

**Emergency Communications and Resilience**
Please see the Preparedness Grants Manual for information on Emergency Communications and Resilience.

**FirstNet**
Please see Preparedness Grants Manual for information on FirstNet.

**Pre-Award costs**
Pre-award costs are allowable only with the prior written approval of DHS/FEMA and if they are included in the award agreement. To request pre-award costs, a written request must be included with the application and be signed by the Authorized Representative of the applicant. The request letter must outline what the pre-award costs are for, including a detailed budget break-out of pre-award costs from the post-award costs and a justification for approval.

**Cost Principles**
All costs charged to this award must be consistent with the Cost Principles for Federal Awards located at 2 C.F.R. Part 200, Subpart E.

**Direct Costs**
Please see the Preparedness Grants Manual for additional information on Direct Costs.

**Planning**
Planning costs are allowed under this program only as described in this NOFO and the Preparedness Grants Manual.

**Organization**
Organization costs are allowed under this program only as described in this NOFO and the Preparedness Grants Manual.

**Equipment**
Equipment costs are allowed under this program only as described in this NOFO and the Preparedness Grants Manual.

**Training**
Training costs are allowed under this program only as described in this NOFO and the Preparedness Grants Manual.

**Exercises**
Exercise costs are allowed under this program only as described in this NOFO and the Preparedness Grants Manual.

**Travel**
Domestic travel costs are allowed under this program, as provided for in this NOFO and the Preparedness Grants Manual. International travel is not an allowable cost under this program unless approved in advance by FEMA.

**Construction and Renovation**
Construction and renovation costs are allowed under this program only as described in this NOFO and the Preparedness Grants Manual.

**Operational Overtime**
Operational overtime costs are allowed under this program only as described in this NOFO and the Preparedness Grants Manual.

**Maintenance and Sustainment**
Funding may be used to sustain programs that help achieve core capabilities that, while they may not be physically deployable, support national response capabilities, such as Geographic/Geospatial Information Systems (GIS), interoperable communications systems, capabilities as defined under the Response Mission Area of the Goal, and fusion centers.

For additional details on the use of funds for maintenance and sustainment costs, please refer to the Preparedness Grants Manual.

**Management and Administration (M&A) Costs**
M&A costs are allowed for both state or territory and local-level EMAs. A state EMA may use up to 5 percent of the EMPG award for M&A purposes. In addition, local EMAs may retain and use up to 5 percent of the amount they receive from the state for local M&A purposes. If the SAA is not the state or territory-level EMA, the SAA is not eligible to retain funds for M&A.

M&A costs and activities are not operational costs; they are those costs and activities incurred in direct support of the grant or as a consequence of the grant and should be allocated across the entire lifecycle of the grant. They are directly related to managing and administering the award, such as financial management and monitoring. It should be noted that salaries of state and local emergency managers are not typically categorized as M&A costs unless the state or local EMA chooses to assign personnel to specific M&A activities.
Indirect (Facilities & Administrative [F&A]) Costs

Indirect costs are allowable under this program, as described in 2 C.F.R. § 200.414. With the exception of recipients who have never received a negotiated indirect cost rate as described in 2 C.F.R. § 200.414(f), recipients must have an approved indirect cost rate agreement with their cognizant Federal agency to charge indirect costs to this award. A copy of the approved rate (that is, a fully executed, agreement negotiated with the applicant’s cognizant Federal agency) is required at the time of application and must be provided to FEMA before indirect costs are charged to the award.

EMPG Work Plan Instructions

All EMPG applicants are encouraged to use the templates provided in the Preparedness Grants Manual to submit a required Work Plan that outlines the state’s emergency management sustainment and enhancement efforts, including new and ongoing activities and projects, proposed for the EMPG period of performance. The Work Plan consists of a Program and Budget Narrative, Personnel Data Table, Training Data Table, Exercise Data Table, and Grant Activities Outline. This document is also located in the Related Documents tab of the Grants.gov EMPG posting.

E. Application Review Information

Application Evaluation Criteria

Please see the Preparedness Grants Manual for information on Application Evaluation Criteria.

Financial Integrity Criteria

Prior to making a Federal award, DHS/FEMA is required by 31 U.S.C. § 3321 note, 41 U.S.C. § 2313, and 2 C.F.R. § 200.205 to review information available through any OMB-designated repositories of government-wide eligibility qualification or financial integrity information. Therefore, application evaluation criteria may include the following risk based considerations of the applicant:

1. Financial Stability;
2. Quality of management systems and ability to meet management standards;
3. History of performance in managing federal award;
4. Reports and findings from audits; and
5. Ability to effectively implement statutory, regulatory, or other requirements.

Supplemental Financial Integrity Review


i. Prior to making a federal award with a total amount of federal share greater than the simplified acquisition threshold, DHS/FEMA is required to review and consider any information about the applicant that is in the designated
integrity and performance system accessible through SAM (currently FAPIIS).

ii. An applicant, at its option, may review information in the designated integrity and performance systems accessible through SAM and comment on any information about itself that a federal awarding agency previously entered and is currently in the designated integrity and performance system accessible through SAM.

iii. DHS/FEMA will consider any comments by the applicant, in addition to the other information in the designated integrity and performance system, in making a judgment about the applicant’s integrity, business ethics, and record of performance under federal awards when completing the review of risk posed by applicants as described in 2 C.F.R. § 200.205 federal awarding agency review of risk posed by applicants.

Review and Selection Process

Initial Review
DHS/FEMA’s Regional EMPG Managers conduct all pre-award reviews for EMPG grants. All EMPG Work Plans will require final approval by the appropriate FEMA regional office.

Funds for recipients who have not submitted their EMPG Work Plan as part of their application will not be released until such Work Plan is received, reviewed, and approved by DHS/FEMA. Recipients will be notified by their FEMA Regional Program Manager should any component of the EMPG application require additional information.

Overall Review
FEMA regions are responsible for reviewing submitted applications. Each FEMA Regional EMPG Manager reviews the FY 2019 EMPG Work Plans for their states or territories to assess the proposed EMPG investments against recognized emergency preparedness needs, including support for maintenance and sustainment of core capabilities and progress made toward implementing the National Preparedness System.

F. Federal Award Administration Information

Notice of Award
Please see the Preparedness Grants Manual for information on Notice of Award.

Administrative and National Policy Requirements
Please see the Preparedness Grants Manual for information on Administrative and National Policy Requirements.

Obligation or Transfer to State EMA and Pass-Through Funding
Each state or territory shall obligate 100 percent of its total EMPG allocation to the designated state-level EMA. If the SAA is also the EMA, this requirement is automatically met. If the SAA
is a separate agency or has a separate budget process, then all EMPG funds must be obligated to the EMA within 15 days of the grant award date.

In instances where the state EMA is making sub-awards to local jurisdictions, DHS/FEMA expects the state EMA to make these awards as expeditiously as possible.

**Reporting**

Please see the [Preparedness Grants Manual](#) for information on Reporting, including financial, programmatic, and closeout reporting and disclosing information per 2 C.F.R. § 180.335.

**Federal Financial Reporting Requirements**

See the [Preparedness Grants Manual](#) for information on Federal Financial Reporting requirements.

**Program Performance Reporting Requirements**

See the [Preparedness Grants Manual](#) for information on Performance Reporting requirements.

**2019/2020 Threat and Hazard Identification and Risk Assessment (THIRA) and Stakeholder Preparedness Review (SPR) Process**

Please see the [Preparedness Grants Manual](#) for information on the THIRA and SPR process.

**Supplemental Information Reporting Systems**

**Grant Reporting Tool (GRT):** EMPG recipients will submit their Biannual Strategy Implementation Report (BSIR) information in the GRT. EMPG recipients are responsible for filing a BSIR report in the GRT twice a year and should register to create an account as soon as possible. Recipients should go to the following link and follow the links to create a new account: [https://www.reporting.odp.dhs.gov/](https://www.reporting.odp.dhs.gov/). This report is used to track the progress toward the completion of projects.

**Unified Reporting Tool (URT):** The URT is DHS/FEMA’s collection mechanism for THIRA, SPR, and related preparedness information. The FY 2019 URT includes questions related to NIMS adoption and implementation, Comprehensive Preparedness Guide (CPG) 101v2 compliance, and other preparedness questions, as appropriate. Information on the URT, including when recipients will receive the tool and how to use the tool, will be sent to recipients later in 2019.

**Closeout Reporting Requirements**

Please see the [Preparedness Grants Manual](#) for information on Closeout and Reporting requirements.

**G. DHS Awarding Agency Contact Information**

**Contact and Resource Information**

**Centralized Scheduling and Information Desk (CSID)**
CSID is a non-emergency comprehensive management and information resource developed by DHS/FEMA for grants stakeholders. CSID provides general information on all DHS/FEMA grant programs and maintains a comprehensive database containing key personnel contact information at the Federal, state, and local levels. When necessary, recipients will be directed to a Federal point of contact who can answer specific programmatic questions or concerns. CSID can be reached by phone at (800) 368-6498 or by email at ASKCSid@fema.gov, Monday through Friday, 9:00 a.m. – 5:00 p.m. ET.

**DHS/FEMA/GPD Grant Operations Division**

DGP’s Grant Operations Division Business Office provides support regarding financial matters and budgetary technical assistance. Additional guidance and information can be obtained by contacting the FEMA’s Grant Operations Help Desk via email at ASK-GMD@fema.gov.

**FEMA Regional Offices**

FEMA Regional offices manage, administer, and conduct the application budget review, create the award package, approve, amend, and close out awards, as well as conduct cash analysis, financial and programmatic monitoring, and audit resolution for the EMPG. The Regions also provide technical assistance to EMPG awardees. FEMA Regional Office contact information is available at: https://www.fema.gov/fema-regional-contacts.

**GPD Environmental Planning and Historic Preservation (GPD EHP)**

The DHS/FEMA GPD EHP Team provides guidance and information about the EHP review process to recipients and subrecipients. All inquiries and communications about GPD projects or the EHP review process, including the submittal of EHP review materials, should be sent to gpdehpinf@fema.gov. EHP Technical Assistance, including the EHP Screening Form, can be found at: https://www.fema.gov/media-library/assets/documents/85376.

**Systems Information**

**Grants.gov**

For technical assistance with Grants.gov, please call the Grants.gov customer support hotline at (800) 518-4726.

**ND Grants System**

For technical assistance with the ND Grants System, please contact the ND Grants Helpdesk at ndgrants@fema.gov or (800) 865-4076, Monday through Friday, 9:00 a.m. – 5:00 p.m. ET.

**Payment and Reporting System (PARS)**

DHS/FEMA uses the DHS/FEMA Payment and Reporting System (PARS) for financial reporting, invoicing, and tracking payments. DHS/FEMA uses the Direct Deposit/Electronic Funds Transfer (DD/EFT) method of payment to recipients. To enroll in the DD/EFT, the recipients must complete a Standard Form 1199A, Direct Deposit Form.

**H. Additional Information**

GPD has developed the Preparedness Grants Manual to guide applicants and recipients of grant funding on how to manage their grants and other resources. Information on the following list of

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FY 2019 EMPG NOFO
topics is included in the manual. Recipients seeking guidance on policies and procedures for managing Preparedness Grants should reference the manual for further information.

Examples of information contained in the Preparedness Grants Manual include:

- Conflicts of Interest in the Administration of Federal Awards and Subawards
- Extensions
- Monitoring
- Procurement Integrity
- Other Post-Award Requirements

In response to recent disasters, FEMA has introduced a new lifelines construct, to enable the continuous operation of government functions and critical business essential to human health, safety, or economic security during and after a disaster. To learn more about lifelines, please refer to the Preparedness Grants Manual, or visit https://www.fema.gov/mediary/assets/documents/177222.
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Grand County

Multi-year Training and Exercise Plan

2019-2020
PREFACE

This training and exercise program will establish an overarching methodology designed to validate and train all agencies on jurisdiction plans, policies or procedures for developing and implementing a comprehensive structure to train, assess, design, conduct, and evaluate exercises within Grand County. This includes the use of all types of training and exercise activities as part of a comprehensive program, the use of training activities to support the Integrated Emergency Management Program and its various exercise activities, and the establishment and use of a Corrective Action Program/Improvement Plan. We assert that the Planning, Training and Exercise cycle is a fundamental and essential part of any integrated emergency management program, and that planning and training are crucial “pre-exercise” activities.

In support of this overarching philosophy, this plan will address capabilities and objectives that must be accomplished to achieve Grand County’s various missions. Although these capabilities and objectives cannot be mandated by the state, the cooperative process by which they have been established will facilitate a collaborative environment. The county’s philosophy also includes fostering a similar program in business and private industry whenever appropriate and practical.

Additionally, this plan will outline many aspects of the comprehensive training and exercise program and will provide guidelines for the implementation of those elements. Training and exercises are an important part of emergency management. Not only do they validate the capability elements outlined in the Target Capability/Core Capability list, they also facilitate team building, and bring the various emergency programs into a greater level of public awareness and support.
POINTS OF CONTACT (POC)

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The purpose of the Multi-year Training and Exercise Plan (TEP) is to document program priorities for a specific multi-year time period. It is considered to be a living document that is updated annually. These priorities are linked to corresponding core capabilities, and, if applicable, include guidance, threat assessments, corrective actions from previous exercises, or other inputs that will help the organization build and sustain the core capabilities.

The Multi-year TEP should lay out a combination of progressively building exercise requirements – which address the priorities identified in the Training and Exercise Plan – and exercises that will help the organization build and sustain the core capabilities. Further, by participating in a series of inter-linked exercises, organizations can address known shortfalls prior to exercising capabilities.

Included in this Multi-year TEP is a training and exercise schedule, which provides for exercises scheduled for the years 2018-2020.
This Multi-year TEP identifies the training needed to address its training and exercise program exercises – along with the associated training Planning Workshop (TEPW). A progressive, increasingly complex exercises, with each successive including training requirements in the planning process, les a graphic illustration of the proposed activities,
PROGRAM PRIORITIES

STRENGTHEN INTEROPERABLE AND OPERABLE COMMUNICATIONS: A continuous flow of information must be between multi-jurisdictional and multi-disciplinary responders and agencies, and include redundancy in communications systems. County should receive and transmit coordinated, prompt, reliable and useful information regarding threats to life, property and the environment.

PROTECT CRITICAL INFRASTRUCTURE: Grand County must ensure that Critical Infrastructure, the loss of which would threaten government, public safety, emergency services and the economy, are identified and protected to enable their continuity after a disaster.

STRENGTHEN COMMUNITY PREPAREDNESS & PARTICIPATION: Citizens must be better prepared, trained, and prepared to best take care of themselves following a disaster. This will reduce the demands on overwhelmed responders, contributing to an overall level of preparedness and enabling citizens to help each other. Public education, increased planning, and community involvement will result in Citizen Evacuation and Shelter-In-Place, Mass Care, Planning, and Preparedness capabilities.

IMPLEMENT THE NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS) AND STRENGTHEN REGIONAL COLLABORATION: The core set of guidelines, standards and protocols contained in the NIMS will provide a framework for Grand County to work together to manage incidents. All local government and tribal entities in Utah Region 6 and 7 needs to coordinate and communicate with one another to ensure effective prevention, protection, response and recovery activities. Collaboration between tribal government, the private sector, non-governmental organizations and citizenry will result in pre-disaster agreements and improvements to planning.

MASS SEARCH AND RESCUE OPERATIONS: Grand County’s ability “to coordinate and conduct search and rescue (SAR) efforts for all hazards, including searching affected areas for victims (human and, to the extent no humans remain endangered, animal), locating, accessing, medically stabilizing, and extricating victims from the damaged area.”

INTERDICATION AND DISRUPTION: Delay, divert, intercept, halt, apprehend, or secure threats and/or hazards “includes the legal activities undertaken by law enforcement and related entities to detect, examine, probe, investigate, and conduct operations related to potential terrorist activities. Current and emerging investigative techniques are used with an emphasis on training, legal framework, recognition of indications and warnings, source development, interdiction, and related issues specific to antiterrorism activities.”

PHYSICAL PROTECTIVE MEASURES: Reduce or mitigate risks, including actions targeted at threats, vulnerabilities, and/ or hazards by controlling movement and protecting borders, critical infrastructure, and the homeland “enables public and private entities to identify, determine and resolve threats and vulnerabilities.”
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consequences, identify, assess,
prioritize, and protect critical infrastructure and key resources so they can detect, prevent, deter, devalue, and mitigate deliberate efforts to destroy, incapacitate, or exploit the Nation’s critical infrastructure and key resources.”

PUBLIC AND PRIVATE SERVICES AND RESOURCES: Provide essential public and private services and resources to the affected population and surrounding communities, to include emergency power to critical facilities, fuel support for emergency responders, and access to community staples (e.g., grocery stores, pharmacies, and banks) and fire and other first response services.

“...identify, inventory, dispatch, mobilize, transport, recover, and demobilize and to accurately track and record available human and material critical resources throughout all incident management phases. Critical resources are those necessary to preserve life, property, safety, and security.”

PLANNING: Conduct a systematic process engaging the whole community as appropriate in the development of executable strategic, operational, and/or community-based approaches to meet defined objectives. “Unlike the other target capabilities, the attributes of planning are difficult to quantify, as individual planners may have considerably varied education and experience and still produce plans that lead to the successful implementation of a target capability. The focus of the Planning Capability is on successful achievement of a plan’s concept of operations using target capabilities and not the ability to plan as an end unto itself. Plans should be updated following major incidents and exercises to include lessons learned. The plans should form the basis of training and should be exercised periodically to ensure that responders are familiar with the plan and able to execute their assigned role. Thus, it is essential that plans reflect the preparedness cycle of plan, train, exercise, and incorporation of after action reviews and lessons learned.

OPERATIONAL COORDINATION: Establish and maintain a unified and coordinated operational structure and process that appropriately integrates all critical stakeholders and supports the execution of core capabilities. “to provide multi-agency coordination (MAC) for incident management by activating and operating an EOC for a pre-planned or no-notice event. EOC management includes EOC activation, notification, staffing, and deactivation; management, direction, control, and coordination of response and recovery activities; coordination of efforts among neighboring governments at each level and among County, Regional, State, and Federal EOCs; coordination public information and warning; and maintenance of the information and communication necessary for coordinating response and recovery activities.” “to effectively direct and control incident activities by using the Incident Command System (ICS) consistent with the National Incident Management System (NIMS).”

METHODOLOGY AND TRACKING

Exercises are designed to test plans, policies, procedures and equipment, as well as train personnel in their roles and responsibilities. Without such
testing, plans are not valid and only words on paper. If exercises are not conducted, then planners have no method to validate the plans they have written.

It is the philosophy of Grand County that exercises need to be part of a progressive, comprehensive, community based program. An exercise should be part of a series of simple exercises that over a period of time grow more difficult and complex in nature. They need to be progressively challenging to the participants, and more complex in relationship to the Emergency Operations Plan (EOP). They also need to build upon lessons learned and the improvement plan from exercises previously conducted. The overall exercise program will be unsuccessful if exercises are conducted independently of each other. They must be integrated into overall preparedness efforts and evaluation and improvement efforts should be built into planning, training, and exercising efforts to assure sustainability.

There are basically five elements of a progressive, comprehensive community exercise program: Orientation, Workshop, Games, Drill, Table Top, Functional, and Full Scale. Each respective exercise increases in complexity and difficulty. Any exercise program should utilize all five elements for success. Orientations are critical for training responders to an equal level of understanding, both for the response and for the exercise scenario.

An exercise program should also be based upon the actual needs of the community and should take into account all responders (traditional and non-traditional) in the community that would respond to an event. Exercises should reflect real hazards that threaten the community. Thus, exercises are community based, and by addressing everyone's needs are also comprehensive.

The comprehensiveness of the exercise and training program is directly related to two elements of an exercise and training needs assessment. Exercise planners should consider all of the jurisdictions and agencies that would be called upon to respond to a specific event when planning an exercise; they should also take into account programmatic requirements for all agencies and jurisdictions within their community, and attempt to address the exercise and training requirements of all agencies and/or jurisdictions.

Exercises are not meant to test all responders for all potential hazards in one single exercise. Rather, communities need to include a variety of hazards in planning a long-term exercise program. Additionally, whenever a jurisdiction conducts an exercise needs assessment, mandated exercise requirements for specific programs, must also be considered.

In defining the scope of an exercise program, functions to be trained and tested must first be identified and available resources for response must also be identified. Personnel, agencies and jurisdictions that must participate also need to be identified, and types of hazards that threaten the community must be used for scenario development. This is very similar to defining the scope of an exercise. However, one critical element that must be analyzed and incorporated into the “whole,” is the continuing need to incorporate lessons learned or after-action reports from previous exercises or actual events. While this is done for each individual exercise, this is also done in the exercise program but on a much larger scale. Long-term planning and scheduling is required so that each exercise can build upon the latter and set the stage for the next exercise. In a
community exercise program, exercises are considered “collectively,” rather than singularly.

Emergency functions, those response activities that need to be organized to respond to and recover from a disaster, should be outlined in the EOP, and should be as consistent as possible, no matter the specific hazard for “all-hazard” planning. In this manner, training and orientations for all responders would be consistent. What is learned in one session of training is relevant to all scenarios, no matter the hazard. Emergency functions, as outlined in the EOP will be the focus for training and exercising.

It is the intent of this exercise program to provide support and assistance for all agencies and jurisdictions within the county in developing appropriate exercises and exercise programs.

Corrective Action Program/Improvement Plan, complete with implementing steps and guidelines

Each exercise conducted in the county must have a player debrief/evaluation element. The purpose of the End-of-Exercise Player debriefing is to bring a summary or conclusion to the exercise. However, if there are areas needing improvements then the debriefing is also a beginning for after-action follow-up. The goal of exercise evaluation is to validate strengths and identify improvement opportunities for the participating organization(s).

An After Action Report (AAR) provides a description of what happened during the exercise, issues that need to be addressed, and recommendations for improvements.

The Improvement Plan (IP) is the means by which the lessons learned from the exercise are turned into concrete, measurable steps that result in improved response capabilities. It is developed by the agency or jurisdiction conducting the exercise and specifically details what actions will be taken to address each recommendation presented in the draft AAR, who or what agency will be responsible for taking the action, and the timeline for completion.

When shortfalls are identified, actions to correct the area needing improvement must also be identified, or else the problem(s) will always exist and continue to surface. The Corrective Action Program defines Corrective Actions as “those activities following an exercise, to correct shortfalls identified in the exercise. They include: Training, Planning, Equipment, personnel, Facilities and standard operating procedure (SOP) and standard operating guidelines (SOG).” These activities are assigned to personnel for oversight and facilitation, and target dates for completion are identified.

Corrective Action Program (CAP)/Improvement Plan (IP)
The HSEEP Toolkit consists of a database containing improvement plans and lessons learned from previous exercises, actual emergencies, disasters and reporting systems to track improvements in emergency response and recovery operational readiness. The ability to exchange evaluation and assessment information between exercises and operations activities to ensure that both contribute effectively to capability improvement will be provided. This system will enable the users to analyze issues from multiple sources; assign corrective actions to responsible offices; track the actions to completion; and follow issues and actions through validation and testing to closure.
## Multi-year Training and Exercise Schedule

### Year 2019

<table>
<thead>
<tr>
<th>Month</th>
<th>Description</th>
<th>Core Capability</th>
<th>Exercise Type</th>
<th>Training</th>
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<tbody>
<tr>
<td>January</td>
<td>Northern Utah LEPC Peer Exchange</td>
<td>Planning, Operational, Coordination</td>
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<td>Seminar</td>
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<td>TEWP with Region Six and Seven</td>
<td>Planning</td>
<td>Training and Exercise Workshop</td>
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<td>Month</td>
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### Year 2020

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**Year 2021**

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<tbody>
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Homeland Security Exercise and Evaluation Program (HSEEP)
<table>
<thead>
<tr>
<th>Month</th>
<th>Description</th>
<th>Core Capability</th>
<th>Exercise Type</th>
<th>Training</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>UEMA</td>
<td>Intelligence and Information Sharing</td>
<td></td>
<td>Conference</td>
</tr>
<tr>
<td>January</td>
<td>PIO/JI Interface Course</td>
<td>Information Sharing, Planning, Operations,</td>
<td></td>
<td>Class</td>
</tr>
<tr>
<td>January</td>
<td>Northern Utah LEPC Peer Exchange</td>
<td>Planning, Operational, Coordination</td>
<td>Tabletop</td>
<td>Conference</td>
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<tr>
<td>February</td>
<td>Utah Pipeline Safety Seminar</td>
<td>Planning, Operational Awareness</td>
<td>Workshop</td>
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<tr>
<td>February</td>
<td>Southeastern Utah Association of Local Governments</td>
<td>Informational Sharing</td>
<td>Seminar</td>
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<tr>
<td>March</td>
<td>TEWP with Region 6 and 7</td>
<td>Planning</td>
<td>Training and Exercise Workshop</td>
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<tr>
<td>March</td>
<td>Quarterly LEPC</td>
<td>Planning, Sharing/Coordination</td>
<td>Workshop</td>
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<tr>
<td>April</td>
<td>Utah Great Shake Out</td>
<td>Planning, Operational Coordination</td>
<td>Drill</td>
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<tr>
<td>April</td>
<td>Annual Moab Jeep Safari</td>
<td>Planning, Operational, Information Sharing, Gathering</td>
<td>Real Life Event</td>
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<td>Month</td>
<td>Description</td>
<td>Core Capability</td>
<td>Exercise Type</td>
<td>Training</td>
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<td>April</td>
<td>Spring CATFire Workshop</td>
<td>Information Sharing, Planning</td>
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<td>Workshop</td>
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<td>April</td>
<td>2021 DEQ Environmental Safari</td>
<td>Information Sharing</td>
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<td>Conference</td>
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<tr>
<td>May</td>
<td>Public Safety Summit</td>
<td>Intelligence and Information Sharing</td>
<td></td>
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<tr>
<td>May</td>
<td>Region 6 Full Scale</td>
<td>Intelligence/Informational Sharing/Operational</td>
<td>Full Scale</td>
<td>Drill</td>
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<tr>
<td>June</td>
<td>Quarterly LEPC Meeting</td>
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<tr>
<td>June</td>
<td>Homegrown Terrorism within the County</td>
<td>Planning, Public Information and Warning, Operational Coordination, Physical Protective Measures</td>
<td>Seminar</td>
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<tr>
<td>July</td>
<td>Weather Spotter Training and Workshop with NWS Grand Junction Colorado and Region Seven</td>
<td>Information Sharing, Planning</td>
<td></td>
<td>Workshop</td>
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<tr>
<td>July</td>
<td>6th Annual Disaster Symposium</td>
<td>Information Sharing, Operational, Planning</td>
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<td>August</td>
<td>Communication Exercise</td>
<td>Planning, Operational Planning, Information Sharing</td>
<td></td>
<td>Drill</td>
</tr>
<tr>
<td>Month</td>
<td>Description</td>
<td>Core Capability</td>
<td>Exercise Type</td>
<td>Training</td>
</tr>
<tr>
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</tr>
<tr>
<td>September</td>
<td>Quarterly LEPC Meeting</td>
<td>Information Sharing</td>
<td></td>
<td>Workshop</td>
</tr>
<tr>
<td>September</td>
<td>Annual Utah Sheriff Association Conference</td>
<td>Information Sharing, Intelligence Sharing, Planning, Operational</td>
<td></td>
<td>Conference</td>
</tr>
<tr>
<td>September</td>
<td>Annual Statewide PIO Conference</td>
<td>Information Sharing, Operational, Planning</td>
<td></td>
<td>Conference</td>
</tr>
<tr>
<td>October</td>
<td>Utah Emergency Management Conference</td>
<td>Planning, Intelligence and Information Sharing</td>
<td></td>
<td>Conference</td>
</tr>
<tr>
<td>October</td>
<td>Utah Floodplain Storm water Association Conference</td>
<td>Planning, Intelligence Gathering/Information Sharing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>December</td>
<td>Quarterly LEPC</td>
<td>Information Sharing</td>
<td></td>
<td>Workshop</td>
</tr>
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</table>
### Current Development Stage

**Instructions:** Indicate the anticipated completion date of each step of the 6 step planning process and indicate the current status of each step (Complete, On-time, Ahead, Behind). Completion of Step 5 indicates full compliance with CPG 101.

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Anticipated Completion Date</th>
<th>Current Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Form a Collaborative Planning Team (Identify Core Planning Team; Engage the Whole Community in Planning)</td>
<td>Complete</td>
<td>Complete</td>
</tr>
<tr>
<td>2</td>
<td>Understand the Situation (Identify Threats and Hazards; Assess Risk)</td>
<td>Complete</td>
<td>Complete</td>
</tr>
<tr>
<td>3</td>
<td>Determine Goals and Objectives (Determine Operational Priorities; Set Goals and Objectives)</td>
<td>Complete</td>
<td>Complete</td>
</tr>
<tr>
<td>4</td>
<td>Plan Development (Develop and Analyze Course of Action; Identify Resources; Identify Information and Intelligence Needs)</td>
<td>Unknown</td>
<td>Behind</td>
</tr>
<tr>
<td>5</td>
<td>Plan Preparation, Review, and Approval (Write the Plan; Review the Plan; Approve and Disseminate the Plan)</td>
<td></td>
<td>Behind</td>
</tr>
<tr>
<td>6</td>
<td>Plan Implementation and Maintenance (Exercise the Plan; Review, Revise, and Maintain the Plan)</td>
<td></td>
<td>Behind</td>
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</tbody>
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- Meets the requirements driven by a threat or incident, meets decision maker and public cost and time limitations, and is consistent with the law. The plan can be justified in terms of the cost of resources and if its scale is proportional to mission requirements.

**Completeness.** A plan is complete if it:
- Incorporates all tasks to be accomplished.
- Includes all required capabilities.
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- Makes time estimates for achieving objectives.
- Identifies success criteria and a desired end-state.

**Compliance.** The plan should align with guidance and doctrine to the maximum extent possible, because these provide a baseline that facilitates both planning and execution.
- Compliance with CPG 101, Version 2.0.
- Compliance with Other.
- Compliance with Other.

**Whole Community Engagement.** Does the development of the plan include involvement of the whole community in planning efforts, including but not limited to: those non-governmental organizations beyond traditional engagement, groups representing those with functional and access needs, youth and children, and the private sector?
<table>
<thead>
<tr>
<th>Current Development Stage</th>
<th>Anticipated Completion Date</th>
<th>Current Status</th>
<th>Ahead</th>
<th>Behind</th>
</tr>
</thead>
<tbody>
<tr>
<td>Step 1: Form a Collaborative Planning Team (Identify Core Planning Team; Engage the Whole Community in Planning)</td>
<td>Complete</td>
<td>Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Step 2: Understand the Situation (Identify Threats and Hazards; Assess Risk)</td>
<td>Complete</td>
<td>Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Step 3: Determine Goals and Objectives (Determine Operational Priorities; Set Goals and Objectives)</td>
<td>Complete</td>
<td>Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Step 4: Plan Development (Develop and Analyze Course of Action; Identify Resources; Identify Information and Intelligence Needs)</td>
<td>Complete</td>
<td>Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Step 5: Plan Preparation, Review, and Approval (Write the Plan; Review the Plan; Approve and Disseminate the Plan)</td>
<td>Complete</td>
<td>Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Step 6: Plan Implementation and Maintenance (Exercise the Plan; Review, Revise, and Maintain the Plan)</td>
<td>Complete</td>
<td>Complete</td>
<td></td>
<td></td>
</tr>
</tbody>
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- Compliance with CPG 101, Version 2.0
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**Rating** 5
### Current Development Stage

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<thead>
<tr>
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<th>Description</th>
<th>Anticipated Completion Date</th>
<th>Current Status</th>
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<tbody>
<tr>
<td>1</td>
<td>Form a Collaborative Planning Team (Identify Core Planning Team; Engage the Whole Community in Planning)</td>
<td>-</td>
<td>Complete</td>
</tr>
<tr>
<td>2</td>
<td>Understand the Situation (Identify Threats and Hazards; Assess Risk)</td>
<td>-</td>
<td>Complete</td>
</tr>
<tr>
<td>3</td>
<td>Determine Goals and Objectives (Determine Operational Priorities; Set Goals and Objectives)</td>
<td>-</td>
<td>Complete</td>
</tr>
<tr>
<td>4</td>
<td>Plan Development (Develop and Analyze Course of Action; Identify Resources; Identify Information and Intelligence Needs)</td>
<td>12/19</td>
<td>On-time</td>
</tr>
<tr>
<td>5</td>
<td>Plan Preparation, Review, and Approval (Write the Plan; Review the Plan; Approve and Disseminate the Plan)</td>
<td>12/19</td>
<td>On Time</td>
</tr>
<tr>
<td>6</td>
<td>Plan Implementation and Maintenance (Exercise the Plan; Review, Revise, and Maintain the Plan)</td>
<td>12/19</td>
<td>On Time</td>
</tr>
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**Rating**

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<tr>
<td>Step 1: Form a Collaborative Planning Team (Identify Core Planning Team; Engage the Whole Community in Planning)</td>
<td></td>
<td>Complete</td>
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</tr>
<tr>
<td>Step 2: Understand the Situation (Identify Threats and Hazards; Assess Risk)</td>
<td></td>
<td>Complete</td>
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<td></td>
<td></td>
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<td>On Time</td>
<td></td>
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<tr>
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<th>Adequacy</th>
<th>Feasibility</th>
<th>Acceptability</th>
<th>Completeness</th>
<th>Compliance</th>
<th>Whole Community Engagement</th>
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<td>4</td>
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<table>
<thead>
<tr>
<th>Jurisdiction Name:</th>
<th>Completed By:</th>
<th>Date Completed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand County UTAH</td>
<td>Rick M. Bailey</td>
<td>July 07/12/2019</td>
</tr>
</tbody>
</table>

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</tr>
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<tr>
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<td>Complete</td>
</tr>
<tr>
<td>3. Determine Goals and Objectives</td>
<td>-</td>
<td>Complete</td>
</tr>
<tr>
<td>4. Plan Development</td>
<td>-</td>
<td>On-time</td>
</tr>
<tr>
<td>5. Plan Preparation, Review, and Approval</td>
<td>9/19</td>
<td>Behind</td>
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- **Feasibility.** A plan is feasible if the organization can accomplish the assigned mission and critical tasks by using available resources within the time contemplated by the plan. The organization allocates available resources to tasks and tracks the resources by status (e.g., assigned, out of service). Available resources include internal assets and those available through mutual aid or through existing state, regional, or Federal assistance agreements. Specifically, the jurisdiction should complete a capability estimate that:
  - Identifies the current status (e.g. training, quantity) of resources arrayed to support the plan
  - Analyzes the required resources based on the courses of action in the plan
  - Identifies the most supportable courses of action and ways to reduce the impact of resource deficiencies (ex. mutual aid)

- **Acceptability.** A plan is acceptable if it meets the requirements driven by a threat or incident, meets decision maker and public cost and time limitations, and is consistent with the law. The plan can be justified in terms of the cost of resources and if its scale is proportional to mission requirements.

- **Completeness.** A plan is complete if it:
  - Incorporates all tasks to be accomplished.
  - Includes all required capabilities.
  - Integrates the needs of the general population, children of all ages, individuals with disabilities and others with access and functional needs, immigrants, individuals with limited English proficiency, and diverse racial and ethnic populations.
  - Provides a complete picture of the sequence and scope of the planned response operation (i.e., what should happen, when, and at whose direction).
  - Makes time estimates for achieving objectives.
  - Identifies success criteria and a desired end-state.

- **Compliance.** The plan should align with guidance and doctrine to the maximum extent possible, because these provide a baseline that facilitates both planning and execution.

- **Whole Community Engagement.** Does the development of the plan include involvement of the whole community in planning efforts, including but not limited to: those non-governmental organizations beyond traditional engagement, groups representing those with functional and access needs, youth and children, and the private sector?
<table>
<thead>
<tr>
<th>Current Development Stage</th>
<th>Anticipated Completion Date</th>
<th>Current Status</th>
<th>Rating</th>
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<tbody>
<tr>
<td><strong>Instructions:</strong> Indicate the anticipated completion date of each step of the 6 step planning process and indicate the current status of each step (Complete, On-time, Ahead, Behind). Completion of Step 5 indicates full compliance with CPG 101.</td>
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<tr>
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<td>Step 2: Understand the Situation (Identify Threats and Hazards; Assess Risk)</td>
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<td>Step 3: Determine Goals and Objectives (Determine Operational Priorities; Set Goals and Objectives)</td>
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<td>Step 4: Plan Development (Develop and Analyze Course of Action; Identify Resources; Identify Information and Intelligence Needs)</td>
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<td>Step 6: Plan Implementation and Maintenance (Exercise the Plan; Review, Revise, and Maintain the Plan)</td>
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</table>

Criteria are from CPG 101, Version 2.0. Information on these characteristics can be found on pages 4-17 and 4-18. Detailed information is also contained in Appendix C.

**Adequacy:** A plan is adequate if the scope and concept of planned operations identify and address critical tasks effectively; the plan can accomplish the assigned mission while complying with guidance; and the plan's assumptions are valid, reasonable, and comply with guidance.

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**Compliance:** The plan should align with guidance and doctrine to the maximum extent possible, because these provide a baseline that facilitates both planning and execution.
- Compliance with CPG 101, Version 2.0
- Compliance with Other:
- Compliance with Other:

**Whole Community Engagement:** Does the development of the plan include involvement of the whole community in planning efforts, including but not limited to; those non-governmental organizations beyond traditional engagement, groups representing those with functional and access needs, youth and children, and the private sector?
## CPG 101 Criteria

### Instructions:
Please indicate the current rating for each criteria by placing the appropriate number from the scale below in the Rating column. If the plan is currently in the initial stages of development and you are unable to evaluate certain criteria, please indicate 'N/A' in the Rating column.

1. The Plan / Appendix / Annex is missing all of the specified characteristics.
2. The Plan / Appendix / Annex minimally addresses the specified characteristics.
3. The Plan / Appendix / Annex addresses some of the specified characteristics.
4. The Plan / Appendix / Annex addresses most of the specified characteristics.
5. The Plan / Appendix / Annex addresses all of the specified characteristics.

Criteria are from CPG 101, Version 2.0. Information on these characteristics can be found on pages 4-17 and 4-18. Detailed information is also contained in Appendix C.

### Current Development Stage

<table>
<thead>
<tr>
<th>Step</th>
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<td>Determine Goals and Objectives (Determine Operational Priorities; Set Goals and Objectives)</td>
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### Rating

- **Adequacy**: A plan is adequate if the scope and concept of planned operations identify and address critical tasks effectively; the plan can accomplish the assigned mission while complying with guidance; and the plan's assumptions are valid, reasonable, and comply with guidance. (Rating: 3)

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- **Compliance**: The plan should align with guidance and doctrine to the maximum extent possible, because these provide a baseline that facilitates both planning and execution.
  - Compliance with CPG 101, Version 2.0
  - Compliance with Other:
  - Compliance with Other: 2

- **Whole Community Engagement**: Does the development of the plan include involvement of the whole community in planning efforts, including but not limited to: those non-governmental organizations beyond traditional engagement, groups representing those with functional and access needs, youth and children, and the private sector? 2
GRAND COUNTY UTAH
2019 EMPG APPLICATION

STATUS OF EMERGENCY OPERATION PLAN (EOP) UPDATE

Grand County approved a new position in their 2019 calendar year budget which provided for an administrative assistant for both the jail commander and the emergency manager. Amy Wiggins was hired and has been taking a ton of online courses and live courses getting up to speed with the emergency management system.

Her main detain beginning this month, will be taking the "draft" copy of our EOP and putting it into a readable formatted plan that has been beyond the capability of my skills. This along with my medical issues including bleeding ulcer and broken ankle have put us behind where I wanted to be but are geared up and ready to move forward. Amy has been provided with an up to date desk top computer and has sufficient skills and understanding to get this completed.

Rick M. Bailey 07/12/2019
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10-4310-920-002 FOUR CORNERS MENTAL HEALTH 137,390.00 52,166.50 91,246.00 91,246.00 94,480.00

Total PUBLIC HEALTH: 195,413.00 131,912.50 170,992.00 170,992.00 185,986.00

SENIOR CITIZENS
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10-4311-110-001 OVERTIME 1,004.44 147.00 500.00 500.00 .00
10-4311-130-000 EMPLOYEE BENEFITS 70,137.18 57,738.16 58,362.00 67,500.00 78,472.00
10-4311-220-000 PUBLIC NOTICES .00 .00 .00 .00 .00
10-4311-230-000 UTILITIES 18,533.88 12,275.47 17,000.00 17,000.00 18,000.00
10-4311-280-000 Vehicle Lease Payment .00 .00 .00 .00 .00
10-4311-290-000 FUEL 2,175.35 2,116.50 3,000.00 2,000.00 3,000.00
10-4311-400-000 SPECIAL DEPT. SUPPLIES 1,070.99 1,279.86 1,500.00 1,500.00 1,500.00
10-4311-620-000 MISCELLANEOUS SERVICES 630.00 551.00 600.00 630.00 630.00
10-4311-730-000 CAPITAL IMPROVEMENTS-BLDG .00 .00 .00 .00 .00
10-4311-740-000 CAPITAL EQUIPMENT .00 .00 .00 .00 .00
10-4311-800-000 INVENTORY .00 888.79 900.00 900.00 4,981.00
10-4311-920-000 CONTRIBUTION TO OTHER AGENCIES 336.54 105.00 500.00 500.00 500.00
10-4311-920-000 CONTRIBUTION TO OTHER AGENCIES 89,500.00 89,500.00 89,500.00 89,500.00 93,000.00

Total SENIOR CITIZENS: 310,653.49 278,944.27 299,693.00 313,030.00 347,722.00

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10-4410-220-000 PUBLIC NOTICES .00 .00 .00 .00 .00
10-4410-230-000 TRAVEL .00 .00 .00 .00 .00
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10-4410-270-000 UTILITIES 15,333.88 12,275.47 17,000.00 17,000.00 18,000.00
10-4410-280-000 Vehicle Lease Payment .00 .00 .00 .00 .00
10-4410-290-000 FUEL 2,175.35 2,116.50 3,000.00 2,000.00 3,000.00
10-4410-310-000 PROFESSIONAL & TECHNICAL SERVICES .00 .00 .00 .00 .00
10-4410-400-000 SPECIAL DEPT. SUPPLIES .00 .00 .00 .00 .00
10-4410-620-000 MISCELLANEOUS SERVICES .00 .00 .00 .00 .00
10-4410-800-000 CONTRIBUTIONS TO OTHER AGENCIES .00 .00 .00 .00 .00
10-4410-920-000 CONTRIBUTIONS TO OTHER AGENCIES .00 .00 .00 .00 .00

Total ROADS - GENERAL: .00 .00 .00 .00 .00

Department: 4509
10-4509-260-000 BLDG. & GROUNDS MAINTENANCE 811.24 .00 .00 .00 .00
10-4509-270-000 UTILITIES .00 .00 .00 .00 .00
20 18 • 2019 GRAND COUNTY BUDGET
Periods: 00/17-03/19

Grand County

2017
ACTUAL
Account Number

Account Tille

2018
YTD
ACTUALS

Page:
12
Dec 13, 2018 02:19PM
2018
BEGINNING
BUDGET

2018
FINAL
BUDGET

?019
BEGINNING
BUDGET
--1

10-4242-250-000
10-4242-280-000
10-4242-290-000
10-4242-310-000
10-4242-360-000
10-4 242-400-000
10-4242-620-000
10-4242-740-000
10-4242-800-000
10-4242-860-000

EQUIPMENT MAINTENANCE
LEASE PAYMENT
FUEL
PROFESSIONAL & TECHNICAL SERVI
CELL PHONE ALLOWANCE
SPECIAL DEPT. SUPPLIES
MISCELLANEOUS SERVICES
CAPITAL EXPENDITURES
INVENTORY
SCHOOLING

Total BUI LDING INSPECTOR:
WEED CONTROL
10-4252-110-000
10-4252-110-001
10-4252-130-000
10-4252-210-000
10-4252-220-000
10-4252-230-000
10-4252-240-000
10-4252-250-000
10-4252-270-000
10-4252-290-000
10-4252-310-000
10-4252-360-000
10-4252-400-000
10-4252-510-000
10-4252-610-000
10-4252-620-000
10-4252-730-000
10-4252-740-000
10-4252-800-000
10-4252-860-000

SALARIES
OVERTIME
EMPLOYEE BENEFITS
SUBSCRIPTIONS & MEMBERSHIPS
PUBLIC NOTICE
TRAVEL
OFFICE EXPENSE
EQUIPMENT MAINTENANCE
UTILITI ES
FUEL
PROFESSIONAL & TECHNICAL SERVI
CELL PHONE ALLOWANCE
SPECIAL DEPARTMENT SUPPLIES
INSURANCE
MISCELLANEOUS SUPPLIES
Photo Expense
SMALL TOOLS
CAPITAL EQUIPMENT
INVENTORY
PUBLIC EDUCATION EXPENSE

Total WEED CONTROL:
ANIMAL CONTROL
10-4253-620-000
MISCELLANEOUS SERVICES
10-4253-920-000
CONTRIBUTIONS TO OTHER AGENCI
10-4253-930-000
HUMANE SOCIETY
Total ANIMAL CONTROL:
EMERGENCY MANAGEMENT
10-4255-110-000
SALARIES
10-4255-110-001
OVERTIME
10-4255-130-000
EMPLOYEE BENEFITS
10-4255-210-000
SUBSCRIPTIONS & MEMBERSHIPS
10-4 255-220-000
PUBLIC NOTICES
10-4255-230-000
TRAVEL
10-4255-240-000
OFFICE SUPPLIES & EXPENSE
10-4255-250-000
EQUIPMENT MAINTENANCE
10-4255-270-000
UTILITIES
10-4255-270-100
COMMUNICATION TOWER EXPENSE
10-4255-290-000
FUEL
10-4255-310-000
PROFESSIONAL & TECHNICAL SERVI
10-4255-360-000
CELL PHONE ALLOWANCE

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107,377.00
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Grand OEM Staffing for 2019
EMPG GRANT PROGRAM

1. Emergency Manager – Rick M. Bailey Full Time
2. Administrative Assistant – Amy Wiggins – Full Time Shared Position with Jail
3. Administrative Assistant – Eve Brannan – Full Time Share Position with Sheriff
4. Sheriff Steve White
5. Chief Deputy Darrel Mecham
6. Cody McKinney – Full Time – Fleet Manager for the County and assists with the CWPP and Fire Program as well as EM Fleet and Equipment
7. Verle Green – Full Time for the County but assists with equipment and radios
8. Brad Hines – Full Time Deputy but assist with equipment
9. Matt Ceniceros - IT Director for Grand County, Communications, Mediation
10. Clerk’s Office – Financial Support
11. Recorder’s Office – Mapping and Technical Support
12. Sandy O’Donnal - Food Services
13. Jennifer Swenson – Dispatch and Communications

VOLUNTEERS

A. Seamus Hannigan – IT and Communications
B. Paul Collins – Communications and Equipment
C. Samantha 'Throttle' Bonsack – Social Media and Public Affairs
D. Craig Sanchez – Public Affairs and Consultant
E. Spouses of All of the Above

LNO

1. Angelia Crowther – The best in the State
I am not sure how long ago that you had your communication exercise which you invited me to attend. After watching the exercise, and then talking with Laconna at Vernal Dispatch, I went back and had a very long discussion with Sheriff White and others. We were heading down the Kenwood Digital platform NexEdge and had been told that we would be able to patch and connect while maintain a stand alone system that we could use independently. While I think that it would have been possible to do that, it would have been a long and very difficult process and very expensive. We discussed this for some time and it was obvious that we just needed to get into the ball game with the rest of the state, using UCA’s 800 system until the new P25 Harris system is deployed, while buying radio equipment that will be able to move over when that occurs. I expect to be retired before then. It was fortune that we had only bought Kenwood NetEdge radios that can work on our regular VHF system. Even though they were a little more expensive they are a good product as we enter the real expensive dual band radios. We had not bought but one NexEdge repeater so we were in pretty good shape. Thank you gentlemen for allowing a punk to come and watch and learn some valuable lessons.

One other item that I would like to ask from you. I was impressed with your command trailers and wondering if you could provide me with some information on these:

Make
Model
Length
Pictures inside and out
Anything else

We have a very nice mobile command post that is a motor home type as well as a communication post. The comms post can get off road, the command post not so much. I would like to put together something similar to what you have to get off road and simple and effective.

Thank you gentlemen.

Very much appreciated.

Rick

Rick M. Bailey
Emergency Manager
Grand County Office of Emergency Management (OEM)
Grand County Sheriff’s Office
Office (435) 259-1310
Mobile: (435) 459-0768
Dispatch: (435) 259-4321
Sheriff Office: (435) 259-8115
2018 Full Scale Exercise (FSE) Exercise Plan
Good Morning!

Rick this might be way more info but here it is!!

Wage: G17/S4 = $24,860.60 / Hour -- $51,710.05 / Annually

Health Insurance: = $11.81 / Hour -- $24,573.60 / Annually

Retirement: 16.69% @ G17/S4 = $4.15 / Hour -- $8630.41 / Annually

FICA Taxes: 7.65% @ G17/S4 = $1.90 / Hour -- $3955.82 / Annually

Long Term Disability: 0.52% @ G17/S4 = $0.12 / Hour -- $268.89 / Annually

Workers Comp Ins: 1.59% @ G17/S4 = $0.40 / Hour -- $822.19 / Annually

Total Benefits: $18.39 / Hour -- $38,250.91 / Annually

Let me know if you need anything else!

Sincerely,

Renee Baker

Grand County
Deputy Clerk - Payroll
Phone: (435)-259-4990
Fax: (435)-259-2959
E-Mail: rbaker@grandcountyutah.net

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Rick,  

We patched Tabby SRS and Event 5 to begin with.  

Later in the exercise they had us add Omni Patch 1 -to our existing patch - (3 channels total patched)  

Wasatch had called VECC and requested a patch on their end (One of their channels) patched with Omni Patch 1  

If you need to ask which channel on their side you can contact Jeremy Hales, with Wasatch County.  
I apologize I don't have his phone number. His email is jhales@wasatch.utah.gov  

-Laconna  

On Mon, Jul 2, 2018 at 7:45 PM, Rick Bailey <rbailey@grandcountysheriff.org> wrote:  
Really no hurry at all.  just need some education  Thanks  

Sent from my Verizon, Samsung Galaxy smartphone  

------- Original message -------  
From: Laconna Davis <laconnadavis@utah.gov>  
Date: 7/2/18 19:07 (GMT-07:00)  
To: Rick Bailey <rbailey@grandcountysheriff.org>  
Subject: Re: Question  

JHi There,  

I didn't forget about you.....Just FYI.. I do have a few calls into various people regarding the particulars on our exercise.  

Today, has been very busy with all the evacuations and fire's- I will have a better answer for you tomorrow.  

Thanks - Laconna  

-
On Mon, Jul 2, 2018 at 9:31 AM, Laconna Davis <laconnadavis@utah.gov> wrote:
My Cellular 435-503-4216

Thanks

On Mon, Jul 2, 2018 at 9:29 AM, Rick Bailey <rbailey@grandcountysheriff.org> wrote:

Give a good number to get in touch with you.

---

From: Laconna Davis [mailto:laconnadavis@utah.gov]
Sent: Monday, July 02, 2018 9:27 AM
To: Rick Bailey
Subject: Re: Question

Yes, Probably would be better after my phone conference meeting at 10?
That usually lasts at least an hour. If that works for you.

-Laconna

---

On Mon, Jul 2, 2018 at 9:24 AM, Rick Bailey <rbailey@grandcountysheriff.org> wrote:

Are you available for a telephone call today?

---

Rick M. Bailey
Emergency Management Director
Grand County Sheriff's Office
125 E. Center Street
Moab, Utah 84532

Office: 435-259-1310
### INCIDENT BRIEFING (ICS 201)

<table>
<thead>
<tr>
<th>1. Incident Name:</th>
<th>2. Incident Number:</th>
<th>3. Date/Time Initiated:</th>
</tr>
</thead>
<tbody>
<tr>
<td>off the grid</td>
<td></td>
<td>Date: 6/20/2018 Time: 0800</td>
</tr>
</tbody>
</table>

#### 7. Current and Planned Objectives:
This is a multi jurisdictional exercise to test radio communication, unified command, Haz Mat, and S&R.

Safety first and foremost for everyone.

#### 8. Current and Planned Actions, Strategies, and Tactics:

<table>
<thead>
<tr>
<th>Time</th>
<th>Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>0830</td>
<td>Accident on highway 35 in Wasatch county involving two vehicles with multiple patients as well as unknown Haz Mat on scene.</td>
</tr>
<tr>
<td>0900</td>
<td>Dispatch centers dispatch first responders from Wasatch, Summitt, Duchesne, Uintah, Dagget Counties and the Ute tribe,</td>
</tr>
<tr>
<td>0945</td>
<td>First responding agency to set up initial command and communication channels and relay first response operation and tac channels to dispatch center with a patch being requested at this time to enhance both 800 Mhz and Vhf capabilities for all responding agencies.</td>
</tr>
<tr>
<td>1015</td>
<td>Law enforcement and Haz Mat arrive on scene with unknown patient number as well as unknown Haz mat substance. Decision made at this point to contact the State to request the CST support to help with Haz Mat identification and clean up. Forest service to be notified at this time due to the location of Haz Mat on Forest property.</td>
</tr>
<tr>
<td>1030</td>
<td>Law enforcement and fire to set up scene control and size up</td>
</tr>
<tr>
<td>1100</td>
<td>3 patients on scene and was reported that there were 2 that left the scene on foot. Unknown direction of either one. EMS and Air Med needed on scene.</td>
</tr>
<tr>
<td>1115</td>
<td>IC decision at this point for S&amp;R to respond to staging for briefing and planning.</td>
</tr>
<tr>
<td>1200</td>
<td>Expanding incident as per IC requesting a Unified command to be set.</td>
</tr>
<tr>
<td>1230</td>
<td>Briefing with law enforcement and S&amp;R</td>
</tr>
<tr>
<td>1300</td>
<td>S&amp;R in progress with communication back to ops and ICP</td>
</tr>
<tr>
<td>1430</td>
<td>One individual found in steep canyon with high angle rescue needed with EMS and Air Med.</td>
</tr>
<tr>
<td>1530</td>
<td>All resources return to ICP for hotwash about the days events.</td>
</tr>
</tbody>
</table>

Haz Mat scenario place to be determined and approved by the Forest Service with this area well marked and all haz mat exercise material predetermined and approved by the Forest Service as well as a pre site inspection and post exercise inspection of the exercise area. All exercise participants to stay within predetermined exercise area that will be marked and established.
1. Incident Name:  
2. Incident Number:  
3. Date/Time Initiated: 
  Date:  
  Time: 

7. Current and Planned Objectives: 

8. Current and Planned Actions, Strategies, and Tactics: 

<table>
<thead>
<tr>
<th>Time</th>
<th>Actions:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0900</td>
<td>Briefing</td>
</tr>
<tr>
<td>0930</td>
<td>Continue S&amp;R and Radio Comms</td>
</tr>
<tr>
<td>1030</td>
<td>Continue rescue, Medical and Rope Training</td>
</tr>
<tr>
<td>1230</td>
<td>Break</td>
</tr>
<tr>
<td>1330</td>
<td>Set up Haz Mat scenario for the evening training with volunteer VFD's</td>
</tr>
<tr>
<td>1900</td>
<td>Haz Mat scenario</td>
</tr>
</tbody>
</table>

6. Prepared by: 
   Name: 
   Position/Title: 
   Signature: 

ICS 201, Page 2
1. Incident Name: off the grid
2. Incident Number: 
3. Date/Time Initiated: Date: 6/20/2018 Time: 0800

7. Current and Planned Objectives:

<table>
<thead>
<tr>
<th>Objective</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Test and exercise 800 Mhz and VHF combined radio capability through Dispatch patching</td>
<td></td>
</tr>
<tr>
<td>Multi agency responding to a accident/ Haz Mat and coordinating capabilities.</td>
<td></td>
</tr>
<tr>
<td>Multi agency coordinating efforts in S&amp;R and Radio Comms.</td>
<td></td>
</tr>
<tr>
<td>Multi agency training on high angle and rope rescue.</td>
<td></td>
</tr>
<tr>
<td>Communication, Haz Mat, and S&amp;R training with CST, Air Medical and first responders.</td>
<td></td>
</tr>
</tbody>
</table>

6. Prepared by: Name: Mike Lefler Position/Title: Fire & EM Signature: 

ICS 201, Page 2

INCIDENT BRIEFING (ICS 201)
INCIDENT OBJECTIVES (ICS 202)

1. Incident Name: OFF THE GRID
2. Operational Period: Date From: 6/19/2018 Date To: 6/22/2018

3. Objective(s):
Multi agency training and exercise to enhance radio communication between 800 Mhz and VHF radios between region 5 and Wasatch and Summit Counties. To enhance coordination with region 5, Wasatch, Summit County, DEM, Forest Service, CST, Air Medical, Dispatch Centers, and all of their highly respected first responders in a Haz Mat, accident, S&R and radio communication training.

4. Operational Period Command Emphasis:
Safety first for the public and responders during this training event. Please see the safety plan and safety officer with any concerns during the review of the IAP as well as the training event. This Training is being held in Wasatch County on Forest property our emphasis as planners and responders is to take care of this property with the upmost respect. To follow the plan as outlined at the briefing as well as to enter and leave the area as we found it. There will be designated areas marked and flagged for each part of the exercise. Please stay within those areas during this training event. Please do not enter the Landing Zone area unless authorized. Any hazards, accidents, or concerns please report to the ICP.

General Situational Awareness

5. Site Safety Plan Required? Yes □ No □
Approved Site Safety Plan(s) Located at: _____________________________

6. Incident Action Plan (the items checked below are included in this Incident Action Plan):
- ICS 203
- ICS 204
- ICS 205
- ICS 205A
- ICS 206
- ICS 207
- ICS 208
- Map/Chart
- Weather Forecast/Tides/Currents

Other Attachments: _____________________________ _____________________________

7. Prepared by: Name: Mike Lefler Position/Title: Fire & EM Signature: _____________________________

8. Approved by Incident Commander: Name: _____________________________ Signature: _____________________________

ICS 202 IAP Page Date/Time: Date
MEDICAL PLAN (ICS 206)

1. Incident Name: OFF THE GRID
   Date From: 6/19/2018  Date To: 6/22/2018
   Period: Time From:  Time To: 

3. Medical Aid Stations:

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Contact Number(s)/Frequency</th>
<th>Paramedics on Site?</th>
</tr>
</thead>
<tbody>
<tr>
<td>ICP</td>
<td>On Scene</td>
<td></td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>□ Yes □ No</td>
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<td></td>
<td></td>
<td></td>
<td>□ Yes □ No</td>
</tr>
</tbody>
</table>

4. Transportation (indicate air or ground):

<table>
<thead>
<tr>
<th>Ambulance Service</th>
<th>Location</th>
<th>Contact Number(s)/Frequency</th>
<th>Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tabiona</td>
<td>Tabiona</td>
<td>911 or Radio to central dispatch</td>
<td>□ ALS □ BLS</td>
</tr>
<tr>
<td>Kamas</td>
<td>Tabiona</td>
<td></td>
<td>□ ALS □ BLS</td>
</tr>
<tr>
<td>Park City</td>
<td>Tabiona</td>
<td></td>
<td>□ ALS □ BLS</td>
</tr>
<tr>
<td>Heber</td>
<td>Tabiona</td>
<td></td>
<td>□ ALS □ BLS</td>
</tr>
</tbody>
</table>

5. Hospitals:

<table>
<thead>
<tr>
<th>Hospital Name</th>
<th>Address, Latitude &amp; Longitude if Helipad</th>
<th>Contact Number(s)/Frequency</th>
<th>Travel Time</th>
<th>Trauma Center</th>
<th>Burn Center</th>
<th>Helipad</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park city</td>
<td>900 round valley Drive. Park City Utah</td>
<td></td>
<td>Air</td>
<td>Ground</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>UBMC</td>
<td>250 W 300 N Roosevelt Ut</td>
<td></td>
<td>□ Yes Level:</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Heber Valley Hospital</td>
<td>1485 S Highway 40</td>
<td></td>
<td>□ Yes Level:</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
</tr>
</tbody>
</table>

6. Special Medical Emergency Procedures:

☐ Check box if aviation assets are utilized for rescue. If assets are used, coordinate with Air Operations.

7. Prepared by (Medical Unit Leader): Name: Signature: 

8. Approved by (Safety Officer): Name: Signature: 

ICS 206 IAP Page Date/Time: Date
## SAFETY MESSAGE/PLAN (ICS 208)

1. Incident Name: OFF THE GRID
2. Operational Period: Date From: 6/19/2018 Date To: 6/22/2018
   Time From: Time To:

   Safety to be a priority during the entire exercise. All personnel and responders to perform in accordance with their duties involved in the exercise plan. Proper PPE to be used according to the task performed at the exercise. Use caution and spotters while parking emergency vehicles. Do not park or stop on Highway 35, use staging area and the designated area for the exercise. All activity involved in the exercise will be preplanned. In case of an actual emergency on-scene please use radio communication to inform all personnel and the ICP of an actual emergency to halt the exercise and focus on the actual real-life emergency. All paramedic and EMT personnel to be identified on scene prior to each event to enhance first responder capability on the scene. Aircraft landing zones to be predetermined and LZ personnel only in those areas. In case of an emergency evacuation from the mountain SR 35 east to Tabiona SR 35 west to Francis and Kamas, the alternate route along Duchesne ridge west. All agencies to meet back at their home location for accountability and check in with dispatch centers and exercise IC.

4. Site Safety Plan Required? Yes ☐ No ☐

   Approved Site Safety Plan(s) Located At:

5. Prepared by: Name: Mike Leffler Position/Title: Fire & Em

   Signature: ____________________________

   ICS 208 IAP Page Date/Time: Date
## INCIDENT ACTION PLAN SAFETY ANALYSIS (ICS 215A)

<table>
<thead>
<tr>
<th>1. Incident Name:</th>
<th>Off the Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Incident Number:</td>
<td></td>
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<tr>
<td>3. Date/Time Prepared:</td>
<td>Date: 5/28/2018 Time:</td>
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<tr>
<td>4. Operational Period:</td>
<td>Date From: 6/19/2018 Date To: 6/22/2018</td>
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<tr>
<td>Staging area</td>
<td>Traffic, Equipment, and recources moving in and out</td>
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<tr>
<td>Accident</td>
<td>Vehicles, terrain, weather conditions and Haz Mat</td>
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<tr>
<td>LZ</td>
<td>Aircraft incoming and leaving, Flying debris</td>
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<tr>
<td>S&amp;R</td>
<td>Rough terrain, Access to rescue</td>
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<tr>
<td>Parking area</td>
<td>Multiple vehicles moving in and out,</td>
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<tr>
<td>Highway 35</td>
<td>Traffic and bystanders on the highway, livestock and wildgame. Emergency vehicles entering and leaving highway.</td>
</tr>
</tbody>
</table>

8. Prepared by (Safety Officer): Name: Mike Lefler Signature: ______________________
8. Prepared by (Operations Section Chief): Name: Signature: ______________________

ICS 215A Date/Time: Date
## INCIDENT RADIO COMMUNICATIONS PLAN (ICS 205)

1. Incident Name: Off the Grid Region 5 with Summit and Wasatch Counties.
2. Date/Time Prepared: Date: May 29, 2018
   Time: 0900
3. Operational Period: Date From: June 19, 2018
   Date To: June 22, 2018
4. Basic Radio Channel Use:

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<th>Zone Grp.</th>
<th>Ch #</th>
<th>Function</th>
<th>Channel Name/Trunked Radio System Talkgroup</th>
<th>Assignment</th>
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<th>RX Tone/NAC</th>
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<tr>
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<td>5</td>
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<td>Event 5/trunked</td>
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<td>A</td>
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<td>Patched to be completed by Uintah Basin Communications</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Wasatch Fire TAC</td>
<td>Wasatch Fire TAC 1</td>
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<td></td>
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<td>Region 5 fire response</td>
<td>State Fire Marshal</td>
<td>TAC</td>
<td>VHF</td>
<td></td>
<td></td>
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</table>

5. Special Instructions:
Each agency is responsible for communicating their tac channel to Incident command prior to the exercise. If needed the Yellow Lake channel can also be used for traffic on this

6. Prepared by (Communications Unit Leader): Name: __________________________ Signature: __________________________

ICS 205 IAP Page _______ Date/Time: _______
**AGENDA SUMMARY**

**GRAND COUNTY COUNCIL MEETING**  
**SEPTEMBER 3, 2019**

<table>
<thead>
<tr>
<th>Agenda Item: U</th>
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<tbody>
<tr>
<td><strong>TITLE:</strong></td>
<td>Approving proposed Memorandum of Understanding (MOU) with the Utah County Public Defender’s Office</td>
</tr>
<tr>
<td><strong>FISCAL IMPACT:</strong></td>
<td>$5,000 “buy-in” contribution as part of total grant award of $272,536, which was already approved by Council when it ratified the Indigent Defense Commission grant award on 8/20</td>
</tr>
<tr>
<td><strong>PRESENTER(S):</strong></td>
<td>None (Consent Agenda item)</td>
</tr>
</tbody>
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**RECOMMENDATION:**
I move to approve the proposed Memorandum of Understanding (MOU) with the Utah County Public Defender’s (UCPD) Office, and authorize the Chair to sign all associated documents.

**BACKGROUND:**
The purpose of the MOU is to consent to UCPD’s representation of Omar Guerro in the Court of Appeals. This is a follow-up to the Utah Indigent Defense Commission (IDC) grant award agreement through June 30, 2020 that the Council ratified on August 20, 2019.

**ATTACHMENT(S):**
1. Proposed MOU with Utah County Public Defender’s Office

---

**Prepared By:**
Ruth Dillon  
Council Administrator  
(435)259-1347  
rdillon@grandcountyutah.net  
with  
Christina Sloan  
County Attorney

**FOR OFFICE USE ONLY:**

**Attorney Review:**
Complete
MEMORANDUM OF UNDERSTANDING FOR INDIGENT DEFENSE SERVICES

JULY 1, 2019 – JUNE 30, 2020

This Memorandum of Understanding is made and executed, effective __________, 2019, by and between Grand County, a body corporate and politic of the State of Utah, hereinafter referred to as “County,” and the Office of the Utah County Public Defender, hereinafter referred to as “Defender,” to provide constitutionally effective representation for indigent individuals on appeal from any cases arising in the County’s District or Juvenile courts through and until June 30, 2019.

RECITALS

WHEREAS, the County is obligated by the United States and Utah Constitutions, and Utah Code §78B-22-101 et. seq. (2019, as amended), to provide indigent individuals the effective assistance of defense counsel on appeal from any conviction or final court action from the proceedings enumerated in Utah Code § 78B-22-201(1).

WHEREAS, the County may fulfill the statutory obligation by contracting with a qualified indigent defense services providers as defined by Utah Code Ann. §78B-22-102(5). Utah Rule of Appellate Procedure 38B, and Rule 11-401, Standing Committee on Appellate Representation; and

WHEREAS, Defender is an existing legal defender office organized by Utah County, organized according to law, and contracted to provide effective indigent defense representation to indigent individuals, and Defender has established a demonstrated record of providing effective, qualified, competent, and constitutional indigent defense services since its inception; and

WHEREAS, Defender and the County jointly desire to enter into this Memorandum of Understanding to provide constitutional indigent defense services in all courts under the County’s jurisdiction;

AGREEMENT

NOW THEREFORE, accepting the recitals above, the County and the Defender agree as follows:

Section 1. REPRESENTATION

1.1 Defender agrees to provide all indigent individuals who are entitled by law to court-appointed counsel in all appeals in the Utah Court of Appeals or Utah Supreme Court, arising from convictions or final court actions in the District and Juvenile Courts, or the County Justice Court if a constitutional claim is raised on appeal, in the County.
1.2 Defender agrees to ensure that all such legal representation is provided by attorneys who are active members, in good standing of the Utah State Bar, and who have appropriate legal qualifications, experience, time, and expertise, to provide effective assistance of counsel in the cases in which they appear.

1.3 Defender agrees in good faith to seek and contract with attorneys under this Memorandum who are listed and currently eligible for appointment on the Utah Appellate Roster.

1.4 The parties agree that Defender will require any attorneys employed or contracted with under this agreement to meet with local trial attorneys about any pending appeals, and that the County will require any trial attorneys it employs or contracts with, to do the same.

1.5 The parties agree that, if in the performance of this Memorandum, any third persons are employed or contracted by the Defender to provide the legal representation contemplated herein, such person shall be entirely and exclusively under the direction, supervision, and control of the Defender.

1.6 Upon employing or contracting any third persons to provide legal representation, the Defender agrees to adhere to hiring practices that remain free from judicial and prosecutorial oversight. All terms of employment or contract, including hours, wages, working conditions, discipline, hiring, and discharging, or any other terms of employment, contract, or requirement of law, shall be determined by the Defender, and the County shall have no right or authority over such persons or the terms of employment or the terms of such contract.

1.7 Defender agrees to comply with the Core Principles adopted by the IDC.

1.8 Defender agrees to work with the County to monitor attorney caseloads so no attorney carries a caseload that would unreasonably interfere with the attorney’s ability to provide effective assistance of counsel. Defender agrees to ensure that an attorney contracted to provide representation in a case arising under this Memorandum, is qualified by experience and training to handle the complexity of the case.

1.9 It is understood and agreed that accessibility to indigent defendants is an integral consideration to this Memorandum and therefore the Defender agrees to ensure attorneys are available and accessible to indigent clients and to ensure a single attorney provides continuous (vertical) representation throughout the entirety of a case.

1.10 Defender also agrees to require any attorney employed or contracted under this agreement to make reasonable efforts to visit indigent defendants who are incarcerated in a County Jail or State Prison, at the earliest possible date; to return telephone calls as soon as reasonably possible and to otherwise be reasonably
accessible to, and provide continuous representation.

1.11 Defender agrees to ensure that any attorneys providing appointed representation for the County, pursuant to this Memorandum, will be provided with defense resources separate from their compensation for the service rendered pursuant to this Memorandum, which are necessary to provide effective representation, which may include but is not limited to: investigators, experts, social workers, interpreters, travel, and/or forensic services, and any other resources necessary to. Provide the effective assistance of counsel under Utah Code § 78B-22-102(4).

1.12 Defender agrees to cooperate with the County to maintain and make available records of data and all information necessary for reporting to the IDC, as required by any grant funding. To wit, by providing, at a minimum, quarterly reports of expenses incurred for contract attorney services; and quarterly reports of the total number of appointed cases in which the Defender or an attorney appeared pursuant to this Memorandum, including the type of each appeal, the hearings held in each case, the status or disposition of each case, the hours spent by attorneys on each case, and/or such other information as may be reasonably requested by the County or the IDC, which do not violate attorney client privilege.

Section 2. COSTS AND PAYMENT

2.1 In exchange for the services rendered in Section 2 above (Base Duties), it is agreed to between the parties that the County will bear the reasonable and necessary expenses related to the representation pursuant to this Memorandum.

2.2 The County shall pay the Defender, as consideration for Defender’s performance of the above-described base duties: $5,000.

2.3 Except as provided herein, the IDC will bear all other expenses in providing the services contemplated herein.

2.4 Upon a showing of critical need, Defender may request additional funding for extraordinary unforeseen expenses which may arise during the term of this agreement, from the County, which may then request additional funding in grants from the Commission.

Section 3. EXCLUSIONS

3.1 Defender shall not be required to or appointed to represent any indigent defendant charged with a capital felony.

3.2 Defender shall not be required to represent any indigent adults in civil matters, except as provided by law in Juvenile courts of the County.

3.3 Transition. In the event this Memorandum is terminated or is not renewed:
3.3.1 Defender agrees to complete those existing cases where it is not feasible for Defender to withdraw.

3.3.2 Defender agrees to cooperate with Defender’s successors including the filing of all necessary pleadings for withdrawal and to deliver all applicable files, information and materials to the successor.

3.3.3 If Defender is not permitted to withdraw from the representation in any matter by the court, the County agrees to compensate the Defender for base services under Section 3 above, at the prevailing hourly rate being paid to attorneys who handle conflict-of-interest cases.

3.4 Non-funding. It is understood by the parties that as a governmental entity, that all government funding for this agreement is subject to the funds being appropriated by the County, legislative body and the IDC and the State of Utah. In the event no funds or insufficient funds are appropriated and budgeted in the fiscal year(s) of this Agreement, this agreement shall terminate and become null and void on the last day of the fiscal year for which funds were budgeted and appropriated, or in the event of a reduction in appropriations, on the last day before the reduction becomes effective. Said termination shall not be construed as a breach or default under this agreement and said termination shall be without penalty, additional payments, or other expense to the County of any kind whatsoever, and no right of action for damages or other relief shall accrue to the benefit of Defender.

3.5 Discrimination. Defender assures compliance with the Americans with Disabilities Act (ADA), and Title VI of the Civil Rights Act of 1964 and that no person shall, on the grounds of race, creed, color, sex, sexual orientation, marital status, disability, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under this agreement.

3.6 TERMINATION

3.6.1 Either party may terminate this Memorandum, without cause, upon ninety (90) days written notice served upon the other party. Notice shall be deemed served on the date of mailing.

3.6.2 The County may terminate this Memorandum, if after thirty (3) days written notice of a failure to provide services required hereunder is served upon the Defender, and should the Defender fail to perform any of the covenants contained in this Memorandum, in the time and manner specified.

3.6.3 The County may terminate or amend this Memorandum immediately upon written notice served upon the Defender stating that funds are not available from the County, State, or other sources.

Section 4. OTHER PROVISIONS
4.1 Independent Contractor. It is understood by the parties that Defender is an independent contractor and not an agent, representative, or employee of the County nor is this Memorandum intended to create such a relationship. It is further understood by the parties that all compensation provided hereunder shall not include deductions for FICA, Federal and State income tax and shall not include retirement benefits, health benefits, holiday pay leave or any other fringe benefit of the County.

4.2 Notice. Any notice required by this Memorandum shall be given in writing addressed to the following unless otherwise designated in writing.

FOR THE COUNTY:

with a copy to:
County Attorney

FOR THE DEFENDER:
Utah County Public Defender
51 S. University Avenue, Suite 117
Provo, Utah 84601

In witness whereof, the parties have executed this Memorandum of Understanding the day and year written below:

COUNTY                        DEFENDER

_________________________________  _______________________________________
, Chair  Tom Means, Director,
County Commission  Utah County Public Defender

ATTEST

Approved as to form,  
County Attorney

_________________________________  by:____________________
, County Clerk

TITLE: Adopting proposed resolution approving Antrobus Minor Record Survey, a three (3) lot subdivision, located at 3100 Juniper Drive

FISCAL IMPACT: N/A

PRESENTER(S): Community and Economic Development Staff

STATED MOTION:
Move to adopt proposed resolution approving Antrobus Minor Record Survey, a three (3) lot subdivision, located at 3100 Juniper Drive, and authorize the chair to sign all associated documents.

STAFF RECOMMENDATION:
Review and consider application materials provided, related to the proposed Antrobus Minor Record Survey. Staff recommends the County Council approve the Antrobus Minor Record Survey and authorize the Chair to sign all associated documents.

BACKGROUND:
See staff report attached.

ATTACHMENT(S):
- Proposed Resolution
- Staff Report
- Application
- Minor Record Survey
- Title Report
- Drainage Report
RESOLUTION _________ 2019

A RESOLUTION OF THE GRAND COUNTY COUNCIL
APPROVING ANTROBUS MINOR RECORD SURVEY

WHEREAS, Mark Elliott Antrobus and Mary D. Antrobus (“herein after referred to as “Applicant”) submitted an application for a Minor Record Survey, a parcel of land located within the SE1/4 of the NW1/4 of Section 15, T26S, R22E, SLM, Grand County, Utah

Parcel 1 - Beginning at a point being South 89°48’37” East 1979.8 feet and North 00°01’06” East 339.43 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence North 00°01’06” East 289.63 feet; thence South 89°50’13” East 151.04 feet; thence South 00°01’06” West 279.53 feet; thence with a curve having a radius of 50.00 feet, to the left with an arc length of 19.07 feet, (a chord bearing of South 57°59’25” West 18.96 feet); thence North 89°50’13” West 134.97 feet; to the point of beginning, having an area of 43,657 square feet, 1.00 acres.

Including: A 10 foot wide utility easement along boundary of parcel.

Parcel 2 - Beginning at a point being South 89°48’37” East 1979.8 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence North 00°01’06” East 339.43 feet; thence South 89°50’13” East 134.97 feet; thence with a curve having a radius of 50.00 feet, to the left with an arc length of 119.59 feet, (a chord bearing of South 21°27’34” East 93.06 feet); thence South 00°01’06” West 253.00 feet; thence North 89°48’37” West 169.04 feet to the point of beginning, having an area of 53,777 square feet, 1.23 acres.

Including: A 10 foot wide utility easement along boundary of parcel.

Parcel 3 - Beginning at a point being South 89°48’37” East 1979.8 feet and South 89°48’37” East 169.04 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence South 89°48’37” East 169.04 feet; thence North 00°01’06” East 253.00 feet; thence with a curve having a radius of 50.00 feet, to the left with an arc length of 144.96 feet, (a chord bearing of North 06°57’42” East 99.27 feet); thence South 89°50’13” East 155.26 feet; thence South 00°01’06” West 351.65 feet; thence North 89°48’38” West 167.26 feet; to the point of beginning, having an area of 54,894 square feet, 1.26 acres.

Including: A 10 foot wide utility easement along boundary of parcel.

Private Access Tract – Beginning at a point being South 89°48’37” East 1979.8 feet and North 00°01’06” East 629.06 feet and South 89°50’13” East 157.04 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence North 00°01’06” East 629.06 feet; thence South 89°50’13” East 151.04 feet; thence South 00°01’06” East 279.53 feet; to a point of beginning, having an area of 16,167 square feet, 0.37 acres.

Roadway Dedication Strip - Beginning at a point being South 89°48’37” East 1979.8 feet and North 00°01’06” East 629.06 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence North 00°09’47” East 3.00 feet; thence South 89°50’13” East 181.03 feet; thence South 00°01’06” West 3.00 feet; thence North 89°50’13” West 181.04 feet to the point of beginning, having an area of 0.01 acres.

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

WHEREAS, the applicant has applied for a three (3) lot minor record survey in a Rural Residential District, which requires minimum one acre lots;

WHEREAS, proposed Parcels 1, 2, & 3 are undeveloped; when an application for building permit is requested for Parcels 1, 2, & 3, a site plan will be required documenting the proposed impervious surface area. If the requirements of Grand County Construction Standards Section 2.e, 1.A are exceeded, a drainage plan will be required;

WHEREAS, the application has been processed in accordance with the requirements of Sec. 9.7 of the Grand County Land Use Code and the application complies with the established criteria;
WHEREAS, the Grand County Council has considered all evidence and testimony presented with respect to the subject application in a public meeting on September 3, 2019;

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

PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this 3rd day of September 2019 by the following vote:

Those voting aye: ____________________________
Those voting nay: ____________________________
Those absent: ________________________________

ATTEST: Grand County Council

__________________________________
Chris Baird, Clerk/Auditor

__________________________________
Evan Clapper, Chairman
DATE: Tuesday, September 03, 2019
TO: Grand County Council
SUBJECT: Antrobus Minor Record Survey

PROPERTY OWNER: Mark & Mary Antrobus
PROP. OWNER REP: Mark Antrobus
ENGINEER: N/A
PROPERTY ADDRESS: 3100 Juniper Drive
SIZE OF PROPERTY: 3.88 acres
EXISTING ZONE: Rural Residential (RR)
EXISTING LAND USE: Residential
ADJACENT ZONING AND LAND USE(S): Small Lot Residential (SLR) / Rural Residential (RR)

APPLICATION TYPE
Minor Record Survey

STAFF RECOMMENDATION: Approve
Comments (optional): Click or tap here to enter text.

APPLICATION PROCEDURE
Decision Type: Administrative

Public Notices: ☒ Public Meeting at:
☐ Planning Commission
☒ County Council
☐ Planning Commission
☐ County Council

Attachments:
☐ Approval Letters
☒ Site Plan
☐ Landscape Plan
☐ Vicinity Map
☐ Legal Notice
☒ Legal Description
☐ Public Comments
☐ Agency Comments
☐ Response to Standards
☒ Other: Drainage waiver request

SUMMARY OF REQUEST
The subject property is 3.88 acres located at 3100 Juniper Drive. The Antrobus Minor Record Survey is a three (3) lot subdivision.

SITE IMPROVEMENTS / ADDITIONS / CHANGES
Applicant will dedicate land along the entire length of the northern side of the parcel fronting Juniper Drive in order to ensure a 28’ wide half width right-of-way (or a 56’ wide overall right-of-way width) for the public’s use and Grand County Roads Department’s maintenance.

CONSIDERATIONS FOR APPROVAL, DENIAL, AND/OR POSTPONEMENT
9.7.6 Criteria for Approval *(See staff comments in colored italics)*
Major subdivision review, including preliminary and final plat, shall not be required where all of the following conditions exist:

A. Each minor record survey shall include no more than three lots, each for single-family residential use.

   *Three (3) lots are being proposed.*

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

   *All roads needed to serve the new lots are in place (Juniper Drive). A 30’ wide private access tract and utility easement are provided with a 50’ radius cul-de-sac.*

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

      *There is adequate access for residents and emergency vehicles.*

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

      *The property has frontage on roads that have been accepted by the County Engineer and Road Supervisor. They have been deemed acceptable for County maintenance.*

C. Where sidewalk, curb and gutter are required, such improvements shall be installed by the applicant prior to Administrator’s approval.

   *No sidewalk, curb, or gutter are required as the proposed lots exceed one-half acre each.*

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

   *No utilities, other than individual service lines, need to be extended to serve the parcel and necessary utilities are in place and immediately adjacent to the parcel. The applicant has been required to provide public utility easements on the front, side, and rear lot lines.*

E. Drainage improvements required by Section 6.7, Drainage, are in place; or such required drainage improvements will be installed prior to the issuance of a building permit(s) for the subdivision lot(s), and the minor record survey includes the following note:

   *Drainage improvements are per Drainage Plan by SET Engineering, dated May 15, 2019.*

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

F. There are no other problems of public concern.

   *N/A*

**COMPATABILITY WITH GENERAL PLAN**
Staff believes the proposed subdivision is supported by the General Plan.

**COMPATABILITY WITH LAND USE CODE (ZONING)**
The subject property is zoned Rural Residential (RR). The proposed three (3) lots created by this Minor Record Survey are compliant with current zoning regulations and the current zone. Staff has reviewed the subject application and finds it
compliant with the pertinent Land Use Code.

LAND USE CODE REFERENCE SECTIONS
Section 9.7 Minor Record Survey

A. Minor record survey is intended to provide an expeditious, one-time only process for small, low impact developments no more than three lots, where all roads and utilities necessary to serve the subdivision are in place consistent with all applicable county standards at the time of application and the resulting lots are in compliance with the underlying zoning. Minor record survey also allows property to be subdivided where such property was lawfully and fully developed in accordance with previous County regulations. Upon approval of a minor record survey, applicants shall be authorized to sell lots within the subdivision that is the subject of the minor record survey by deed with metes and bounds description.

B. These procedures may be utilized only one time for each parcel of land, thereafter subdivision of such parcels shall be subject to preliminary and final plat review procedures.

_The County Engineer and Road Supervisor have reviewed the proposed plans and find them in compliance with the County’s standards. Stipulations related to road maintenance and emergency vehicle access have been incorporated into the site plans and operating policies._

PROPERTY HISTORY
The original 3.88 acre lot, located at 3100 Juniper Drive, previously was a vacant lot. The applicant desires to subdivide the lot.
# MINOR RECORD SURVEY APPLICATION

**Grand County Courthouse:** 125 E. Center St. Moab, UT 84532; Phone: (435)259-1343

**FOR OFFICE USE ONLY**

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**CONTACT INFORMATION**

**Property owner:** Mark & Mary Antrobus

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**Engineer (if applicable):** SET ENGINEERING

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<th>Address:</th>
<th>Phone:</th>
<th>cell:</th>
<th>fax:</th>
<th>Email address:</th>
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</thead>
<tbody>
<tr>
<td>1309 E 3RD AVE. #21</td>
<td>970-403-5088</td>
<td></td>
<td></td>
<td><a href="mailto:jeffp@setengineering.com">jeffp@setengineering.com</a></td>
</tr>
</tbody>
</table>

**Property owner representative:** NA

<table>
<thead>
<tr>
<th>Address:</th>
<th>Phone:</th>
<th>cell:</th>
<th>fax:</th>
<th>Email address:</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

**PROJECT INFORMATION**

**Project name:** ANTRUSBUS SUBDIVISION

| General location of the property: 3100 JUNIPER DR., MOAB, UTAH (GRAND COUNTY) |
| Size of the subject property: 3.88 acres | Number of lots: 3 |
| Surrounding land uses: RR 3 SEA |
| Current Zoning: RR 3 SEA district |

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

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

<table>
<thead>
<tr>
<th>FEMA Floodplain Adm.</th>
<th>Moab Valley Fire Department</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Grand County Road Supervisor</th>
<th>Grand Water and Sewer Service Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rocky Mountain Power</th>
</tr>
</thead>
</table>
SUPPORTING MATERIALS

Minor record survey subdivision applications shall contain, at a minimum, the following supporting materials through the approval process according to the following submittal schedule:

1. **APPLICATION SUBMISSION.** Two complete sets of all supporting materials shall be submitted with this application. These complete sets should include three large (18" x 24") of the minor record survey.
   - A) Provide the survey plat electronically to the Planning Department.

2. **PRIOR TO MEETING.** After review and approval of the Community Development Department, two revised sets of large (18"X24") and 10 small (11" x 17") plans shall be submitted prior to the application being placed on County Council meeting agenda.

3. **RECORDING.** Deeds and a Mylar of the subdivision will need to be recorded in the County Recorder's office.

- **Utility Easements and Road right-of-way.** The applicant shall record by separate deed all utility easements and road right-of-way dedications with the County Recorder. The applicant shall supply copies of the above required documents as part of a complete submittal package.

- **Survey.** The applicant shall submit a certified survey of the minor subdivision. Such survey shall require at a minimum the following information:
  - **Title Block & Location.** A title block showing the name of the proposed subdivision and its location by quarter-quarter section, section, township, range, principal meridian, City, county, and state;
  - **Direction, Scale, and Title.** A north point, both graphic and written scales, and a title shall be placed on the minor record survey;
  - **Vicinity Map.** A vicinity map that locates the proposed subdivision within its Township and the section, shows major roads and watercourses adjacent to or near the subdivision, and shows the boundaries of and recorded names of adjacent or nearby subdivisions;
  - **Control Points.** The point of beginning for the survey, which shall be tied to a section or quarter-section corner, and the location and a description of all existing monuments found during the course of the survey and the total area of the minor record survey in acres;
  - **Boundary Lines and Bearings.** Tract boundary line sufficient to locate the exact area proposed for subdivision, rights-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites; with accurate dimensions, bearings of deflection angles, and radii, arcs and central angles of all curves shall be placed on the minor record survey;
  - **Acreages and Existing Structures.** The acreage of each lot, the location of existing structures, and the total acreage of any parcels dedicated to public use or held in common by the lot owners;
  - **Streets.** Name and rights-of-way width of each street or other right-of-way shall be placed on the minor record survey;
  - **Easements.** Location and dimensions of all easements shall be placed on the minor record survey, existing and proposed;
  - **Monuments.** Location and description of monuments shall be placed on the minor record survey. Monuments shall include centerline monuments at all curve points and intersections.
  - **Adjacent Land.** References to recorded subdivision plats or adjoining platted land by record name shall be placed on the minor record survey;
  - **Surveyor's Certificate and Legal Description.** A legal description and surveyor's certificate, to, in the following form, shall be placed on the final plat:
    "KNOW ALL MEN BY THESE PRESENTS:
    That I, ______________, do hereby certify that I am a registered Utah Land Surveyor, and that I hold certificate No. ______________ as prescribed under the laws of the state of Utah, and I further certify that under the authority of the owners, I have made a survey of those lands as shown here on and described below, and that I have subdivided said tract of land into lots and streets, hereafter to be known..."
as _______ and that same has been correctly surveyed and staked on the ground as shown on this plat."

Signature;

- **Approval Certification.** Certification of approval by the County Council, in the following form, shall be placed on the minor record survey.
  "APPROVED this __________ day of __________, 20__, by the Grand County Council"

  Chairman Signature

  County Zoning Administrator Signature

- **Street Intersections.** The location of the point of intersection and points of tangency of street intersections, the bearing and distance of each street rights-of-way center line shall be placed on the minor record survey;

- **Plat Identification.** A positive reference and identification of the minor record survey and date of the minor record survey shall be placed on the minor record survey;

- **Title Report.** A title report from a licensed title company 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.

- **Commitment Letters.** Letters from all utility companies shall be provided for commitment of services and easements are approved. (GWSSA, Rocky Mountain Power, Qwest, and Frontier).

- **Drainage Report.** A general drainage report or statement shall accompany the minor record survey. This study or report shall show the acreage draining into the subdivision, and points of runoff through and away from the subdivision. (Staff Engineer will determine the need for the drainage report prior to approval by the Council)

- **Drainage Waiver.** The amount of impervious surface will not be increased by 15 percent of the lot area and is less than 7,000 square feet. Submit the following; 1) Plat to include impervious area, 2) unusual drainage patterns (topo map showing existing drainage patterns) 3) 100 year flood plain map showing property does not land within the FIRM map area.

- **Application Fee.** The process / filing fee of $550.00 shall be paid in full.

**MINOR SUBDIVISION PLAT AMENDMENTS** a minor record survey that occurs within a platted subdivision must go through a public hearing process and has additional submittal requirements. Please submit a Subdivision Plat Amendment.

**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 if 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: [Signature] Date: 5-14-19
Name of Title Insurance Company:
FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska Corporation

File No.: 59,832-G

Address Reference: 3100 E. Juniper Dr., Moab, Utah  84532

Amount of Insurance: $ 270,000.00  
Premium: $ 1,381.00

Date of Policy: February 07, 2019 at 2:31:50 PM

1. Name of Insured: Mark Elliott Antrobus and Mary D. Antrobus, husband and wife, as joint tenants

2. The estate or interest in the Land that is insured by this policy is: Fee Simple

3. Title is vested in: Mark Elliott Antrobus and Mary D. Antrobus, husband and wife, as joint tenants

4. The land referred to in this Commitment is situated in the State of Utah, County of Grand and is described as follows:

DESCRIPTION OF A PARCEL OF LAND WITHIN THE SE1/4 OF THE NW1/4 OF SECTION 15, T26S, R22E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF DESERT HILLS SUBDIVISION, SAID CORNER BEARS WITH THE CENTER 1/4 LINE S 89 DEG. 48'37" E 1989.24 FT. FROM THE WEST 1/4 CORNER OF SECTION 15, T26S, R22E, SLM, AND PROCEEDING THENCE N 00 DEG. 01'06" E 632.06 FT., THENCE S 89 DEG. 50'13" E 181.04 FT. TO A CORNER, THENCE S 00 DEG. 01'06" W 280.57 FT. TO A CORNER, THENCE S 89 DEG. 50’13” E. 155.26 FT. TO A CORNER, THENCE S 00 DEG. 01’06” W (RECORD = S 00 DEG. 04’ W) 351.78 FT. TO A CORNER, THENCE WITH THE CENTER 1/4 LINE N 89 DEG. 48’37” W 336.30 FT. TO THE POINT OF BEGINNING.

EXCEPTING therefrom all coal and other minerals, that have been previously reserved or transferred in prior documents.

Tax Parcel No.: 02-0015-0098

By: ____________________________________________
Authorized Countersignature
(This Schedule A valid only when Schedule B is attached)
Owner’s Policy of Title Insurance

ISSUED BY
First American Title Insurance Company

Schedule B

POLICY NUMBER
5011400-2333469e

File No.: 59,832-G

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

PART ONE

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

2. Any encroachment, encumbrance, violation, variation or adverse circumstance, conflicts in boundary lines, shortage in area, affecting the Title that would be disclosed by an accurate and complete land survey of the land.

3. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.

4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously, under water.

5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

6. Unpatented mining claims: reservations or exceptions in patents or in Acts authorizing the issuance thereof.
PART TWO

1. Taxes for the year 2018 are PAID.

   Tax Parcel No.: 02-0015-0098

2. Claim, right, title or interest to water or water rights whether or not shown by the public records.

3. Said land is located within the boundaries of Grand County and may be subject to taxes or assessments levied by said County/District.

4. Any rights, title or interests in coal, oil, gas and minerals of any kind, together with any associated rights to mine or remove said minerals. The Title Company does not purport to disclose documents of record pertaining to the above referenced rights however, the following was found of record: Any claim, right, title or interest under the Reservation of all coal and other minerals as disclosed in the Patent, recorded February 23, 1962 in Book 106 at page 306 as entry no. 297302. The Title Company has not verified the vested current owner of this severed interest.

5. Ditches, canals, easements, rights of way or fence lines that may be established upon said land.
CONTENTS

BACKGROUND 1
EXISTING CONDITIONS 1
PROPOSED CONDITIONS 2
OFFSITE FLOWS 2
ONSITE FLOWS 2
ONSITE DETENTION AND WATER QUALITY 3
OPERATIONS AND MAINTENANCE 4
EROSION CONTROL 4
METHODOLOGY 4
APPENDICES 5
BACKGROUND
This drainage report has been developed to satisfy the requirements as defined by Grand County Preliminary Plat Application Requirements. The report is intended to be consistent with the methodology and recommendations outlined in the Grand County Drainage Manual. The intent of this report is to compare the post-development runoff parameters from the proposed development to the historic stormwater runoff patterns, analyze the impact, and to develop appropriate mitigation measures to meet governing requirements.

The Antrobus Subdivision project is located at 3100 Juniper Dr. in the south-central portion of Grand County in the Spanish Valley area. The project is in Grand County Rural Residential (RR) Zone. The total project area is approximately 3.88 acres, on which 3 rural residential lots will be developed. The development is bound by Juniper Dr. to the north, and private rural residences to the south, west, and east.

The proposed project includes infrastructure improvements to develop 3 single family lots ranging in size from 1 to 1.3 acres. Subdivision level improvements include a shared private access road and utilities to all lots.

EXISTING CONDITIONS
The site is generally undeveloped and consists of native desert vegetation in good condition. Per the NRCS USDA Soil Data Explorer, the native soils predominately consist of Thoroughfare Fine Sandy Loam (Type A Hydrologic Soil Group), and a small portion of the south eastern corner of the site is identified as Moenkopie- Rock Outcrop (Type D Hydrologic Soils Group). The NRCS soil data is general and requires field verification. Upon visiting the site, there is no evidence of Moenkopie Type D soils and all soils have been assumed as Thoroughfare Type A soils. The site specific NRCS Soil Report can be found in Appendix B: NRCS Soil Type Location and Information.

The site is undeveloped and consists of typical native desert soils, vegetation, and ground cover.

The existing drainage pattern of the site generally sheet flows from the northeast towards the southwest edge of the property. There are many depressions throughout the site which collect runoff.

Half of the road width of Juniper Dr. also conveys runoff towards the project which appears to infiltrate into the sandy loam soils along the shoulder. There is no evidence of concentrated runoff from Juniper Dr.

The project is located within Basins 18B and 19B as identified in the Grand County Storm Drain Master Plan. The site consists mainly consists of sandy desert shrubs and fine sandy loam. The site is shown in Appendix A: DR01 – Drainage Map and can be further referenced in the Grand County Storm Drain Master Plan, also shown in Appendix E: Spanish Valley Storm Drain Master Plan Update – Figure 2-30.

The site is not within a FEMA designated floodplain.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ROW</th>
<th>Lot 1</th>
<th>Lot 2</th>
<th>Lot 3</th>
<th>Total</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(sf)</td>
<td>(sf)</td>
<td>(sf)</td>
<td>(sf)</td>
<td>(sf)</td>
<td>(Ac)</td>
</tr>
<tr>
<td>Desert Shrub (good)</td>
<td>15,037</td>
<td>43,588</td>
<td>55,496</td>
<td>54,894</td>
<td>169,015</td>
<td>3.88</td>
</tr>
<tr>
<td>Paved Parking Lots, Roofs, Driveways</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Total</td>
<td>15,037</td>
<td>43,588</td>
<td>55,496</td>
<td>54,894</td>
<td>169,015</td>
<td>3.88</td>
</tr>
<tr>
<td>% IMP</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
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</table>
PROPOSED CONDITIONS

The site is zoned rural residential. Three lots are proposed which are each approximately or slightly larger than 1 acre. Appendix A: C100 – Site, Utility, Grading and Drainage Plan shows the proposed subdivision as described below.

Typical infrastructure (water services, sewer services, and franchise utilities) will be installed to each lot. To provide access to the lots, a gravel driveway will be constructed which will meet Grand County Standards. The gravel driveway will be 16’ in width and terminate with an 80’ dia. cul de sac. This driveway will be owned and maintained by the HOA.

The design and construction of the residences and associated site improvements will be completed under separate permit. For the purpose of this study, it was assumed that all lots will have a maximum of 20% impervious area which includes roofs drives, walks and patios. A chart is provided below showing allowable impervious area. Drainage and grading design for each residence will be completed during the building permit process but shall generally meet the requirements of this report. If additional impervious area for each lot beyond what was assumed in this report is proposed, the owner of the private residence shall be responsible for any additional drainage improvements.

The chart below shows assumed proposed conditions for the Antrobus Subdivision.

<table>
<thead>
<tr>
<th>Proposed Conditions*</th>
<th>ROW (sf)</th>
<th>Lot 1 (sf)</th>
<th>Lot 2 (sf)</th>
<th>Lot 3 (sf)</th>
<th>Total (sf)</th>
<th>Total (Ac)</th>
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<tbody>
<tr>
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<td>44,397</td>
<td>43,915</td>
<td>127,019</td>
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<td>Paved Parking Lots, Roofs, Driveways</td>
<td>11,200</td>
<td>8,718</td>
<td>11,099</td>
<td>10,979</td>
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<td>43,588</td>
<td>55,496</td>
<td>54,894</td>
<td>169,015</td>
<td>3.88</td>
</tr>
<tr>
<td>% IMP</td>
<td>74%</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td>25%</td>
<td></td>
</tr>
</tbody>
</table>

* Proposed Conditions assumed for Lots 1-3 per NRCS land use table

OFFSITE FLOWS

No major offsite flows or drainage ways are tributary to this project. Minor runoff which may occur from the adjacent ROW and private residence appear to infiltrate prior to impacting the Antrobus subdivision.

ONSITE FLOWS

The property was analyzed as a single drainage basin to compare historic and proposed runoff parameters and to calculate detention requirements. The descriptions below, along with Appendix A: C100 – Site, Utility, Grading and Drainage Plan show the extent of the subdivision and drainage improvements.

The site was analyzed using a single basin to include the limits of the project site. This basin historically discharges at the SW corner of the property.

The table below provides a summary of historic and proposed drainage basin sizes and estimated runoff quantities. Curve Numbers (CN) for the proposed conditions were selected from the appropriate NRCS category. The CN for the residential lots allows for 20% impervious areas for each lot as shown in the chart above. The CN for the driveway tract assumed paved surfaces to be conservative, the driveway will be gravel but may be paved at a later date.
Because the calculated 100-year discharge of 0.09 cfs is less than the allowable 100-year discharge of 0.12 cfs, detention facilities are not required. The allowable 100-year discharge is 0.03 cfs/acre per County criteria. The site is 3.88 acres allowing for 0.12 cfs of stormwater runoff discharge.

Antrobus Subdivision

Drainage Summary Table - NRCS TR-55 Method

Existing Conditions

<table>
<thead>
<tr>
<th>Basin ID #</th>
<th>Basin Size</th>
<th>(Ac)</th>
<th>CN</th>
<th>( Q_2 ) (cfs)</th>
<th>( Q_{10} ) (cfs)</th>
<th>( Q_{100} ) (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basin 18B</td>
<td>3.23</td>
<td>49</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Basin 19B</td>
<td>0.65</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Total</td>
<td>3.88</td>
<td>49</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Proposed Conditions

<table>
<thead>
<tr>
<th>Basin ID #</th>
<th>Basin Size</th>
<th>(Ac)</th>
<th>CN</th>
<th>( Q_2 ) (cfs)</th>
<th>( Q_{10} ) (cfs)</th>
<th>( Q_{100} ) (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basin 18B</td>
<td>3.23</td>
<td>54</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.09</td>
</tr>
<tr>
<td>Basin 19B</td>
<td>0.65</td>
<td>51</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Total</td>
<td>3.88</td>
<td>53</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.09</td>
</tr>
</tbody>
</table>

It is worth noting that the historic conditions did not produce any runoff up to the 100-year 24 hour storm, and the proposed condition did not produce runoff for events less than the 100 year 24-hr storm in, as these soils have very high \( K_{sat} \) values and can infiltrate water at an estimated rate of 2 to 6 inches/hour, per NRCS soil data.

**ONSITE DETENTION AND WATER QUALITY**

**Detention**

As required by Grand County design requirements, the NRCS TR-55 method was used to determine hydrologic calculations and subsequently used to determine detention volumes. Per the Grand County Drainage Manual design requirements, in Region 1, the allowable release rate shall be 0.03 cfs/acre, or 0.12 cfs for the 3.88 acre development. 100-Year runoff in the developed condition was calculated to be 0.09 cfs which is less than the allowable discharge. Detention and water quality facilities are not required.

**Water Quality**

The residences shall implement Low Impact Development techniques to incorporate runoff into the landscape and site design, providing water quality for project runoff.
OPERATIONS AND MAINTENANCE

The private access driveway shall be owned any maintained by the subdivision HOA. The drainage improvements for each lot shall be privately owned and maintained. Juniper Dr. ROW shall continue to be owned and maintained by the County.

EROSION CONTROL

Construction activities that disturb one or more acres of land must be authorized under the Utah Pollutant Discharge Elimination System (UPDES). The owner or contractor shall obtain applicable Construction phase stormwater permits as required.

METHODOLOGY

In order to be consistent with the Grand County Master Drainage Plans and Drainage Criteria, the SCS Technical Release No. 55 was used for determining the quantity of storm runoff for the project.

Detention volumes and storage release design for the detention facilities were developed in accordance with County criteria. In the case of this project, no detention facilities are proposed.
APPENDICES

Appendix A: C100 – Site, Utility, Grading and Drainage Plan
   C200 – Driveway Plan and Profile
Appendix B: Soil Type Location and Information (NRCS)
Appendix C: Hydrologic Calculations – Win TR-55 Input and Results, Win TR-20 Results
Appendix D: Spanish Valley Storm Drain Master Plan Update Basin Map – Figure 2-14 – Basins 18B and 19B
Custom Soil Resource Report

Soil Map

Map projection: Web Mercator   Corner coordinates: WGS84   Edge tics: UTM Zone 12N WGS84

Map Scale: 1:1,280 if printed on A portrait (8.5" x 11") sheet.

Soil Map may not be valid at this scale.
The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyonlands Area, Utah - Parts of Grand and San Juan Counties
Survey Area Data: Version 13, Sep 13, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jun 2, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background.
<table>
<thead>
<tr>
<th>MAP LEGEND</th>
<th>MAP INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</td>
</tr>
</tbody>
</table>
Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>57</td>
<td>Moenkopie-Rock outcrop complex, 1 to 15 percent slopes</td>
<td>2.3</td>
<td>33.8%</td>
</tr>
<tr>
<td>80</td>
<td>Sheppard fine sand, 2 to 8 percent slopes</td>
<td>4.5</td>
<td>66.2%</td>
</tr>
<tr>
<td></td>
<td><strong>Totals for Area of Interest</strong></td>
<td><strong>6.8</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the
development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a soil series. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into soil phases. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.
Canyonlands Area, Utah - Parts of Grand and San Juan Counties

57—Moenkopie-Rock outcrop complex, 1 to 15 percent slopes

Map Unit Setting

National map unit symbol: 1vmf
Elevation: 4,000 to 5,000 feet
Mean annual precipitation: 7 to 9 inches
Mean annual air temperature: 53 to 55 degrees F
Frost-free period: 150 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Moenkopie and similar soils: 55 percent
Rock outcrop: 30 percent
Minor components: 13 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Moenkopie

Setting

Landform: Structural benches, cuestas
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from sandstone

Typical profile

A - 0 to 3 inches: gravelly loamy sand
C - 3 to 8 inches: sandy loam
R - 8 to 12 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 15 percent
Depth to restrictive feature: 3 to 20 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mhmhos/cm)
Sodium adsorption ratio, maximum in profile: 2.0
Available water storage in profile: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: Desert Shallow Sandy Loam (Blackbrush) (R035XY133UT)
Other vegetative classification: Desert Sandy Loam (Blackbrush) (035XY121UT_1)
Hydric soil rating: No

Description of Rock Outcrop

Setting
Landform: Cliffs, ledges

Minor Components

Trail
Percent of map unit: 8 percent

Moab
Percent of map unit: 3 percent

Arches
Percent of map unit: 2 percent

80—Sheppard fine sand, 2 to 8 percent slopes

Map Unit Setting
National map unit symbol: 1vn8
Elevation: 4,600 to 5,000 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 150 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition
Sheppard and similar soils: 70 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the map unit.

Description of Sheppard

Setting
Landform: Sand sheets on cuestas, sand sheets on structural benches
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Parent material: Eolian deposits derived from sandstone

Typical profile
A - 0 to 3 inches: fine sand
C - 3 to 60 inches: fine sand

Properties and qualities
Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 10 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: A

Ecological site: Desert Sand (Sand Sagebrush) (R035XY115UT)

Hydric soil rating: No

Minor Components

Nakai

Percent of map unit: 10 percent

Trail

Percent of map unit: 10 percent

Arches

Percent of map unit: 10 percent
WinTR-55 Current Data Description

--- Identification Data ---

User:     Rapiejko                               Date:        5/15/2019
Project:  Antrobus Subdivision                   Units:       English
SubTitle: Existing                               Areal Units: Acres
State:    Utah
County:   Grand
Filename: C:\Users\andrew\Dropbox (SET Engineering, LLC)\__SET Business\__SET Projects current\2019-002_Antrobus\Drainage\Hydrology\Antrobus-Existing.w55

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Total area: 3.87 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

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Storm Data Source:              User-provided custom storm data
Rainfall Distribution Type:     Type II
Dimensionless Unit Hydrograph:  <standard>
### Storm Data

#### Rainfall Depth by Rainfall Return Period

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**Storm Data Source:** User-provided custom storm data

**Rainfall Distribution Type:** Type II

**Dimensionless Unit Hydrograph:** <standard>
### Watershed Peak Table

<table>
<thead>
<tr>
<th>Sub-Area</th>
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Hydrograph Peak/Peak Time Table

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<th>Sub-Area</th>
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Total Area: 3.87 (ac)
Sub-Area Time of Concentration Details

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Time of Concentration : .202

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Time of Concentration : .195
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WinTR-55 Current Data Description

--- Identification Data ---

User: Rapiejko                               Date: 5/15/2019
Project: Antrobus Subdivision                   Units: English
SubTitle: Proposed                               Areal Units: Acres
State: Utah
County: Grand
Filename: C:\Users\andrewr\Dropbox (SET Engineering, LLC)\__SET Business\__SET Projects current\2019-002_Antrobus\Drainage\Hydrology\Antrobus-Proposed.w55

--- Sub-Area Data ---

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Total area: 3.88 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

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Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>
Rapiejko                     Antrobus Subdivision
Proposed                  Grand County, Utah
Storm Data

Rainfall Depth by Rainfall Return Period

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Rainfall Distribution Type:     Type II
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Total Area: 3.88 (ac)
Sub-Area Time of Concentration Details

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Time of Concentration 0.202

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Time of Concentration 0.195

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Sub-Area Land Use and Curve Number Details

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<th>Hydrologic Group</th>
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<td>A</td>
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Antrobus Subdivision
Proposed

SUB-AREA:

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<tr>
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<th>Runoff</th>
<th>Amount</th>
<th>Location</th>
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STREAM REACH:

STORM ANALYSIS:

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STRUCTURE RATING:

GLOBAL OUTPUT:

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Line Start Time

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<td>0.06 (cfs) 0.07 (cfs) 0.08 (cfs) 0.09 (cfs)</td>
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<td>0.09 (cfs) 0.09 (cfs) 0.08 (cfs) 0.08 (cfs)</td>
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### Antrobus Subdivision

#### Proposed

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<th>Rain Gage Elevation (ft)</th>
<th>Runoff Amount (in)</th>
<th>Time (hr)</th>
<th>Peak Flow (cfs)</th>
<th>Rate (cfs/hr)</th>
<th>Rate (csm)</th>
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#### Flow Values @ time increment of 0.012 hr

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### Proposed Area or Drainage

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WinTR-20: Version 1.10
bus Subdivision Proposed

STORM 100-Yr

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**September 2019**

- **August 2019**
  - 4:00PM County Council Meeting (Chambers)
  - 5:00PM Mosquito Abatement District (District Office)
  - 5:00PM County Council Meeting (Chambers)
  - 5:00PM Annual Zions Municipal Conference (One Main Street, Fl. 18, Salt Lake City)
  - 5:30PM CHCSSD (Hospital)

- **October 2019**
  - 8:00AM Rural Business Summit w/ Congressman John Curtis (450 South Fairgrounds Road, Price, UT)

---

**Utah Rural Summit**

- 9:00AM EMS SSD (EMS Training Center)
- 4:00PM Noxious Weed Control (Grand Center)
- 5:00PM Airport Board Meeting (Chambers)
- 5:30PM Mosquito Abatement District (District Office)
- 11:00AM Trail Mix (Grand Center)
- 2:00PM Conservation District (Hospital)
- 3:00PM Travel Council Advisory (Chambers)
- 5:00PM Planning Commission (Chambers)
- 5:30PM GSTA Advisory Committee (OSTA Conf. Room)
- 8:00PM Cemetery Maintenance (District Office)
- 6:00PM Transportation Special Service District (GC Road Shed)
- 1:00PM Homeless Coordinating Committee Meeting (Zions Bank)
- 12:00PM Annual Zions Municipal Conference (40 E. St. George Blvd., St. George, UT)
- 1:30PM BLM/Grand County Coordination Mtg (Moab Field Office)
- 3:00PM Sand Flats Stewardship Committee (EMS reg room)
- 4:00PM Solid Waste Special Service District (District Office)
- 5:00PM Library Board (Library)
- 5:00PM Planning Commission (Chambers)
- 5:30PM OSTA Advisory Committee (OSTA Conf. Room)
- 6:00PM Cemetery Maintenance (District Office)
- 6:00PM Transportation Special Service District (GC Road Shed)
- 8:30AM Chamber of Commerce (Zions Bank)

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**Southern Utah University**

- 11:00AM Housing Task Force (Library)
- 12:00PM Annual Zions Municipal Conference (One Main Street, Fl. 18, Salt Lake City)
- 5:30PM CHCSSD (Hospital)

---

**Other Events**

- Utah Rural Summit
- Southern Utah University
- CHCSSD (Hospital)
- EMS SSD (EMS Training Center)
- Mosquito Abatement District (District Office)
- Annual Zions Municipal Conference (One Main Street, Fl. 18, Salt Lake City)
- CHCSSD (Hospital)
- EMS SSD (EMS Training Center)
- Mosquito Abatement District (District Office)
- Annual Zions Municipal Conference (One Main Street, Fl. 18, Salt Lake City)
- CHCSSD (Hospital)

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**October 2019**

- 8:00AM Rural Business Summit w/ Congressman John Curtis (450 South Fairgrounds Road, Price, UT)
<table>
<thead>
<tr>
<th>Sunday</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
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<th>Friday</th>
<th>Saturday</th>
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<tr>
<td></td>
<td></td>
<td><strong>4:00PM County Council Meeting (Chambers)</strong></td>
<td><strong>11:00AM Housing Task Force (Library)</strong></td>
<td><strong>12:00PM Annual Zions Municipal Conference (40 E. St. George Blvd., St. George, UT)</strong></td>
<td><strong>1:30PM BLM/Grand County Coordination Mtg (Moab Field Office)</strong></td>
<td><strong>5:00PM CHCSSD (Hospital)</strong></td>
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<tr>
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<td>3</td>
<td>4</td>
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<tr>
<td><strong>9:00AM EMS SSD (EMS Training Center)</strong></td>
<td><strong>11:00AM Trail Mix (Grand Center)</strong></td>
<td><strong>12:00PM Special Mtg w/ Rep. John Curtis (Chambers)</strong></td>
<td><strong>1:00PM Homeless Coordinating Committee Meeting (Zions Bank)</strong></td>
<td><strong>4:00PM Solid Waste Special Service District (District Office)</strong></td>
<td><strong>4:00PM Council on Aging (Grand Center)</strong></td>
<td><strong>4:00PM Museum of Moab (Grand Center)</strong></td>
</tr>
<tr>
<td>6</td>
<td>7</td>
<td>8</td>
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<td>12</td>
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<tr>
<td><strong>12:30PM Council on Aging (Grand Center)</strong></td>
<td><strong>5:00PM Transportation Special Service District (District Office)</strong></td>
<td><strong>12:00PM Housing Authority of Southeastern Utah (City Chambers)</strong></td>
<td><strong>9:00AM Canyon Country Partnership (CCP)</strong></td>
<td><strong>9:00AM Moab Tailings Project Steering Committee (Chambers)</strong></td>
<td><strong>10:30AM SEUALG (Moab)</strong></td>
<td></td>
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<tr>
<td>13</td>
<td>14</td>
<td>15</td>
<td>16</td>
<td>17</td>
<td>18</td>
<td>19</td>
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<tr>
<td></td>
<td></td>
<td><strong>5:00PM Planning Commission (Chambers)</strong></td>
<td><strong>5:30PM Thompson Springs Special Service Fire District Mtg (Chambers)</strong></td>
<td><strong>12:00PM Moab Tailings Project Steering Committee (Chambers)</strong></td>
<td><strong>8:30AM Chamber of Commerce (Zions Bank)</strong></td>
<td></td>
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<tr>
<td>20</td>
<td>21</td>
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<td>23</td>
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<td></td>
<td><strong>12:00PM Recreation SSD (City Chambers)</strong></td>
<td><strong>3:00PM Moab Tailings Project Steering Committee (Chambers)</strong></td>
<td><strong>9:00AM Moab Tailings Project Steering Committee (Chambers)</strong></td>
<td><strong>8:30AM Chamber of Commerce (Zions Bank)</strong></td>
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Employment Opportunities

**GCSO Corrections Officer**
Posted August 1, 2017 8:00 AM | Closes September 30, 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 September 30, 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 September 30, 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 | Open Until Filled
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
MAKE A DIFFERENCE IN YOUR COMMUNITY
Become a Grand County Board or District Volunteer

Due Date: OPEN UNTIL FILLED

COUNTY BOARD, COMMISSION AND COMMITTEE

<table>
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<th>Board/Commission</th>
<th>Vacancies</th>
<th>Term Expiration</th>
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<td>Airport Board</td>
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<tr>
<td>Budget Advisory Board</td>
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<td>12/31/2020</td>
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<td>Historical Preservation Commission</td>
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<td>Housing Authority of Southeastern Utah</td>
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DISTRICT BOARD

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<td>Thompson Springs Special Service Fire District</td>
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<td>Transportation Special Service District</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, 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. For more information, please contact Bryony Hill at (435) 259-1346.
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<td>18-22</td>
<td>Moab Boogie (Skydiving event)</td>
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<td>21 &amp; 22</td>
<td>Century Tour</td>
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<td>4-6</td>
<td>Outerbike</td>
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<td>11-14</td>
<td>Moab 240 (trail running)</td>
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<td>Arches Half Marathon</td>
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<tr>
<td>24-27</td>
<td>Jeep Jamboree</td>
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Scope of Services for Arches Visitor Use Management Working Session and Peer Review

The primary objective of this scope of services is to provide local stakeholders a comprehensive understanding of the issues and opportunities that surround a proposed visitor use management system at Arches National Park. The secondary objective is to gain insight as to where there is a commonality of understanding regarding the research and analysis behind the decisions and how they may impact solutions recommended.

The National Park Service has conducted a series of studies, and planning analysis over the last decade dealing with transportation and visitor use management at Arches National Park. These efforts include a 2006 Transportation Implementation Plan and Environmental Assessment and a 2017 Traffic Congestion Management Plan and Environmental Assessment. The recommended alternative from the Traffic Congestion Management Plan was, “to implement a reservation system for Arches National Park to address pressing vehicle traffic and parking congestion that affect visitor enjoyment, visitor access, safety, and resource protection. The proposed reservation system aims to provide certainty to visitors in terms of ability and timing of park entry and to spread vehicle entries out over more hours of the day and more months of the year, in order to reduce wait times, reduce overflow parking, and reduce vehicle congestion on the entrance road. The NPS proposed action (alternative 2) to implement a reservation system for entry may result in impacts to visitor use and experience and to the local economy.”

Grand County and Moab City are interested in providing a forum for information exchange and knowledge sharing to provide its citizens and stakeholders a better understanding of the issues and opportunities surrounding the proposed NPS selected alternative. Grand County and Moab are of the opinion that it could benefit from assembling individuals and experts who have been part of the planning efforts to date as well as who have experience in dealing with the issues at hand in other NPS settings. The recommended concept is to provide a two days of information sharing and then a working session to discuss findings to date and identify areas of agreement and concerns. Grand and Moab would like as much context to be presented as possible prior to engaging in substantive discussion, while still allowing some audience participation throughout.

To achieve this objective, Grand County and Moab proposes to gather multiple entities for a presentation of findings to date, sharing of best practices and lessons learned from other places, and open dialogue regarding findings and as time allows future NPS/stakeholder engagement regarding non-selected NPS alternatives (and stakeholder versions thereof, indirectly), especially those addressing park capacity. It is hoped that this event can support productive dialogue and collaboration between local governments and NPS. The outline below provides an overview of the proposed concept.

Selected contractor shall lead, in collaboration with a designated contact for single point of contact? Grand and Moab, in developing invite, working to secure location for meeting, preparing attendees for meeting including ppt format and coordinating their presentations, and
Facilitating the actual meeting session. An advisory committee consisting of two councilmembers from each council will be formed as a resource for the designated contact.

**Day One: Gaining Perspectives**

- Welcome and Introductions from Grand County and Moab City

**Current Situation**

- Overview on Transportation and Land Planning Issues from Grand County Moab region (GC C&ED, Moab Planning?)
- Overview of NPS Studies completed over last decade
- Presentation by Firm Hired by NPS to undertake Transit Study (LPES, Inc.)
- Presentation by Firm Hired by NPS to undertake Economic Impact Study (Industrial Economics, Inc.)

**Context of Park Transportation Planning and Comparables**

- Presentation by Dr. Chris Monz, Utah State University - Park Transportation Planning Issues and Examples
- Presentation by NPS Denver Service Center on Visitor Use Management Framework
- Presentation by Zion National Park on Shuttle Systems
- Presentation by Golden Gate National Park – Reservation and Ticketing Shuttle and Parking System
- Presentation by CHM Government Services regarding role of Concessioners in Implementing Visitor Use Management Transportation Systems
- Presentation by representative of Rec.Gov on other timed entry locations and impacts

**Importance of Community and Place**

- Arches National Park Service Superintendent
- Grand County CVB or Tourism Bureau Moab Area Travel Council (and Vicky B?, but not local)
- Grand County Commissioner – Community and Economic Development Director

**Day Two: Clarifying Research and Identifying Commonality of Agreement**

- Introduction of Facilitation Structure and Engagement Methods
- Highlights of key findings from Traffic Management Plan EA
  - Roundtable Q&A
- Highlights of key findings from Transportation Transit Study and Identification of Key Variables
  - Roundtable Q&A
- Highlights of key findings from Economic Impact Analysis and Identification of key variables
Roundtable Q&A

- Highlights of Grand County NPS TMP EA Transportation and Capacity building Alternatives
- Identification of areas of agreement and issues that remain

Needs for Scope

- Recommend that a local hotel and/or county offer up meeting space no charge
- Recommend that local hotels provide two nights lodging to support out of town guests
- Recommend that NPS fund travel costs (Per Diem food and Air/Car Travel) County provides lodging for government attendees.
- Recommend that County fund travel cost and “stipend” for subject matter experts. Most SME’s will need to have one day of prep, one day of travel and two days on site. So contemplate 32 hours of work and estimated rate of $175.00. So basically, travel plus stipend would be approximately $10,000 per SME.

SME needing Stipend

- Presentation by Firm Hired by NPS to undertake Transit Study (LPES, Inc.)
- Presentation by Firm Hired by NPS to undertake Economic Impact Study (Industrial Economics, Inc.)
- Presentation by Dr. Chris Monz, Utah State University - Park Transportation Planning Issues and Examples
- Presentation by CHM Government Services regarding role of Concessioners in Implementing Visitor Use Management Transportation Systems

Government Staff needing Travel

- Presentation by representative of Rec.Gov on other timed entry locations and impacts
- Presentation by NPS Denver Service Center on Visitor Use Management Framework
- Presentation by Zion National Park on Shuttle Systems
- Presentation by Golden Gate National Park – Shuttle and Parking System

Hire facilitator for coordinating this effort. Scope would include developing invite, working to secure location for meeting. Preparing attendees for meeting including ppt format and coordinating their presentations and facilitating the actual meeting session.
CHM Government Services ("CHMGS") is a consulting and asset manager to public sector clients that own or control hospitality and recreation assets within unique public visitor destinations. CHMGS is a trusted advisor to the National Park Service, United States Forest Service, Bureau of Land Management, Bureau of Reclamation, the U.S. Army Corp of Engineers and 18 State Park systems. CHMGS understands the uniqueness of operating in a public-sector environment. CHMGS professionals have been educated, trained and have deep experience within the private sector, and have spent the last two decades committed to bringing private-sector best management practices to the public-sector in the area of visitor services and management.

CHMGS has undertaken multiple visitor service management engagements which involve federal clients. Over the last 20 years, CHMGS professionals have undertaken over 80 market, financial and investment feasibility studies for visitor services in National Parks. This work has familiarized the CHMGS team with the issues related to visitor services in National Parks. Specifically to transportation planning the following studies have been completed by the CHMGS team.

**National Park Service**

**Haleakala National Park**: Commercial Services Planning and Concession Contract Structuring for bus transportation into the Park. This involved evaluating visitor use demand from individual car and as well a commercial bus tours.

**Muir Woods National Park**: Concession Contract Structuring for parking and bus transportation into the Park. This involved working with the NPS Transportation Planners to integrate existing transportation and public engagement data into a concession model. CHMGS evaluated both concessioner as well as public transportation models and strategies to develop a time ticketing system for bus and parking management.

**National Mall and Memorial Sites**: Concession contract structuring for hop on and off bus systems. This involved working to evaluate the development of two hop on and hop off bus systems for visitors to the National Mall in Washington D.C. CHMGS evaluated existing providers equipment and services as well as worked with NPS transportation planners to identify new strategies to implement a transportation system services.

**Big Bend National Park**: Concession contract evaluation of a potential shuttle needed to service visitors to the Chisos Mountain Lodge. This was part of a larger evaluation of lodging and food and beverage operations within the park. This analysis was done to evaluate the potential costs to visitors of implementing this option.

**Bryce National Park**: Concession contract evaluation of a potential shuttle from the concession operation to service hikers at Bryce Canyon. This was part of a larger evaluation of lodging and food and beverage operations within the park. This analysis was done to evaluate the potential costs to visitors of implementing this option.

**Recreation.Gov Strategic Plan**: Worked with the Project Manager of Recreation.gov to undertake an evaluation of Recreation.gov systems and strategy. This included evaluating the permit component of the Recreation.gov systems.

**United States Forest Service**

**El Yunque National Forest**: Transportation modeling for a potential shuttle system to provide visitor services to key natural resource destinations within the Forest. CHMGS evaluated existing transportation documents to evaluate the costs and schedule for providing a tram service within this National Forest. This included evaluating schedules, cost strategies and equipment capabilities.
**Spring Mountains National Recreation Area:** Undertook evaluation of a bus system to service visitors to a new visitor center within this recreational area. This included working with transportation planners to evaluate routes and costs for managing.
Agenda Summary
GRAND COUNTY COUNCIL
September 3, 2019

<table>
<thead>
<tr>
<th>TITLE:</th>
<th>Soliciting written and oral comment on the Hines Rezone request from Large Lot Residential to Small Lot Residential for the property located at 2550 Spanish Valley Dr.</th>
</tr>
</thead>
<tbody>
<tr>
<td>FISCAL IMPACT:</td>
<td>N/A</td>
</tr>
<tr>
<td>PRESENTER(s):</td>
<td>Community and Economic Development Staff</td>
</tr>
</tbody>
</table>

**POSSIBLE MOTIONS:**

Move to approve or deny the proposed rezone of 2550 Spanish Valley Dr. from LLR to SLR.

**PLANNING COMMISSION RECOMMENDATION:**

Following a public hearing held on August 13, 2019, a motion by the Planning Commission to forward a favorable recommendation of the Hines Rezone to the Grand County Council FAILED to pass with a 1 to 6 vote.

**STAFF RECOMMENDATION:**

Review and consider application materials provided to the Council related to the proposed Art & Terri Hines Rezone. Staff recommends denial of the rezone request on the basis that the applicant could achieve the desired subdivision through the High Density Housing Overlay.

**BACKGROUND:**

See staff report attached.

**ATTACHMENT(s):**

- Staff Report
- Applicant Statement
- Survey
- Title Report
- Tax Roll
- Pictures
DATE: Tuesday, September 03, 2019
TO: Grand County Council
SUBJECT: Art & Terri Hines Rezone Application to change from Large Lot Residential to Small Lot Residential

PROPERTY OWNER: Arthur & Terri Hines
PROP. OWNER REP: Arthur & Terri Hines
ENGINEER: Bunker Engineering
PROPERTY ADDRESS: 2550 Spanish Valley Drive
SIZE OF PROPERTY: 0.75 Acres
EXISTING ZONE: Large Lot Residential (LLR)
EXISTING LAND USE: Vacant
ADJACENT ZONING AND LAND USE(S): Large Lot Residential (LLR)

APPLICATION TYPE
Rezone Application – LLR to SLR

STAFF RECOMMENDATION: Deny
Comments (optional): The subject parcel is too small to subdivide into two lots under the LLR zone district. The subject parcel, however, is included in the HDHO-15 District. The Applicant has been informed of their ability to seek an HDH overlay, which they initially sought to utilize. The Applicant expressed concern about the lack of protection for retirees in the HDHO ordinance originally adopted, however, that provision has been corrected. It is unclear why the Applicant no longer seeks to utilize the HDHO. Additionally, a rezone to SLR would result in a single parcel (aka “island”) zoned SLR surrounded by many parcels zoned LLR.

APPLICATION PROCEDURE
Decision Type: Legislative
Public Notices: ☐ Public Meeting at:
□ Planning Commission
☐ County Council
☐ County Council

Attachments:
☐ Approval Letters
☐ Site Plan
☐ Landscape Plan
☑ Vicinity Map
☐ Legal Notice
☐ Legal Description
☐ Public Comments
☐ Agency Comments
☑ Response to Standards
☐ Other: Click or tap here to enter text.

SUMMARY OF REQUEST
Applicant is requesting to rezone a 0.75 acre parcel of land from Large Lot Residential (LLR) to Small Lot Residential (SLR). The property is vacant and the applicant would like divide the lot into two lots, one being 0.50 acres and the other 0.25 acres. The Small Lot Residential (SLR) zone would allow for the desired lot sizes.
SITE IMPROVEMENTS / ADDITIONS / CHANGES
The applicant will extend all utilities including power, sewer, and water the the lots.

CONSIDERATIONS FOR APPROVAL, DENIAL, AND/OR POSTPONEMENT
9.2.7 Issues for Consideration (See staff comments in red italics)

In making its determination, the Planning Commission and the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented, and the following criteria:

A. Was the existing zone for the property adopted in error? No.

B. Has there been a change of character in the area (e.g., installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)? No, although the HDH overlay is leading to new development applications in the surrounding area.

C. Is there a need for the proposed use(s) within the area or community? A rezone would allow the applicants to subdivide and create a smaller lot as desired, although, as noted above, other legislative mechanisms also exist that would facilitate the subdivision while also ensuring the newly created lots are deed restricted or primary residents.

D. Will there be benefits derived by the community or area by granting the proposed rezoning? No.

E. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the plan’s zoning map amendment guidelines (see pages 44-48 of the Grand County General Plan)? No.

F. Should the development be annexed to a city? Anexation into the City of Moab would not be possible in this area.

G. Is the proposed density and intensity of use permitted in the proposed zoning district? To be determined.

H. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts? No.

I. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated? Densities would be similar to surrounding area.

J. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? Yes. If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?

K. Does the proposed change constitute “spot zoning”? If the requested rezone is granted, it would not be consistent with the zoning in the immediate vicinity of the parcel. Staff’s recommendation is NOT based on this principle, but rather the availability of using the HDHO as a pathway to the desired subdivision.

COMPATABILITY WITH GENERAL PLAN
The requested rezone does not comply with the general plan.

COMPATABILITY WITH LAND USE CODE (ZONING)
Rezone criteria are outlined in section 9.2.7 issues for consideration in the land use code.
PROPERTY HISTORY
The property is vacant and the applicant would like to divide the lot into two lots, one being 0.50 acres and the other 0.25 acres. The Small Lot Residential (SLR) zone would allow for the desired lot sizes.
Grand County Planning Commission and County Council:

This letter is in regard to a request for a general rezone for our property located at 2550 Spanish Valley drive, this property is located North of the Sunset memorial cemetery and just north and across the road from where Old City Park road and Spanish Valley Drive intersect.

The current zone is large lot residential and we are asking for a variance to small lot residential.

We own ¼ of an acre at the location that was gifted to us from Terri’s parents and it is our intention to put our retirement home on the property, Terri and I are both lifelong residents of Grand County and I am retired from the Grand county Sheriff office and currently working another job in Moab, Terri is employed by the Grand County Attorney’ office.

The reason we are asking for a Variance is so that we can give our son Bradley who is currently employed by the Grand County Sheriff office a parcel so he can put a home on the property.

Our intent is to retain a ¼ acre for ourselves and give him ¼ acre. We each intend to put a single family residence on each parcel in the area of approximately 1600 to 1800 square feet.

We do not intend to create numerous small rental units like the type that would be allowed in the High Density Overlay so we feel the variance to small lot residential is a better fit for our needs and would allow him to put a single family home on the ¼ acre parcel. Due to the costs of property in the area it is likely the only way he would be able to be a homeowner and still stay in Moab.

This would allow a better fit into the current use of the surrounding properties as well.

Currently the property across the street from our location has 2 single wide and one double wide mobile homes in close proximity to each other, the property to the north of our location has a small home with a studio apartment behind it, the next property is the subdivision developed by Archie Walker that has 4 residences on it one of which has a detached garage with living quarters, to the south of our parcel is a single family home with a large vacant lot between it and Spanish Valley Drive that I anticipate will be developed in the future in some manner by the owners son. Behind us is Terri’s parent s’ home and being able to develop our plan would make it easier to have someone there to help with their needs as well.

I don’t believe the environmental or scenic quality of the area will be diminished in any way as we intend live in and maintain the homes and landscape in a visually appealing manner.

As evidenced on the attached areal views you will be able to see that this is something that is not consistent with the surrounding area and would be an improvement.

We also don’t believe that allowing a smaller ¼ acre lot with a single family residence will adversely affect the integrity of the neighborhood in any way, our current home is on a lot that is smaller than what we are proposing and is more than adequate for a single family home.
There are currently plans to develop a large subdivision of very small lots in the area of Resource Boulevard which is very near our property to the North and there are also three story housing unit buildings being built between Desert Road and Highway 191 along Mesa road which are visible from our property.

We have already installed 2 sewer connections stubbed to the property line which required boring under Spanish Valley Drive to the East side of the road and the impact fee’s, connection fee’s encroachment fee’s etc. to the Spanish Valley water and Sewer District and Grand County Road Department have all been paid.

On the West side of Spanish Valley Drive crossing the front of our property and on our property in an easement is the gas main line, Spanish Valley Main water line and Irrigation line, and the current city water line and the new currently under construction main water line for Moab City. A new fire hydrant has been installed directly in front of the property.

Our power will be accessed from the line that crosses between our parcel and the neighbor to the north that supplies power to several homes in the area, our power will be dropped down from a transformer on that line and placed underground to the proposed homes.

All utilities are close by and will be easily accessed for connections without impacting any other properties.

If you have any further questions please feel free to contact me any time at 435-220-0516.

Thank you for your consideration of this request.

Arthur J Hines

Terri L Hines
Record of Survey for
Art Hines
Within Section 16, T26S, R22E, SLB&M

Narrative
The purpose of this survey was to retrace a prior survey titled "Swasey Minor Record Survey" performed August 2007. The owner, Art Hines, provided a copy of the survey which was a survey of Parcel "C" from the Survey of the "Swasey Subdivision Exemption" Platte 71/857. Additionally, it was requested to divide Parcel "A" into Parcel "A1" and Parcel "A2". The basis of bearings for this survey is N89°03'00"E between the southeast corner and southwest corner of Section 16, Township 26 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings of the prior surveys for the "Swasey" surveys in the area.

The predominant use in and around the area of this survey is residential housing.

Descriptions
Parcel "A1"
A tract of land within Section 16, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows: Beginning at a point on the east line of Parcel "C" being part of that tract of land as surveyed per the record of survey titled "Swasey Subdivision Exemption", 7-15-97, located N89°03'00"E 134.43 feet along the north line of said Section 16 and N89°03'00"E 208.50 feet from the southeast corner of said Section 16, thence N89°03'00"E 80.34 feet (bearing 1 70°06'), thence S89°55'24"E 134.39 feet (bearing 1 71°04'), thence N89°55'40"E 80.34 feet, thence N89°55'40"E 134.39 feet to the point of beginning, containing 0.25 acres more or less.

Parcel "B"
A tract of land within Section 16, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows: Beginning at the southeast corner of Parcel "A1" (bearing 1 70°06') being part of that tract of land as surveyed per the record of survey titled "Swasey Subdivision Exemption", 7-15-97, a point on the south line of said Section 16, thence N89°03'00"W 134.43 feet from the southeast corner of said Section 16, thence N89°03'00"W 80.34 feet (bearing 1 71°04'), thence N89°03'00"W 134.39 feet (bearing 1 71°04') to the point of beginning, containing 0.51 acres more or less.

Surveyor's Certificate
Brad D. Bunker, Professional Utah Land Surveyor, Number 478350, holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my directions for the property described herein in accordance with sections 17-24-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted herein. I also certify that this record of survey has been prepared under my direction at the request of Art Hines.

Brad D. Bunker
P.O.S. 478350
Date: 4/2/2019
First American Title
File No.: 60,008-G

South Eastern Utah Title Company
SERVING CARBON, EMERY, GRAND & SAN JUAN COUNTIES
150 East 100 North, Moab, Utah 84532
Phone: 435-259-7635 Fax: 435-259-7637
Email closing docs to: deborah@southeasttitle.com or emily@southeasttitle.com

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**COMMITMENT FOR TITLE INSURANCE PREPARED FOR:**

<table>
<thead>
<tr>
<th>PROPERTY INFORMATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2550 Spanish Valley Dr., Moab, Utah 84532</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>CLIENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ART HINES</td>
</tr>
<tr>
<td>(435) 220-0516</td>
</tr>
<tr>
<td>COUNTY PR ONLY $150.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OWNERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNERS: ARTHUR HINES</td>
</tr>
<tr>
<td>TERRI HINES</td>
</tr>
</tbody>
</table>

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We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy. Our obligation under this commitment is limited by the following:

1. The Provisions in Schedule A.
2. The Requirements in Schedule B-I.
3. The Exceptions in Schedule B-II.
4. The Conditions on the inside cover page.

**The Commitment is not valid without Schedule A and Sections I and II of Schedule B.**
Important*** Read carefully: This commitment is an offer to issue one or more title insurance policies. All claims or remedies sought against the company involving the content of this commitment or the policy must be based solely in contract.

This commitment is not an abstract of title, report of the condition of title, legal opinion, opinion of title, or other representation of the status of title. The procedures used by the company to determine insurability of the title, including any search and examination, are proprietary to the company, were performed solely for the benefit of the company, and create no extracopyrightual liability to any person, including a proposed insured.

The company's obligation under this commitment is to issue a policy to a proposed insured identified in Schedule A in accordance with the terms and provisions of this commitment. The company has no liability or obligation involving the content of this commitment to any other person.

Commitment To Issue Policy

Subject to the Notice: Schedule B, Part I Requirements; Schedule B, Part II Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE COMPANY, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Commitment Conditions

1. Definitions

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
First American Title
File No.: 60,008-G

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I Requirements; and
(f) Schedule B, Part II Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company’s liability under Commitment Condition 4 is limited to the Proposed Insured’s actual expense incurred in the interval between the Company’s delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured’s good faith reliance to:

(i) comply with the Schedule B, Part I Requirements;
(ii) eliminate, with the Company’s written consent, any Schedule B, Part II Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company’s liability shall not exceed the lesser of the Proposed Insured’s actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I Requirements have been met to the satisfaction of the Company.

(f) In any event, the Company’s liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
First American Title
File No.: 60,008-G

(e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/ arbitration>.

Transaction Identification Data for reference only:

Issuing Agent: South Eastern Utah Title Company
Issuing Office: 150 East 100 North, Moab, Utah 84532
ALTA® Universal ID: 0002907
Loan ID Number:
Commitment Number: 60,008-G
Issuing Office File Number: 60,008-G
Property Address: 2550 Spanish Valley Dr., Moab, Utah 84532
[Revision Number:]
SCHEDULE A

1. Effective Date: February 22, 2019 @ 8:00 A.M.

2. Policy (or Policies) to be issued: N/A

   a. ALTA Eagle Owner's Policy
      Proposed Insured: TBD
      Policy Amount: $TBD
      Policy Fee: $TBD

   b. ALTA Extended Loan Policy
      Proposed Insured: TBD
      Policy Amount: $TBD
      Policy Fee: $TBD

   c. Endorsements Alta 8.1-06, Alta 9-06, Alta 22-06
      Alta 5 (PUD)
      Proposed Insured: TBD
      Policy Amount: TBD
      Policy Fee: TBD

3. Title to the fee simple estate or interest in the land is at the Effective Date vested in:

   ARTHUR J. HINES and TERRI L. HINES,
   husband and wife, as joint tenants

4. The land referred to in this Commitment is situated in the State of Utah, County of Grand and is described as follows:

   SEE EXHIBIT “A”

Tax Parcel No: 02-0016-0167
Property Address: 2550 SPANISH VALLEY DR., MOAB, UTAH 84532
(Vacant land, per Grand County Tax Roll)

By: [Signature]
Authorized Countersignature
(This Schedule A valid only when Schedule B is attached)
EXHIBIT "A"

DESCRIPTION OF A PARCEL OF LAND IN SECTION 16, T26S, R22E. SLM. GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS WITH THE SECTION LINE S 89 DEG. 03'00"W 1346.5 FT. FROM THE SE CORNER SECTION 16, T26S, R22E, SLM, AND PROCEEDING THENCE WITH SAID SECTION LINE S 89 DEG. 03'00"W 169.80 FT., THENCE N 39 DEG. 25'00"W 202.80 FT., THENCE N 59 DEG. 00'00"E 134.40 FT., THENCE S 39 DEG. 25'00"E 288.75 FT. TO THE POINT OF THE BEGINNING.

EXCEPTING therefrom all mineral and oil rights, that have been previously reserved or transferred in prior documents.
First American Title
File No.: 60,008-G

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met: N/A

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Release or Reconveyance of item #:

6. Other:
SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I "Requirements" are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Any lien or right to lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

NOTE: The above standard exceptions numbered 1 through 7 will not appear in any Extended Coverage Policy to be issued hereunder.
8. Taxes for the year 2019 are now accumulating not yet due. Taxes for 2018 were paid in the amount of $579.26.

Tax Parcel No.: **02-0016-0167**

9. Claim, right, title or interest to water or water rights whether or not shown by the public records.

10. Said land is located within the boundaries of Grand County and may be subject to taxes or assessments levied by said County/District.

11. Any rights, title or interests in coal, oil, gas and minerals of any kind, together with any associated rights to mine or remove said minerals. The Title Company does not purport to disclose documents of record pertaining to the above referenced rights however, the following were found of record: A Reservation of all mineral and oil rights as disclosed in the Warranty Deed, recorded December 3, 1943 in Book 3E at page 517 as entry no. 201824. The Title Company has not verified the vested current owner of this severed interest.

12. Ditches, canals, easements, rights of way or fence lines that may be established upon said land, included but not limited to any portion within Spanish Valley Drive.

13. Resolution No. 2343 of the Grand County Council, recorded August 1, 1997 in Book 507 at page 21 as entry no. 441997, granting a subdivision exemption for said property.

14. Terms and conditions as contained in the Right of Way and Easement executed by Art Hines and Terri Hines in favor of Questar Gas Company for a right of way and easement 20 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves and other facilities, recorded February 25, 2008 in Book 721 at page 455 as entry no. 484759 AND also recorded March 4, 2008 in Book 722 at page 192 as entry no. 484836.

A judgment, federal tax lien, Utah State bankruptcy, and National SDN search was made in the following names.

Owners: **ARTHUR J. HINES and TERRI L. HINES**

TITLE INQUIRIES concerning this Commitment can be directed to:
Leanne Blackmon/Title Agent ~ leanne@southeasttitle.com

EMAIL CLOSING DOCUMENTS TO:
Deborah Brown/Escrow Agent ~ deborah@southeasttitle.com
or Emily Lanter/Escrow Agent ~ emily@southeasttitle.com
CHAIN OF TITLE

According to the Official Records, as of the Effective Date, the following documents conveying the land described herein within a period of 24 months prior to the date of this commitment are as follows:

None were found recorded within the last 24 months.
SOUTHEASTERN UTAH TITLE COMPANY
FURNISHES THIS PLAT SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PROPERTY. TITLE COMPANY ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS WITHIN AN ACTUAL SURVEY OR DEED DESCRIPTION.

THE INFORMATION USED TO DRAW THIS PLAT IS FROM THE G.L.O. SURVEY PLATS, PRIVATE SURVEYS AND MYLAR PLATS LOCATED AT THE RECORDERS OFFICE.
*SOUTHEASTERN UTAH TITLE COMPANY* FURNISHES THIS PLAT SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND. THE TITLE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS WITH AN ACTUAL SURVEY OR DEED DESCRIPTION.

LOT 4 (SW1/4SE1/4) SECTION 16 T26S R22E
February 15, 2019

GRAND COUNTY CORPORATION

Tax Roll Master Record

 Parcel: 02-0016-0167  Serial #:26-22-16-41.2  Entry: 483278

Name: HINES ARTHUR J
c/o Name:
Address 1 : 3 LA SAL RD
Address 2:
City State Zip: MOAB  UT 84532-0000

Status: Active

Property Address
SPANISH VALLEY DR 2550
MOAB 84532-0000

Acres: 0.75

2019 Values & Taxes
Units/Acres  Market  Taxable  Taxes
LV01 LAND VACANT  0.75  55,000  55,000  579.26
Totals:  0.75  55,000  55,000  579.26

2018 Values & Taxes
Market  Taxable  Taxes
LV01 LAND VACANT  55,000  55,000  579.26
Totals:  55,000  55,000  579.26

**** ATTENTION !! ****
Tax Rates for 2019 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2019 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

Special Fees: 0.00  Review Date 01/21/2015
Penalty: 0.00  Abatements: (0.00)
Payments: (170.74)  Amount Due: 408.52

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description
BEGINNING AT A POINT WHICH BEARS WITH THE SEC LINE S 89°03'00"W 1345.5 FT FROM THE SE COR SEC 16 T26S R22E SLM AND PROCEEDING THENCE WITH SAID SEC LINE S 89°03'00"W 159.80 FT; N 39°25'00"W 202.80 FT; N 59°00'00"E 134.40 FT; S 39°25'00"E 288.75 FT TO BEG 0.75 AC±

History
THIS IS A 2009 PARCEL
SOUTH EASTERN UTAH TITLE COMPANY
Serving Carbon, Emery, Grand and San Juan Counties

This Notice, which is required by governmental regulations, gives us the opportunity to welcome you and thank you for using the services of South Eastern Utah Title Company. If you have not had the opportunity to use our services before, we think you'll be happy with what we do. If you are one of the many loyal customers with whom we have worked with before, we extend a special “Thank You”

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In Order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore we have adopted this privacy policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

Information we receive from you on applications, forms and in other communications to us, whether in writing, in person by telephone or any other means.

Information about your transactions with us, our affiliated companies, or others; and

Information we receive form a consumer reporting agency.
Use of Information

We request information from you for our own legitimate business purposes and not form the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customers relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain various safeguards to comply with federal regulations to guard your nonpublic personal information.

Should you have any questions regarding the above privacy policy, or if we can be of any assistance in your real estate transaction, please feel free to contact us.

We look forward together with you and assisting you with the completion of your transactions.
GRAND COUNTY CORPORATION
Tax Roll Master Record

Parcel: 02-0016-0167  Serial #: 26-22-16-41.2  Entry: 483278

Name: HINES ARTHUR J

c/o Name:
Address 1: 3 LA SAL RD
Address 2:
City State Zip: MOAB  UT 84532-0000

Mortgage Co:
Status: Active

Year: 2019  District: 002 SPANISH VALLEY  0.010532

Owners
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<th>Name</th>
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<td>01/04/2008</td>
<td>(0717/0082)</td>
</tr>
</tbody>
</table>

Property Address
SPANISH VALLEY DR 2550
MOAB  UT 84532-0000
Acres: 0.75

2019 Values & Taxes

<table>
<thead>
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<th>Units/Acres</th>
<th>Market</th>
<th>Taxable</th>
<th>Taxes</th>
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<tr>
<td>0.75</td>
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2018 Values & Taxes

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<thead>
<tr>
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<th>Taxable</th>
<th>Taxes</th>
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<tbody>
<tr>
<td>0.75</td>
<td>55,000</td>
<td>55,000</td>
<td>579.26</td>
</tr>
</tbody>
</table>

2019 Taxes: 579.26
Special Fees: 0.00
Penalty: 0.00
Abatements: ( 0.00)
Payments: ( 145.74)
Amount Due: 433.52
NO BACK TAXES!

Total Payments: 145.74

NO BACK TAXES

GRAND COUNTY TREASURER / DEPUTY

signature

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEGINNING AT A POINT WHICH BEARS WITH THE SEC. LINE S 89°03'00"W 1346.5 FT FROM THE SE COR SEC 16 T26S R22E SLM AND PROCEEDING THENCE WITH SAID SEC. LINE S 89°03'00"W 158.80 FT; N 39°25'00"W 202.80 FT; N 59°00'00"E 134.40 FT; S 35°25'00"E 288.75 FT TO BEG 0.75 AC±

History

THIS IS A 2009 PARCEL

Page: 1 of 1
Name and address of property owners within one hundred feet of 2550 Spanish Valley Drive:

Dean Chapman
2451 Spanish Valley Drive
Moab Utah 84532

Leanne Blackmon
2497 Spanish Valley Drive
Moab Utah 84532

Joyce Jones
2560 Spanish Valley Drive
Moab Utah 84532

Marilyn Worthley
2476 Spanish Valley Drive
Moab Utah 84532

Gerald Swasey
541 Rosetree Lane
Moab Utah 84532
NOTICE OF
PUBLIC HEARING

PROPOSAL FOR THIS PROPERTY: Re-ZONE

APPLICANT: Art & Terri Hines
PROJECT NAME: Hines Rezone

THIS ITEM WILL BE HEARD BEFORE THE GRAND COUNTY COUNCIL ON Sep 03, 2019 AT 5:00 PM
COUNTY COUNCIL CHAMBERS, 125 E CENTER STREET

ANY PERSON INTERESTED IN THIS MATTER MAY OBTAIN COMPLETE INFORMATION BY COMING INTO THE GRAND COUNTY OFFICES, OR BY CALLING 435-259-1343
Soliciting written and oral comment on the Namaste Rock Rezone request from Range and Grazing to Highway Commercial for the property located at 13704 N. Highway 191.

FISCAL IMPACT: N/A

PRESENTER(S): Community and Economic Development Staff

POSSIBLE MOTIONS:

Move to approve or deny the proposed Namaste Rock rezone of 13704 N. Highway 191 from RG to HC.

PLANNING COMMISSION RECOMMENDATION:

Following a public hearing on August 13, 2019, a motion by the Planning Commission to forward a favorable recommendation to the County Council for the requested rezone FAILED with a 3-3 vote. Subsequently, a motion to forward an unfavorable recommendation also FAILED with a 3-3 vote.

Some nuanced discussion occurred amongst Planning Commissioners prior to the above referenced votes. Some Commissioners expressed concerned about viewshed impacts in the areas north of Moab and Arches NP. Others referenced concerns regarding the lack of a plan for cohesive development in that area. Others were favorable towards the concept of a mixed-use development idea conceptualized by the Applicant. However, some commissioners only wanted to apply the Highway Commercial zoning to the front portion of the property, where the proposed restaurants were located. Staff noted two drawbacks of that approach. First, The Applicant would need a higher residential zoning density than Range and Grazing to accomplish the desired/proposed residential density in the back portion of the lot. Second, split zoning creates a multitude of land use planning and development rights in the future.

STAFF RECOMMENDATION:

Review and consider application materials provided to the Council related to the proposed Namaste Rock Rezone. Staff has refrained from making an affirmative recommendation on the proposed rezone. The discussion that occurred amongst Planning Commissioners following the August 13 public hearing captures some of the competing arguments in support and opposition for the request.

BACKGROUND:

See staff report attached.
ATTACHMENT(s):

- Staff Report
- Applicant Statement
- Southeastern Utah Health Department letter
- Conceptual Plan
- Survey
- Title Report
- Tax Roll
- Pictures
DATE: Tuesday, September 03, 2019
TO: Grand County Council
SUBJECT: Namaste Rock Rezone Application RG to HC

PROPERTY OWNER: Namaste Rock LLC
PROP. OWNER REP: Michael Skarda
ENGINEER: N/A
PROPERTY ADDRESS: 13704 North Highway 191
SIZE OF PROPERTY: 24.03 Acres
EXISTING ZONE: Range & Grazing (RG)
EXISTING LAND USE: Residence
ADJACENT ZONING AND LAND USE(S): Highway Commercial (HC), Range & Grazing (RG)

APPLICATION TYPE
Rezone Application – RG to HC

STAFF RECOMMENDATION: Choose an item.
Comments (optional): Click or tap here to enter text.

APPLICATION PROCEDURE
Decision Type: Choose an item.
Public Notices: ☐ Public Meeting at:
☐ Planning Commission
☐ County Council
☑ Public Hearing at:
☐ Planning Commission
☐ County Council

Attachments:
☐ Approval Letters
☐ Site Plan
☐ Landscape Plan
☑ Vicinity Map
☐ Legal Map
☐ Legal Notice
☐ Legal Description
☐ Public Comments
☐ Agency Comments
☐ Response to Standards
☐ Other: Click or tap here to enter text.

SUMMARY OF REQUEST
Applicant is requesting to rezone a 24.03 acre parcel of land from Range & Grazing to Highway Commercial (HC). The property is currently the site of a single residence. To accommodate a desired density and type of housing development, the Applicant is requesting a rezone to the Highway Commercial (HC) zone.

SITE IMPROVEMENTS / ADDITIONS / CHANGES
Planning commissioners and council members should view development plans submitted alongside rezone requests with the understanding that a rezone granted would allow for any development permitted by the new zone designation. The proposed development shows commercial development closest to Highway 191 and housing to the interior of the parcel. Electrical service is available for the area. The Applicant would need to work closely with the health department, and likely the State, for approval of a water and sewer system. The
CONSIDERATIONS FOR APPROVAL, DENIAL, AND/OR POSTPONEMENT

9.2.7 Issues for Consideration (See staff comments in red italics)

In making its determination, the Planning Commission and the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented, and the following criteria:

A. Was the existing zone for the property adopted in error? No.

B. Has there been a change of character in the area (e.g., installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)? The County has recently approved multiple developments in the vicinity of this site. Specifically, the following developments now exist around the intersection of Hwy 191 and SR 313: Seven Mile RV Campground, Moab Giants, Moab Under Canvas, and Handlebar Ranch (potential future development on Bar M SITLA property).

C. Is there a need for the proposed use(s) within the area or community? Perhaps. This zone change would allow the applicant to develop commercial properties close to Highway 191 and housing to the interior of the parcel. Some have noted the need for additional visitor services north of the Colorado River.

D. Will there be benefits derived by the community or area by granting the proposed rezoning? Long-term housing would benefit the community. Additional commercial development could provide visitor services and increased tax revenue to the County.

E. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the plan’s zoning map amendment guidelines (see pages 44-48 of the Grand County General Plan)? Depending on what is ultimately constructed, the proposal is in conformance with the policies, intents and requirements of the Grand County General Plan. See North Corridor Recreation Area.

F. Should the development be annexed to a city? Annexation into the City of Moab would not be possible at this location.

G. Is the proposed density and intensity of use permitted in the proposed zoning district? The proposed use would be allowed by the proposed zone district. However, planning commissioners and council members are encouraged to exercise caution in getting attached to development plans in the rezone process. Rezoned properties allow for any development permitted by the new zone designation. The proposed density and intensity of use may merit a traffic study to determine impact on roadway infrastructure.

H. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts? The health department has expressed some concern about this site being a difficult area to install the traditional leach field septic system. This is due to the sites being situated atop a rock ridge. The client has acknowledged this challenge and is willing to work with the health department to come up with a solution. Planning commissioners and residents have expressed concern of late about the visual impacts of development in this area (north of Arches NP).

I. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated? The proposed zone (HC) borders zonning of the same type (HC). Staff and the
health department recognize the difficulties with developing this site, as stated above. A traffic study may be needed to determine impacts on roadway infrastructure. Visual impacts are likely to generate the greatest level of public concern, in addition to increased traffic or resource use. Staff has noted the potential benefits of new commercial and long-term residential development.

J. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? There is power and water available to the site. Water comes from a private well. Applicant is working with the health department on water and sewer. If utilities are not available, could they be reasonably extended? See prior comment. Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development? The applicant is working with the health department on the water and sewer.

K. Does the proposed change constitute "spot zoning”? No.

COMPATABILITY WITH GENERAL PLAN

Staff believes the proposed project is supported by the General Plan.

The proposed project is located within the “North Corridor Recreation” polygon of the Future Land Use Map.

Chapter 4.4 Future Land Use Plan Designations and Map
North Corridor Recreation
This designation encourages nodes of tourism-oriented, resort commercial development, rural density residential development and viable livestock grazing and natural resource development on the private and state lands along US 191 north of Moab and near the north entrance to Moab. New commercial development requires an open space set-aside of at least 25%. Scenic resources are protected in new developments along this corridor traveled by visitors accessing Moab, the Spanish Valley, Arches, Canyonlands National Park, and millions of acres of other public land. While this designation emphasizes the protection of scenic resources it does not call for limitations on uses allowed under the zoning adopted in the 2008 Land Use Code, including natural resource development.
COMPATABILITY WITH LAND USE CODE (ZONING)
Rezone criteria are outlined in section 9.2.7 issues for consideration in the land use code.

LAND USE CODE REFERENCE SECTIONS
Section 9.2 Text and Zoning Map Amendments (Rezonings)

PROPERTY HISTORY
The property is the site of a residence. Due to the density and the type of development the applicant is requesting the Highway Commercial (HC) zone.
GENERAL REZONE APPLICATION
(Multi-family Residential zone change requests please see Zoning Administrator for additional forms)
Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1343

FOR OFFICE USE ONLY
Date of Submittal: ___________ Rezone Processing Fees: $500.00
Submittal Received by: ______ Amount Paid: ________ Fees Received by: ________________

CONTACT INFORMATION
Property owner: Namaste Rock LLC
Address: 131 1st Ave Apt 701
Phone: ___________ cell: ___________ fax: ___________
Email address: __________________________

Engineer (if applicable): __________________________
Address: __________________________
Phone: ___________ cell: ___________ fax: ___________
Email address: __________________________

Property owner representative: Michael Skarda
Address: __________________________
Phone: ___________ cell: 8013183572 fax: ___________
Email address: __________________________

PROJECT INFORMATION
Project name: Namaste Rock
General location of the property: 13704 North Highway 191 (inbetween Archview Campground and Under Canvas)
Size of the subject property: 24.03 acres Number of lots: 24
Surrounding land uses: Gas station, Convenience store, RV Campground with KOA style cabins and Glamping.
Current Zoning: Range Grazing (RG) district Proposed Zoning: Highway Commercial (HC) district
SUPPORTING MATERIALS

Zone change 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 property.
  4. A vicinity map.
  5. Proposed project conceptual plan

- **Applicant Statement.** A statement by the Applicant explaining the rationale for the rezone request relative to the issues for consideration (please see items #1-10 below) imposed by Sec 9.2.7 (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, and the following criteria:

  **Sec. 9.2.7 Issues for Consideration:**
  1. Was the existing zone for the property adopted in error?
  2. Has there been a change of character in the area (e.g. installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?
  3. Is there a need for the proposed use(s) within the area or community?
  4. Will there be benefits derived by the community or area by granting the proposed rezoning?
  5. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically Chapter 4: Future Land Use Plan.
  6. Should the development be annexed to a city?
  7. Is the proposed density and intensity of use permitted in the proposed zoning district?
  8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?
  9. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated?
  10. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?

- **Title Report.** A preliminary title report from a licensed title company 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.

- **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 (please see attached for a reduced size template and requirements). The applicant is responsible for wind and water proofing the sign as well as placing it in a prominent place on the land area proposed for subdivision with a notice of the hearing at least 10 days prior to the public hearings.

- **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 if 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: 19 June 2019

State of Utah )  SS
County of Grand )

SUBSCRIBED AND SWORN to and before me this 19th day of June, 2019

B Hill

Bryony Chamberlain Hill
Notary Public State of Utah
My Commission Expires on: April 11, 2022
Comm. Number: 699912
General Rezone Application  
Applicant Statement.

Sec. 9.2.7 Issues for Consideration:

1. **Was the existing zone for the property adopted in error?**

Before I purchased the property Grand County parcel map stated that the parcel was HC (Highway Commercial)

Here is what the map looked like on 20th February 2019.

As of today the current map does not list zoning of any kind for our parcel.

This change of zoning from HC to RG has been hurtful. I scanned through every recorded ordinance and could not find the ordinance granting Highway Commercial that the map indicates. Perhaps it was voted on and approved by the County Council but was then not recorded or is one of the missing ordinances.

My thanks to Chris Baird- County Clerk, Kenny Gorden- Planning & Zoning Administrator and John Cortes- Grand County Recorder. They were very helpful and assisting me in researching the zoning history.

Grand County parcel map.  
http://arcg.is/190Tia
2. Has there been a change of character in the area (e.g. installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?

Yes. This parcel is between Moab under canvas and Archview RV park. Both are High density and are in the process of expanding.

3. Is there a need for the proposed use(s) within the area or community?

Moab has experienced tremendous population growth over the past few years. While this growth is terrific for the community as a whole, it has created challenges for many residents who can no longer find affordable housing and placed a strain on resources within downtown Moab. Our proposal will hopefully alleviate some of the congestion in downtown Moab in two ways:

1) Create 16 one acre parcels with residential adobe/Santa Fe style 4 plexes. This will add 48 residential units.

2) Create 3 commercial units. These units could be used as drive-through or sit-down restaurants, convenience stores, gas stations, retail, or other similar commercial properties. These will provide people visiting Moab and Arches alternative places to shop or eat while entering or exiting the area, and help shift some congestion away from downtown. These will also offer additional services to the other new developments in the area (e.g., Under Canvas, Archview RV park) so guests of these establishments will not have to travel to downtown Moab for some services.

4. Will there be benefits derived by the community or area by granting the proposed rezoning?

The restaurants will offload some traffic and service stress into downtown moab. The 4 plexes are fantastic investments for owner occupied investors that get favorable conventional loans and can rent the other units. This will help meet the needs of resident housing.

5. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically Chapter 4: Future Land Use Plan.

https://www.grandcountyutah.net/DocumentCenter/View/200/2012-General-Plan-Update-PDF
"North Corridor Recreation"
This designation encourages nodes of tourism-oriented, resort commercial development, rural density residential development and viable livestock grazing and natural resource development on the private and state lands along US 191 north of Moab and near the north entrance to Moab (Figures 4.6, 4.14 and 4.15). New commercial development requires an open space set-aside of at least 25%. Scenic resources are protected in new developments along this corridor traveled by visitors accessing Moab, the Spanish Valley, Arches, Canyonlands National Park, and millions of acres of other public lands (see scenic corridor overlay). While this designation emphasizes the protection of scenic resources it does not call for limitations on uses allowed under the zoning adopted in the 2008 Land Use Code, including natural resource development."

This rezone follows the Criteria of Chapter 4 including the aiding tourism with drive-through restaurants and 1-acre residential lots with open space of more than 25%.

6. Should the development be annexed to a city?

No.

7. Is the proposed density and intensity of use permitted in the proposed zoning district?

Yes, multifamily and drive through restaurants are allowed in Highway Commercial.

8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?

Yes. The natural landscape will be left untouched where possible. Building design will compliment desert landscape with adobe style and earth tone colors.

9. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated?

Our high-density use is similar to Under Canvas and Archview RV park. No adverse impacts are anticipated.

10. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?

Yes.
Electricity: The current house on the property has electricity. The substation across the street has additional available capacity. We have also considered including solar panels on the residential units to limit the strain on the substation.

Water: The current well has additional capacity.

Sewage: Each parcel will include a modern small treatment plant that is better for the environment than traditional leach fields.

Other: If a special service district is created then we would be willing to pay for those services. Our plan is to provide our own services.
To whom it may concern,
Concerning the Namaste Rock Subdivision
Moab, Utah 84532

Namaste Rock Subdivision should **not be approved** until the feasibility for the installation of onsite wastewater systems has been determined.

After completing a site visit with James Keogh Construction to discuss onsite wastewater disposal, I advised the owner of the property, Michael Skarda, that this subdivision would need to have a level 3 onsite wastewater professional submit plans that meet Utah Administrative Code R317-4.

The concerns I have with this subdivision are as follows

The minimum depth of soil above bedrock is 18 inches if specific requirements are met. This will be very difficult to comply with.

Wastewater systems may not be placed within source protection zone one and typically not allowed within zone two of a public water system.

This subdivision will also be considered a public drinking water system and must adhere to all Utah Division of Drinking Water requirements. At this point they have received approval for the well drilling plan.

Multiple homes may not be placed on a single onsite wastewater system unless a body politic that takes on ownership of the system. Home owners associations are not considered a body politic.

If I may be of further assistance, please contact:

Orion M. Rogers
REHS/RS
Southeastern Utah District Health Department
orogers@utah.gov
(435) 259-5602
NAMASTE CONCEPTUAL PLAN

MOAB, UT
April 17, 2019

Michael Skarda
Via email: skardem@gmail.com

RE: File No. 11931
Namaste Rock, LLC
13714 North Highway 191, Moab, UT 84532

Dear Folks:

In the above matter, I attach the Commitment for Title Insurance that you requested for the above property. If you have any questions, or need additional copies of anything, please let us know. Our fee for preparing the Title Commitment is $220. Thanks so much for the order.

Very truly yours,

Glenna Oliver

Attachment
ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTION CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

Anderson-Oliver Title Insurance Agency, Inc.
94 E. Grand Ave.
Moab, UT 84532
(435) 259-3000

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 11931
ALTA Commitment For Title Insurance 8-1-16 (4-2-18)
Page 1 of 3
COMMITMENT CONDITIONS

1. DEFINITIONS
(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I - Requirements;
(f) Schedule B, Part II - Exceptions; and
(g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
(i) comply with the Schedule B, Part I - Requirements;
(ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(c) The Company’s liability shall not exceed the lesser of the Proposed Insured’s actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company’s liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company’s only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
The issuing agent is the Company’s agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company’s agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.
ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

**Transaction Identification Data for reference only:**

<table>
<thead>
<tr>
<th>Issuing Agent:</th>
<th>Anderson-Oliver Title Insurance Agency, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issuing Office:</td>
<td>94 E. Grand Ave., Moab, UT 84532</td>
</tr>
<tr>
<td>Issuing Office’s ALTA® Registry ID:</td>
<td>N/A</td>
</tr>
<tr>
<td>Loan ID Number:</td>
<td></td>
</tr>
<tr>
<td>Commitment Number:</td>
<td>11931</td>
</tr>
<tr>
<td>Issuing Office File Number:</td>
<td>11931</td>
</tr>
<tr>
<td>Property Address:</td>
<td>13714 North Highway 191, Moab, UT 84532</td>
</tr>
<tr>
<td>Revision Number:</td>
<td></td>
</tr>
</tbody>
</table>

1. **Commitment Date:** April 04, 2019 at 8:00 A.M.

2. **Policy to be issued:**

   - (a) ALTA Owner’s Policy Standard
     
     Proposed Policy Amount: $0.00

   - (b) ALTA Loan Policy Standard
     
     Proposed Policy Amount: $220.00

3. **The estate or interest in the Land described or referred to in this Commitment is:**

   Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

   Namaste Rock LLC, a Utah limited liability company

5. **The Land is described as follows:**

   Grand County, Utah:

   DESCRIPTION OF A PARCEL OF LAND IN SECTIONS 34 AND 35, T24S, R20E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   Beginning at the 1/4 corner common to Sections 34 and 35, Township 24 South, Range 20 East, SLM, and proceeding thence with the Center 1/4 line of said Section 34 West 76.6 feet to a corner on the Easterly R-O-W of U.S. Highway 191, thence with said R-O-W North 29°55' West 760.9 feet to a corner; thence with the North line of Tanner East 455.9 feet to a corner on the East line NE1/4 said Section 34; thence with the North line of Tanner North 99°57' East 1,319.4 feet to the Northeast corner of Tanner; thence South 660.7 feet to the Southeast corner of Tanner (C-W 1/16 Section 35); thence with the Center 1/4 line North 89°59' West 1319.3 feet to the point of beginning. Bearings are based on the West line NW1/4 Section 35 (Bearing from U.S. G.L.O. Survey Plat = N0°01'W) (Parcel No. 04-0020-0048)

   Excepting therefrom all coal and other minerals.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 11931
ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)
Page 1 of 2
ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I
ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 11931

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 Exceptions

File No.: 11931

This commitment does not republish any covenant, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

The policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

8. Taxes for the year 2019 are accruing as a lien; not yet due and payable. Taxes for the year 2018 were paid in the amount of $1,457.33.

9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may
ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

be leases, grants, exceptions or reservations of interests that are not listed.

10. Reservation of all coal and other minerals as reserved in the Patent from the State of Utah, as Grantor to Dallas J. Tanner, as Grantee dated January 17, 1966 and recorded February 4, 1966 as Entry No. 306770 in Book 131 at page 9.

11. Easement dated October 4, 1976 granted by Dallas J. Tanner in favor of Utah Power & Light Company and recorded as Entry No. 367550 in Book 255 at page 387.


13. Affidavit of Mobile Home Affixture and Receipt for Surrender of Title dated June 9, 1999 and recorded June 17, 1999 as Entry No. 448543 in Book 535 at page 537.

A judgment search was made in the following names and none were found of record except as noted above: Namaste Rock LLC, a Utah limited liability company

CHAIN OF TITLE:

According to the Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

Warranty Deed dated February 25, 2019 between Peter Harrington, as Grantor and Namaste Rock LLC, a Utah limited liability company, as Grantee and recorded February 27, 2019 as Entry No. 533741 in Book 880 at page 473.
STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information.</th>
<th>Do we share</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes— to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates' everyday business purposes— information about your creditworthiness.</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates to market to you — For your convenience, Stewart Title has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.</td>
<td>Yes</td>
<td>Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.</td>
</tr>
<tr>
<td>For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.</td>
<td>No</td>
<td>We don't share</td>
</tr>
</tbody>
</table>

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

<table>
<thead>
<tr>
<th>How often do the Stewart Title Companies notify me about their practices?</th>
<th>We must notify you about our sharing practices when you request a transaction.</th>
</tr>
</thead>
<tbody>
<tr>
<td>How do the Stewart Title Companies protect my personal information?</td>
<td>To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.</td>
</tr>
<tr>
<td>How do the Stewart Title Companies collect my personal information?</td>
<td>We collect your personal information, for example, when you request insurance-related services, provide such information to us. We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</td>
</tr>
<tr>
<td>What sharing can I limit?</td>
<td>Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.</td>
</tr>
</tbody>
</table>

Contact us:  If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056
WHAT DO/DOES THE Anderson-Oliver Title Insurance Agency, Inc. DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Anderson-Oliver Title Insurance Agency, Inc., and its affiliates ("N/A"), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Anderson-Oliver Title Insurance Agency, Inc., need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

<table>
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<tr>
<td>For our everyday business purposes—to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
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<tr>
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<td>Yes</td>
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<td>We don't share</td>
</tr>
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</table>

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices

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<tr>
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<th>We must notify you about our sharing practices when you request a transaction.</th>
</tr>
</thead>
<tbody>
<tr>
<td>How do/does Anderson-Oliver Title Insurance Agency, Inc. protect my personal information?</td>
<td>To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.</td>
</tr>
</tbody>
</table>
| How do/does Anderson-Oliver Title Insurance Agency, Inc. collect my personal information?   | We collect your personal information, for example, when you  
  • request insurance-related services  
  • provide such information to us  

We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies. |
| What sharing can I limit? | Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances. |
| Contact Us | If you have any questions about this privacy notice, please contact us at: Anderson-Oliver Title Insurance Agency, Inc., 94 E. Grand Ave., Moab, UT 84532 |
Mail Tax Notice to: Namaste Rock LLC, a Utah limited liability company
131 E. 1st Avenue Apt 701
Salt Lake City, UT 84103

WARRANTY DEED

File Number: 11829

Peter Harrington, GRANTOR(S), whose address is PO Box 1297, Penn Valley, CA 95946 hereby CONVEY(S) AND WARRANT(S) to Namaste Rock LLC, a Utah limited liability company, GRANTEE(S) whose address is 131 E. 1st Avenue Apt 701, Salt Lake City, UT 84103 for the sum of ($10.00) Ten Dollars and No Cents and other good and valuable considerations the following described tract of land in Grand County, State of Utah, to-wit:

Grand County, Utah:

DESCRIPTION OF A PARCEL OF LAND IN SECTIONS 34 AND 35, T24S, R20E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the 1/4 corner common to Sections 34 and 35, Township 24 South, Range 20 East, SLM, and proceeding thence with the Center 1/4 line of said Section 34 West 76.6 feet to a corner on the Easterly R-O-W of U.S. Highway 191, thence with said R-O-W North 29°55' West 760.9 feet to a corner, thence with the North line of Tanner East 455.9 feet to a corner on the East line NE1/4 said Section 34; thence with the North line of Tanner North 89°57' East 1,319.4 feet to the Northeast corner of Tanner; thence with the Center 1/4 line North 89°59' West 1319.3 feet to the point of beginning. Bearings are based on the West line NW1/4 Section 35 (Bearing from U.S. G.L.O. Survey Plat = N0°01'W) (Parcel No. 04-0020-0048)

Excepting therefrom all coal and other minerals.

Together with, but without warranties either express or implied, Water Right No. 01-1106.

Subject to easements, restrictions, and rights of way, however evidenced.

WITNESS the hand of said Grantor, this 25 day of FEBRUARY, 2019.

Peter Harrington

See Attached
CA Acknowledgement
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Nevada

On February 25, 2019 before me, Christy Marie Sumer, Notary Public,

Date

personally appeared Peter Harrington

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Number of Pages: Signer(s) Other Than Named Above: ______

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:

Signer is Representing:

☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:

Signer is Representing:

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Item #5907

Ent 533741 Bk 0880 Pg 0474
## Agenda Summary
**GRAND COUNTY COUNCIL**

**September 3, 2019**

<table>
<thead>
<tr>
<th>Title:</th>
<th>Soliciting written and oral comment on the Buzzards Belly Rezone request from Range and Grazing to Neighborhood Commercial for the property located at 137 S. Cisco Boat Ramp Rd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiscal Impact:</td>
<td>N/A</td>
</tr>
<tr>
<td>Presenter(s):</td>
<td>Community and Economic Development Staff</td>
</tr>
</tbody>
</table>

### Possible Motions:
Move to approve or deny the proposed rezone of 137 S. Cisco Boat Ramp Rd. from RG to NC.

### Planning Commission Recommendation:
Following a public hearing held on August 13, 2019, the Planning Commission moved to forward a favorable recommendation of the Buzzards Belly Rezone to the Grand County Council with a vote of 6 to 0.

### Staff Recommendation:
Review and consider application materials provided to the County Council related to the proposed Buzzard’s Belly Rezone. Staff recommends the Council approve the Buzzard’s Belly Rezone.

### Background:
See staff report attached.

### Attachment(s):
- Staff Report
- Applicant Statement
- Survey
- Title Report
- Tax Roll
- Pictures
DATE: Tuesday, September 03, 2019
TO: Grand County Council
SUBJECT: Buzzard’s Belly Rezone Application – RG to NC

PROPERTY OWNER: Alan & Jean Murawski
PROP. OWNER REP: Jean Murawski
ENGINEER: N/A
PROPERTY ADDRESS: 137 S. Cisco Boat Ramp Road, Cisco, UT
SIZE OF PROPERTY: 0.52 Acres
EXISTING ZONE: Range & Grazing (RG)
EXISTING LAND USE: Vacant (old store)
ADJACENT ZONING AND LAND USE(S): Neighborhood Commercial (NC), Range & Grazing (RG)

APPLICATION TYPE
Rezone Application – RG to NC

STAFF RECOMMENDATION: Approve
Comments (optional): Staff is highly supportive of the Applicants reopening the subject store.

APPLICATION PROCEDURE
Decision Type: Choose an item.

Public Notices: □ Public Meeting at:
☐ Planning Commission
☐ County Council

Public Hearing at:
☐ Planning Commission
☐ County Council

Attachments:
□ Approval Letters
□ Site Plan
□ Landscape Plan
☐ Vicinity Map
☐ Legal Notice

☐ Legal Description
□ Public Comments
□ Agency Comments
☐ Response to Standards
□ Other: Click or tap here to enter text.

SUMMARY OF REQUEST
Applicant is requesting to rezone a 0.52 acre parcel of land from Range & Grazing to Neighborhood Commercial (NC). The property is the site of an old general store that has been unutilized and the applicant would like to reopen the store. Due to the store not being in use for a period longer than six (6) months and also since the current zoning of Range & Grazing does not allow for a general store the request of Neighborhood Commercial (NC) zoning has been made. The Neighborhood Commercial (NC) zone would allow for stores selling, home, business goods including alcoholic beverages, convenience goods, dry goods, tobacco and related products.

SITE IMPROVEMENTS / ADDITIONS / CHANGES
Grand County would benefit from the zoning change by providing additional services to the Cisco area and generating additional tax revenue from the store. The store will have an approved ADA public restroom and the
CONSIDERATIONS FOR APPROVAL, DENIAL, AND/OR POSTPONEMENT

9.2.7 Issues for Consideration (See staff comments in red italics)

In making its determination, the Planning Commission and the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented, and the following criteria:

A. Was the existing zone for the property adopted in error? **No. Had the store continued operating without abandonment, it would be considered a legal nonconforming use. Staff assumes the County spent little time considering the zoning designations and development characteristics in Cisco at the time current regulations and zoning designations were established. The existing zone does not allow for the applicant to re-open the general store.**

B. Has there been a change of character in the area (e.g., installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)? **Rocky Mountain Power has upgraded its electrical capacity in the area. Cisco is home to increasing levels of through traffic from tourists, recreationists and others.**

C. Is there a need for the proposed use(s) within the area or community? **This zone change would allow the applicant to open a store that would provide a beneficial use for the community of Cisco, travelers, recreationists and others.**

D. Will there be benefits derived by the community or area by granting the proposed rezoning? **See above.**

E. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the plan’s zoning map amendment guidelines (see pages 44-48 of the Grand County General Plan)? **Staff believes that the proposal is in conformance with the policies, intents and requirements of the Grand County General Plan.**

F. Should the development be annexed to a city? **Annexation into the City of Moab would not be possible in Cisco.**

G. Is the proposed density and intensity of use permitted in the proposed zoning district? **The proposed zone (GB) borders zoning of the same type (GB) and the proposed density and intensity of use permitted in the proposed zone district would not be adversely affected by the zone change.**

H. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts? **The site is suitable for a rezone based on a consideration of environmental and scenic quality impacts.**

I. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated? **The proposed zone (GB) borders zoning of the same type (GB). Staff does not believe that there would be any adverse impacts.**

J. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? **There are few utilities in Cisco, electricity has been upgraded to the site, and applicant is working with the health department on water and sewer. If utilities are not available, could they be reasonably extended? See prior comment.** Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed...
The applicant has upgraded the power available at this site and is working with the health department on the water and sewer.

K. Does the proposed change constitute “spot zoning”? No.

COMPATABILITY WITH GENERAL PLAN
The requested rezone is consistent with the General Plan and future land use plan.

COMPATABILITY WITH LAND USE CODE (ZONING)
Rezone criteria are outlined in section 9.2.7 issues for consideration in the land use code. Staff has reviewed the criteria and found the submitted application substantially consistent with the state criteria.

LAND USE CODE REFERENCE SECTIONS
Section 9.2 Text and Zoning Map Amendments (Rezonings)

PROPERTY HISTORY
The property is the site of an old general store that has been unutilized and the applicant would like to re-open the store. Due to the store not being in use for a period longer than six (6) months and also since the current zoning of Range & Grazing does not allow for a general store the request of Neighborhood Commercial (NC) zoning has been made. The Neighborhood Commercial (NC) zone would allow for stores selling, home, business goods including alcoholic beverages, convenience goods, dry goods, tobacco and related products.
Application Statement for Rezoning

Parcel No. 04-0023-0153

Alan and Jean Murawski
662 N Terrace Dr
Grand Junction, Co

The existing zoning adopted is not in error, grazing, we want to change it to commercial to open up a General store. There has not been a change in character of the area, its Cisco, we want to help revive the area. The community will benefit from the zoning change by additional services to area and tax revenue from the store. Annexation would be a governmental decision. Since the zoning changes will not change the physical appearance of The Cisco Landing Store, Cisco, or impact the environmental quality, the zoning request should be granted. The zoning change is only for the mentioned parcel, ½ acre, we don’t see this change as a starter for development. The store will have an approved ADA public restroom once the zoning has changed. We have upgraded the power to the parcel very recently, and added the internet. Our intent is to capture the River runners and curious tourist as our customer base with refreshments and a few personal items and some other novel Cisco merchandise.

Respectfully,

Alan Murawski

Jean Murawski
SURVEYOR'S CERTIFICATE

Jean Murawski, licensed as a Professional Land Surveyor in the State of Utah, hereby certifies the property boundaries as shown on this survey. The survey was conducted and recorded in accordance with the laws of the State of Utah.

BOUNDARY DESCRIPTION

Book 867, Page 606-609, Entry No. 529304

The survey was conducted in the State Plane Utah Central NAD83 coordinate system (US Survey Feet) using the official records and the location of pertinent existing improvements located on the ground.

NARRATIVE

The baseline of the survey is the NE corner of Section 24, Township 21 South, Range 23 East Salt Lake Base and Meridian. The survey was used and checked for section break down.

State Plane Utah Central NAD83 coordinate system (US Survey Feet) was used for this survey.

Jean Murawski

100 Pennsylvania Ave
Cisco, Utah
SURVEYOR'S CERTIFICATE
Lucas Blake, certified that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold License No. 7540504. I certify that a land survey was made of the property described below, and the findings of said survey are as shown herein.

Lucas Blake
License No. 7540504

BOUNDARY DESCRIPTION
Book 067, Page 609-609, Entry No. 629304


The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

Jean Murawski

LEGEND

property corner
road property corner
section corner monument

NARRATIVE

The Bearing of Lines is N 89° 49' 52" W between the NE corner and N 1/4 corner of Section 24, Township 21 South, Range 23 East Salt Lake Base and Meridian. A record of survey was used and checked for section break downs. Surveyor: Udall S. Williams. Filed August 15, 2007.

State Plane Utah Central NAD83 coordinate system (US Survey Feet) was used for this survey.

The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

Jean Murawski
We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy. Our obligation under this commitment is limited by the following:

(1) The Provisions in Schedule A.
(2) The Requirements in Schedule B-I.
(3) The Exceptions in Schedule B-II.
(4) The Conditions on the inside cover page.

The Commitment is not valid without Schedule A and Sections I and II of Schedule B.
Commitment for Title Insurance 6-17-06 Revised (08-01-16)

Commitment for Title Insurance Issued by
First American Title Company

Notice

Important: Read carefully. This commitment is an offer to issue one or more title insurance policies. All claims or remedies sought against the company involving the content of this commitment or the policy must be based solely in contract.

This commitment is not an abstract of title, report of the condition of title, legal opinion, opinion of title, or other representation of the status of title. The procedures used by the company to determine insurability of the title, including any search and examination, are proprietary to the company. Were performed solely for the benefit of the company, and create no extracontractual liability to any person, including a proposed insured.

The company's obligation under this commitment is to issue a policy to a proposed insured identified in Schedule A in accordance with the terms and provisions of this commitment. The company has no liability or obligation involving the content of this commitment to any other person.

Commitment to Issue Policy

Subject to the Notice; Schedule B, Part I Requirements; Schedule B, Part II Exceptions; and the Commitment Conditions, First American Title Company, a Nebraska corporation (the "Company"), commits to issue the policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each policy described in Schedule A, only when the company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the company's liability and obligation end.

Commitment Conditions

1. Definitions

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
First American Title
File No.: 60,073-G

(a) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(b) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I Requirements; and
(f) Schedule B, Part II Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company’s liability under Commitment Condition 4 is limited to the Proposed Insured’s actual expense incurred in the interval between the Company’s delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured’s good faith reliance to:
   (i) comply with the Schedule B, Part I Requirements;
   (ii) eliminate, with the Company’s written consent, any Schedule B, Part II Exceptions; or
   (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company’s liability shall not exceed the lesser of the Proposed Insured’s actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company’s liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
8. ANY AMENDMENT OR ENDORSEMENT TO THIS COMMITMENT MUST BE IN WRITING [AND AUTHENTICATED BY A PERSON AUTHORIZED BY THE COMPANY].

9. WHEN THE POLICY IS ISSUED, ALL LIABILITY AND OBLIGATION UNDER THIS COMMITMENT WILL END AND THE COMPANY'S ONLY LIABILITY WILL BE UNDER THE POLICY.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The company may provide, at the request of a proposed insured, a pro-forma policy illustrating the coverage that the company may provide. A pro-forma policy neither reflects the status of title at the time that the pro-forma policy is delivered to a proposed insured, nor is it a commitment to insure.

9. ARBITRATION

The policy contains an arbitration clause. All arbitrable matters when the proposed policy amount is $2,000,000 or less shall be arbitrated at the option of either the company or the proposed insured as the exclusive remedy of the parties. A proposed insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Transaction Identification Data for reference only:

<table>
<thead>
<tr>
<th>Issuing Agent:</th>
<th>South Eastern Utah Title Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issuing Office:</td>
<td>150 East 100 North, Moab, Utah 84532</td>
</tr>
<tr>
<td>ALTA® Universal ID:</td>
<td>0002907</td>
</tr>
<tr>
<td>Loan ID Number:</td>
<td></td>
</tr>
<tr>
<td>Commitment Number:</td>
<td>60,073-G</td>
</tr>
<tr>
<td>Issuing Office File Number</td>
<td>73 S. Cisco Boat Ramp Rd., Cisco, Utah</td>
</tr>
<tr>
<td>Property Address:</td>
<td></td>
</tr>
<tr>
<td>[Revision Number:]</td>
<td></td>
</tr>
</tbody>
</table>
First American Title
File No.: 60,073-G

SCHEDULE A

1. Effective Date: May 1, 2019 @ 8:00 A.M.

2. Policy (or Policies) to be issued: N/A

   a. ALTA Standard Owner's Policy
      Proposed Insured: TBD
      Policy Amount: $ TBD
      Policy Fee: $ TBD

   b. ALTA Extended Loan Policy
      Proposed Insured: TBD
      Policy Amount: $ TBD
      Policy Fee: $ TBD

   c. Endorsements Commercial
      Closing Protection Letter to First American Title
      Policy Amount: $ TBD
      Policy Fee: $25.00

3. Title to the fee simple estate or interest in the land is at the Effective Date vested in:

   JEAN and ALAN MURAWSKI,
   husband and wife

4. The land referred to in this Commitment is situated in the State of Utah, County of Grand
   and is described as follows:

   SEE ATTACHED EXHIBIT “A”

Tax Parcel No: 04-0023-0153
Property Address: 73 S. CISCO BOAT RAMP RD., CISCO, UTAH
(Commercial, per Grand County Tax Roll)

By: [Signature]
Authorized Countersignature
(This Schedule A valid only when Schedule B is attached)
EXHIBIT “A”

BEGINNING AT A POINT, IN THE WEST LINE OF THE SW1/4NE1/4NE1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SLB&M, WHICH POINT IS 982 FEET SOUTH AND 1320 FEET WEST FROM THE NE CORNER OF SECTION 24; THENCE SOUTH 150 FEET, THENCE EAST 150 FEET, THENCE NORTH 150 FEET, THENCE WEST 150 FEET TO THE POINT OF BEGINNING.

Tax Parcel No: 04-0023-0153
Property Address: 73 S. CISCO BOAT RAMP RD., CISCO, UTAH
(Commercial, per Grand County Tax Roll)
SCHEDULE B, PART I
Requirements

All of the following Requirements must be met: N/A

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Release or Reconveyance of item #:

6. Other:
SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I "Requirements" are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Any lien or right to lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

NOTE: The above standard exceptions numbered 1 through 7 will not appear in any Extended Coverage Policy to be issued hereunder.
8. Taxes for the year 2019 are now accumulating not yet due. Taxes for 2018 were paid in the amount of $146.41.

No Personal Property Taxes are due at this time.

Tax Parcel No.: 04-0023-0153

9. Claim, right, title or interest to water or water rights whether or not shown by the public records.

10. Said land is located within the boundaries of Grand County and may be subject to taxes or assessments levied by said County/District.

11. Any rights, title or interests in coal, oil, gas and minerals of any kind, together with any associated rights to mine or remove said minerals. The Title Company does not purport to disclose documents of record pertaining to the above referenced rights. The Title Company has not verified the vested current owner of this severed interest.

12. Ditches, canals, easements, rights of way or fence lines that may be established upon said land.

13. Access for ingress and egress. County plats do not disclose rights of ways or roadways to property.

A judgment, federal tax lien, Utah State bankruptcy, and National SDN search was made in the following names.

Owners: JEAN MURAWSKI and ALAN MURAWSKI
Other name searched: BUZZARDS BELLY (STORE)

TITLE INQUIRIES concerning this Commitment can be directed to:
Leanne Blackmon/Title Agent ~ leanne@southeasttitle.com

EMAIL CLOSING DOCUMENTS TO:
Petrea Oman/Escrow Agent ~ petrea@southeasttitle.com
Shauna Vink/Escrow Assistant ~ shauna@southeasttitle.com
CHAIN OF TITLE
According to the Official Records, as of the Effective Date, the following documents conveying the land described herein within a period of 24 months prior to the date of this commitment are as follows:

An Affidavit to Terminate Joint Tenancy executed by LaDonna Contreras as a Surviving Joint Tenant with DeLeyna Faye Contreras, now deceased, recorded on April 24, 2018 in Book 867 at page 553 as entry no. 529288.

A Warranty Deed executed by LaDonna Faye Contreras also known as LaDonna Faye Hance now known as LaDonna Faye Switzer Hawn conveying to Michael E. Hill, recorded on April 24, 2018 in Book 867 at page 557 as entry no. 529289.

A Warranty Deed executed by Michael E. Hill conveying to Jean and Alan Murawski, recorded on April 26, 2018 in Book 867 at page 606 as entry no. 529304.
"SOUTHEASTERN UTAH TITLE COMPANY" FURNISHES THIS PLAT SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND. THE TITLE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS WITH AN ACTUAL SURVEY OR DEED DESCRIPTION.

THIS PLAT IS DRAWN FROM THE PARCEL DESCRIPTIONS AND IS SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND.

THE RECORDER'S OFFICE ASSUMES NO LIABILITY FOR VARIATIONS IF ANY, WITH AN ON SITE SURVEY.
"SOUTHEASTERN UTAH TITLE COMPANY" FURNISHES THIS PLAT SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND. THE TITLE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS WITH AN ACTUAL SURVEY OR DEED DESCRIPTION.

SECTION 24 T21S R23E SLB&M

SCALE: 1" = 100'
GRAND COUNTY CORPORATION
Tax Roll Master Record

Parcel: 04-0023-0153  Serial #:21-23-24-8  Entry: 529304
Name: MURAWSKI JEAN & ALEN
c/o Name: 
Address 1: 662 N TERRACE DR
Address 2: 
City State Zip: GRAND JUNCTION CO 81507-0000
Mortgage Co: 
Status: Active  Year: 2019  District: 004 COUNTY GENERAL  0.009900

Property Information

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Units/Acre</th>
<th>Market</th>
<th>Taxable</th>
<th>Taxes</th>
<th>Market</th>
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**** ATTENTION !! ****
Tax Rates for 2019 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2019 are SUBJECT TO CHANGE!!
(Using Proposed Tax Rate)

Back Tax Summary

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal</th>
<th>Specials</th>
<th>Total</th>
<th>Penalty</th>
<th>Interest Due</th>
<th>Interest Rate</th>
<th>Total Payments</th>
<th>Total Due</th>
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<tr>
<td>2015</td>
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DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEG AT POINT IN W LINE OF SW1/4NE1/4 NE1/4 SEC 24 T 21 S R 23 E SLB&M WHICH POINT IS 982 FT S & 1320 FT W FROM NE COR SEC 24; S 150 FT; E 150 FT; N 150 FT; W 150 FT TO POB 0.52 AC
SOUTH EASTERN UTAH TITLE COMPANY
Serving Carbon, Emery, Grand and San Juan Counties

This Notice, which is required by governmental regulations, gives us the opportunity to welcome you and thank you for using the services of South Eastern Utah Title Company. If you have not had the opportunity to use our services before, we think you'll be happy with what we do. If you are one of the many loyal customers with whom we have worked with before, we extend a special “Thank You”

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In Order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore we have adopted this privacy policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

Information we receive from you on applications, forms and in other communications to us, whether in writing, in person by telephone or any other means.

Information about your transactions with us, our affiliated companies, or others; and

Information we receive from a consumer reporting agency.
Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain various safeguards to comply with federal regulations to guard your nonpublic personal information.

Should you have any questions regarding the above privacy policy, or if we can be of any assistance in your real estate transaction, please feel free to contact us.

We look forward together with you and assisting you with the completion of your transactions.
WARRANTY DEED

Know all Men by these Presents that MICHAEL E HILL ("Grantor(s)"), for the consideration of Eighty Five Thousand Dollars $85,000.00 received to his/her/their full satisfaction, grant(s) with general warranty covenants and with a full release of all rights of dower in the real property to JEAN AND ALAN MURAWSKI HUSBAND AND WIFE ("Grantee(s)"), whose tax-mailing address is 662 N TERRACE DR, GRAND JUNCTION, CO 81507, the following real property:

The real property located at CISCO, UT and described as follows:

See attached Exhibit A

Subject to restrictions, conditions, limitations, reservations and easements, if any, of record.

Permanent Parcel Number: 04-023-0153 and 04-023-0028 GRAND CO, CISCO, UT
Prior Recording:

04-023-0153 E.N.T. 495 284 Bk 761 Pg 715-716
04-023-0028 E.N.T. 527289 Bk 867 Pg 535-538

To have and to hold the above-granted and bargained premises, with the appurtenances thereunto belonging, unto Grantee(s), his/her/their heirs and assigns forever.

And Grantor(s) for him/herself and his/her/their heirs and assigns, hereby covenant to Grantee(s), his/her heirs and assigns, that at and until the sealing of these presents, he/she is well seized of the above-described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner aforesaid, and that the same is free and clear from all encumbrances whatsoever except easements, restrictions, reservations, conditions and other matters of record, taxes and assessments, both general and special, tenants in possession and zoning ordinances, and that Grantor(s) will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee(s), his/her successors and assigns, against all lawful claims and

Initial: [Signature]

Page 1 of 4
demands whatsoever except as aforesaid.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s), on the 26 day of APR., 2018

SIGNED IN THE PRESENCE OF:

Jean Murawski  
Signed and printed name of witness

Jean Murawski  
Signature of seller/grantor

Chris Mannel  
Signed and printed name of witness

Signed and printed name of witness

Signature of other seller/grantor (if applicable)

Signed and printed name of witness

Signature of other seller/grantor (if applicable)

Signed and printed name of witness

ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF GRAND

{ }  
{ SS: }

Initial: M.E.K
Before me, a Notary Public in and for said County and State, personally appeared each of the persons listed above as Seller(s)/Grantor(s), who acknowledged that she/he/they did sign the foregoing instrument and that the same is her/his/their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at 4 N Main St., Wood, UT, this 29th day of April, 2019.

[Signature]

Notary Public
My commission expires on: May 11, 2021

Personally known to me or
Produced Identification

[Signature]

(Type of ID produced: UT Driver License)

Ent. 529304 Bk. 0667 Pg. 0608
EXHIBIT A

04-023-0153
Beginning at a point, in the West line of the SW 1/4 NE 1/4 NE 1/4 of Section 24, Township 21 South, Range 23 East, SLB&M, which point is 982 feet South and 1320 feet West from the NE corner of Section 24; thence South 150 feet, thence East 150 feet, thence North 150 feet, thence West 150 feet to the point of beginning; Grand County, Utah; containing 0.517 acres, more or less.

04-023-0028
Beginning at a point 807 feet South and 1320 feet West of the NE corner of Section 24, Township 21 South, Range 23 East, SLB&M, thence East 154 feet, thence South 175 feet, thence West 4 feet, thence South 150 feet, thence West 150 feet, thence South 188 feet, thence East 1320 feet, thence North 660 feet, thence West 1320 feet, thence South 147 feet to the point of beginning; Grand County, Utah.

Ent 529304 Bk 9867 Pg 0609

[Initials]
On this 24th day of April 2018, personally appeared before me LaDonna Ponce de Leon, who being by me first duly sworn, on her oath, deposes and says as follows:

I am a resident of Grand County of the State of Utah.

I am the sole joint tenant of DeLayna Ponce de Leon, who died in Moab, Utah on 3rd day of June 2009, and who is named in the Certificate of Death, a certified copy of which is attached to this affidavit and by this reference made a part hereof.

DeLayna Ponce de Leon, the deceased in the attached Certificate of Death, is one and the same person as LaDonna Ponce de Leon, who, together with myself, are joint tenants, were the grantors in the warranty deed from William H. Ponce de Leon, dated 12-12-84 and recorded in the Recorder’s office of Grand County, State of Utah, on 12th day of December 1984, as Entry No. 419407, Book 418, Page 84, which covers the following described tract of land situated in Grand County, State of Utah:

See exhibit A.

Witness the hand of said grantor, this 24th day of April 2018.

LaDonna Ponce de Leon

Michael E. Hill

STATE OF UTAH

COUNTY OF GRAND

On the 24th day of April 2018, personally appeared before me LaDonna Ponce de Leon, the signor of the foregoing instrument, who duly acknowledged to me that he executed the same.

MY COMMISSION EXPIRES: March 31, 2021

NOTARY PUBLIC

[Notary Seal]
CERTIFICATE OF DEATH
State File Number: 2009018949

DeLeyna Faye Contreras

DECEASED INFORMATION
Date of Death: June 3, 2009 (Found)
City of Death: Moab
Age: 28
Place of Birth: Moab, Utah
Spouse's Name: None
Armed Services: No

INFORMANT INFORMATION
Name: LaDonna Swanzer-Hawn
Relationship: Mother
Mailing Address: 1150 S. Lancer Ave, Moab, Utah 84532

DISPOSITION INFORMATION
Method of Disposition: Cremation
Place of Disposition: Callahan Edfast Mortuary, Grand Junction, Colorado
Date of Disposition: June 6, 2009

FUNERAL HOME INFORMATION
Funeral Home: Kummerle Funeral Home
Address: 36 South 100 West, Moab, Utah 84532
Funeral Director: Kyle Kummerle

MEDICAL CERTIFICATION
Medical Professional: Todd G. Grey MD, Office of the Medical Examiner, 48 N. Marlo Capacchi Dr., Salt Lake City, Utah 84113

CAUSE OF DEATH:
Pending
Tobacco Use: Unknown [Non-User]
Medical Examiner Contacted: Yes
Autopsy Performed: Yes
Autopsy Available: Yes
Manner of Death: Pending

Date Issued: June 9, 2009

This is an exact reproduction of the document registered in the State Office of Vital Statistics. Security features of this official document include Intaglio Border, UV & IR images in top cyploids, ultra violet fibers and hologram image of the Utah State Seal, over the words "State of Utah". This document displays the date, seal and signature of the State Registrar and the County/District Health Officer.
AFFIDAVIT FOR CORRECTION

This is a legal document. Complete in black ink and do not alter.

ANY CHANGES MADE BELOW VOID THIS CERTIFICATE. A NEW CERTIFICATE MUST BE ISSUED TO VALIDATE CHANGES.

All vital records are registered as received. Corrections must be made by affidavit. An item on the birth or death certificate may be corrected by affidavit only once; a court order will be required for subsequent corrections.

There is no processing fee for affidavits registered within one year of the date of the event. After one year from the date of the event, there is a fee for filing the affidavit which includes one replacement copy. Affidavits completed within 90 days of issuance may be given credit for monies previously paid. (Multiple copies may require an additional fee.)

PLEASE RETURN ALL COPIES WITH ONE COMPLETED AFFIDAVIT WITHIN 90 DAYS FOR REPLACEMENT TO:
UTAH DEPT. OF HEALTH, OFFICE OF VITAL RECORDS AND STATISTICS; P O BOX 141012,
SALT LAKE CITY, UT 84114-1012

BIRTH CERTIFICATES
1. List the facts exactly as stated on the reverse side. Opposite each item, correct the information as it should have been stated at the time of the birth.
2. Who may sign the affidavit for corrections: If the person listed on the record is under 18, both parents listed on the record. If the person listed on the record is 18 years of age, must sign one of the witnesses, unless mentally incompetent or physically incapacitated. Parents or other older relatives are preferred witnesses for the second signature. If no father is listed on the record, an older relative of the mother of legal age may sign. The signatures must be notarized.
3. The parent(s) may add or correct the surname from that listed on the record until the child's first birthday without proofs. The first, middle, or/and middle names can be corrected or added without proofs until the child's sixth birthday.
4. If the child is under the age of six and there is no father listed on the record, the child's surname may be corrected to match the mother's maiden name without documentation.
5. Minor corrections in spelling or parents' information may be corrected anytime. Some corrections may require documentary proof.
6. This affidavit cannot be used to add a father to or correct medical information on a birth certificate.

DEATH CERTIFICATES
1. If corrections to non-medical information are not being made by the Funeral Home, the informant MUST sign as a witness along with an older relative of the decedent, or another person who is knowledgeable of the facts.
2. The medical information (Cause of Death) may only be corrected by the certifying physician or the Medical Examiner.

---

<table>
<thead>
<tr>
<th>LOCAL FILE NUMBER</th>
<th>STATE FILE NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAME AS REPORTED ON REVERSE</td>
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<tr>
<td>FIRST NAME</td>
<td>MIDDLE NAME</td>
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<tr>
<td>FACTS EXACTLY AS STATED ON THE ORIGINAL RECORD</td>
<td>CORRECT INFORMATION</td>
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<tr>
<td>STATEMENT OF CORRECTIONS</td>
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<tr>
<td>WHY IS CHANGE NECESSARY?</td>
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</tr>
<tr>
<td>PROOFS USED TO AMEND RECORD</td>
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</table>

I hereby certify, under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.

SIGNATURE OF WITNESS

DATE SIGNED | AGE OF WITNESS | DAYTIME TELEPHONE # OF WITNESS

ADDRESS OF WITNESS (Street, City, State, Zip)

RELATIONSHIP TO PERSON IN 1a: Self Parent/Guardian Spouse Funeral Director Informant Other (Specify)

I hereby certify, under penalty of perjury, that I have personal knowledge of the above facts and that the information given is true and correct.

SIGNATURE OF WITNESS

DATE SIGNED | AGE OF WITNESS | DAYTIME TELEPHONE # OF WITNESS

ADDRESS OF WITNESS (Street, City, State, Zip)

RELATIONSHIP TO PERSON IN 1a: Self Parent/Guardian Spouse Funeral Director Informant Other (Specify)

REGISTRARS USE ONLY: Number of Certificates Replaced: Initials: Date:
La Donna Page Contreras, also known as La Donna Page, hereby
now known as La Donna Page Switzer-Hatry,
of Moab
CONVEY and WARRANT to
Michael E. Hill
of Moab
the following described tract of land in State of Utah:
EXHIBIT A

WITNESS, the hand of said grantor, this
April 2018, A. D.
Signed in the Presence of

STATE OF UTAH,
County of Grand

On the 24th day of April, 2018, A. D., personally appeared before me
the signer of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

My Commission Expires: March 31, 2021  Residing at: 1047 South Main, Moab
ID-64532
WARRANTY DEED

WILLIAM B. HANCE

grantor

of

Moab, County of Grand, State of Utah,

CONVEY and WARRANT to Labonna Faye Contreras and DeLeyna Faye Contreras, as Joint Tenants, an Undivided 1/2 interest,

grantees

of

Moab, County of Grand, State of Utah

for the sum of

TEN ($10.00) and No/100---DOLLARS,

and other good and valuable consideration.

the following described tract of land in

Grand County,

State of Utah:

Beginning at a point, in the West line of the SW 1/4 NE 1/4 NE 1/4 of Section 24, T21S, R23E, SL.644N, which point is 982 feet South and 1320 feet West from the NE Corner of Section 24; thence South 150 feet; thence East 150 feet; thence North 150 feet; thence West 150 feet to point of beginning; containing 0.517 acres.

WITNESS, the hand of said grantor, this 13th day of December, A.D. 1987.

Signed in the Presence of

WILLIAM B. HANCE

STATE OF UTAH,

County of Grand

On the 13th day of December, A.D. 1987

personally appeared before me

the signer of the within instrument, who duly acknowledged to me that he executed the same.

LYNDA A. STOCKS
Notary Public
State of Utah
My Commission Expires August 9, 1993

My commission expires 10-5-05

84
April 22, 2019

Parcel: 04-0023-0027
Name: CHERP GUY D
C/o Name: MARTHA HART CHERP
Address 1: 363 SW ORANGE AVE
Address 2: 
City State Zip: MADISON FL 32340-0000
Mortgage Co: 
Status: Active

Entry: 9:57:14AM

Property Address
CISCO BOAT RAMP RD 55 S
CISCO
Acres: 0.62

Year: 2019
District: 004 COUNTY GENERAL

Owners
Interest
Entry
Date of Filing
Comment
CHERP GUY D
CHERP MARTHA HART

<table>
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<tr>
<th>Property Information</th>
<th>2019 Values &amp; Taxes</th>
<th>2018 Values &amp; Taxes</th>
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</table>

**** ATTENTION !! ****
Tax Rates for 2019 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2019 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2019 Taxes: 9.29
Special Fees: 0.00
Penalty: 0.00
Abatements: ( 0.00)
Payments: ( 0.00)
Amount Due: 9.29

Review Date
04/10/2017
BACK TAXES OWING!

Back Tax Summary

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<th>Interest Rate</th>
<th>Total Payments</th>
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<td>7.00%</td>
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<td>19.28</td>
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<td>0.00</td>
<td>39.70</td>
<td>19.79</td>
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</tbody>
</table>

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Taxing Description

BEG AT POINT ON W LINE SW 1/4 NE 1/4 NE 1/4 SEC 24 T21S R23E; WHICH POINT IS 807 FT S & 1320 FT W OF NE COR SEC 24 & S 175 FT; E 154 FT; N 175 FT; W 154 FT TO BEG 0.62 AC
NOTICE OF PUBLIC HEARING

PROPOSAL FOR THIS PROPERTY:

APPLICANT: Buzzards Belly

PROJECT NAME:

THIS ITEM WILL BE HEARD BEFORE THE GRAND COUNTY COMMISSION ON 9/12/14 AT 5:00 PM AT COUNTY COUNCIL CHAMBERS, 125 E CENTER STREET

ANY PERSON INTERESTED IN THE MATTER MAY OBTAIN COMPLETE INFORMATION BY COMING INTO THE GRAND COUNTY OFFICES OR BY CALLING 435-299-1343
Agenda Summary
GRAND COUNTY COUNCIL
September 3, 2019

TITLE: Soliciting written and oral comment on the Murphy Flats High Density Housing Overlay (HDHO-15) request for the property located at 1183 Murphy Ln.

FISCAL IMPACT: N/A

PRESENTER(S): Community and Economic Development Staff

POSSIBLE MOTIONS:
Move to (approve or deny) the High Density Housing Overlay (HDHO-15) application for the parcel located at 1183 Murphy Lane and its associated master plan (as needed... “with the following changes/conditions: ...”)

PLANNING COMMISSION RECOMMENDATION:
Following a public hearing on August 13, 2019, the Planning Commission voted to send a favorable recommendation to the County Council to apply the HDHO-15 to the subject parcel, conditioned on the same items noted in the Staff Recommendation below.

STAFF RECOMMENDATION:
Review and consider application materials provided to the Council related to the application of the HDHO-15 overlay to the subject parcel.

At this stage, Council member shall determine if the subject parcel is appropriate for the development intensity proposed by the developer. Council members shall also review the proposed master plan for conformance with the HDHO ordinance and compatibility with the surrounding area.

Staff recommends a conditional approval of the HDHO-15 application, including the associated master plan and parking exception. However, staff recommends that Council wait to take action on the proposed HDHO-15 application until the County Attorney has reviewed and cleared any access easement issues for the easements running across the adjacent parcels.

BACKGROUND:
See staff report attached and below.

The applicant is seeking a High Density Housing Overlay (HDHO-15) approval of the subject parcel from the County. A Council recommendation should be made as to the legislative application of the HDHO-15 to the subject parcel.

ATTACHMENT(s):
- High Density Housing Application
- Applicant Statement
- Conceptual Site Plan – to be approved and recorded as a master plan
- Survey
- Title Report
- Development Agreement
DATE: Tuesday, September 03, 2019
TO: Grand County Council
SUBJECT: Murphy Flats High Density Housing Overlay District 15 (HDHO-15) Application

PROPERTY OWNER: Courtney & Robert Kizer
PROP. OWNER REP: Courtney Kizer, Architectural Squared
ENGINEER: SET Engineering, 1309 E 3rd Ave #21, Durango, CO 81301
PROPERTY ADDRESS: 1183 Murphy Lane
SIZE OF PROPERTY: 1.46 acres
EXISTING ZONE: Rural Residential (RR).
EXISTING LAND USE: Rural Residential (residence)
ADJACENT ZONING AND LAND USE(S): Rural Residential (RR) & Large Lot Residential (LLR). The subject parcel is located within the HDHO-15 eligible area.

APPLICATION TYPE
High Density Housing Overlay (HDHO-15)

STAFF RECOMMENDATION: Approve with Conditions
Comments (optional): Planning Commission and Council should consider site planning elements in the proposed Master Plan. Additionally, the PC and CC should consider the applicant’s justifications for reduced parking requirements. Staff notes that it is imperative the applicant receive full clearance from the County Attorney regarding the access easements running across adjacent parcels.

APPLICATION PROCEDURE
Decision Type: Legislative

Public Notices: ☐ Public Meeting at:
☐ Planning Commission
☐ County Council
☐ Public Hearing at:
☒ Planning Commission
☒ County Council

Attachments:
☐ Approval Letters
☒ Site Plan
☐ Landscape Plan
☒ Vicinity Map
☒ Legal Notice
☒ Legal Description
☒ Public Comments
☒ Agency Comments
☐ Response to Standards
☐ Other:

SUMMARY OF REQUEST
The subject property is a 1.46 acre lot located in the Rural Residential (RR) zone at 1183 Murphy Lane. The developer is requesting application of the HDHO-15 to their parcel.

SITE IMPROVEMENTS / ADDITIONS / CHANGES
Applicant will provide power, sewer, and water to all HDHO Lots/Units. Upgrades to the access road are
proposed. Applicant will continue to work with the County Engineer, Roads Department and others as necessary.

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 layout meet the legislative intent of the High Density Housing Overlay. Staff recommends planning commission forward a favorable recommendation of the HDH Overlay application and associated master plan.

4.7.5(C)

C. Property Development Standards. The following development standards shall apply to HDHO units in the HDHO districts.

The Applicant is not requesting preliminary plat approval, but has submitted a master plan, development agreement, and site plan that would be recorded and used as a guide for the proposed development if the overlay is attached to the property. The master plan and accompanying development agreement would dictate the maximum number of buildings and units, general layout of the development, and number of deed restricted lots or units.

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 proposed master plan generally reflects the slope and drainage concerns on the subject parcel. Architectural and design elements of the development have not been provided to date. Planning commission may want to condition their recommendation based on various site planning elements. The Development Review Team is aware that significant structural work will be needed to accommodate the development due to topography on the site.

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 development that utilizes the density increases allowed by this Article.

*Unless specified below, these design standards will be evaluated at the time of granting a building permit, and at Preliminary and Final Plat approval.*

a. Sidewalks shall be installed along all street frontages where otherwise required by this LUC.

*This design standard will be evaluated at the time of Preliminary and Final Plat approval.*

b. Screening Requirements

*This design standard will be evaluated at the time of Preliminary and Final Plat approval. Screening will be required on multiple parking areas.*

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.

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.

*This design standard will be evaluated at the time of Preliminary and Final Plat approval.*


*The Applicant is proposing a development with 20 units, which is allowed by the HDHO15 District.*

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 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.

7. Parking.

   **32 parking stalls are required; 30 have been provided (the location and orientation of 1 space is questionable, however).** 13 one-bedroom units x 1.5 = 19.5 (includes 1 existing unit), 7 two-bedroom units x 1.75 = 12.25; 19.5 + 12.25 = 31.75, which is rounded up to 32 parking stalls. Staff notes that the duplex in the middle terrace includes parking that is sufficient for only one of the duplex units, but not both, which could be problematic. Staff is ok with the developer making their own decision on that matter. Staff also notes that the applicant is not providing ANY guest parking. Staff has reviewed the applicant’s justifications for providing fewer parking spaces and is content with the proposal (and supportive of the applicant’s efforts to minimize auto-oriented travel).

   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></td>
<td>Two-bedroom</td>
<td>1.75 per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Three-bedroom and Larger</td>
<td>2.0 per dwelling unit</td>
</tr>
</tbody>
</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.

_This standard will need to be met with the Preliminary Plat application. Developer will need to work with the County Engineer, Roads Department, and Fire Department to ensure that these standards are meet._

_The applicant has not fully addressed legal questions regarding the access easements running across the adjacent parcels. The applicant has been advised that these will need to be fully resolved prior to County Council action on their HDHO-15 request._

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. The updated HDHO ordinance requires designation of the 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. The applicant has designated the HDH Units on the site plan._

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 applicant has designated the HDH Units on the site plan.

4.7.8 HDHO District Application.

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; Not present in the Development Agreement, will need to add prior to approval.
   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; Calculations not present, but common and open space areas shown on site plan. Applicant narrative of development included. Architectural renderings have not been provided.
   c. Percentage of HDHO Lots or Units to be developed on the Property; and Present, 80%, as required.
   d. Deed Restriction required by 4.7.6.B. Present, as required

2. The Master Plan shall include the following information:
   a. Legal description of the Property; Not present.
   b. Number and location of Lots or Units to be developed on the Property; Present, as required.
   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 Present, as required.
   d. Identification of site planning features designed to ensure compatibility between proposed HDHO Development and surrounding neighborhoods and land use. Present, as required.

3. The Conceptual Site Plan shall include the information required under Section 9.17.3.A through N. Present, as required

Article 7 Subdivision Standards

Staff has reviewed the development concept plan submitted to date for subdivision standards not specified within the HDH Overlay or addressed above.

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.
Roads: The applicant will need an acceptable plan for the roads department. The applicant is working with planning and zoning and the roads department to accomplish this.

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 HDH15 Overlay zone. The developer is seeking legislative approval of the High Density Housing Overlay being applied to the subject parcel. Once the HDH overlay is applied, the applicant will need to apply for preliminary plat and final plat approvals that 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

<table>
<thead>
<tr>
<th>Principal Uses by Zoning District</th>
<th>Residential</th>
<th>Nonresidential</th>
<th>Use- Specific Standards</th>
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<td>Use Category</td>
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<td>LLR</td>
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<tr>
<td>Key: P = Permitted by right C = Conditional Use Permit Required</td>
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<td>(Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)</td>
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<td>Residential Uses (Section 3.1)</td>
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<td>Alley-loaded house</td>
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<tr>
<td>Dwelling, multi-family</td>
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4.7.4A

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<th>High Density Housing (HDH) District</th>
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<tr>
<td>HDH 35a</td>
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<td>HDH 35b</td>
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<td>HDH 25</td>
<td>25 units per acre</td>
</tr>
<tr>
<td>HDH 15</td>
<td>15 units per acre</td>
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</tbody>
</table>
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.

The developer has submitted a development agreement to the County. If the HDH-15 Overlay is approved and the Applicant is permitted to develop under the HDHO standards, each deed restricted lot or unit shall be designated on the plat prior to preliminary plat approval. Further, each deed restricted lot or unit shall include such restriction on its chain of title in perpetuity.

PROPERTY HISTORY
The existing site has one (1), two bedroom long term rental unit that will remain and one (1), one bedroom long term unit that will also remain. The one bedroom unit is currently occupied by the applicant.

There has been some public comments from neighbors concerned about the 50’ wide access easement and what the road might look like. Neighbors are also concerned with maintaining the only access to their property during construction.
Grand County Community & Economic Development Department  
Attn: Zacharia Levine, Kenny Gordon & Grand County Planning Council  
125 E. Center Street  
Moab, UT 84532

REF: High Density Housing Overlay Application at 1187 & 1189 Murphy Lane

To the members of the Grand County Planning Council, Mr. Levine, & Mr. Gordon-

Please find attached to this statement supporting documentation for a proposed High Density Housing Overlay Development on a 1.46 acre piece of property at 1187 & 1189 Murphy Lane, currently zoned Rural Residential. Our hope is to use the HDH 15 incentive to create a small housing project tailored to the needs of our long-term residents. There is a maximum number of 21 units that could be allowed on the property based on the overlay density for the HDH 15 district.

The existing site has (1) two bedroom long term rental unit to remain and (1) one bedroom long term unit to remain, occupied by the applicant. We intend to maintain occupancy of this one bedroom unit and live on the property along with our renters. Thus, we have a vested interest in the quality of life for the end users of these housing units.

A conceptual site plan has been included with our application to show how we intend to develop this rather complicated site. Small scale, 2 – 4 bedroom units would be scattered about the existing level platforms with interstitial land used for tenant open space, parking, drainage and storage units for residents. The “Minimum Design Standards” outlined in the HDHO Criteria have been taken into consideration in this conceptual site plan and will be refined during compilation of forthcoming Preliminary & Final Plat Applications.

Preliminary conversations with the Fire District, Water & Sewer, Road Supervisor and Rocky Mountain Power have commenced. Adjustments to the site plan will be made to ensure that all health, safety, welfare and access concerns are properly addressed prior to submitting a Preliminary Plat Application.

We believe that the project site is an ideal High Density Housing location for the following reasons:

- **PROXIMITY TO EXISTING HOUSING** - The property is .5 miles away from the current 20 unit/acre Multi Family Residential Overlay. Thus, current, dense multifamily projects are already nearby. The property is directly adjacent to Large Lot Residential Properties and in close proximity to Small Lot Residential Communities. The current size of the property (1.4 acres) is underutilized in comparison to surrounding land uses.
- **PROXIMITY TO MOAB** - The property is less than 1 mile from Moab City Limits. This creates an ideal situation for pedestrian and bicycle access to local amenities and the city center.
• PRESERVATION OF EXISTING NEIGHBORHOODS - The property is nestled against the hills East of town. There are no existing neighborhoods surrounding the lot whose character would be disrupted by development of the property. There are no neighboring properties whose views or solar access would be impeded by development of the lot.

• SLOPE - The average slope of the property does not prohibit complying fire or emergency vehicle access from Murphy Lane. The average slope of the lot does not prohibit architectural development. Although the slopes are challenging, they are not unsurmountable. The variation in slope allows for multiple base elevations within the project for vertical design interest and preservation of views from all units.

• SERVICES - Municipal services are already in place to the site. Plans for expansion of services on site are possible based on conversations with companies providing those utilities.

I sincerely appreciate your consideration of our request to be granted the right to utilize the overlay to increase housing density on our lot. We are eager to work with the Community and Economic Development Department, the Planning Commission, the County Council and the Building Department to create a plan that benefits as many Grand County residents as possible.

Yours Truly,

Courtney Kizer
Property Owner
Grand County Resident
Principal at Architectural Squared
MURPHY FLATS
REDUCED PARKING PROPOSAL

CONTENTS:
1. Existing Policies
2. Development Characteristics
3. Location
4. Alternative Transportation
5. Expense
6. Proposal

1. EXISTING POLICIES

We are more urban than we think! Although Moab and the immediate vicinity of Spanish Valley are often thought of as a rural area, it is categorized by the Bureau of the Census as an “Urban Cluster” meaning the population exceeds 2,500. Urban Clusters are defined based on the same criteria as urbanized areas (U.S. Census Bureau, 2010). The population of Grand County as of 2018 is estimated at 9,764, the vast majority of whom live in the Moab valley. Even as early as 2010 (the most recent quantities published by the Census), our densities were nearing those of major cities in the state of Utah or exceeding them – listed below are populations per square mile as of 2010 (United States Census Bureau, 2018). Also included below are the current parking codes for the listed municipalities:

<table>
<thead>
<tr>
<th>City</th>
<th>Population per Mile^2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moab</td>
<td>1,220</td>
</tr>
<tr>
<td>Salt Lake City</td>
<td>1,678</td>
</tr>
<tr>
<td>Park City</td>
<td>430</td>
</tr>
<tr>
<td>Bend, OR</td>
<td>2,322</td>
</tr>
</tbody>
</table>

Moab

Multiple-family dwellings\(^1\): 2 parking spaces for each dwelling unit containing 2 or more bedrooms, 1 parking space for 1 bedroom and efficiency dwelling. (Salt Lake City, 2013)

1. Minimum parking requirements for affordable housing and senior housing: Buildings that have 10 or more residential units with at least 25 percent of the units as either affordable or senior housing shall be allowed to have a minimum of \( \frac{1}{2} \) of a parking space provided for each dwelling unit.

- Note that zoning designations with higher densities are also have reduced parking requirements as per the “Table of District Specific Minimum Off Street Parking Requirements”

* This would result in 27 spaces at Murphy Flats. We would likely opt for the 25% affordable housing for a resulting 14 required spaces.

Salt Lake City

Multi-Unit Dwelling: Apartment/Condominium not greater than 1,000 sf floor Area - 1 per Dwelling Unit (Park City, 2012)

* This would result in 20 spaces at Murphy Flats.

Park City

We are also on par with other medium to small sized urban areas that are utilizing Smart Growth strategies. Below each city is the parking required by their code for multifamily projects.

Bend, OR

Multifamily residential: Studio units or 1-bedroom units – 1 space/unit, 2-bedroom units – 1.5 spaces per unit. (City of Bend, 2019)
*This would result in 24 spaces at Murphy Flats.

Flagstaff, AZ 1,031 persons / mile^2
Multiple-Family Residential Uses, Affordable: One (1) space for efficiency units and one (1) bedroom units; one and one-half (1.5) spaces for two (2) or three (3) bedroom units; two (2) spaces for four (4) or more bedrooms. In addition, one-quarter (0.25) parking space shall be provided per dwelling unit to accommodate guest parking when there are four (4) or more units on a lot or parcel. (City of Flagstaff, 2007)
*This would result in 28 spaces at Murphy Flats.

Flagstaff, AZ 1,031 persons / mile^2

Grand Junction, CO 1,532 persons / mile^2
Multifamily – 1 bedroom: 1.25 per unit, Multifamily – 2 bedroom: 1.5 per unit. (City of Grand Junction, 2018)
*This would result in 27 spaces at Murphy Flats.

Helena, MT 1,724 persons / mile^2
Residence, multiple-dwelling units (3 or more units): 1 space/dwelling unit (City of Helena, 2019)
*This would result in 20 spaces at Murphy Flats.

Reno, NV 2,186 persons / mile^2
Multi Family: 1 per unit plus 1 per 10 D/U guest parking. (City of Reno, 2019)
*This would result in 22 spaces at Murphy Flats.

Santa Fe, NM 1,447 persons / mile^2
Attached dwelling unit (over 5 units): Less than 800 square feet of heated floor area = 1 assigned space and .25 unassigned space per dwelling unit (City of Santa Fe, 2019)
*This would result in 25 spaces at Murphy Flats.

Thus, it makes sense to consider development and planning techniques originally presented for larger urban areas at higher densities as this is the direction our community is growing in. Even more so, since we are land locked by protected public lands, our densities will increase at a higher rate than communities that are free to sprawl to suburbs.

“Off-street parking requirements produce a local benefit—ample free parking—while harming the whole city. Free parking increases the demand for cars, and more cars increase traffic congestion, air pollution, and energy consumption. More traffic congestion in turn spurs the search for more local remedies, such as street widenings, more freeways, and even higher parking requirements. Off-street parking requirements quietly create citywide problems that are far worse than the local ones they are meant to solve.” (Shoup, 2005)

Many recently published articles by transportation authorities and professionals in the development sector are pinpointing parking requirements as a major deterrent for housing development. Moab’s current policies are a perfect example of the rigidity of standards alluded to in these articles and studies.

“Current parking requirements are often inflexible and generous, applied with little consideration to specific geographic and demographic factors that affect parking demand at a particular location. Parking requirements are based on parking generation studies that are mostly performed at new, suburban sites with unpriced parking, resulting in standards that tend to be excessive in urban areas with more multi-modal transportation, where parking is priced, and at sites with TDM programs. Current minimum parking standards are often inflexible, applied with little consideration to specific geographic, demographic, economic and management conditions.” (Victoria Transport Policy Institute, 2018)
* Note that Victoria, BC has a published density of 792 persons per square mile (United States Census Bureau, 2018). This is a lower density than Moab yet they are already discussing and changing their parking strategies in a manner similar to larger urban centers based on studies like the one quoted above. Their off street parking requirements vary based on geographical location, unit size and ownership / occupation type.

<table>
<thead>
<tr>
<th>Use or Class of Use</th>
<th>Minimum Number of Parking Spaces</th>
<th>Minimum Number of Visitor Parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Core Area</td>
<td>Village / Centre</td>
</tr>
<tr>
<td>Multiple Dwelling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment (dwelling unit secured as rental in perpetuity through a legal agreement)</td>
<td>0.50 spaces per dwelling unit that is less than 45m²</td>
<td>0.60 spaces per dwelling unit that is less than 45m²</td>
</tr>
<tr>
<td></td>
<td>0.60 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m²</td>
<td>0.70 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m²</td>
</tr>
<tr>
<td></td>
<td>1.00 space per dwelling unit that is more than 70m²</td>
<td>1.10 spaces per dwelling unit that is more than 70m²</td>
</tr>
</tbody>
</table>

(City of Victoria, 2018)

*This would result in 18 spaces at Murphy Flats.

“With numerous metropolitan regions in the U.S. facing affordable housing issues, some cities are tackling the issue by revising off-street parking requirements, which, in their current form, contribute to the increasing costs of housing.... This movement has been spurred by the negative impact mandatory parking requirements have on affordable housing. Building often unnecessary parking is often a major developer expense, resulting in fewer residential units built, or increased rent while adding to congestion, climate change, and health problems, not to mention underutilized and valuable space.” (Institution for Transportation and Development Policy, 2016)

“Many fights over new and changed development center on traffic and parking. Low-density, single-use development causes degradation of the built and natural environments. Its consequences include increased emissions, runoff, and loss of habitat. Many communities have responded by encouraging new development in mixed-use, compact ways that provide housing and travel choices, a style commonly known as smart growth. Because of their characteristics, smart growth developments can typically be served with less parking. However, many municipalities rely on inflexible minimum ratios, which do not recognize the wide variety of urban development types. Proven techniques can increase availability without increasing supply by changing parking management and pricing strategies, and improving alternatives to parking.” (Forinash, Millard-Ball, Dougherty and Tumlin, 2003)
2. DEVELOPMENT CHARACTERISTICS

Murphy Flats is a unique housing product that has yet to be seen in Moab. Several factors contribute to the fact that fewer parking spaces will be necessary per unit:

- **Unit Size** – All proposed units are small in size (between 400 & 550 SF) and thus will eliminate group housing or multiple unrelated individuals living together. This, in turn, will result in fewer occupants and fewer cars on site than developments with a similar number of units but larger footprints.
- **Storage** – The availability of storage allows for more bike, scooters and other alternative methods of transportation to be safely stored.
- **Covered Bike Parking** – Bikes are more likely to be used if they are easily accessible and in good working condition. This covered parking directly adjacent to unit entries are at arms reach and by keeping bikes protected from the elements, will stay in better working condition.
- **“Pay For” Parking** – All units will be provided a single parking space. Two bedroom units will be offered an additional parking space at an set monthly fee. This is a method that is uncommon to date in our area but very common and acceptable in other locations.
- **Free, Ample Guest Bike Parking** – The majority of residences within town and Spanish Valley are less than 5 miles from the project site making it accessible for visitors on bikes.
- **No Overflow Street Parking Available** – Thanks to the lack of available adjacent street parking, there is little danger of overflow and it will be easy to ensure that parking regulations are upheld.

3. LOCATION

The required number of parking spaces in Grand County does not change based on your proximity to Moab. Similar projects that are much further from town that require vehicular access for every trip may need the parking minimums outlined in our code. However, our future residents have many other avenues of access available to them from our location. This is our main argument for reducing the number of spaces required. Travel distance from the project site to major destinations are as follows and all are easily bikeable:

<table>
<thead>
<tr>
<th>Destination</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bike Path Access &amp; Rotary Park</td>
<td>1.2 Miles</td>
</tr>
<tr>
<td>Grand County High School</td>
<td>1.8 Miles</td>
</tr>
<tr>
<td>City Market</td>
<td>2.2 Miles</td>
</tr>
<tr>
<td>Library</td>
<td>2.4 Miles</td>
</tr>
<tr>
<td>Center Street &amp; Main Street</td>
<td>2.5 Miles</td>
</tr>
<tr>
<td>Mill Creek Trailhead</td>
<td>&lt;1 mile on foot, Direct BLM Access</td>
</tr>
</tbody>
</table>

4. Alternative Transportation

Transportation in and around Grand County can be provided via the following mechanisms, alternative to a single passenger vehicle: bike, electric bike, moped / scooter / motorcycle, ride sharing, cabs. Not only are these
reducing the amount of required parking, but they are also less impactful on our environment. By providing storage and covered outdoor storage space and enclosed storage for each unit, we are promoting the use of bikes, electric bikes, mopeds, scooters and motorcycles. Even if a household has multiple vehicles, these may not be full sized and require a full 9’x18’ surface parking space. Similarly, the number of ride sharing, taxi cab and chartered ride services are growing in Moab which presents future alternatives to car ownership and reliance on single passenger vehicular transport.

5. Expense

Parking is a substantial cost to the developer that is not necessarily required by the end user. Parking requires a large amount of single-story surface area on increasingly expensive land in Grand County. By reducing the amount of parking spaces per unit on our site, we can provide more units to our potential tenants and allow them the opportunity to decide whether or not multiple vehicles are required for their particular lifestyle.

“When the cost of parking is hidden in the prices of other goods and services, no one can pay less for parking by using less of it. Bundling the cost of parking into higher prices for everything else skews travel choices toward cars and away from public transit, cycling, and walking. Off-street parking requirements thus change the way we build our cities, the way we travel, and how much energy we consume. All the required parking spaces use up land, spread the city out, and increase travel distances.” (Shoup, 2005)

“Current development practices result in generous parking supply at most destinations, which reduces housing affordability, increases vehicle ownership and stimulates sprawl. This is regressive, since lower-income households tend to own fewer than average vehicles, and unfair, because it forces residents to pay for parking they don’t need. Alternative policies can increase housing affordability and help achieve other transportation and land use planning objectives.

The parking problem is ultimately simple. Motorists have come to expect generous amounts of free parking at most destinations, and planning practices attempt to provide this. The result is more-than-adequate parking supply at most destinations, but high costs in terms of resources consumed and distortions to development patterns. Current parking practices are comparable to about a 10% tax on development, and much more for lower-priced housing in areas with high land costs. These practices are regressive because lower-income people tend to own fewer than average vehicles, which forces five lower-income households to purchase more parking than they need, to insure that one higher income household can park all of its vehicles with no extra cost. Described more positively, more efficient parking practices can provide large savings, increased affordability and improved community design.” (Litman, 2019)


6. PROPOSAL

Based on the reasons outlined above, we propose the following off-street parking availability on our site.

<table>
<thead>
<tr>
<th>Description</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Every unit shall have one dedicated parking space</td>
<td>20</td>
</tr>
<tr>
<td>Each 2 bedroom unit shall have the option to lease a second parking space</td>
<td>7</td>
</tr>
<tr>
<td>10% of spaces are to be reserved for guest parking</td>
<td>3</td>
</tr>
</tbody>
</table>

*Ample, free, guest bike parking will be provided.

TOTAL 30

(Litman, 2019)
REFERENCES

City of Bend. (2019, January). City of Bend Development Code. *Table 3.3.300 Required Off-Street Vehicle Parking Spaces*.


City of Helena. (2019, April 22). Helena Montana City Code. 11-22-3: *MINIMUM NUMBER OF OFF STREET PARKING SPACES REQUIRED*.


Salt Lake City. (2013). Salt Lake City, Utah City Code. *TABLE 21A.44.030 SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS*.


UPPER TERRACE = 7 UNITS + 12 PARKING SPACES + 11 STORAGE UNITS

LOWER TERRACE = 11 UNITS + 16 PARKING SPACES + 8 (8x5) STORAGE UNITS

TOTAL = 20 UNITS (80%, 16 UNITS DESIGNATED HDH) + 30 PARKING SPACES + 19 STORAGE UNITS

EXISTING CONTAINER HOME (2 BEDROOM UNIT) - 1 BEDROOM UNITS
EXISTING UNIT 2 BEDROOM UNITS - 2 BEDROOM UNITS

UNIT BREAKDOWN

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>QUANTITY</th>
<th>SQUARE FOOTAGE / UNIT</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>CU</td>
<td>6</td>
<td>320</td>
<td>OWNER OCCUPIED, NO CHANGES PROPOSED</td>
</tr>
<tr>
<td>DU</td>
<td>6</td>
<td>800</td>
<td>&lt;br&gt;EXISTING SLOPES &gt; 30%&lt;br&gt;LANDSCAPING, SCREENING &amp; DETENTION TYPICALLY REQUIRED&lt;br&gt;MISSING REFERENCE TO DETAIL SPECIES &amp; SITES&lt;br&gt;NOT IN PROJECT SCOPE&lt;br&gt;50' ACCESS EASEMENT SHARED WITH ADJACENT PROPERTY OWNERS</td>
</tr>
</tbody>
</table>
| SD       | 3        | 12 (8X5)               | ALL UNITS ARE 8X5<br>COMMUNITY GARDEN AREA<br>(8X10) 8X10<br>(8X20) 8X5<br>COMMUNITY GATHERING AREA<br>EXISTING 2 BEDROOM<br>EXISTING NO CHANGES PROPOSED, HDH |}

SITE PLAN KEY

- EXISTING SLOPES > 30%
- ROOF EXTENTS, PROJECTED
- ROOF EXTENTS, EXISTING
- EXISTING CONTAINER HOME (2 BEDROOM UNIT)
- EXISTING UNIT 2 BEDROOM UNITS
- ROOF AND PARKING PER CONSTRUCTION STANDARDS FOR "PRIVATE LAND"
FLOOR PLANS - QUAD

QUAD - FIRST FLOOR PLAN

QUAD - SECOND FLOOR PLAN

QUAD - ROOF PLAN

NOT FOR CONSTRUCTION

A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

B. HOLD ALL "CLAMP" INTERIOR ROOM DIMENSIONS TO FACE OF FINISH.

C. COORDINATE S.T.C. FIRE EXTERIOR BOUNDARY CONDITIONS AND QUANTITY WITH LOCAL FIRE MARSHALL. ALL WORK IN PLANS @ 1/16" C.S. AND SPACING.

NOT FOR CONSTRUCTION

A. ALL ROOFS TO ACHIEVE CLASS "A" FIRE RATING BY INSTALLING REQUIRED ROOFING UNDERLAYMENT AT ALL LOCATIONS WHERE PRIMARY ROOF MATERIAL DOES NOT ACHIEVE CLASS "A" RATING.

B. IT IS RECOMMENDED THAT ALL ROOFS RECEIVE BUILD-UP FOR VENTILATION IMMEDIATELY UNDER ROOF DECK TO ACHIEVE CLASS "A" RATING.

C. ALL PARK AND SIDE DIMENSIONS TO BE HORIZONTAL DIMENSIONS, NOT ALIGNED.

D. COORDINATE LAYOUT OF ROOF FRAMING WITH EXPOSED RAFTERS SHOWN.

REVISIONS:
PO BOX 1153
MOAB, UTAH 84532
p 512-656-1745
courtneykizer@gmail.com

SHEET NUMBER

NOT FOR CONSTRUCTION

ARCHITECTURAL

B. IF REQUIRED, THAT ALL INFRARED FIRE HOSES BE INSTALLED IMMEDIATELY UNDER ROOF DECK TO ACHIEVE CLASS "A" RATING.

D. COORDINATE LAYOUT OF ROOF FRAMING WITH EXPOSED RAFTERS SHOWN.

F. LIGHTNING PROTECTION TO BE COMPLIANT WITH LOCAL CODES AND MANUFACTURER SPECIFICATIONS.

G. PROVIDE ELECTRICAL HEAT TAPE AT ALL HARD PIPED GUTTERS AND DOWNSPOUTS (TYP.).

H. ALL ROOF PENETRATION LOCATIONS SUBMITTED, BUT NOT LIMITED TO FLUES, VENTILATION PIPES AND STACKS SHALL BE SUBMITTED TO ARCHITECT AND ROOFING MANUFACTURER FOR REVIEW. (NOTE: NOT ALL ROOF PENETRATIONS MAY BE SHOWN ON PLAN).

J. FLASHING AT PLUMBING VENTS TO MATCH ROOF MATERIAL.

A101
FLOOR PLAN NOTES:

A. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
B. HOLD ALL "CLEAR" INTERIOR ROOM DIMENSIONS TO FACE OF FINISH.
C. COORDINATE F.E.C. (FIRE EXTINGUISHER CABINETS) LOCATIONS AND QUANTITY WITH LOCAL FIRE MARSHALL. SHOWN IN PLAN @ 75" O.C. MAX SPACING.

ROOF PLAN NOTES:

A. ALL ROOFS TO ACHIEVE CLASS 'A' FIRE RATING BY INSTALLING REQUIRED ROOFING UNDERLAYMENT AT ALL LOCATIONS WHERE PRIMARY ROOF MATERIAL DOES NOT ACHIEVE CLASS 'A'.
B. INSTALL PRE-FAB Roof Sheeting to meet Uniform Build Code requirements for all openings, and provide extra layer of sheathing for areas with spans larger than 15'.
C. ALL ROOF AND GABLE DIMENSIONS TO BE HORIZONTAL DIMENSIONS, NOT ALONG PITCH.
D. COORDINATE LAYOUT OF ROOF FRAMING WITH EXPOSED RAFTERS WHERE NECESSARY.
E. VERIFY ALL GUTTER AND DOWNSPOUT LOCATIONS AND TYPES WITH ARCHITECT PRIOR TO INSTALLATION.
F. LIGHTNING PROTECTION IS RECOMMENDED. REFER TO MANUFACTURER FOR LIGHTNING ROD AND GROUND ROD LOCATIONS AS IMPLEMENTED.
G. PROVIDE ELECTRICAL HEAT TAPE AT ALL HARD PIPED GUTTERS AND DOWNSPOUTS (TYP.).
H. ALL ROOF PENETRATION LOCATIONS INCLUDING CHIMNEY, VENTILATION PIPES AND STACKS SHALL BE SUBMITTED TO ARCHITECT AND ROOFING MANUFACTURER FOR REVIEW. (NOTE: NOT ALL ROOF PENETRATIONS MAY BE SHOWN ON PLAN).
I. DIVERTER FLASHING SHALL BE INSTALLED WHERE A LOWER SLOPED ROOF TERMINATES AGAINST A VERTICAL WALL, CHIMNEY CHASE, OR FRAMED COLUMN.
J. FLASHING AT PLUMBING VENTS TO MATCH ROOF MATERIAL.
STUCCO SIDING:
COLOR: TAN
MFR: TBD

CORRUGATED METAL SIDING
COLOR: GREY
MFR: TBD

CORRUGATED METAL ROOF
COLOR: RUST
MFR: TBD

WINDOWS AND DOORS
COLOR: BLACK, FIBERGLASS
MFR: LOEWEN or SIM

WOOD SIDING
SPECIES: CEDAR
MFR: TBD

EXTERIOR SCONCES, DARK SKY
COLOR: BLACK
MFR: HINKLEY
MODEL: 1344, SHELTER

LOWER TERRACE
13804’-
0”

LOWER 2ND FLOOR
13813’-
0”

LOWER PLATE
13821’-
0”

NOT FOR CONSTRUCTION
**Vehicle Name:** MVD Pierce Contender Pumper 30'  
**Type:** Rigid vehicle  
**Category:** (Unspecified)  
**Classification:** (Unspecified)  

**Source:** NCHRP Report 659  
**Description:** Design Vehicle. Maximum wheel angle based on E-ONE Fire Truck.  
**Notes:**  

**Unit 1 Name:** MVD Pierce Contender Pumper 30' Tractor  

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**MVD Pierce Contender Pumper 30'**  
**Overall Length** 30.750ft  
**Overall Width** 8.167ft  
**Overall Body Height** 7.745ft  
**Min Body Ground Clearance** 0.656ft  
**Track Width** 8.167ft  
**Lock-to-lock time** 5.00s  
**Max Wheel Angle** 45.00°
### Vehicle Tracking Vehicle Details

**Unit Name:** MVD Pierce Contender Pumper 30' Tractor  
**Type:** Tractor (with driver controlled steering)  
**Body style:** Fire Truck  
**Classification:** (Unspecified)  

**Source:** No data  
**Description:** No data  
**Notes:** No data  

**Datum:** Front Primary Axle  
**Front Axle(s):** 1 Ackerman (axles fixed, wheels turn)  
- **Primary Front Axle Offset:** 0.000ft  
- **Effective Front Axle Offset:** 0.000ft (Auto Calculated)  
- **Maximum Wheel Angle:** 45.000deg (Any Front Wheel)  
- **Status:** Active Non Self-Steered  
- **Track Width:** 8.167ft  
- **Total Wheels:** 2 (positioned at the ends of the axle)  
- **Tire Width:** 0.817ft (Auto Calculated - proportion of Track Width)  
- **Tire Diameter:** 2.858ft (Auto Calculated - proportion of Track Width)  

**Rear Axle(s):** 1 Fixed  
- **Primary Rear Axle Offset:** 15.800ft (Innermost Axle behind Front Primary Axle)  
- **Effective Rear Axle Offset:** 15.800ft (Auto Calculated)  
- **Maximum Wheel Angle:** Unlimited  
- **Status:** Active Non Self-Steered  
- **Track Width:** 8.167ft  
- **Total Wheels:** 2 (positioned at the ends of the axle)  
- **Tire Width:** 0.817ft (Auto Calculated - proportion of Track Width)  
- **Tire Diameter:** 2.858ft (Auto Calculated - proportion of Track Width)  

**Steering:**  
- **Maximum Wheel Angle:** See Front Axles: Maximum Wheel Angle  
- **Calculated Maximum Wheel Angle:** 45.000deg  
- **Lock-to-Lock Time (Fwd/Rev):** 5.0sec / 5.0sec  
- **Driver / Pilot**  
  - **Driver Offset Longitudinally:** -2.429ft (in front of Front Primary Axle)  
  - **Driver / Pilot Offset Laterally:** -1.969ft (Right of Centerline)  
  - **Driver Height:** 6.234ft (Above ground level)  
  - **Front Coupling:** None  

**Rear Coupling:** None  

**Body outline (plan):**  
- **Outline Type:** Rectangle  
- **Offset (X,Y):** -7.350ft, 0.000ft  
- **Length / Width:** 30.750ft / 8.167ft  

**Body outline (plan):**  
- **Outline Type:** Wing mirror
SURVEYOR'S CERTIFICATE

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

Lucas Blake
License No. 7540504

BOUNDARY DESCRIPTION

Description of that Parcel of Land Surveyed by (UTA R.L., Sn #1983 - dated 1/16/1970) in the West ½ Section 8, Township 26 South, Range 22 East, U.S.M., Grand County, Utah, more particularly described as follows:

Beginning at a corner which bears South 69°25'22" West 128.5 feet from the West ½ Corner Section 8, Township 26 South, Range 22 East, U.S.M. and proceeding thence North 15°17' East 334.8 feet (record=490.0 feet) to a corner; thence South 19°15' East 412.8 feet (record=430.0 feet) to a corner; thence North 89°43' West 208.7 feet to the point of beginning.

Together with an access easement for ingress, egress and utilities over and across the Easterly 24 feet of the (Dennis/Jones Property as reserved in the Warranty Deed recorded October 4, 1999 in Book 539 at Page 208, Entry No. 453869.)

Together with a 25 foot wide access and utility easement dated April 17, 2001 and recorded as Entry No. 453869 in Book 591 at Page 98.

Together with a 25 foot wide access and utility easement dated April 17, 2001 and recorded as Entry No. 453869 in Book 591 at page 71.

Excepting therefrom an undivided ½ interest in all oil, gas, and minerals.

Subject to all restrictions, easements, and rights-of-way, however evidenced.

NARRATIVE

The Basis of Bearings is S 00°29'22" W between the West corner and the Southwest corner of Section 8, Township 26 South, Range 22 East, Salt Lake Base and Meridian.

The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

LEGEND

Located in the Southwest Quarter of Section 8, Township 26 South, Range 22 East, Salt Lake Base and Meridian.

1167 & 1169 S Murphy Lane
Moab, Utah
Courtney Kizer
ALTA OWNER’S POLICY OF TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, (the “Company”) insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term “encroachment” includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting,
   regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   If a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

Countersigned by:

Authorized Signatures

Anderson-Oliver Title Insurance Agency, Inc.
94 E. Grand Ave.
Moab, UT 84532
(435) 259-3000
Agent ID: 440036

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com. To make a claim, furnish written notice in accordance with Section 3 of the Conditions. For purposes of this form the “Stewart Title” logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.
COVERED RISKS (Continued)

9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court
      order providing an alternative remedy, of a transfer of all or any
      part of the title to or any interest in the Land occurring prior to
      the transaction vesting Title as shown in Schedule A because that
      prior transfer constituted a fraudulent or preferential transfer
      under federal bankruptcy, state insolvency, or similar creditors'  
      rights laws; or
   (b) because the instrument of transfer vesting Title as shown in
      Schedule A constitutes a preferential transfer under federal
      bankruptcy, state insolvency, or similar creditors'  rights laws
      by reason of the failure of its recording in the Public Records
      (i) to be timely; or
      (ii) to impart notice of its existence to a purchaser for value or to
          a judgment or lien creditor.
   10. Any defect in or lien or encumbrance on the Title or other matter
       included in Covered Risks 1 through 9 that has been created or
       attached or has been filed or recorded in the Public Records
       subsequent to Date of Policy and prior to the recording of the deed
       or other instrument of transfer in the Public Records that vests Title
       as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses
incurred in defense of any matter insured against by this Policy, but only
to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this
policy, and the Company will not pay loss or damage, costs, attorneys' fees, 
or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including
     those relating to building and zoning) restricting, regulating, 
     prohibiting, or relating to
     (i) the occupancy, use, or enjoyment of the Land;
     (ii) the character, dimensions, or location of any improvement erected 
         on the Land;
     (iii) the subdivision of land; or
     (iv) environmental protection;
     or the effect of any violation of these laws, ordinances, or governmental
     regulations. This Exclusion 1(a) does not modify or limit the coverage
     provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not
       modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit
   the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;

   (b) not Known to the Company, not recorded in the Public Records
       at Date of Policy, but Known to the Insured Claimant and not
       disclosed in writing to the Company by the Insured Claimant
       prior to the date the Insured Claimant became an Insured under
       this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this
data does not modify or limit the coverage provided under Covered
   Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if
       the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state
   insolvency, or similar creditors'  rights laws, that the transaction
   vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk
       9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by
   governmental authority and created or attaching between Date of
   Policy and the date of recording of the deed or other instrument of
   transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

Insured named in Schedule A for estate planning
purposes.

(ii) with regard to (A), (B), (C), and (D) reserving, however, all
rights and defenses as to any successor that the Company
would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive
knowledge or notice that may be imputed to an Insured by
reason of the Public Records or any other records that impart
constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed
improvements that by law constitute real property. The term
"Land" does not include any property beyond the lines of the
area described in Schedule A, nor any right, title, interest, estate,
or easement in abutting streets, roads, avenues, alleys, lanes,
ways, or waterways, but this does not modify or limit the extent
that a right of access to and from the Land is insured by this
policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other
security instrument, including one evidenced by electronic
means authorized by law.

(i) "Public Records": Records established under state statutes at
Date of Policy for the purpose of imparting constructive notice of
matters relating to real property to purchasers for value and
without Knowledge. With respect to Covered Risk 5(d), "Public
Records" shall also include environmental protection liens filed in
the records of the clerk of the United States District Court for the
district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent
matter that would permit a prospective purchaser or lessee of the
Title or lender on the Title to be released from the obligation to
purchase, lease, or lend if there is a contractual condition
requiring the delivery of marketable title.

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File No. 11543
ALTA Owner's Policy 06-17-06
Page 2 of 4 of Policy Serial No.: O-0000-285354938
2. CONTINUATION OF INSURANCE
The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of an Insured if the policy is transferred to an Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT
The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS
In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy, and constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS
(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE
(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall be terminated, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to receive reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY
In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys’ fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company’s consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys’ fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys’ fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company’s right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association (“Rules”). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at Claims Department at P.O. Box 2029, Houston, TX 77252-2029.
SCHEDULE A

Name and Address of
Title Insurance Company: Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX  77252

File No.: 11543

Policy No.: O-0000-285354938

Address Reference: 1187 South Murphy Ln., Moab, UT 84532
1189 South Murphy Lane, UT
(For Company Reference Purposes Only)

Amount of Insurance: $330,000.00

Premium: $1,544.00

Date of Policy: November 15, 2018 at 2:48:51 PM

1. Name of Insured:
   Courtney Kizer and Robert Kizer

2. The estate or interest in the Land that is insured by this policy is:
   Fee Simple

3. Title is vested in:
   Courtney Kizer and Robert Kizer, as joint tenants

4. The Land referred to in this policy is described as follows:

   DESCRIPTION OF THAT PARCEL OF LAND SURVEYED BY UTAH R.L.S. #1963 (dated 1/16/1970) in the West ½
   Section 8, Township 26 South, Range 22 East, SLM, Grand County, Utah, more particularly described as follows:

   Beginning at a corner which bears South 69° 20' East 1582.6 feet; thence North 15° 13’ West 267.0 feet from the
   West 1/4 Corner Section 8, Township 26 South, Range 22 East, SLM, and proceeding thence North 15°13’ West
   334.8 feet (record=340.0 feet) to a corner; thence North 89°03’ East 175.2 feet (record=East 180.43 feet) to a
   corner; thence South 15°13’ East 412.8 feet (record=420.0 feet) to a corner; thence North 69°43’ West 208.7 feet to
   the point of beginning. (Parcel No. 02-008-0097)

   TOGETHER with an access easement for ingress, egress and utilities over and across the Easterly 24 feet of the
   Johnson/Jones Property as reserved in the Warranty Deed recorded October 4, 1999 in Book 539 at Page 268, Entry
   No. 449419.

   TOGETHER with a 25 foot wide access and utility easement dated April 17, 2001 and recorded as Entry No. 453809 in
   Book 561 at Page 68.

   TOGETHER with a 25 foot wide access and utility easement dated April 17, 2001 and recorded as Entry No. 453810 in
   Book 561 at Page 71.

   EXCEPTING therefrom an undivided ½ interest in all oil, gas, and minerals. Excluding only Vanadium and Uranium
   ores.
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

6. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

7. Taxes for the year 2018 are accruing as a lien; not yet due and payable. Taxes for the year 2017 were paid in the amount of $1,139.55.

8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

9. The rights of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises as reserved in the Patent dated June 18, 1901 and recorded as Entry No. 8967 in Book 1 at Page 341.

10. Conveyance of ½ interest in all oil, gas, and other minerals in the Mineral Deed from Tom Murphy J. L. Tatum dated November 19, 1953 and recorded as Entry no. 215208 in Book 3-G at Page 125.

11. Pole Line Easement in favor of Utah Power and Light Company dated June 4, 1952 and recorded as Entry No. 210494 in Book 6-L at Page 308, covering a larger parcel in the SW1/4.

12. Pipeline Easement granted to the City of Moab by Tom Murphy dated December 5, 1955 and recorded April 30, 1956 as Entry No. 275713 in Book 6-R at Page 425.
SCHEDULE B


End of Exceptions
STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information.</th>
<th>Do we share</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes— to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes— information about your creditworthiness.</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.</td>
<td>Yes</td>
<td>Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.</td>
</tr>
<tr>
<td>For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.</td>
<td>No</td>
<td>We don't share</td>
</tr>
</tbody>
</table>

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

| How often do the Stewart Title Companies notify me about their practices? | We must notify you about our sharing practices when you request a transaction. |
| How do the Stewart Title Companies protect my personal information? | To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards. |
| How do the Stewart Title Companies collect my personal information? | We collect your personal information, for example, when you request insurance-related services; provide such information to us. We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies. |
| What sharing can I limit? | Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances. |

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056
WHAT DO/DOES THE Anderson-Oliver Title Insurance Agency, Inc. DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Anderson-Oliver Title Insurance Agency, Inc., and its affiliates (“N/A”), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Anderson-Oliver Title Insurance Agency, Inc., need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

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<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes—to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes—to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes—information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes—information about your creditworthiness.</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates to market to you</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.</td>
<td>No</td>
<td>We don't share</td>
</tr>
</tbody>
</table>

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices

<table>
<thead>
<tr>
<th>How often do/does Anderson-Oliver Title Insurance Agency, Inc. notify me about their practices?</th>
<th>We must notify you about our sharing practices when you request a transaction.</th>
</tr>
</thead>
<tbody>
<tr>
<td>How do/does Anderson-Oliver Title Insurance Agency, Inc. protect my personal information?</td>
<td>To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.</td>
</tr>
<tr>
<td>How do/does Anderson-Oliver Title Insurance Agency, Inc. collect my personal information?</td>
<td>We collect your personal information, for example, when you</td>
</tr>
<tr>
<td></td>
<td>• request insurance-related services</td>
</tr>
<tr>
<td></td>
<td>• provide such information to us</td>
</tr>
<tr>
<td></td>
<td>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</td>
</tr>
<tr>
<td>What sharing can I limit?</td>
<td>Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.</td>
</tr>
</tbody>
</table>

Contact Us
If you have any questions about this privacy notice, please contact us at: Anderson-Oliver Title Insurance Agency, Inc., 94 E. Grand Ave., Moab, UT 84532
GRAND COUNTY CORPORATION
Tax Roll Master Record

Parcel: 02-0008-0097     Serial #:26-22-8-63.6     Entry:532432
Name: KIZER COURTNEY

c/o Name:
Address 1: 15410 LITIG RD
Address 2:
City State Zip: MANOF TX 78653-0000
Mortgage Co
Status: Active
Year: 2019
District: 002 SPANISH VALLEY 0.010532

<table>
<thead>
<tr>
<th>Owners</th>
<th>Interest</th>
<th>Entry</th>
<th>Date of Filing</th>
<th>Comment</th>
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<tr>
<td>KIZER COURTNEY</td>
<td>JT</td>
<td>532432</td>
<td>11/15/2018</td>
<td>(0876/0260)</td>
</tr>
<tr>
<td>KIZER ROBERT</td>
<td>JT</td>
<td>532432</td>
<td>11/15/2018</td>
<td>(0876/0260)</td>
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**2019 Values & Taxes**

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Units/Acres</th>
<th>Market</th>
<th>Taxable</th>
<th>Taxes</th>
<th>Market</th>
<th>Taxable</th>
<th>Taxes</th>
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</thead>
<tbody>
<tr>
<td>BR01 PRIMARY RES. BLDG</td>
<td>0.00</td>
<td>41,938</td>
<td>23,066</td>
<td>242.93</td>
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<td>23,066</td>
<td>242.93</td>
</tr>
<tr>
<td>BR01 PRIMARY RES. BLDG</td>
<td>0.00</td>
<td>71,260</td>
<td>39,193</td>
<td>412.78</td>
<td>71,260</td>
<td>39,193</td>
<td>412.78</td>
</tr>
<tr>
<td>LR01 RES. IMPROVED LAND</td>
<td>1.00</td>
<td>60,000</td>
<td>33,000</td>
<td>347.56</td>
<td>60,000</td>
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<td>347.56</td>
</tr>
<tr>
<td>LS03 LAND OVER 1 AC.</td>
<td>0.46</td>
<td>9,200</td>
<td>9,200</td>
<td>96.89</td>
<td>9,200</td>
<td>9,200</td>
<td>96.89</td>
</tr>
<tr>
<td>Totals:</td>
<td>1.46</td>
<td>182,398</td>
<td>104,459</td>
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<td>182,398</td>
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**2018 Values & Taxes**

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<th>Units/Acres</th>
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<td>104,459</td>
<td>1,100.16</td>
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**Property Information**

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Year Built</th>
<th>Square Footage</th>
<th>Basement Size</th>
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<tbody>
<tr>
<td>BR01 PRIMARY RES. BLDG</td>
<td>1985</td>
<td>960</td>
<td>MANUF HOME</td>
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<td>BR01 PRIMARY RES. BLDG</td>
<td>2002</td>
<td>800</td>
<td>ACCESSORY DWELLING UNIT</td>
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**** SPECIAL NOTE ****

Tax Rates for 2019 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2019 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

**Back Tax Summary**

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal</th>
<th>Specials Total</th>
<th>Penalty</th>
<th>Interest Due</th>
<th>Interest Rate</th>
<th>Total Payments</th>
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<td>1,257.87</td>
<td>0.00</td>
<td>0.00</td>
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</table>

NO BACK TAXES

---

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

**Taxing Description**

BEG AT COR WHICH BEARS S 69°20'E 1582.6 FT & N 15°13'W 267 FT FROM W1/4 COR SEC 8 T26S R22E SLB&M & PROC N 15°13'W 334.8 FT; N 89°03'E 175.2 FT; S 15°13'E 412.8 FT; N 69°43'W 208.7 FT TO POB 1.46 AC

Page:3312 of 8478
<table>
<thead>
<tr>
<th>Parcel:</th>
<th>02-0008-0097</th>
<th>Serial #:</th>
<th>26-22-8-63.6</th>
<th>Entry:</th>
<th>532432</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>KIZER COURTNEY</td>
<td>c/o Name:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address 1:</td>
<td>15410 LITIG RD</td>
<td>Address 2:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City State Zip:</td>
<td>MANOF TX 78653-0000</td>
<td>Address 1:</td>
<td>MURPHY LN 1187 S &amp; 1189 S MOAB 84532-0000</td>
<td>Acres:</td>
<td>1.46</td>
</tr>
<tr>
<td>Status:</td>
<td>Active</td>
<td>Year:</td>
<td>2019</td>
<td>District:</td>
<td>002 SPANISH VALLEY 0.010532</td>
</tr>
</tbody>
</table>

**History**

THIS PARCEL HAS BEEN ADDED TO 02-008-0091
NOTICE TO TITLE COMPANY:
SECTION 3 HEREIN REQUIRES EACH DEED OF CONVEYANCE INCLUDE THE DEED RESTRICTION SET FORTH IN SECTION 3.3

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 17H day of January 2019 (the “Effective Date”) by and between 1187 South Murphy Lane, a Utah limited liability company with its principal place of business located at 150 E Center Street, Moab, UT 84532 (“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 (the “Code”).

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 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 Code.
2. **COVENANT TO COMPLY WITH CODE.** 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. **DEED RESTRICTION.**

   3.1. At least eighty percent (80%) of all Lots or Units developed on the Property shall be deed restricted for Primary Residential Occupancy for Actively Employed Households consistent with Section 4.7 of the Code, as amended.

   3.2. Each deed of conveyance for an HDHO Lot or Unit shall include the following Deed Restriction:

   3.3. Owner/Developer shall include the following deed restriction in each and every deed of original conveyance of an HDHO Lot or Unit, and each deed of conveyance thereafter shall include the same:

   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 and Master Plan recorded in the real property records of Grand County, Utah on ___________(Date) at Entry Nos. ___________ and ___________.

   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.

   3.4. 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.

   3.5. 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 Agreement or Section 4.7 of the Code by a record owner of any HDHO Lot or Unit in Grand County.

4. **DEFAULT.**

   4.1. 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 4.2 herein.

4.2. 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 4.1 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.

5. MISCELLANEOUS.

5.1. 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.

5.2. 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.

5.3. 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.

5.4. This Agreement shall be governed by and construed under Utah law.

5.5. 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.

5.6. 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.

5.7. 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.
5.8. 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: ___
Chair, Grand County Council

Owner/Developer:

By: __________________________ Name: C\ourtney Kizer
Title: REGISTRED AGENT

On July 12, 2019, Courtney Kizer, as a Registered Agent of 1187 South Murphy Lane, a Utah limited liability company, appeared before me and acknowledged and swore to me that the foregoing Agreement was signed on behalf of 1187 South Murphy Lane, LLC (entity name) by authority of its Articles of Organization.

ATTEST:

County Clerk

STATE OF UTAH ( ss )
COUNTY OF GRAND ( ss )

EVE C. BRANNAN
Notary Public State of Utah
My Commission Expires on: April 13, 2023
Comm. Number: 705146

Eve C. Brannan
NOTARY PUBLIC
HIGH DENSITY HOUSING (HDH) OVERLAY APPLICATION
Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435) 259-1343

FOR OFFICE USE ONLY
Date of Submittal: __________ Application Processing Fees: $500.00
Submittal Received by: ______ Amount Paid: ______ Fees Received by: __________

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: Courtney & Robert Kizer
Address: 1187 & 1189 Murphy Lane, Moab, UT 84532
Phone: 512.656.1745 cell: 512.656.1745 fax: __________ Email address: courtneykizer@gmail.com & robert@robertkizerlaw.com

Engineer (if applicable): SET Engineering
Address: 1309 E 3rd Ave #21, Durango, CO 81301
Phone: 970.403.5088 cell: 970.759.8129 fax: __________ Email address: jeffp@setengineering.com & andrewr@setengineering.com

Property owner representative (if applicable): Courtney Kizer, Architectural Squared
Address: 150 E Center St #205, Moab, UT 84532
Phone: 512.656.1745 cell: 512.656.1745 fax: __________ Email address: courtneykizer@gmail.com

PROJECT INFORMATION
Project name: Murphy Flats
General location of the property: Murphy Lane, 1/2 mile east of Mill Creek intersection
Underlying Zoning: RR districts
Surrounding land uses: RR, LLR, SLR, BLM
Size of property: 1.46 acres
Number of lots/units proposed: 0 (for sale) 21 (for rent)
Number of deed restricted HDHO units proposed: 18 (for sale) 18 (for rent)
NOTICE OF PUBLIC HEARING

PROPOSAL FOR THIS PROPERTY:
HDHO Murphy Flats

APPLICANT: Courtney Kizer
PROJECT NAME: Murphy Flats

This item will be heard before the Grand County Council on September 3 at 4:00 PM at County Council Chambers, 125 E Center Street.

Any person interested in this matter may obtain complete information by coming into the Grand County offices or by calling 435-299-1343.
The Grand County Council met in a workshop session on the above date in the Grand County Council Chambers of the Courthouse located at 125 East Center Street, Moab, Utah. The meeting was called to order by Council Chair Evan Clapper at 2:02 p.m. In attendance were Council Members Evan Clapper, Curtis Wells, Mary McGann, Jaylyn Hawks, Greg Halliday, Terry Morse, Rory Paxman (arriving 3:10), Council Administrator Ruth Dillon, and Clerk-Auditor Chris Baird. Also in attendance were Travel Council Advisory Board members Laici Shumway, Howard Trenholme, Zach Bynum, Cherie Major, Sharon Kienzle, Jacob Suter, and Director Elaine Gizler.

2:00 p.m. **Joint County Council- Moab Area Travel Council Board Meeting:**

County Council Recommendations for Travel Council 2020 Marketing Plan

Howard Trenholme expressed concern about not taking the State cooperative marketing grant. He presented a letter to the council. Expressed that the Travel Council marketing is essential for leveling out a seasonal economy.

Zach Bynum – Would like to work more closely with the Council to coordinate promotional efforts. Would like to align visions and increase teamwork.

Evan Clapper – Thanked Travel Council for their work. Appreciates educational advertising. Wanted a pause in grant marketing to get caught up on a lot of issues.

Mary McGann expressed that a lot of service providers are being stressed by rapid growth.

Howard Trenholme – How do we explain to investors that we are going to switch off their marketing? Are we going to have to increase property taxes if we reduce tourism related income?

Curt Wells- Expressed that the Travel Council advisory board is advisory, and if the council doesn’t take that advice it isn’t unprecedented. Would have preferred to address grants at the time of budgeting for the upcoming year.

Evan Clapper expressed that the council refused the grant because they don’t want to advertise to new markets. Would like to spend the $250,000 on more educational promotion. Community is requesting that we pump the brakes.

Terry Morse: Growth has outstripped our ability to support a sustainable and livable community. There are a lot infrastructure concerns that need to be addressed.

Laici Shumway expressed that the advisory board agrees on moving more toward responsible educational advertising, but that we still need to advertise. Some small businesses relies on the marketing of the travel council, and will slide backwards if the council reduces advertising.

Some agreement was expressed that the TC will increase its educational and sustainable marketing, and perhaps reduce its overall marketing budget.

Chair Clapper recessed the workshop at 3:12 p.m.
Call to Order

Chair Clapper called the Grand County Council meeting back to order at 4:15 p.m.

Pledge of Allegiance

The Pledge of Allegiance was led by Alice Drogan.

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)

Motion by Council Member Hawks to postpone agenda items A – G. Motion seconded by Council Member McGann carries 7-0.

Ratification of Payment of Bills

Motion by Council Member Paxman to ratify the payment of the bills totaling $1,974,331.48 (Payroll - $267,260.46, Bills - $1,707,071.02). Motion seconded by Council Member Morse carries 7-0 by roll-call vote.

General Council Reports and Future Considerations

Greg Halliday: Attended a Road Department BBQ, a Change of Gov. presentation in Castle Valley, and a Rotary Club meeting.

Jaylyn Hawks: Attended a Canyonlands Healthcare Special Service District meeting, a Road Department BBQ, a Planning Commission meeting, a Form of Gov. open house at GWSSA, and a Department of Workforce Services meeting.

Mary McGann: Attended a Housing Task Force meeting, a Census Complete Count meeting, a Homeless Coordinating Committee meeting, a Solid Waste Special Service District meeting, and met with various stakeholders concerning cleaning up the creek corridors.

Curtis Wells: Attended the Joint meeting with San Juan Co., would like to schedule another for fall and include regional transportation planning.

Terry Morse: Attended a Moab Mosquito Abatement District, Grand Water and Sewer Service Agency meeting, Soil Conservation District meeting, and a Planning Commission meeting,

Evan Clapper: Attended a Trail Mix meeting, a Cemetery Maintenance District meeting, and a Spanish Valley Pathway Committee meeting.
Elected Official Reports (None)

Council Administrator Report

Ruth Dillon reported that she attended a Chamber Luncheon and has been continuing to facilitate the Change in Government Study Committee meetings.

Department Reports

H. 2018 Facilities Maintenance Report (Shawn Fugit, Supervisor)

Shawn presented a report on the activities of the Maintenance department for 2018.

Bill Jackson, reported a laborer was hired, and attended the CIB meeting where Grand Co was awarded $166,000 for the perfection of D road easements on SITLA land. RFP is out for the Arbor and Hecla subdivisions improvements.

Agency Reports

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

Ruth Dillon reported on the activities of the committee in Mr. Stocks stead.

Citizens to Be Heard (None)

Presentations (none)

Motion by Council Member Halliday to bring agenda item Y forward. Motion seconded by Council Member Wells carries 7-0

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

Alice Drogin presented on concerns regarding low flying aircraft in Castle Valley. Site seeing and tourist flights are becoming more common. Asked tour operators to avoid flying over residential portion of Castle Valley. Asked Grand County Council to specify where aircraft may take off and land.

Joe Kingsley commented that he would like people to call him if they see military aircraft in the river corridor.

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)

Motion by Council Member Hawks 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. Motion seconded by Council Member McGann carries 7-0.

K. Approving proposed Four Corners Community Behavioral Health, Inc. FY 2020 Area Plan (Karen Dolan, Executive Director, FCCBH)

Motion by Council member Paxman to approve the FY2020 Area Plan for Four Corners Community Behavioral Health, Inc. and authorize all Council members to sign all associated documents. Motion seconded by Council Member Wells carries 7-0.

L. Approving proposed Interlocal Trail Agreement with San Juan County (Maddie Logowitz, Trail Manager, Active Transportation & Trails Division)

Motion by Council Member Wells to approve the proposed Interlocal Agreement (ILA) with San Juan County regarding the planning, development, and maintenance of nonmotorized trails serving Grand...
County residents, and authorize the Chair to sign all associated documents. Motion seconded by Council Member McGann carries 7-0.

M. Approving 911 System (Matt Ceniceros, IT Director)
Motion by Council Member McGann to approve the quotes for 911 Equipment and Network costs and authorize the Chair to sign all associated documents. Motion seconded by Council Member Hawks carries 7-0.

N. Approving 2019 certified tax rates (Chris Baird, Clerk/Auditor)
Motion by Council Member McGann to approve the certified tax rates for 2019 and authorize the Chair to sign all associated documents. Motion seconded by Council Member Hawks carries 7-0.

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)
Motion by Council Member Hawks 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. Motion seconded by Council Member McGann carries 7-0.

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)

County Attorney Christina Sloan joined via phone.

Mark Horowitz: Asked that the council ask citizens to avoid setting of fireworks. There is a problem with the notification process for rezone applications. Doesn’t think it should be the developer’s responsibility to notify. Asked how lot 8 is included in rezone request when precluded by subdivision development agreement.

Jaylyn asked about lot 8.

Zacharia noted that lot 8 had a civil agreement in place precluding further subdivision.

County Attorney Christina Sloan requested that the overlay not include the lot with the plat restriction.

Zacharia noted that the proposal doesn’t include expanding the overlay further into lot 8.

Motion by Council Member Morse to adopt the proposed Ordinance approving amendments to the High Density Housing Overlay (HDHO) Ordinance to clarify standards and procedures and authorize the Chair to sign all associated documents. Motion seconded by Council Member McGann carries 6-1 with Council Member Hawks opposed.

Motion by Council Member McGann to remove lot 8 in May Estates and authorize the Chair to sign all associated documents. Motion seconded by Council Member Hawks seconds 6-1 with Council Member Clapper opposed.

Motion by Council Member McGann to correct a presumed mapping error for 1212 S. Jackson St. and authorize the Chair to sign all associated documents. Motion second by Council Member Wells carries 5-1 with Council Member Hawks opposed and Council Member Halliday temporarily out of the room.

Q. Adopting proposed Personal Use Policy, Pursuant to HB 163 (Christina Sloan, County Attorney)
Motion by Council Member Wells 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. Motion seconded by Council Member Paxman carries 7-0.
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

Motion by Council Member Wells to approve the consent agenda and authorize the Chair to sign all associated documents. Motion seconded by Council Member McGann carries 6-0 with Council Member Paxman temporarily out of the room.

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

Bryony Hill presented the calendar items and public notices.

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

Was previously discussed.

  - 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)

Zacharia Levine gave an update on the Planning Commissions' progress. The Planning Commission recommends removing OA as a use by right, and at the same time applying 3 possible new QA overlays to existing operations and vested projects.

Discussion was had regarding applying a 4th overlay to existing bed and breakfasts.

Council members Hawks, Morse, and Wells presented a memo indicating their advocacy for including a bed and breakfast overlay and applying it to currently operating bed and breakfasts.

Michael Skarda – Lives near the turn off to 313. Has a business license for an overnight rental. Expressed that where he lives the issues that prompted the moratorium do not exist and suggested land use code changes do not apply to his property.

Joe Kingsley: Recollected that the county made it harder for citizens to build homes in 1976. It is hard to recover from a mistake. Expressed that removing overnight accommodations as a use by right is a “takings”.

James Keogh: Owns 7/8 acre in Spanish Valley. Property was split zoned residential/commercial. Uses commercial part for equipment storage. It bothers him that his property rights are in danger of being reduced. Would like his residential property to be a Bed and Breakfast.

Dwayne Stewart: Lives at Rim Village. Represents several HOAs. Built many homes on the Western Slope. Stopping overnight rentals isn't going to help affordable housing problems. Not good to take people's development rights away.
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)

Chair Clapper opened the public hearing at 7:05 p.m.

Zacharia Levine presented.

Greg Halliday: Asked about open area around lots. Zacharia responded that it will be stormwater and open space.

Terry Morse: Asked about the size of homes. Applicant responded 1000-1500 square feet with an unfinished basement.

Jaylyn Hawks expressed concern about traffic on Spanish Valley Dr.

Zacharia Levine mentioned that the HDHO cap sunsets at 300 units and there are currently 413 applications. Suggested that the council consider raising the cap.

Public hearing open for written comments until June 26th at 5pm

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)

Clerk-Auditor Chris Baird indicated that this amendment was already approved and the public hearing is not necessary.

Motion by Council Member Hawks to suspend the rules and address this agenda item tonight. Motion seconded by Council Member Morse carries 6-1 with Council Member Halliday opposed.

No action taken for lack of a motion.

Adjourn

Chair Clapper adjourned the meeting at 7:28 p.m.
To: Grand County Council

From: Board of Directors, Canyonlands Health Care Special Service District

Date: August 30, 2019

Re: Mineral Lease Revenue Allocation for 2020

Canyonlands Health Care Special Service District (the “District”) hereby requests a continuation of the present 2/3 allocation of Mineral Lease revenue (“ML revenue”) for calendar year 2020. The District received $363,724 of ML Revenue in 2018 and the prospects for 2019 aren't great. We have budgeted for $300,000 in 2019 but not sure we’ll see that full amount this year (based on current projections we’ll receive $240,000). Following is a brief review of significant events relating to the District and the Canyonlands Care Center (the “Care Center”) over the past year, and a summary of the District’s financial status and future funding needs.

The Health Care Sales Tax funds have helped replace the mineral lease monies that were sustaining the Care Center’s operating deficit and debt service on the building bonds before the dramatic drop in 2016. Under administrator Kim Macfarlane’s leadership, the Center has continued to improve in its quality measures and is now rated as a 5 Star Facility. Kim, her staff and the District Board continue to look at every aspect to increase revenues and decrease expenses while maintaining the Center’s friendly and caring atmosphere. Kim orchestrated an excellent state survey the past two years confirming our view that the Center is one of the finest long-term care facilities in the country.

With the sales tax revenues coming in, the expenses relating to Care Center operating expenses have altered the burden on the District. It’s important to note that the sales tax revenues are limited in scope of what they can be used for and many of the Districts expenses outside of the Care Center cannot be funded with the sales tax revenue. Primary among these are anticipated capital projects which will need to be addressed and the DSH seed money payment for Moab Regional Hospital which has ranged from $280,000 - $392,000 in recent years.

The Care Center has kept its occupancy rates higher than the numbers of last year but we have room for improvement. Occupancy severely affects the bottom line but there are so many unknowns within a community of our size about the demand for our services.

The District is excited about the work we’ve done with the Housing Authority of Southeastern Utah to develop a portion of District owned property to provide low income independent senior housing. This project should break ground this fall. You may be aware that this was a component of the MAPS Planning process and it is exciting to be moving towards a reality of seeing a first phase development of 36
units happen within our campus boundaries with easy access to the hospital, Grand Center and Care Center for its residents. This project has been delayed due to tax cuts for corporations which seriously have cut the funding available through the tax credit program being utilized to fund the project.

2020 ML revenue will be used to fund the District’s expenses (e.g., office, legal, audit and donations to other health care providers) that don’t relate to the Care Center (estimated $50,000) and to help fund the seed payment to the State relating to the Medicaid Disproportionate Share (DSH) program for Moab Regional Hospital (estimate is $350,000 in 2019 and we would forecast the same for 2020). Likely the District cannot fund the entire portion of this and the hospital has been working hard to secure private donations to make up the difference.

The DSH program is very similar to the UPL program that the Care Center utilizes and reflects federal and state acknowledgment that standard Medicaid payments are inadequate for rural health care providers such as Moab Regional Hospital which treat a higher than average percentage of Medicaid and uninsured patients. This program provides supplemental Medicaid payments but requires matching seed money (approximately 1/3) from local governments or from private donations. The supplemental Medicaid payments under the DSH program are essential to the financial stability of the Hospital as they represent more than 2/3 of the Hospital’s operating income over the last seven years. The District has determined that providing those seed funds is necessary to ensure that the residents of Grand County and our visitors have access to emergency and acute care services. It is also important to note that the DSH seed payments are significantly less than the uncompensated care the Hospital provides to Grand County residents; DSH seed payments of $392,000 in 2018 compare to more than $3.7 million in uncompensated care to Grand County residents. Please note that the District only funded what we had budgeted ($280,000) of that amount and the rest was paid through private donations to the Hospital.

1. We have provided a Revenue/Expense report/projection for 3 years covering 2018-2020.
2. Annual debt obligations (July 1, 2018 through June 30, 2019) were $369,000 ($335,000 net of refunds) and the District has $2,807,000 debt outstanding at June 30, 2019
3. General Fund Balance as of July 31, 2019 was approximately $272,000 (does not include bond reserves and accrued debt service of approximately $417,000 (required by the State to cover final bond payments) or the Capital Account of approximately $296,000.

The District’s 2018 audit is on file with the County Clerk. The District would be pleased to provide you with any additional information to assist in making the 2020 ML revenue allocation. Please contact Kirstin Peterson, Board Vice-Chair at 260-0042.
<table>
<thead>
<tr>
<th>Budget</th>
<th>2018</th>
<th>2019 Projected</th>
<th>2020 Projected</th>
</tr>
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<tbody>
<tr>
<td>Sales Tax</td>
<td>$1,326,000</td>
<td>$1,384,000</td>
<td>$1,453,000</td>
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<tr>
<td>Mineral Lease</td>
<td>$363,700</td>
<td>$240,000</td>
<td>$240,000</td>
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<tr>
<td><strong>Total Revenue</strong></td>
<td><strong>$1,689,700</strong></td>
<td><strong>$1,624,000</strong></td>
<td><strong>$1,693,000</strong></td>
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<tr>
<td>District non-CCC operations</td>
<td>$50,000</td>
<td>$50,000</td>
<td>$50,000</td>
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<tr>
<td>Bond Payments (net of refunds)</td>
<td>$335,000</td>
<td>$335,000</td>
<td>$335,000</td>
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<tr>
<td>UPL Seed</td>
<td>$218,200</td>
<td>$212,400</td>
<td>$240,000</td>
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<tr>
<td>CCC deficit and capital costs</td>
<td>$705,000</td>
<td>$1,050,000</td>
<td>$1,050,000</td>
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<tr>
<td>DSH seed payments for MRH</td>
<td>$280,000</td>
<td>$280,000</td>
<td>$240,000</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td><strong>$1,588,200</strong></td>
<td><strong>$1,927,400</strong></td>
<td><strong>$1,915,000</strong></td>
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<tr>
<td><strong>Projected Deficit</strong></td>
<td><strong>$101,500</strong></td>
<td>-$303,400</td>
<td>-$222,000</td>
</tr>
</tbody>
</table>

Additional UPL Revenue from Royalty Fees   $100,000
Adjusted Projected Deficit for 2020        ($122,000)
Background

Grand County EMS provides Advanced Life Support ambulance services to the residents of and visitors to Grand County. The department responds within a primary services area of over 3,700 square miles, this includes over 6,000 miles of dirt roads and trails. Many of our calls involve extended patient contact times due to the complexities of accessing and transporting patients in remote areas of Grand County. In addition to providing these services for Grand County, we are also the primary responders for around 450 square miles of northern San Juan County, including the Spanish Valley area, and provide backup ambulance service to south east Emery County. In the last 10 years calls for service have doubled in our area which has forced the department to hire more staff and acquire more equipment.

The Grand County Emergency Services Special Service District (GCEMSSSD – the District) has been in operation as a separate entity since January of 2019, less than one year. Prior to that, EMS was a Grand County department. This is important because with a history of less than a year there are still many matters in the process of transition. In moving out from under the umbrella of the County the district needed to develop or contract for services formerly provided by the County such as HR, payroll, IT, legal, accounting, maintenance to name just the major areas. The District Board and the administration are evaluating and adjusting these services/contracts on an ongoing basis in order to ensure the most efficient and cost-effective outcome. To date the bulk of this additional workload which is not contracted out has fallen on the District’s Administrative Coordinator. This position is also the EMS Compliance officer, handles insurance matters, billing, acts as the District Clerk (posts agenda, takes and posts minutes and ensures the District is following State Code) and, when needed, will roll out on calls. After review and discussion, it is clear that a second FTE is needed to accomplish this workload and we are currently in the process of hiring a second person.

The timing of the move away from the County coincided with the County’s major wage and salary adjustment and we proceeded to develop a compensation package to raise wages and build in incentives to increase shift coverage and decrease turn-over. We hoped that it would also improve recruitment, which it appears to have done. We are evaluating this on an on-going basis and will review after the first year and make any necessary and appropriate adjustments.

Grand County EMS has been operating in extremely outdated and inadequate facilities. The Department currently utilizes 3 different facilities built between 1908 and 1960. These buildings
are spread across 5 blocks with ambulance bays, sleeping quarters for staff, and administrative and training offices all in different buildings. Each of the current facilities is in need of major repair, all have leaky roofs, outdated and inadequate HVAC systems, and older outdated electrical systems. Due to space limitation in the current ambulance bay building, several emergency vehicles with medical supplies remain parked outside, this leaves these vehicles and equipment inside susceptible to theft, and heat/cold damage. Current sleeping quarters are only adequate for 2 staff members and do not provide any separation between employees. No power backup exists for any of the locations which leads to dangerous situations and delays during power outages. All facilities have inadequate weatherproofing, including numerous roof leaks, and areas with water intrusion, in one area of our ambulance bays the exterior grading actually funnels storm water into the building. All existing buildings in use have had many previous uses and were never built to accommodate an ambulance department.

The District is currently in the process of an application for funding of a new building with the CIB. Our application will be heard on September 5th. As of today we do not know the outcome of this application and thus our debt obligation is likely to change dramatically. The location of the building is also still unknown. Initially we moved forward with the first phase of a 2 phase project. Conditions allowed for the possibility of accomplishing both phases at once and we are now pursuing funding for that project. There are still uncertainties associated with that as we are hoping to obtain the necessary property from the CHCSSD, something that SSD had pledged in the past. To date the CHCSSD Board has not voted on that matter.

2020 Budget Request

In Budget Year 2019 the County awarded the following revenues to the District:

$317,000.00 comprised of a combination of mix of TRT, PILT, Mineral Lease, Healthcare Sales Tax (35%)

To date the District has received:

TRT - $79,000.00 Full payment for 2019
PILT – $150,298.00 (8-10-19
Mineral Lease - 0.00
Sales Tax - $366,849.93 (3 payments through July 2019)

We are requesting the same bottom line amount for the Budget year 2020, though the mix is unimportant. Because of the current status of several items in process it is difficult to establish a definitive debt obligation and thus, a financial need. We do know that our budget will have to expand for all the reasons stated above. While some of this will be mitigated by greater collections of fees for service, this also requires more staffing, equipment, fuel etc. We intend to approach the City of Moab for a contribution to the service to come into line with the service provided to the residents of the City.

The EMS District is in every sense of the word a true “community” entity. We serve the population, both residents and visitors. There is mutual respect, communication and support among all of the public safety entities such as Moab Valley Fire, GC Sheriff's Office, MRH, Moab PD, SAR as well as various State and Federal Agencies which operate within the District's boundaries. I want to especially comment on the extraordinary staff that serves this communities population. They are the front line and go above and beyond the call of duty to
carry out their responsibilities. We can and should all be proud of the work they do and I, for one, am proud to be associated with this service. Let’s show them our support and appreciation by word but also by providing adequate monetary compensation and decent, safe and clean living space when they’re on duty.
2019 Numbers

<table>
<thead>
<tr>
<th>Category</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jail Responses</td>
<td>62</td>
</tr>
<tr>
<td>Deaths</td>
<td>18</td>
</tr>
<tr>
<td>Green River Calls</td>
<td>22</td>
</tr>
</tbody>
</table>
# Grand County Emergency Medical Services Special Service District

**Date:** 08/22/2019  
**Year to date budget**

## Part I General Fund

Account numbers and exact names have not been decided on with Larson. Names on this sheet reflect current county account names.

<table>
<thead>
<tr>
<th>Account</th>
<th>Budget 2019</th>
<th>YTD (Aug 22nd)</th>
<th>Total</th>
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<tbody>
<tr>
<td><strong>Revenues</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1.1 Charges for Services</td>
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<tr>
<td>1.1.1 Private Insurance</td>
<td>691,775.00</td>
<td>464,283.55</td>
<td>227,491.45</td>
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<td>b. Medicaid</td>
<td>200,000.00</td>
<td>150,583.43</td>
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<tr>
<td>c. Collections</td>
<td>18,500.00</td>
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<td>2,107.41</td>
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<tr>
<td>d. Commercial Services</td>
<td>25,000.00</td>
<td>9,880.89</td>
<td>15,119.11</td>
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<tr>
<td>e. Expense Reimbursement</td>
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<td>-</td>
<td>-</td>
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<tr>
<td>f. Interest</td>
<td>2,000.00</td>
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<td>1,998.52</td>
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<td>g. Misc.</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>h. Donations</td>
<td>-</td>
<td>827.00</td>
<td>(827.00)</td>
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<td>i. EMT Training</td>
<td>16,000.00</td>
<td>7,008.30</td>
<td>8,991.70</td>
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<tr>
<td>j. CPR Training</td>
<td>15,000.00</td>
<td>11,800.69</td>
<td>3,199.31</td>
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<tr>
<td>k. Sales fixed assets</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>l. Insurance Claim Pay</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>1.2 Sales Tax</td>
<td>705,739.00</td>
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<tr>
<td>1.3 TRT/ PILT/ML Contributions</td>
<td>317,000.00</td>
<td>79,000.00</td>
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<td>1.4 Grants</td>
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<tr>
<td>a. State EMS Grant</td>
<td>8,000.00</td>
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<td>8,000.00</td>
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<tr>
<td>b. AFG Grant</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>c. Other Grant</td>
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<td>-</td>
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<tr>
<td>Other Financing Sources:</td>
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<tr>
<td>Transfers from Other Funds</td>
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<td>-</td>
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<tr>
<td>Contribution from Fund Balance</td>
<td>-</td>
<td>386,340.18</td>
<td>(386,340.18)</td>
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<tr>
<td>1.7 Contribution from Other entities</td>
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<td>-</td>
<td>-</td>
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<td><strong>Total Revenues</strong></td>
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<td>$1,492,968.04</td>
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## Expenses

### 2.1 Salaries and Benefits

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<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Amount 3</th>
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</thead>
<tbody>
<tr>
<td>a. Salaries</td>
<td>803,951.00</td>
<td>546,377.50</td>
<td>257,573.50</td>
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<tr>
<td>b. Overtime</td>
<td>46,550.00</td>
<td>45,262.47</td>
<td>1,287.53</td>
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<tr>
<td>c. On-Call Pay</td>
<td>35,000.00</td>
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<tr>
<td>d. Benefits</td>
<td>388,838.00</td>
<td>162,244.73</td>
<td>226,593.27</td>
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### 2.2 Maintenance and Operations

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<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Amount 3</th>
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<tbody>
<tr>
<td>2.2.1 Subscriptions &amp; Membership</td>
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<td>2.2.2 Public Notices</td>
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<td>644.00</td>
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<td>2.2.3 Travel-Transfers</td>
<td>7,000.00</td>
<td>4,752.00</td>
<td>2,248.00</td>
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<td>2.2.4 Office Supplies &amp;...</td>
<td>6,180.00</td>
<td>3,032.03</td>
<td>3,147.97</td>
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<tr>
<td>2.2.5 Return Check Fees</td>
<td>100.00</td>
<td></td>
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<tr>
<td>2.2.6 Equipment Maintenance and...</td>
<td>34,642.00</td>
<td>14,325.14</td>
<td>20,316.86</td>
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<td>2.2.7 Building Maintenance</td>
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<td>1,885.18</td>
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<td>2.2.8 Utilities</td>
<td>19,000.00</td>
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<td>2.2.9 Fuel</td>
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<td>2.2.10 Insurance Billing Co</td>
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<td>2.2.11 Professional Services</td>
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<td>54,102.88</td>
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<td>2.2.12 Permits &amp; Licensing</td>
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<td>1,679.25</td>
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<td>2.2.13 JCI Refund Request</td>
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<td>2.2.14 Cell Phone Allowance</td>
<td>4,000.00</td>
<td>2,050.00</td>
<td>1,950.00</td>
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<td>2.2.15 Special Dept Supplies/ Uniforms</td>
<td>11,000.00</td>
<td>10,051.18</td>
<td>948.82</td>
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<tr>
<td>2.2.16 Medical Supplies</td>
<td>47,036.00</td>
<td>27,002.12</td>
<td>20,033.88</td>
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<tr>
<td>2.2.17 Non Medical Supplies</td>
<td>6,000.00</td>
<td>1,835.69</td>
<td>4,164.31</td>
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<tr>
<td>2.2.18 Insurance Expense</td>
<td>48,500.00</td>
<td>54,054.58</td>
<td>(5,554.58)</td>
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<tr>
<td>s. Miscellaneous Supplies</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>t. Inventory</td>
<td>43,997.00</td>
<td>22,722.20</td>
<td>21,274.80</td>
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### 2.3 Education

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Amount 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Local Trainings</td>
<td>25,000.00</td>
<td>17,692.94</td>
<td>7,307.06</td>
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<td>b. Local Trainings- meals</td>
<td>3,500.00</td>
<td>1,394.70</td>
<td>2,105.30</td>
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<td>c. Local Trainings- Lodging</td>
<td>1,000.00</td>
<td>-</td>
<td>1,000.00</td>
</tr>
<tr>
<td>d. CME Travel</td>
<td>1,000.00</td>
<td>1,770.07</td>
<td>(770.07)</td>
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<tr>
<td>e. CME Meals</td>
<td>2,000.00</td>
<td>345.75</td>
<td>1,654.25</td>
</tr>
<tr>
<td>f. CME Seminars</td>
<td>6,000.00</td>
<td>3,429.00</td>
<td>2,571.00</td>
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<tr>
<td>g. CME Lodging</td>
<td>5,500.00</td>
<td>3,389.19</td>
<td>2,110.81</td>
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</table>

### 2.4 Capital Buildings

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Amount 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.4 Capital Buildings</td>
<td>212,000.00</td>
<td>207,447.48</td>
<td>4,552.52</td>
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### Other Financing Uses:

#### 2.9 Transfers to Other Funds

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Amount 3</th>
</tr>
</thead>
</table>

#### 2.10 Contribution to Fund Balance

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Amount 3</th>
</tr>
</thead>
</table>

### Total Expenditures / Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Amount 3</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Net Income / (Loss)</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Amount 3</th>
</tr>
</thead>
</table>

| Total Expenditures / Expenses | $1,999,014.00 | $1,306,355.12 | 692,658.88 |

<p>| Net Income / (Loss) | $ - | $186,612.92 | $(186,612.92) |</p>
<table>
<thead>
<tr>
<th>Part I</th>
<th>General Fund</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Total</th>
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</thead>
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<tr>
<td></td>
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</tr>
<tr>
<td>Revenues</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 Charges for Services</td>
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<td></td>
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<tr>
<td>1.1.1 Private Insurance</td>
<td>$7,630.84</td>
<td>$67,482.14</td>
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<td>$64,288.43</td>
<td>$70,408.01</td>
<td>$271,904.03</td>
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<tr>
<td>b. Medicaid</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Collections</td>
<td></td>
<td></td>
<td>$9,550.35</td>
<td>$0</td>
<td>$1,847.90</td>
<td>$1,756.63</td>
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<td>d. Commercial Services</td>
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<td>$2,245.00</td>
<td>$0</td>
<td>$3,448.75</td>
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<td>e. Expense Reimbursement</td>
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<td>f. Interest</td>
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<td>g. Misc.</td>
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<tr>
<td>h. Donations</td>
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<td>i. EMT Training</td>
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<td>j. CPR Training</td>
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<td>$2,095.06</td>
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<td>l. Insurance Claim Pay</td>
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<td>1.2 Sales Tax</td>
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<td>$11,913.22</td>
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<td>1.3 TRT/PILT/ML Contributions</td>
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<td>1.4 Grants</td>
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<tr>
<td>a. State EMS Grant</td>
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<td>-</td>
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<tr>
<td>b. AFG Grant</td>
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<td>-</td>
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<td>-</td>
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<tr>
<td>c. Other Grant</td>
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<td>Other Financing Sources:</td>
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<tr>
<td>Transfers from Other Funds</td>
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<td>Contribution from Fund Balance</td>
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<td>-</td>
<td>-</td>
<td>$386,340.18</td>
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<td>1.7 Contribution from Other entities</td>
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<td>-</td>
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<td>-</td>
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<td>Total Revenues</td>
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<tr>
<td></td>
<td>Q1 19'</td>
<td>Q2 19'</td>
<td>Q3 19'</td>
<td>Q4 19'</td>
<td>Q1 20'</td>
<td>Q2 20'</td>
<td>Q3 20'</td>
<td>Q4 20'</td>
</tr>
<tr>
<td>------------------------------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
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<td>Radio lease purchase payments</td>
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<td></td>
<td>34,113.76</td>
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</tbody>
</table>

| Current Fund Balance         | 364,070.20 |

Large unknowns remain in our debt obligations, including the new building which could add 200k or more a year to our annual debt obligations. Current fund balance includes 100k which has been pledged towards the new building. So actual usable balance is closer to 250k.
Grand County - Emergency Medical Services SSD
Garage/Sleeping Units Building
May 9, 2019
By: Jamison Christensen, PE

<table>
<thead>
<tr>
<th>Loan/Grant Ratio</th>
<th>100% Loan</th>
<th>75/25</th>
<th>70/30</th>
<th>60/40</th>
<th>50/50</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Project Cost</td>
<td>$4,850,000</td>
<td>$4,850,000</td>
<td>$4,850,000</td>
<td>$4,850,000</td>
<td>$4,850,000</td>
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<tr>
<td>City Cash Contribution</td>
<td>$ -</td>
<td>$100,000</td>
<td>$ -</td>
<td>$100,000</td>
<td>$ -</td>
</tr>
<tr>
<td>In-Kind (Other)</td>
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<td>$20,000</td>
<td>$20,000</td>
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<tr>
<td>CIB Funded Total</td>
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<td>$4,730,000</td>
<td>$4,850,000</td>
<td>$4,730,000</td>
<td>$4,850,000</td>
</tr>
<tr>
<td>% Grant</td>
<td>0%</td>
<td>25%</td>
<td>30%</td>
<td>40%</td>
<td>50%</td>
</tr>
<tr>
<td>% Loan</td>
<td>100%</td>
<td>75%</td>
<td>50%</td>
<td>25%</td>
<td>0%</td>
</tr>
<tr>
<td>CIB Grant Amount</td>
<td>$ -</td>
<td>$1,455,000</td>
<td>$1,419,000</td>
<td>$1,395,000</td>
<td>$1,311,000</td>
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<tr>
<td>CIB Loan Amount</td>
<td>$4,850,000</td>
<td>$3,395,000</td>
<td>$2,910,000</td>
<td>$2,838,000</td>
<td>$2,741,000</td>
</tr>
<tr>
<td>Interest Rate</td>
<td>2.5%</td>
<td>2.5%</td>
<td>2.5%</td>
<td>2.5%</td>
<td>2.5%</td>
</tr>
<tr>
<td>Loan Term (yrs)</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Yearly Payment</td>
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<td>($173,791)</td>
<td>($162,205)</td>
<td>($158,192)</td>
<td>($162,205)</td>
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</table>

<table>
<thead>
<tr>
<th>Loan/Grant Percentage</th>
<th>100% Loan</th>
<th>75/25</th>
<th>70/30</th>
<th>60/40</th>
<th>50/50</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Project Cost</td>
<td>$4,850,000</td>
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<td>$4,850,000</td>
<td>$4,850,000</td>
<td>$4,850,000</td>
</tr>
<tr>
<td>City Cash Contribution</td>
<td>$ -</td>
<td>$100,000</td>
<td>$ -</td>
<td>$100,000</td>
<td>$ -</td>
</tr>
<tr>
<td>In-Kind (Other)</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>CIB Funded Total</td>
<td>$4,850,000</td>
<td>$4,730,000</td>
<td>$4,850,000</td>
<td>$4,730,000</td>
<td>$4,850,000</td>
</tr>
<tr>
<td>% Grant</td>
<td>0%</td>
<td>25%</td>
<td>30%</td>
<td>40%</td>
<td>50%</td>
</tr>
<tr>
<td>% Loan</td>
<td>100%</td>
<td>75%</td>
<td>50%</td>
<td>25%</td>
<td>0%</td>
</tr>
<tr>
<td>CIB Grant Amount</td>
<td>$ -</td>
<td>$1,455,000</td>
<td>$1,419,000</td>
<td>$1,395,000</td>
<td>$1,311,000</td>
</tr>
<tr>
<td>CIB Loan Amount</td>
<td>$4,850,000</td>
<td>$3,395,000</td>
<td>$2,910,000</td>
<td>$2,838,000</td>
<td>$2,741,000</td>
</tr>
<tr>
<td>Interest Rate</td>
<td>2.5%</td>
<td>2.5%</td>
<td>2.5%</td>
<td>2.5%</td>
<td>2.5%</td>
</tr>
<tr>
<td>Loan Term (yrs)</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Yearly Payment</td>
<td>($187,928)</td>
<td>($184,054)</td>
<td>($162,946)</td>
<td>($151,863)</td>
<td>($162,946)</td>
</tr>
</tbody>
</table>
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 American Alpine Club

Address 435 260 70 66

Nature of Business Fundraising for Non-Profit Climbing advocacy

Address of Business 710 10th St Golden CO 80401

Hereby applies for a license to vend light beer at retail for and on behalf of __

[Signature]

whose { partners officers and directors }

[Signature]

are as follows: Evan Clapper

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 Avenue in Grand, Utah, for a term of 1 months, commencing the 24 day of October, 2019, and ending the 27 day of October, 2019

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 28 day of August, 2019

[Signature]

Evan Clapper

APPROVED BY GRAND COUNTY COUNCIL

Date 9/3/19 Sanitarian

Date 8/30/19 Grand County Sheriff

Date ___________ Council Chair
RESOLUTION ________ 2019

A RESOLUTION OF THE GRAND COUNTY COUNCIL
APPROVING ANTROBUS MINOR RECORD SURVEY

WHEREAS, Mark Elliott Antrobus and Mary D. Antrobus ("herein after referred to as "Applicant") submitted an application for a Minor Record Survey, a parcel of land located within the SE1/4 of the NW1/4 of Section 15, T26S, R22E, SLM, Grand County, Utah

Parcel 1 - Beginning at a point being South 89°48'37" East 1979.8 feet and North 00°01'06" East 339.43 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence North 00°01'06" East 289.63 feet; thence South 89°50'13" East 151.04 feet; thence South 00°01'06" West 279.53 feet; thence with a curve having a radius of 50.00 feet, to the left with an arc length of 19.07 feet; (a chord bearing of South 57°59'25" West 18.96 feet); thence North 89°50'13" West 134.97 feet; to the point of beginning, having an area of 43,657 square feet, 1.00 acres.

Including: A 10 foot wide utility easement along boundary of parcel.

Parcel 2 - Beginning at a point being South 89°48'37" East 1979.8 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence North 00°01'06" East 339.43 feet; thence South 89°50'13" East 134.97 feet; thence with a curve having a radius of 50.00 feet, to the left with an arc length of 119.59 feet; (a chord bearing of South 21°27'34" East 93.06 feet); thence South 00°01'06" West 253.00 feet; thence North 89°48'37" West 169.04 feet to the point of beginning, having an area of 53,777 square feet, 1.23 acres.

Including: A 10 foot wide utility easement along boundary of parcel.

Parcel 3 - Beginning at a point being South 89°48'37" East 1979.8 feet and South 89°48'37" East 169.04 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence South 89°48'37" East 169.04 feet; thence North 00°01'06" East 253.00 feet; thence with a curve having a radius of 50.00 feet, to the left with an arc length of 144.96 feet, (a chord bearing of North 06°57'42" East 99.27 feet); thence South 89°50'13" East 155.26 feet; thence South 00°01'06" West 351.65 feet; thence North 89°48'38" West 167.26 feet; to the point of beginning, having an area of 54,894 square feet, 1.26 acres.

Including: A 10 foot wide utility easement along boundary of parcel.

Private Access Tract - Beginning at a point being South 89°48'37" East 1979.8 feet and North 00°01'06" East 629.06 feet and South 89°50'13" East 157.04 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence South 89°50'13" East 151.04 feet; thence North 00°01'06" East 629.06 feet; thence South 89°50'13" East 151.04 feet; thence South 89°50'13" East 30.00 feet; thence South 00°01'06" East 279.53 feet; to a point of beginning, having an area of 16,167 square feet, 0.37 acres.

Roadway Dedication Strip - Beginning at a point being South 89°48'37" East 1979.8 feet and North 00°01'06" East 629.06 feet from the West Quarter corner of Section 15, Township 26 South, Range 22 East, and proceeding thence North 00°09'47" East 3.00 feet; thence South 89°50'13" East 161.03 feet; thence South 00°01'06" West 3.00 feet; thence North 89°50'13" West 181.04 feet to the point of beginning, having an area of 0.01 acres.

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

WHEREAS, the applicant has applied for a three (3) lot minor record survey in a Rural Residential District, which requires minimum one acre lots;

WHEREAS, proposed Parcels 1, 2, & 3 are undeveloped; when an application for building permit is requested for Parcels 1, 2, & 3, a site plan will be required documenting the proposed impervious surface area. If the requirements of Grand County Construction Standards Section 2.e, 1.A are exceeded, a drainage plan will be required;

WHEREAS, the application has been processed in accordance with the requirements of Sec. 9.7 of the Grand County Land Use Code and the application complies with the established criteria;
WHEREAS, the Grand County Council has considered all evidence and testimony presented with respect to the subject application in a public meeting on September 3, 2019;

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

PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this 3rd day of September 2019 by the following vote:

Those voting aye:________________________________________
Those voting nay:________________________________________
Those absent:___________________________________________

ATTEST:  _________________________________
          Grand County Council

_______________________________  _______________________________
Chris Baird, Clerk/Auditor             Evan Clapper, Chairman
Dear Council:

Please do not grant rezone requests (to Highway Commercial) along the north Hwy 191 corridor, in particular, Item Z on your agenda.

The north corridor needs to be carefully zoned to avoid a patchwork of (possibly) ill-considered uses that may result from random spot zoning. We have the opportunity to determine the future of our town's north entrance and should take steps to ensure it is developed in a cohesive and intelligent fashion.

Thank you for your consideration.

Regards,

~ Nancy Orr
I am concerned about a blanket zone change requests out on the North 191 entrance to Moab and the access to Dead Horse Point and Island in the Sky Parks.

I am not opposed to proper limits on types of commercial operations allowed in any commercial zone. This request is for an important piece of property that could affect already established operations there, as well as possible unsightly uses.

It also opens the door to more change requests on land that affects the above mentioned Tourist Attractions which are becoming more and more important to local businesses.

I would hate to see oil and gas operations push for more property to build pump stations and or transfer stations.

The rail road system that is already there makes this prime for groups such as the 7 county coalition to invade from the North and South.

San Juan County needs infrastructure for their desired energy transportation. This change could open the door for a nightmare of uses and issues if proper planning and acceptable uses are not predetermined.

Please consider refusing the request until proper planning and public health and safety as well as esthetic issues are at least debated in public.

I am not able to attend any meeting for the next 8 weeks or I would probably speak publicly against this request until more planning is accomplished.

Thank you
John Hartley
514 Locust Lane
Moab.