GRAND COUNTY COUNCIL
REGULAR MEETING

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

AGENDA
Tuesday, October 16, 2018

2:00 p.m. **Workshop on Proposed Ordinances: High Density Housing Overlay and Assured Housing (Zacharia Levine, Community and Economic Development Director)**

4:00 p.m. **See Agenda for Thompson Springs Special Service Fire District Board Meeting**

4:05 p.m.

- **Call to Order**
- **Pledge of Allegiance**
- **Approval of Minutes** (Diana Carroll, Clerk/Auditor)
  - A. July 18, 2018 (County Council Meeting), Postponed from August 7, 2018
  - B. July 30, 2018 (Joint City-County Council Meeting with U.S. Representative John Curtis), Postponed from August 7, 2018
  - C. August 7, 2018 (County Council Meeting), Postponed from August 21, 2018
  - D. August 21, 2018 (County Council Meeting), Postponed from September 4, 2018
  - E. September 4, 2018 (County Council Meeting), Postponed from September 18, 2018
  - F. September 18, 2018 (County Council Meeting), Postponed from October 2, 2018
  - G. October 2, 2018 (County Council Meeting)
- **Ratification of Payment of Bills**
- **General Council Reports and Future Considerations**
- **Elected Official Reports**
  - H. Presentation of the 2017 Grand County Financial Report and Audit (Greg Marsing, of Smuin, Rich & Marsing), Postponed from September 18, 2018
- **Council Administrator Report**
- **Department Reports**
- **Agency Reports**
- **Citizens to Be Heard**
- **Presentations**
  - I. Presentation on the Final Report and Recommendations for the Re-Monumentation of the Grand/San Juan County Boundary (Sam Cantrell – San Juan County Surveyor, Sean Fernandez – State of Utah Cadastral Surveyor for AGRC, Justin Lee - State of Utah Lt. Governor's Office)
- **General Business- Action Items- Discussion and Consideration of:**
  - J. Endorsing and funding $5,802.08 in 2019 for fulfilling the recommendations contained in the final report for the re-monumentation of the Grand/San Juan County boundary (Sam Cantrell – San Juan County Surveyor; Sean Fernandez – Utah Cadastral Surveyor for AGRC (Automated Geographic Reference Center); Justin Lee – Utah Lieutenant Governor's Office)
  - K. Approving proposed job description and position for a full-time Administrative Assistant for the Jail, effective immediately (Sheriff White; Shan Hackwell, Jail Commander; and John West, Human Resources Director)

L. Approving proposed job description and position for a part-time Registered Nurse for the Jail, effective immediately (Sheriff White; Shan Hackwell, Jail Commander; and John West, Human Resources Director)

M. Approving proposed Professional Services Agreement between Grand County Sheriff's Office and Steven Rouzer, MD to provide professional medical services within the Grand County Jail (Sheriff White and Shan Hackwell, Jail Commander)

N. Approving amendment to Resolution No. 2916 (2010) and corresponding Section VII of Employee Handbook, "Compensation-All Employee - Initial Grade and Step Assignment" to align the step assignment process for hiring external recruits with the current process for hiring internal recruits, to be effective January 1, 2019 (John West, Human Resources Director)

O. Approving the needed dollar amount to advertise as a possible 2019 property tax increase, and authorizing the mailing of the notice with the property tax bill (Chris Baird, Budget Officer)

P. Approving hearing officer recommendations on behalf of the local Board of Equalization (Diana Carroll, Clerk/Auditor)

Q. Approving proposed Interlocal Cooperative Agreement between Southeast Utah Health Department and Carbon, Emery, and Grand counties, pending legal review (Council Members Hawks and Wells)

R. Approving proposed Memorandum of Understanding with the BLM-Vernal Field Office as a Cooperating Agency for Book Cliffs Travel Management Planning, and approving primary and alternative representatives (Chairwoman McGann)

S. Approving proposed letter to Tooele County expressing support for Grand County's current form of government (Chairwoman McGann)

- **Consent Agenda- Action Items**

T. Approving proposed service agreement with iWorQ Systems, Community Development & Public Works Software, in the amount of $2,500

U. Approving proposed letter of support for rail service from Moab to Price

V. Approving proposed letter of support for the Endangered Species Act reform bill draft

W. Approving proposed Cooperative Agreement with the Utah Division of Forestry, Fire & State Lands to provide non-native biocontrol monitoring, recording and analysis of the Tamarisk leaf beetle

X. Approving application for retail beer license for Grassroots Events, located at Poison Spider Trailhead on February 16, 2019

Y. Approving proposed job descriptions, as redrafted and reformatted by Personnel Systems & Services, for the Assessor's Office:

1. Chief Deputy Assessor (renamed from Chief Deputy Assessor/Chief Appraiser)
2. Deputy Assessor I (renamed from Deputy Assessor/Appraiser)
3. Deputy Assessor/Motor Vehicle & Personal Property Clerk
4. Appraiser Trainee

- **Discussion Items**

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

AA. Discussion on current Memorandum of Understanding between Grand County and Moab Valley Fire Protection District (Chief Brewer)

- **Public Hearings- Possible Action Items**

BB. Public Hearing to hear public comment on a proposed ordinance to approve amendments of the Grand County Land Use Code, Section 9.5 related to Final Plat Procedures (Zacharia Levine, Community and Economic Development Director)

CC. Public Hearing to hear public comment on a proposed ordinance to approve amendments of the Grand County Land Use Code, Section 6.5.3 related to Exempt Signs (Zacharia Levine, Community and Economic Development Director)

- **Closed Session(s)** (if necessary)
- **Adjourn**

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

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

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

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

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

AGENDA SUMMARY GRAND COUNTY COUNCIL MEETING October 16, 2018 Agenda Item: 2pm Workshop	
TITLE:	Workshop on Proposed High Density Housing (HDH) Overlay and Assured Housing Ordinances
FISCAL IMPACT:	N/A
PRESENTER(S):	Zacharia Levine, Community and Economic Development Director

Prepared By:
ZACHARIA LEVINE
GRAND COUNTY COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

FOR OFFICE USE ONLY:

Attorney Review:

N/A

STATED MOTION :

N/A – Workshop Only

PLANNING COMMISSION RECOMMENDATION:

Planning Commission forwarded favorable recommendations for both proposed ordinances with 6-1 votes on each.

STAFF RECOMMENDATION:

N/A – Workshop Only. The objective for this workshop is to provide County Councilmembers:

- A summary of the proposed ordinances
- Context and background of the processes followed prior to arriving at the draft ordinances
- Additional considerations prior to the scheduled Nov. 7th public hearings
- An opportunity to discuss relevant issues and questions associated with the proposed ordinances.

BACKGROUND:

See Workshop presentation and associated materials

ATTACHMENT(S):

1. Workshop Presentation
2. Associated materials
    a. Draft ordinances (As recommended by PC)
    b. Public comments (HDH only)
    c. Economic Studies (BAE Urban Economics)

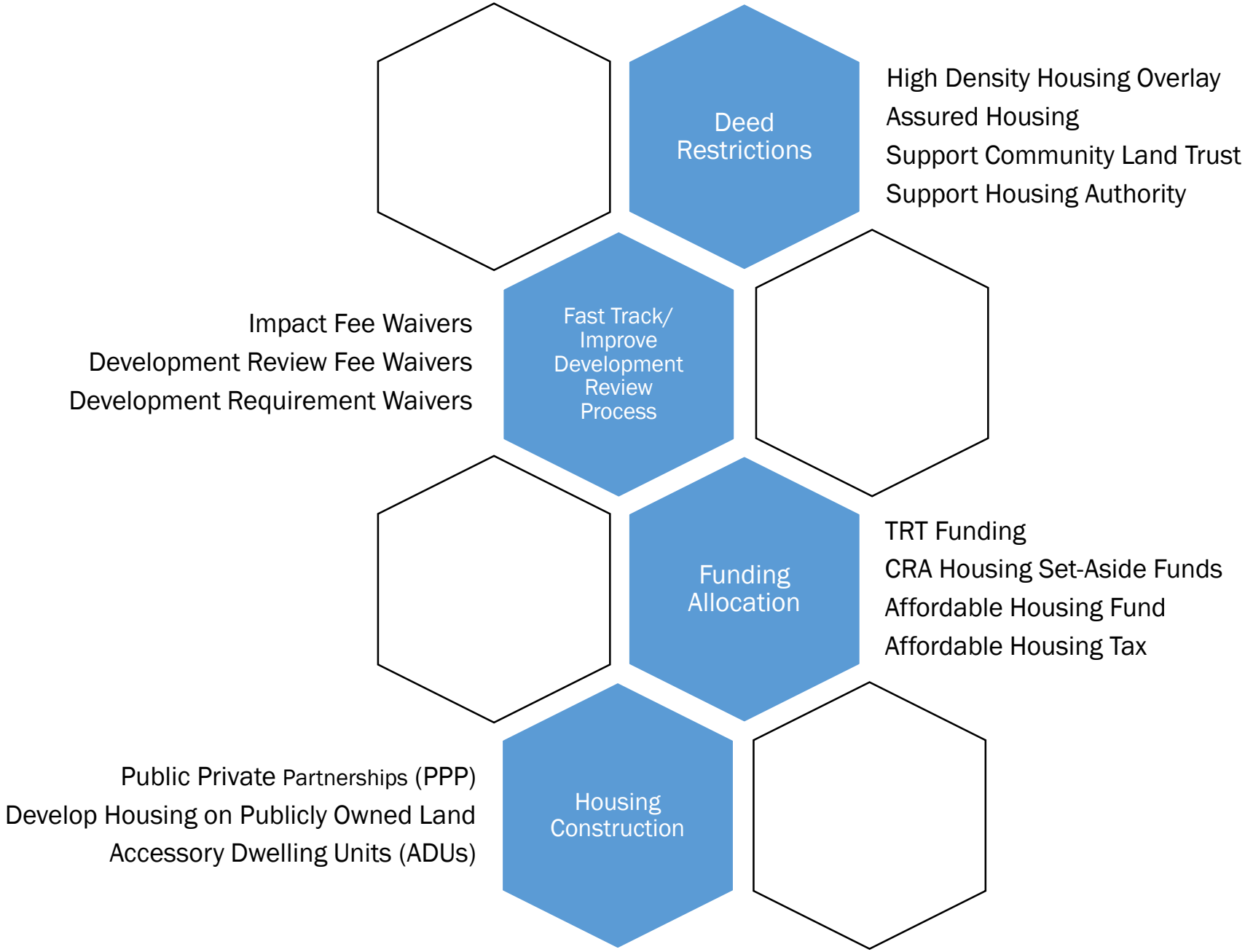
Housing Policy Workshop

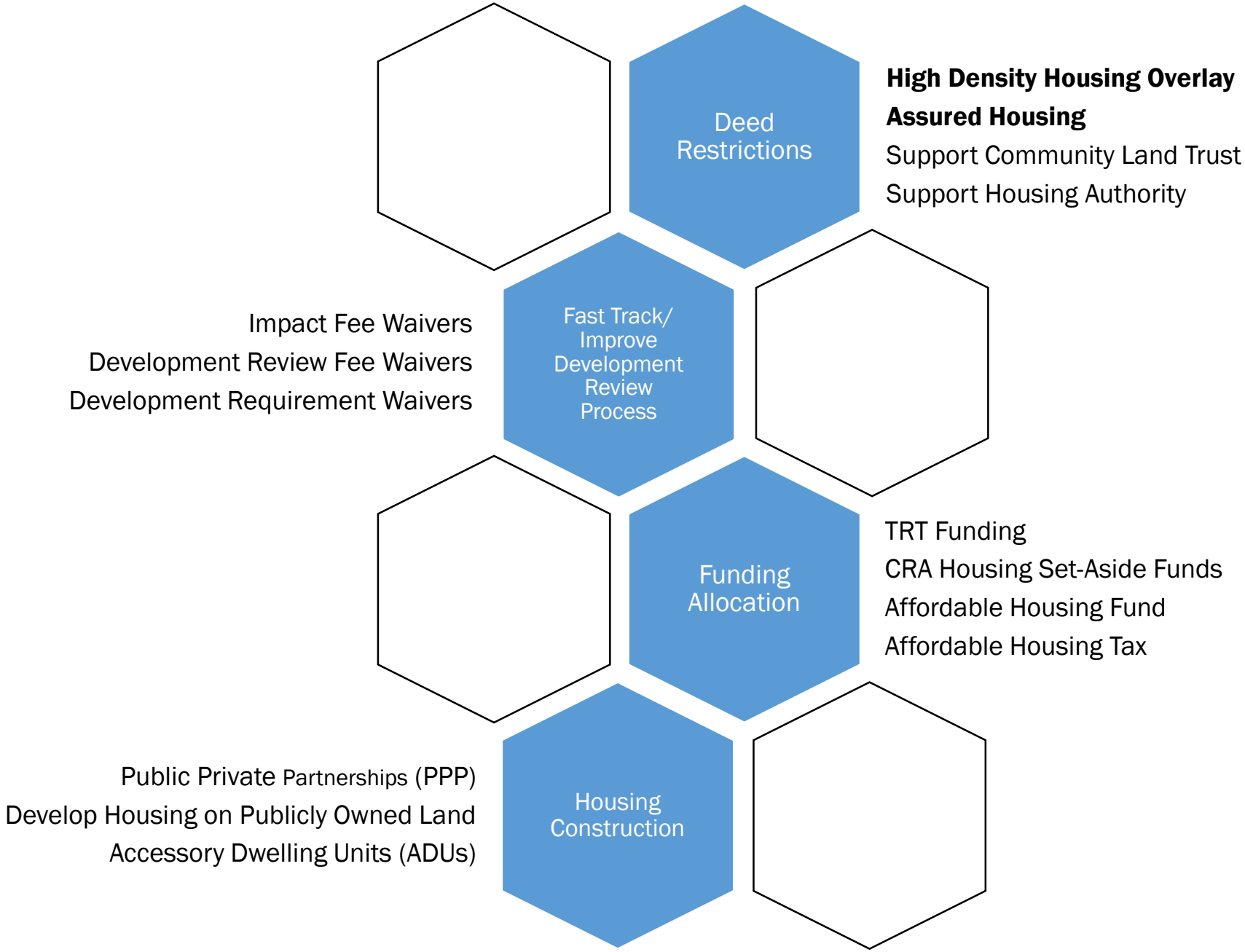
October 16, 2018

Zacharia Levine, Community & Economic Development Director
Kaitlin Myers, Community & Economic Development Specialist
JD McClanahan, AmeriCorps VISTA

Context: *We have a problem.*

Context: *There is no silver bullet.*


Deed Restrictions
High Density Housing Overlay
Assured Housing
Support Community Land Trust
Support Housing Authority
Fast Track/ Improve Development Review Process
Impact Fee Waivers
Development Review Fee Waivers
Development Requirement Waivers
Funding Allocation
TRT Funding
CRA Housing Set-Aside Funds
Affordable Housing Fund
Affordable Housing Tax
Housing Construction
Public Private Partnerships (PPP)
Develop Housing on Publicly Owned Land
Accessory Dwelling Units (ADUs)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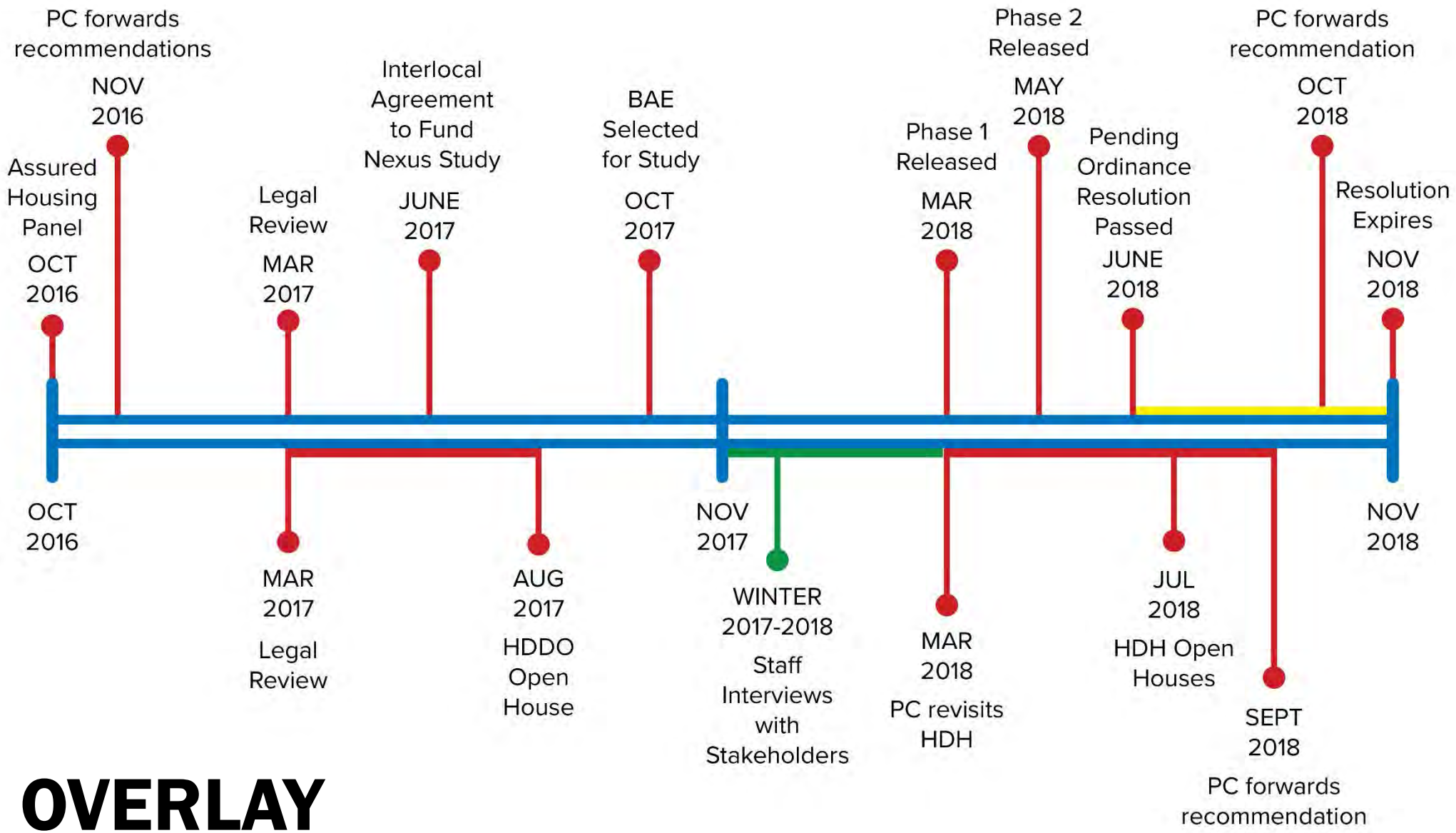
Affordable Housing Tax
Housing Construction
Public Private Partnerships (PPP)
Develop Housing on Publicly Owned Land
Accessory Dwelling Units (ADUs)

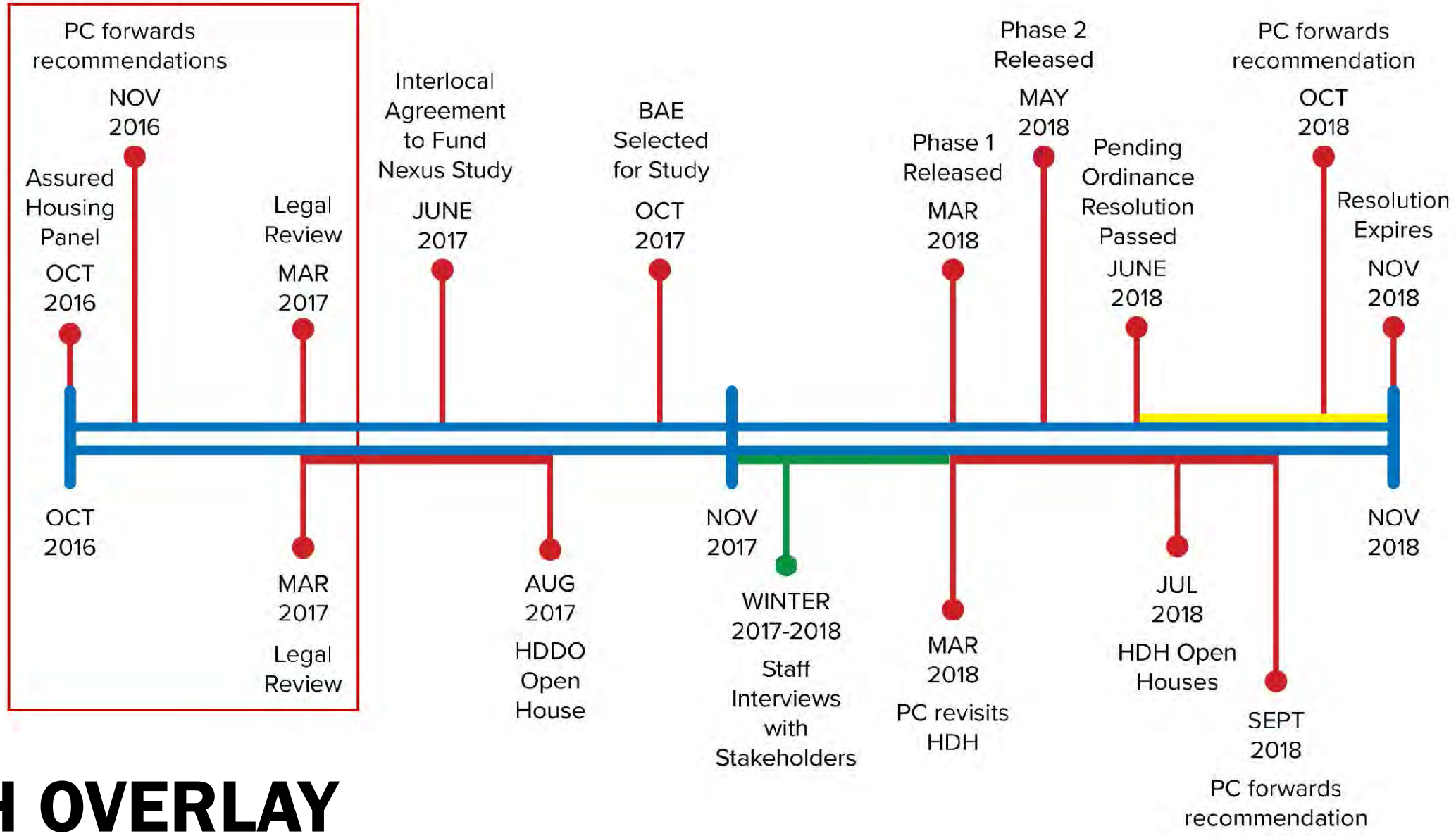
Concurrent Timelines

ASSURED HOUSING



HDH OVERLAY

ASSURED HOUSING



HDH OVERLAY

November 17, 2016: Planning Commission

Planning Commission forwards favorable recommendation to:

- Adopt an **assured housing ordinance** for residential and commercial development
- **Remove residential units used for overnight accommodations** from the Highway Commercial (HC) district

County Council Responses

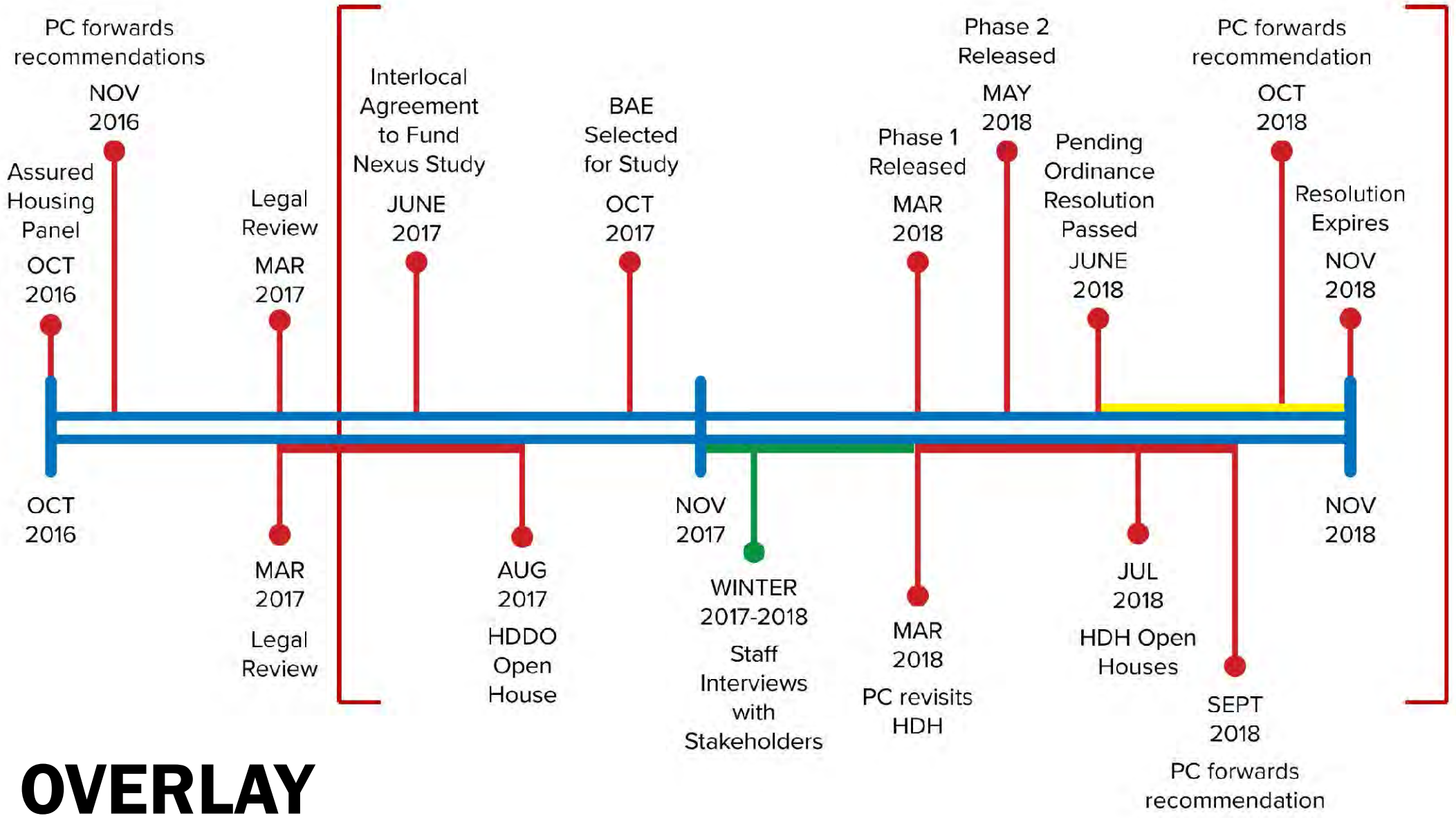
December 2016: Remove ONR from HC district

- *Motion died for lack of second.*

March 2017: Assured Housing Ordinance

- *Legal review suggests:*
  - *Perform economic nexus study for mandatory assured housing policy*
  - *Develop incentive approach: High Density Development Overlays*

ASSURED HOUSING



HDH OVERLAY

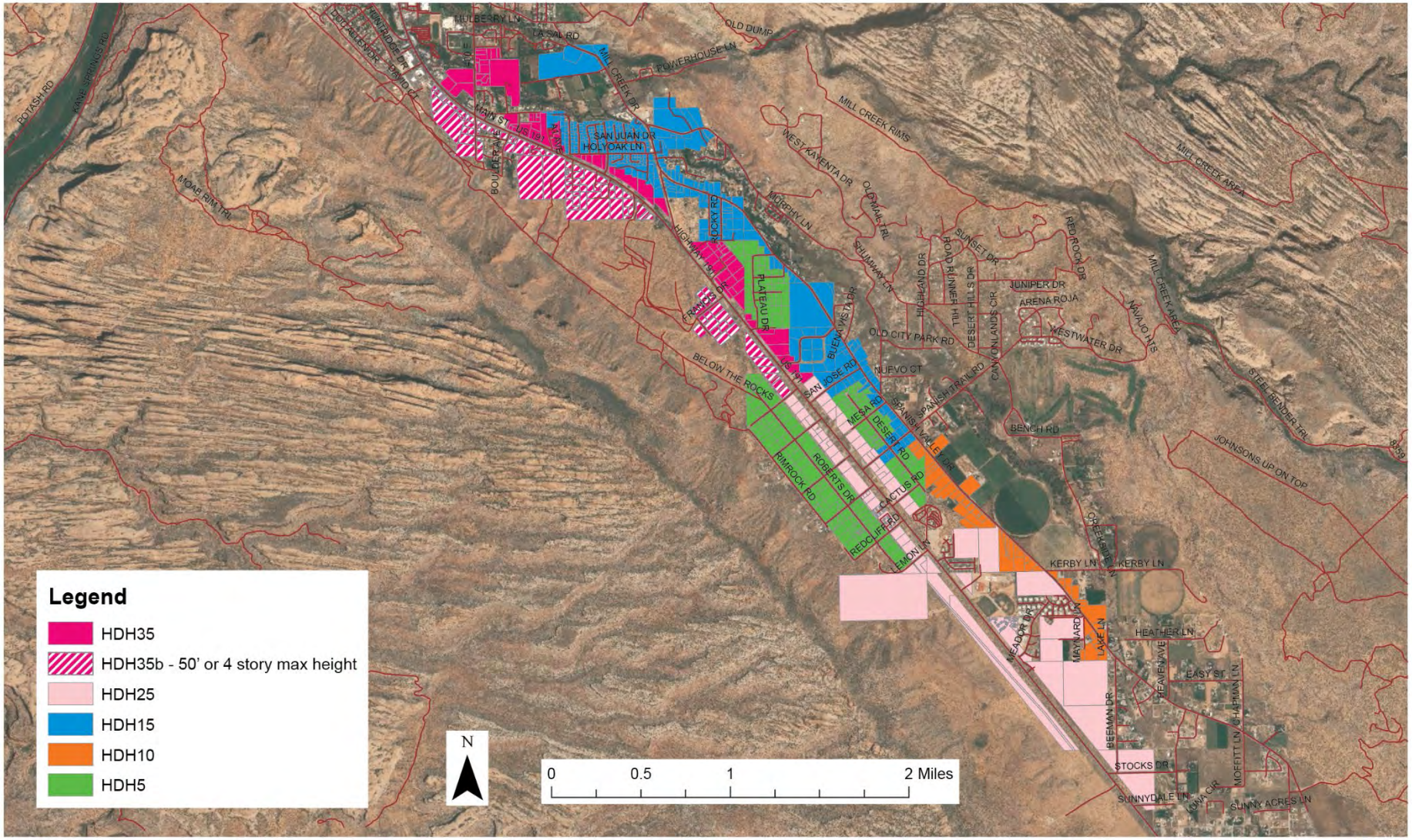
High Density Housing (HDH) Overlay

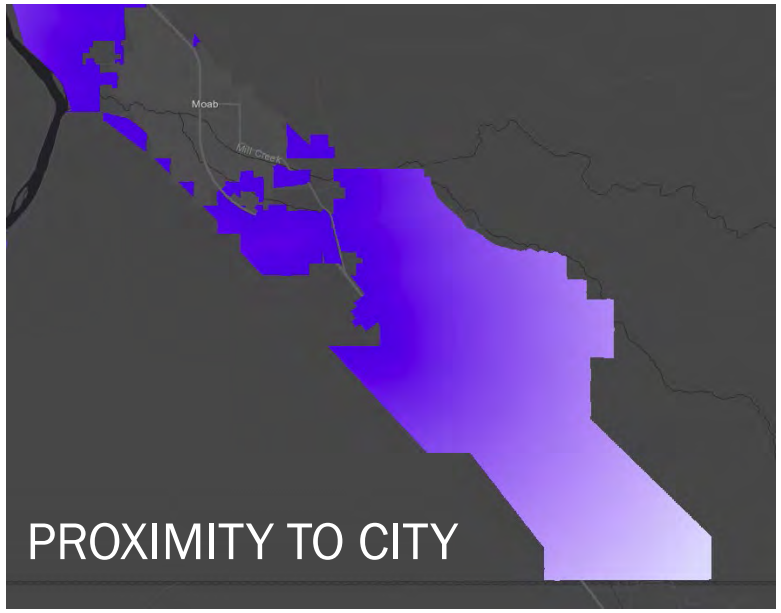
What, Where, Who, and Why?

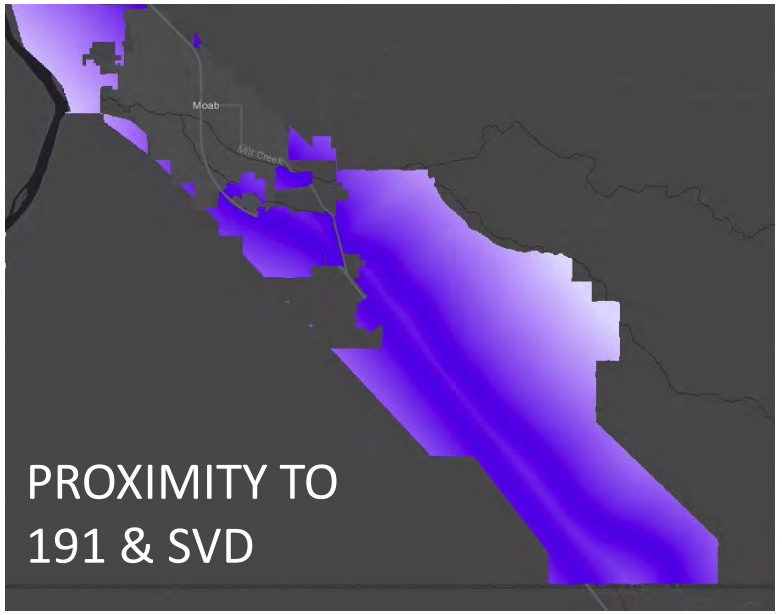
High Density Housing (HDH) Overlay: What?

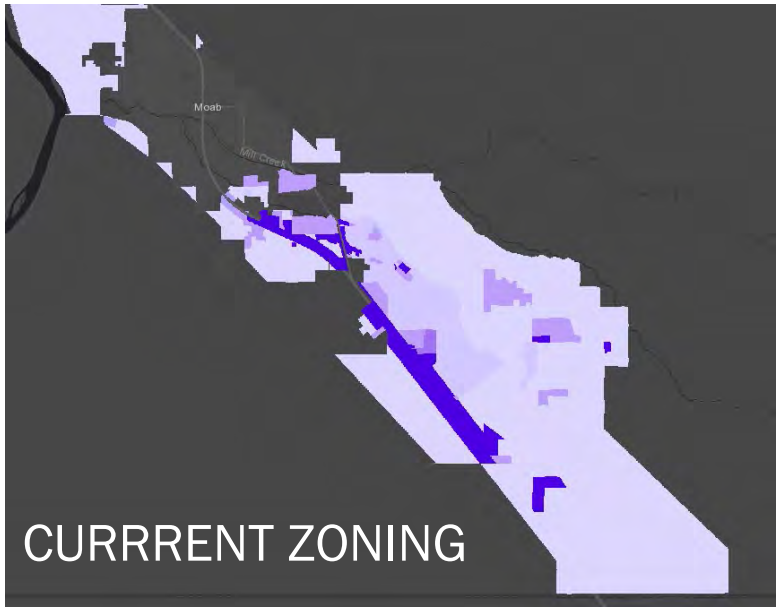
- **Applicability:** Voluntary, incentive-based overlay
- **Legislative process:** PC & CC approvals via public hearing
- Allows residential developments at a **density greater than normally permitted.**
- **80%** of housing units must be deed restricted for **primary residential occupancy by actively employed households.**
- Deed restricted units may be **owner-occupied or renter-occupied** as long as the residents meet the requirements.

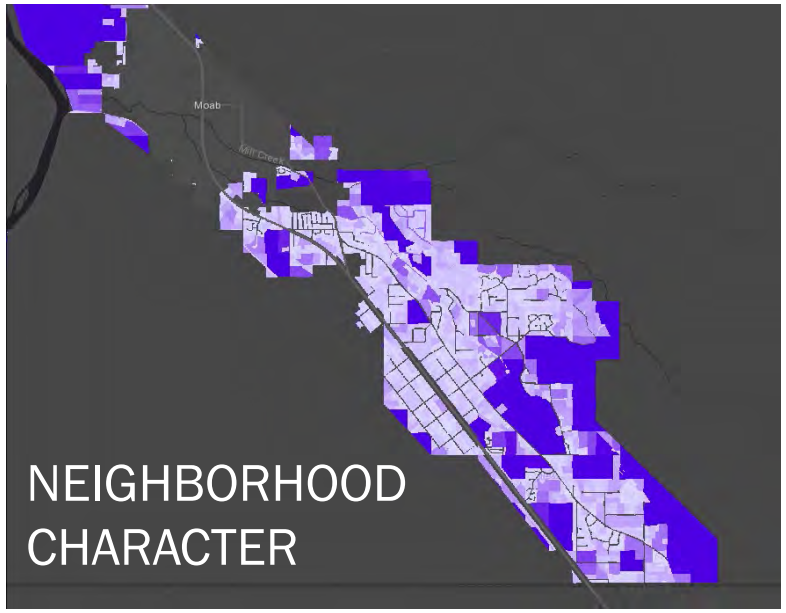
High Density Housing (HDH) Overlay: Where?




Moab
Mill Creek
PROXIMITY TO CITY


Moab
Mill Creek
PROXIMITY TO
191 & SVD


Moab
Mill Creek
CURRRENT ZONING


Moab
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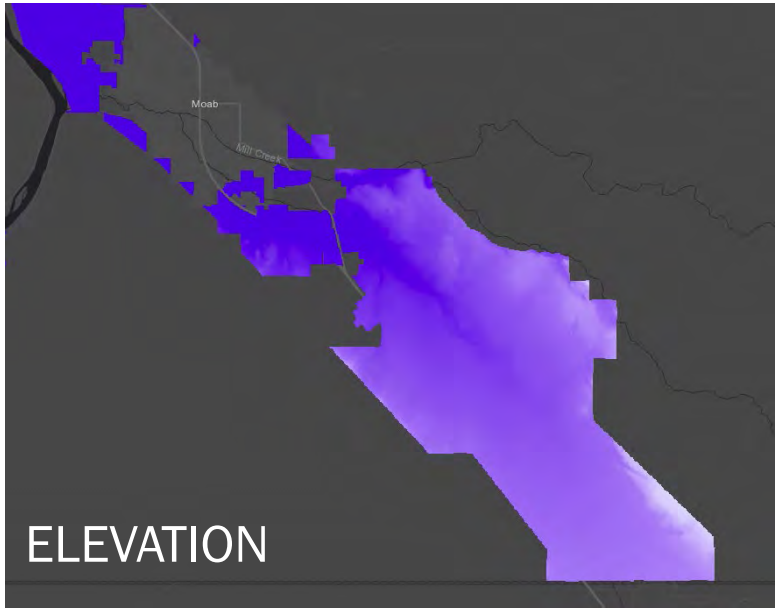
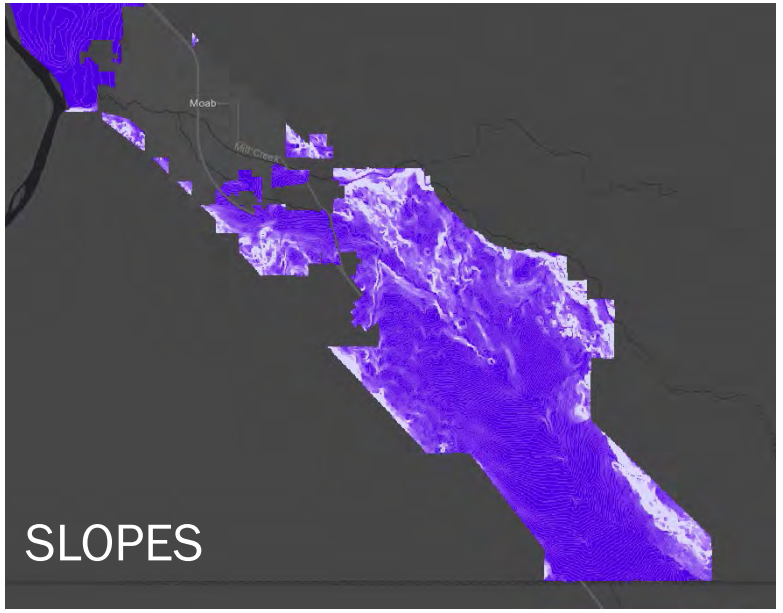
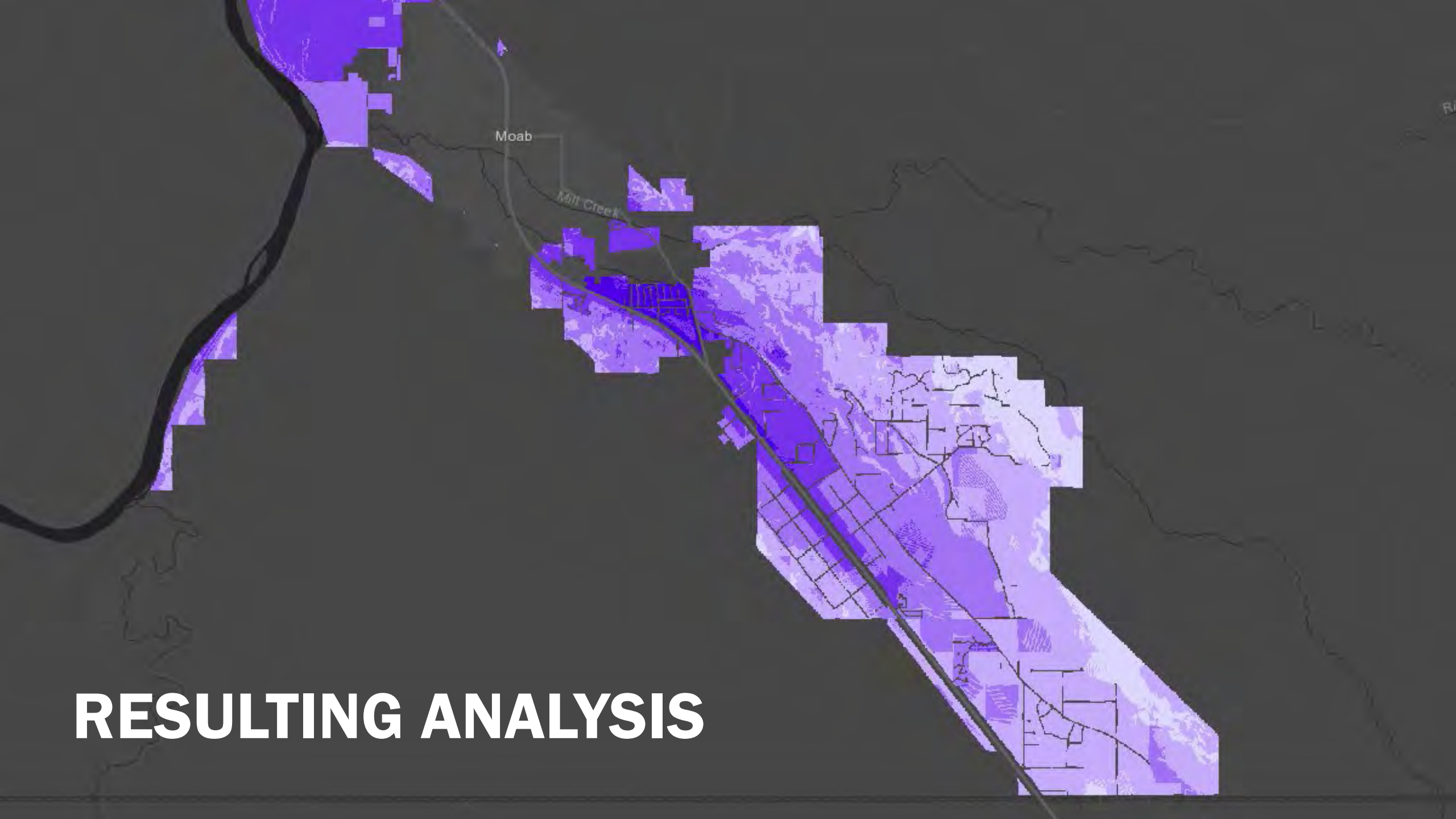
NEIGHBORHOOD
CHARACTER

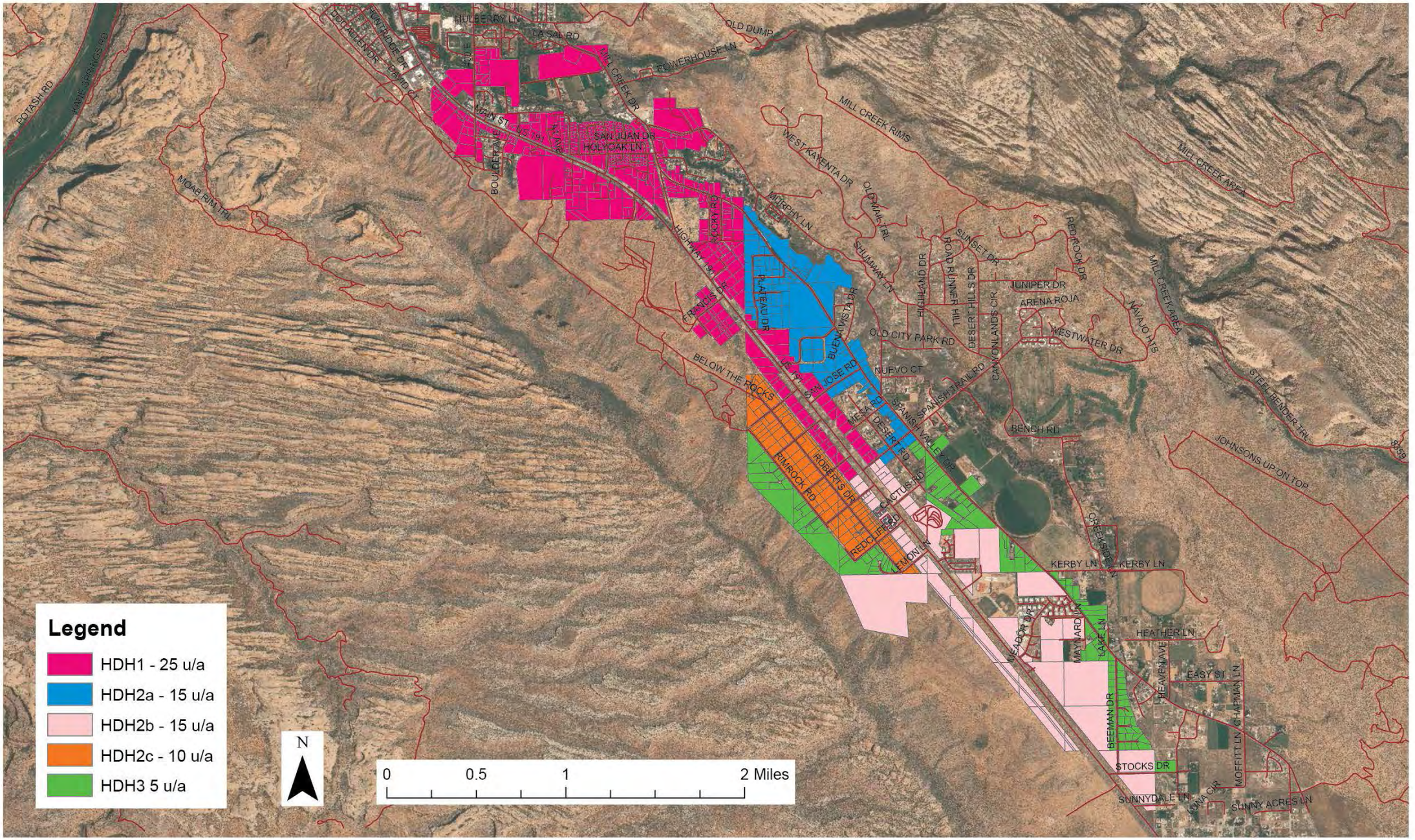

Moab
Mill Creek
ELEVATION


Moab
Mill Creek
SLOPES



RESULTING ANALYSIS

HDH - August 2017 Open House



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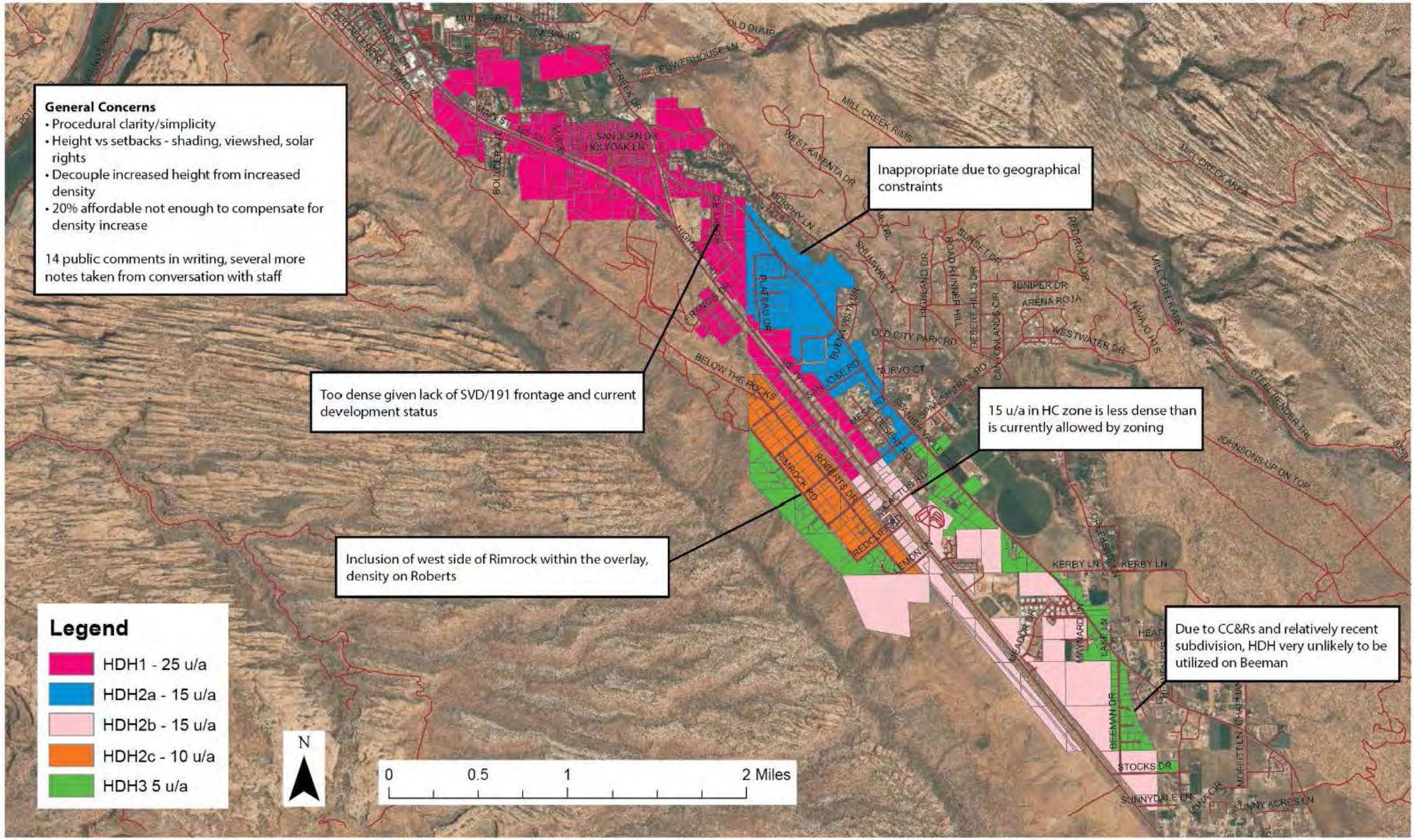
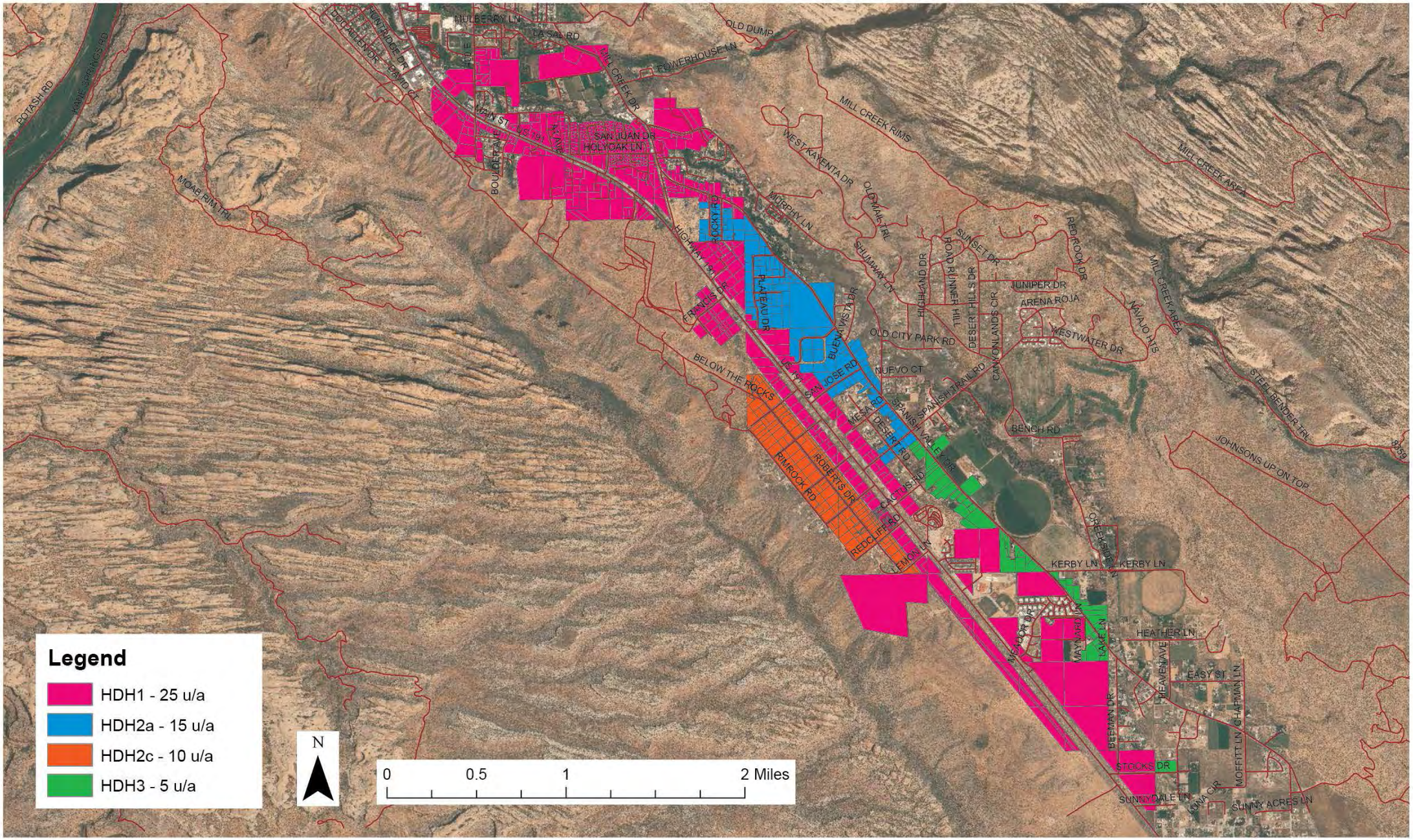


HDH - March 2018 Revisions



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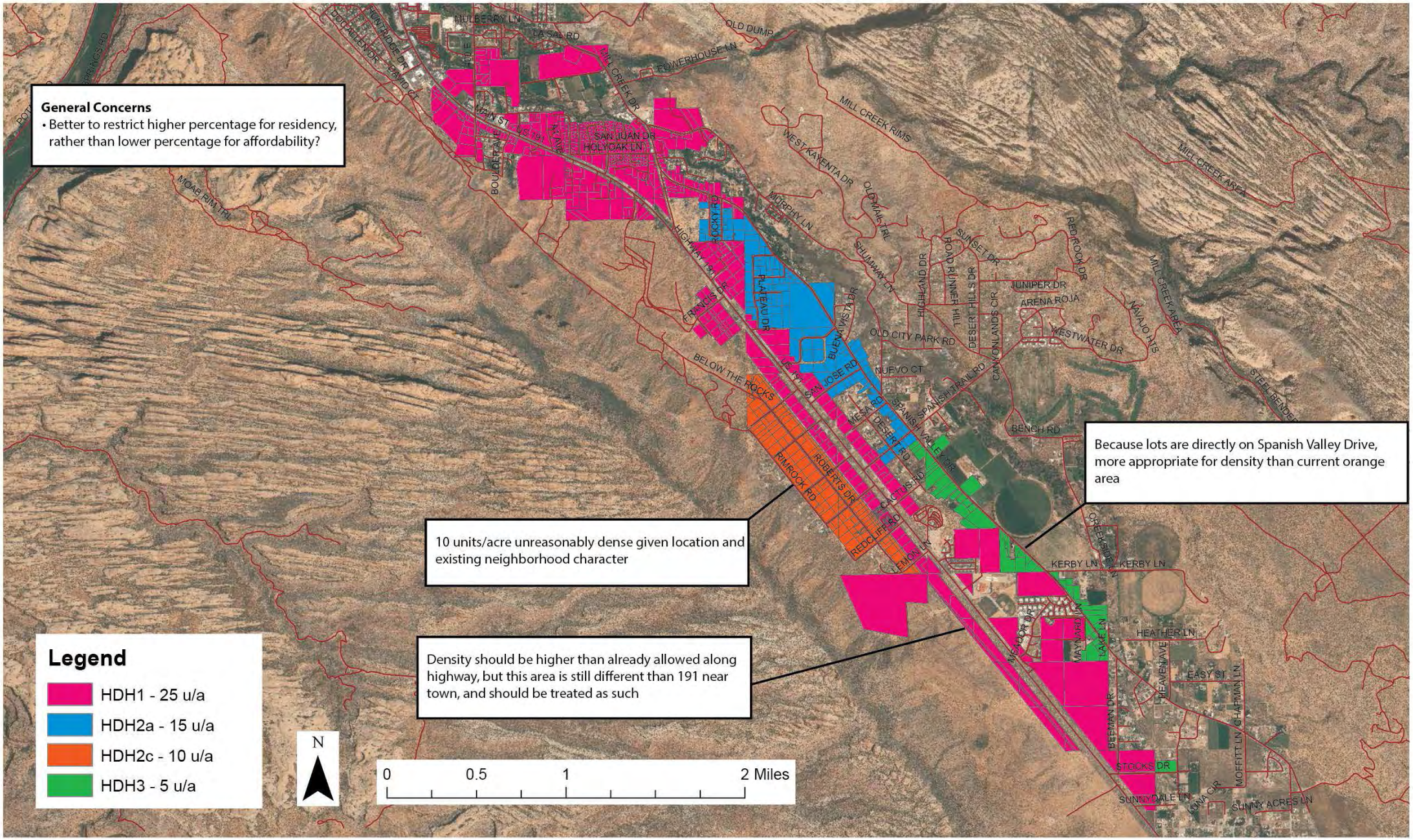
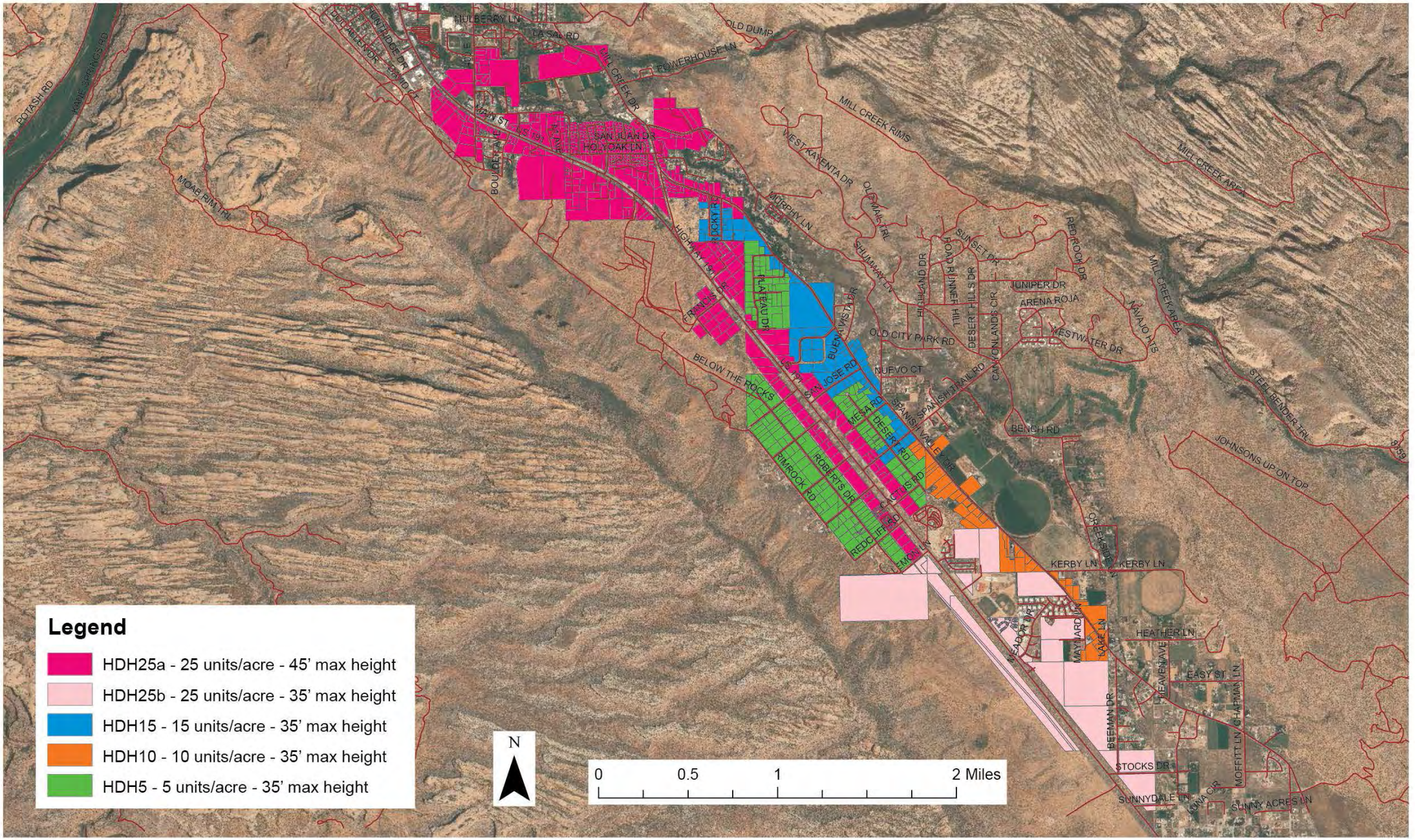


HDH - July 2018 Open House



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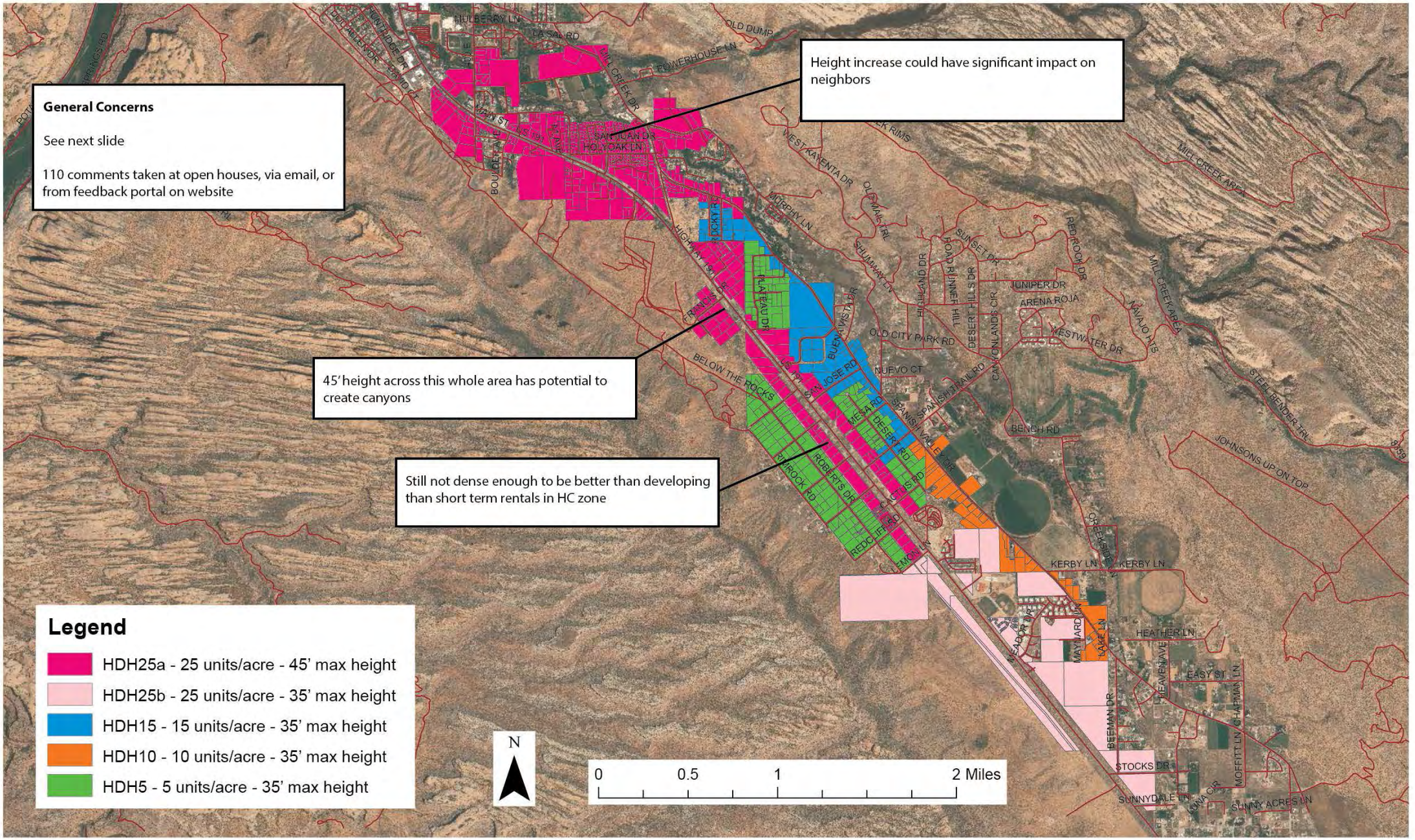
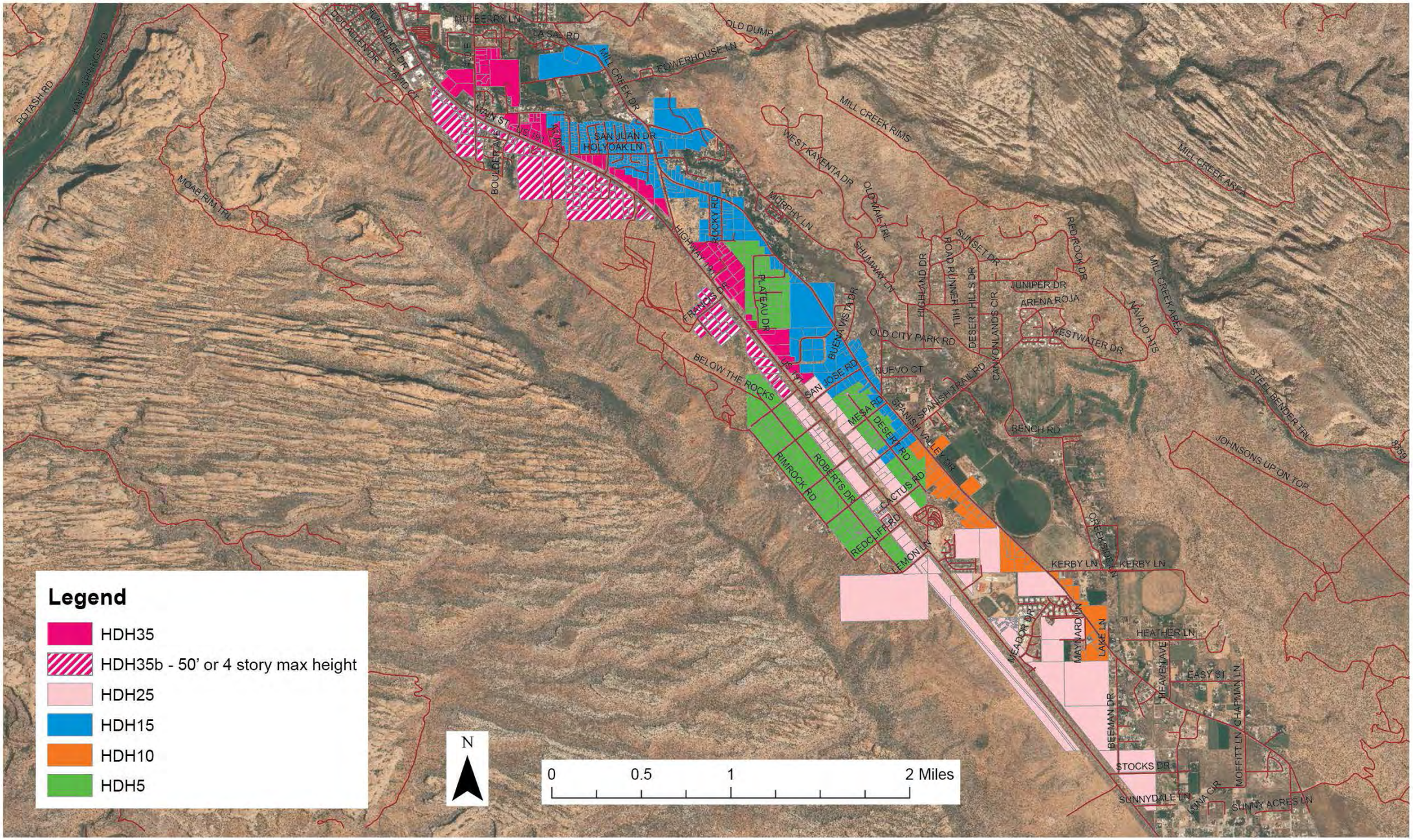


HDH - Current Proposal



Written Comments from Summer/Fall 2018 Outreach

Sorted by Subject

110 **Total Comments**

- 39 Infrastructure
- 38 Affordability/Deed Restrictions
- 32 Density
- 28 Location
- 20 Design
- 16 Process
- 15 Other Policies/General Plan/Etc
- 13 Financing/Construction Cost
- 12 Height
- 10 Dark Skies
- 10 Miscellaneous

*Comment totals include both positive and negative comments on given subject



Infrastructure



Design

“Quality of Life” Concerns



Density



Height



Dark Skies

High Density Housing (HDH) Overlay: Who?

Deed restrictions create new housing opportunities for **people who live and work** in Grand County

Density bonus and other incentives create opportunities for **land owners and developers** in Grand County

Deed Restrictions:
Live & Work Requirements

"Grand County has established High Density Housing (HDH) districts to facilitate the provision of new housing units used for ***primary residential occupancy*** *by* ***actively employed households****."*

Deed Restrictions: Live Requirements

"Primary residential occupancy" –

- Owner occupies the unit for a minimum of **9 months** out of any 12 month period.
- Renter occupies the unit through a lease term no shorter than **6 months** out of any 12 month period.

Deed Restrictions: Work Requirements

"Active Employment" –

- A **full-time (30 hours/week) employee** of an entity/entities located in Grand County
- An **owner or owner's representative of a business** primarily located in Grand County
- A full-time (30 hours/week) self-employed/remote worker must provide their entire list of clients/workload so that it can be verified that a **minimum of 75% of their work/clients are based within Grand County**

Deed Restrictions: Work Requirements

"Active Employment" –

- A **retired person** who was a full-time employee in Grand County for **at least 5 continuous years** immediately preceding his or her retirement

- A person who is unable to work or does not have a work history required due to a **Disability.**

- A person who is legally responsible for a minor child who resides primarily with them, who is **primarily responsible for the child's safety and well-being for at least 60 hours/week** in their home, and can document that they or the child have resided in Grand County for at least five continuous years or the entirety of their lives preceding their occupancy of an HDH housing unit*

* Pending legal review.

Household Example	Percent of Area Median Income	Household Size	Income	Affordable Home Price	Affordable Monthly Payment
Hotel desk clerk and **waiter** with **two children**	**60% AMI**		**$39,370/ YEAR**	**$144,018**	**$984/ MONTH**
Part-time retail and **construction worker** with **one child**	**80% AMI**		**$45,025/ YEAR**	**$164,802**	**$1,126/ MONTH**
Firefighter and **elementary school teacher** with **two children**	**100% AMI**		**$64,670/ YEAR**	**$236,664**	**$1,617/ MONTH**

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CITYLAB

DESIGN / TRANSPORTATION / ENVIRONMENT / EQUITY / LIFE



Grrrr. // Lucy Nicholson/Reuters

NIMBYs Really Hate Developers When They Turn a Profit

SARAH HOLDER SEP 14, 2018

A new study unpacks the many motivations behind the "evil developer" narrative.

SHARE TWEET ...

NIMBYs—foes of new development, especially the kind that's located near their backyards—are often described as risk averse. Building more housing in their neighborhoods, they worry, could lead to more traffic, lower property values, strained services, lost parking places, lower and/or higher rents, and all manner of undesirable changes to "neighborhood character."

But, according to a study out of UCLA, their resistance to development might have another, more straightforward explanation: They hate developers.

HDH Overlay: Who?

"Make less-expensive housing legal and more developers will build it, the argument goes—and not just the fat-cigar developers people know and loathe. ***If it gets easier to build…mom-and-pop developers could find it more feasible to enter the housing market.*** *And everyone loves moms and pops."*

- CityLab

High Density Housing (HDH) Overlay: Who are the developers?



Mr. Potter



Mr. Rogers

High Density Housing (HDH) Overlay: Who are the developers?



Infill Development



Mr. Rogers

High Density Housing (HDH) Overlay: Why?

- Rising land and development costs
  - Economy of scale: difficult to develop without density
- Need for upward filtering
- Workforce/essential housing
- Deed restrictions: no silver bullet

Assured Housing Ordinance

What and How?

Assured Housing: Basic Principles

Utah Exactions Law *(Utah Code §§ 17-27a-507)*

An exaction may be imposed on a proposed development provided that it meets **"rough proportionality" analysis**, which is:

1. An **essential link** exists between the exaction and a legitimate governmental interest

2. Each exaction is roughly proportionate, both in **nature** and **extent**, to the impact of the development.

Assured Housing: Basic Principles

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exaction addresses a need created by the development

Assured Housing: Basic Principles

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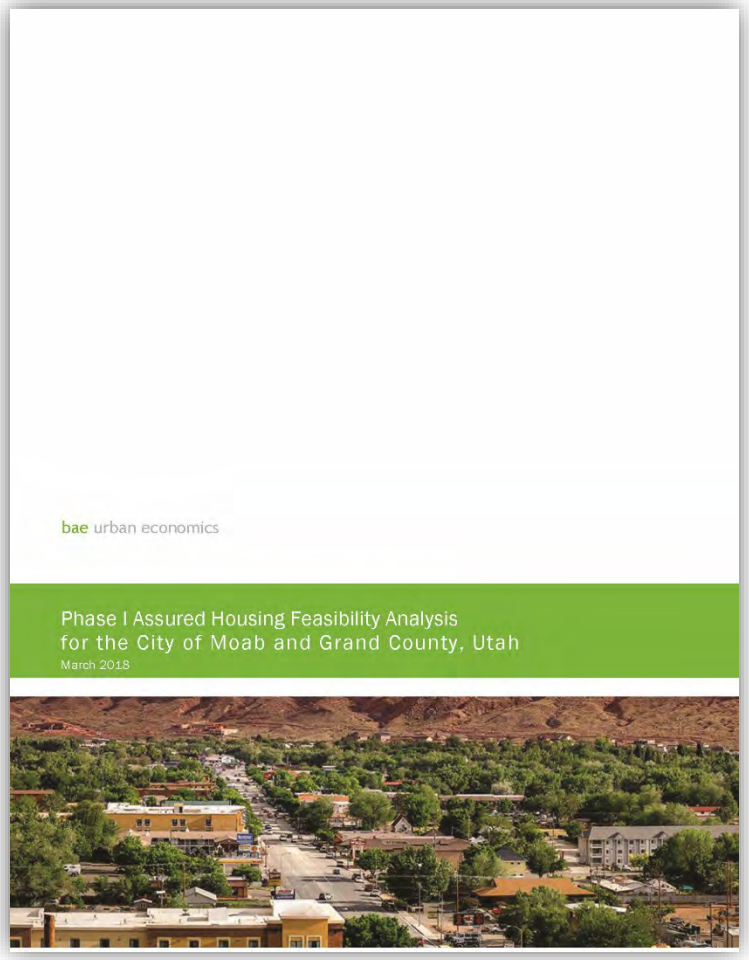
1. An **essential link** exists between the exaction and a legitimate governmental interest

2. Each exaction is roughly proportionate, both in **nature** and **extent**, to the impact of the development.

expense of compliance is roughly equal to the cost necessary to address the impact.

Feasibility Analysis: Phase 1



Key Question:

Which land use types can accommodate an affordable housing requirement and still generate profits that exceed industry expectations?

(Rough proportionality/maximum feasible fee analysis)

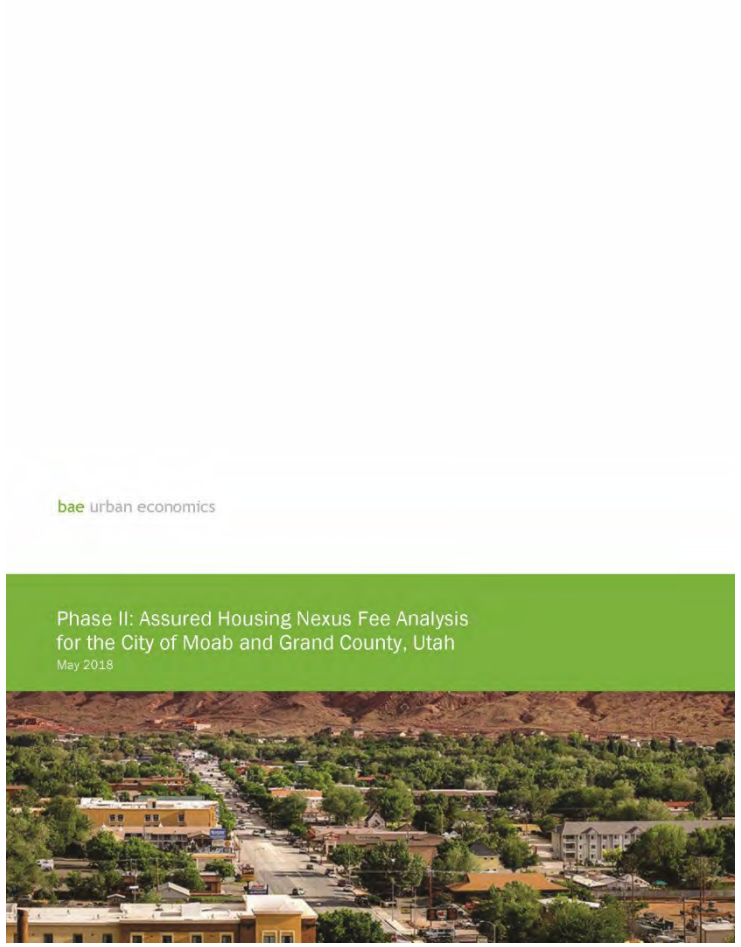
Nexus Analysis: Phase 1 Commercial Use Analysis

	Office	Retail	Hotel
Size	10,000 sq. ft.	10,000 sq. ft.	60,000 sq. ft.
Baseline Feasible?	No	No	Yes
Fee Tested	n.a.	n.a.	$5 to $15/sq. ft.
Feasible w/Fee?	n.a.	n.a.	Yes

Nexus Analysis: Phase 1 Residential Use Analysis

	Apartments	Condo Overnight Rentals	Townhome Overnight Rental	Single-family Detached
Size	40 units	25 units	48 units	1 unit
Baseline Feasible?	No	Strong market only	Yes	Yes
Fee level tested	n.a.	$5/sq. ft.	$4-8/sq. ft.	$1/sq. ft.
Feasible w/Fee?	n.a.	Yes	Yes	Yes

Nexus Analysis: Phase 2



Key Question:

For the feasible land use types, can we verify the nexus between new development and new affordable housing demand?

(Essential nexus/maximum justifiable fee analysis)

Comparison Analysis:
Maximum Justifiable vs. Feasible Fees

	Condo Strong	Townhome Moderate	Townhome Strong	Single-Family Moderate	Single-Family Strong
Maximum Justifiable Fee	$10.19	$7.58	$9.29	$7.43	$5.31
Maximum Feasible Fee	$5.18	$4.64	$8.77	$1.13	$1.62
Recommended Fee	</= $5.18	</=$4.64	</= $8.77	</= $1.13	</= $1.62

Assured Housing: Applicable Developments

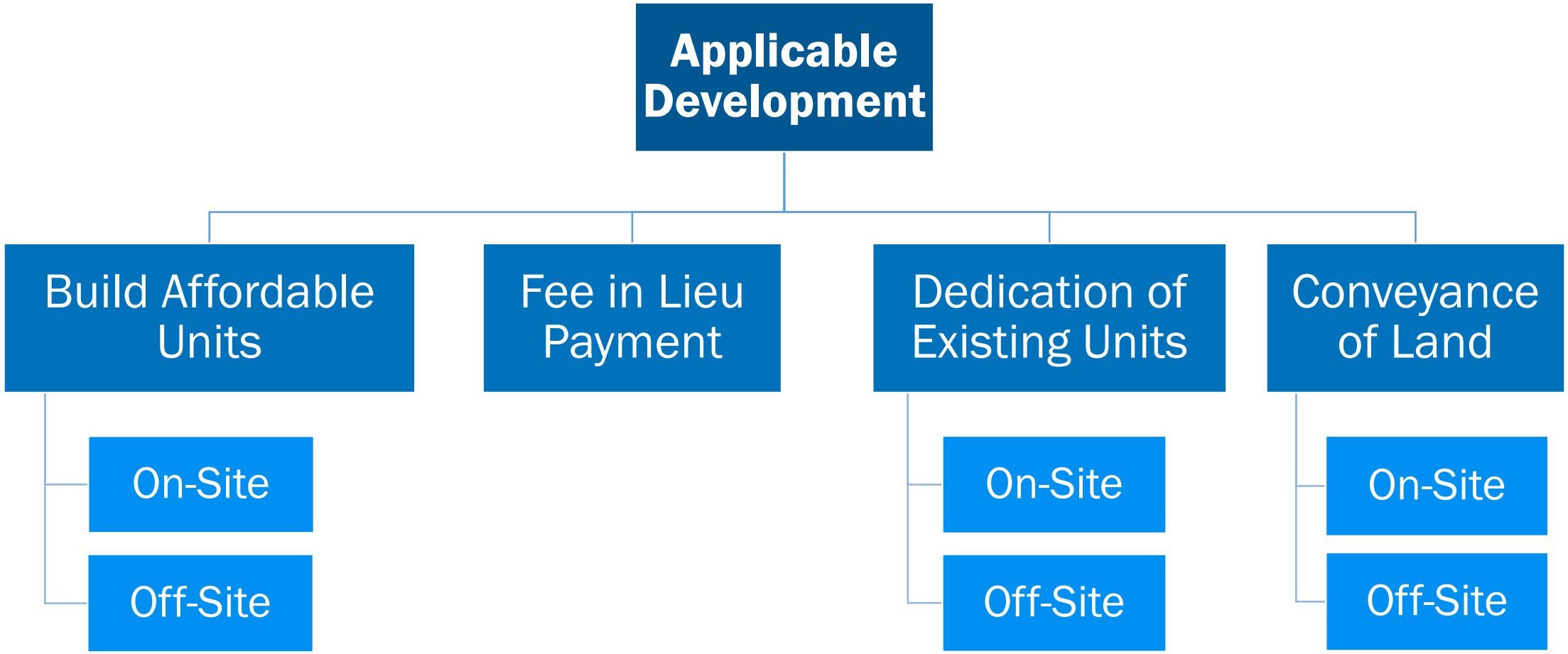
Hotel, motel, condo, and any other Accommodations Development other than campgrounds, including conversions from residential to accommodations-based uses.

Single family residential development that meets at least one of the following conditions: *

- The combined square footage of all primary and secondary or accessory structures exceeds *[3,000]* sq. ft.*
- The combined assessed value of all land, primary, and secondary or accessory structures exceeds *[$800,000]* at the time a certificate of occupancy is granted.*

*Pending legal review.

Assured Housing: Compliance Options



Assured Housing: Compliance Options

Project Type	Income Category	AH Unit Mitigation*	Per _____	AH $ Mitigation*	Per _____
Hotel/Motel	Extremely Low-Income	5.43	60,000 sq. ft.	$15.57	Sq. Ft.
	Very Low-Income	6.36	60,000 sq. ft.	$15.57	Sq. Ft.
	Low-Income	10.87	60,000 sq. ft.	$15.57	Sq. Ft.
Condo (w/STR)	Extremely Low-Income	4.07	100 condo units	$5.18	Sq. Ft.
	Very Low-Income	4.76	100 condo units	$5.18	Sq. Ft.
	Low-Income	8.14	100 condo units	$5.18	Sq. Ft.
Townhome (w/STR)	Extremely Low-Income	8.41	100 townhomes	$8.77	Sq. Ft.
	Very Low-Income	9.85	100 townhomes	$8.77	Sq. Ft.
	Low-Income	16.85	100 townhomes	$8.77	Sq. Ft.
Large/high-end SFR	Extremely Low-Income	2.83	100 SFR homes	$1.62	Sq. Ft.
	Very Low-Income	3.31	100 SFR homes	$1.62	Sq. Ft.
	Low-Income	5.66	100 SFR homes	$1.62	Sq. Ft.

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Development Example: Option 1

The developer chooses to build units deed restricted for occupancy by **low-income households (<80% AMI).**

50 units * (16.85AH/100U) = 8.425 units.

When rounded up to the next whole number, the assured housing requirement shall be **9 units.**

Development Example: Option 2

The developer chooses to build units deed restricted for occupancy by **very low-income households (<50% AMI).**

50 units * (9.85AH/100U) = 4.925 units.

When rounded up to the next whole number, the assured housing requirement shall be **5 units.**

Development Example: Option 3

The developer chooses to build units deed restricted for **both low-income and very low-income households in equal proportions.**

LIH: 50 units * (16.85AH/100U) * 50% = 4.2125 units

VLIH: 50 units * (9.85AH/100U) * 50% = 2.4625 units

When rounded up to the next whole number, the assured housing requirement shall be **5 units and 3 units respectively.**

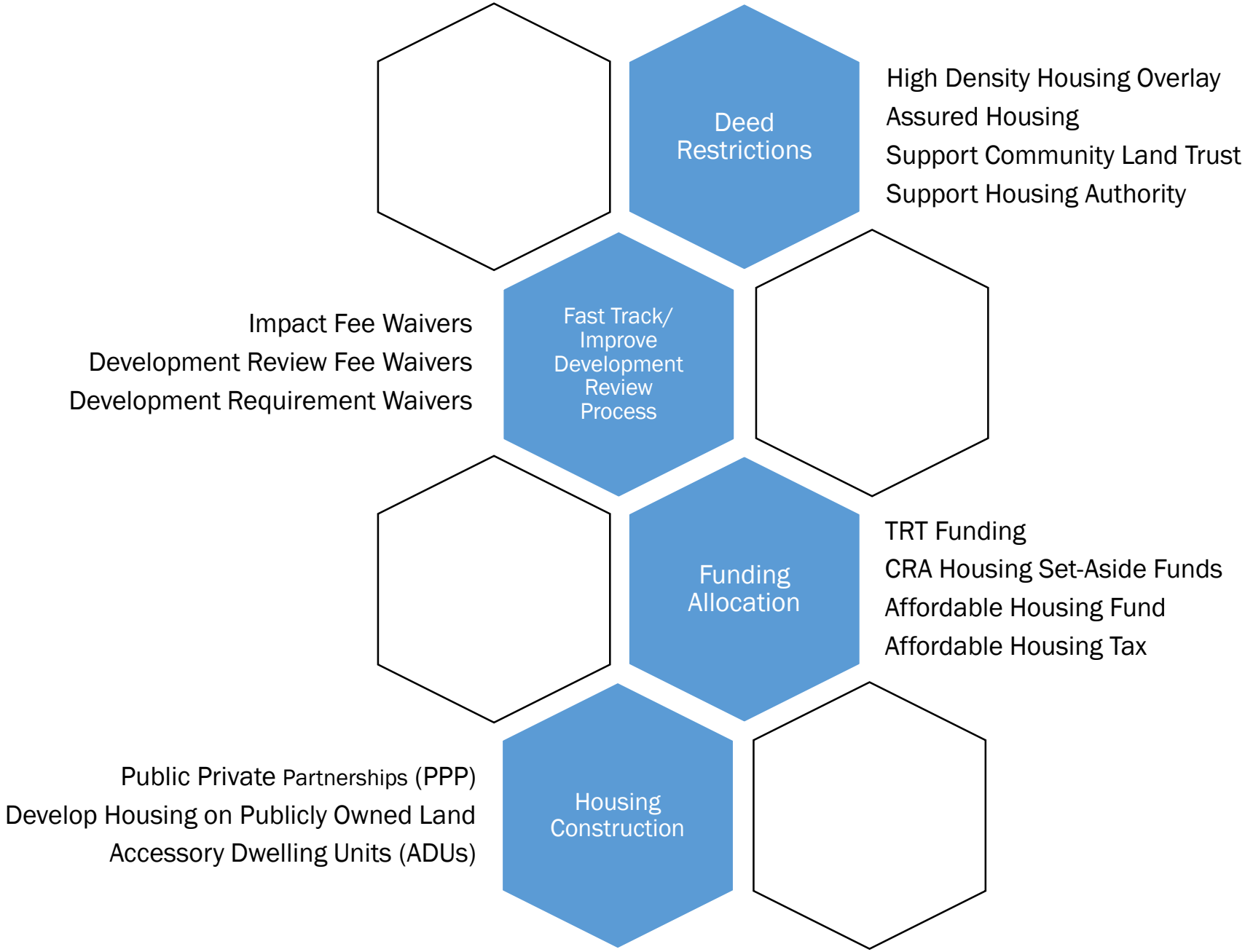
Development Example: Option 4

The developer chooses to utilize the **fee in lieu** option to meet the assured housing requirement.

The assured housing requirement will be a function of the total square footage of all primary and accessory structures associated with the development at a rate of $8.77/sq. ft.

If the townhome development totals 50,000 sq. ft.:

50,000 sq. ft. * $8.77 = **$438,500 paid in lieu** of AH development, or **$8,770 per unit.**


Deed Restrictions
High Density Housing Overlay
Assured Housing
Support Community Land Trust
Support Housing Authority
Fast Track/ Improve Development Review Process
Impact Fee Waivers
Development Review Fee Waivers
Development Requirement Waivers
Funding Allocation
TRT Funding
CRA Housing Set-Aside Funds
Affordable Housing Fund
Affordable Housing Tax
Housing Construction
Public Private Partnerships (PPP)
Develop Housing on Publicly Owned Land
Accessory Dwelling Units (ADUs)

Article 6.14
HIGH DENSITY HOUSING (HDH) OVERLAY DISTRICT

Sections:

6.14.010 Purpose.
6.14.020 Applicability.
6.14.030 Definitions.
6.14.040 Uses permitted with a development agreement.
6.14.050 Development incentives.
6.14.060 Assurance of primary residential occupancy.
6.14.070 Special Needs Emergency/Transitional Housing.
6.14.080 Pre-application procedure.
6.14.090 Application – Development plans and map required.
6.14.100 Findings.
6.14.110 Periodic Review of High Density Housing Ordinance.
6.14.120 Enforcement.

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6.14.010 Purpose.

A. Grand County has established High Density Housing (HDH) districts to facilitate the provision of new housing units used for primary residential occupancy by actively employed households. The HDH districts 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 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 HDH 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 HDH districts are intended to provide a means of directing and simplifying the process for creating and maintaining primary residential housing.

E. The HDH districts are also intended to provide incentives to developers, whether in new or rehabilitated housing, to maintain primary residential rental and ownership units in perpetuity.

6.14.020 Applicability.

The regulations set forth in this Article may be applied to specific sites meeting the following criteria:

A. The site is located in one of the high density housing (HDH) districts;

B. The site is not located in a FEMA floodplain unless necessary site improvements are completed prior to site plan or subdivision approval;

6.14.030 Definitions.

A. "Active Employment" or "Actively Employed" means a household with at least one person who meets one of the following criteria:

(1) A full-time (aggregate of 30 hours of employment per week) employee of an entity or entities located within Grand County Boundaries; or

(2) An owner or owner's representative of a business or entity with a primary place of business within Grand County Boundaries; or

(3) A full-time (aggregate of 30 hours of employment per week) worker who is self-employed or work out of their home must provide their entire list of clients/workload so that it can be verified that a minimum of 75% of their work/clients are based within Grand County Boundaries; or

(4) A retired person who was a full-time employee of an entity located within Grand County Boundaries for at least five continuous years immediately preceding his or her retirement; or

(5) A person who is unable to work or does not have a work history required under subsections (1) through (4) above due to a Disability.

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(6) [Placeholder: Intent is the following draft text recommended by PC on 9.25.18. See legal review.

A person who is legally responsible for a minor child who resides primarily with them, who is primarily responsible for the child's safety and well-being for at least 60 hours per business week in their home, and can document that they or the child have resided in Grand County for at least five continuous years or the entirety of their lives preceding their occupancy of an HDH housing unit.]

B. "High density housing (HDH) overlay district" means a zoning district that applies in addition to an existing zoning designation where the County encourages the provision of new housing units used for primary residential occupancy as further described in this Article.

C. "High density housing (HDH) development" means a subdivision or site plan that exists within an HDH overlay district and complies with the regulations of this section.

D. "Household" means one (1) person living alone, two (2) or more individuals related to each other by blood, marriage, or another legally recognized relationship, or a maximum of five (5) unrelated individuals residing in the same residence.

E. "Primary resident" means a household that meets the "Primary residential occupancy" requirement.

F. "Primary residential housing" or "Primary residential development" shall have the same meaning as "High density housing development."

G. "Primary residential occupancy" means the owner of record occupies the dwelling unit for a minimum of nine (9) months out of any twelve (12) month period or a renter occupies the dwelling unit through a lease term no shorter than six (6) months out of any twelve (12) month period.

H. "Special needs/transitional housing" means temporary housing that is made available to certain segments of the local population who face significant challenges in finding and retaining permanent housing. Special needs may include homelessness, substance abuse, domestic violence, or other similar needs.

6.14.040 Uses permitted with a development agreement.

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The following uses are permitted with the execution of a development agreement by the County and the developer.

A. Residential developments at a density greater than normally permitted by the underlying zoning district as described in the table below, when the development provides a substantial level of housing units intended for primary residential occupancy by actively employed households. A substantial level is defined herein as a minimum of eighty percent (80%) of the units in the development being restricted to primary residential and actively employed residents. Deed restricted units may be owner-occupied or renter-occupied as long as the residents meet the requirements for primary residency and active employment. The maximum density (units/acre) limit shall be based on a calculation that includes all existing and all new units on the land area that is being included in the calculation. Residential development qualifying for greater density pursuant to the provisions of this ordinance shall be permitted to obtain such density by constructing residential housing types not otherwise allowed in the underlying zoning district. For example, multi-family units may be constructed in a single-family residential zone.

High Density Housing (HDH) District	Maximum Density
HDH 35a	35 units per acre
HDH 35b	35 units per acre
HDH 25	25 units per acre
HDH 15	15 units per acre
HDH 10	10 units per acre
HDH 5	5 units per acre

B. Accessory uses or structures incidental to the principally permitted use pursuant to Section 3.3 of this LUC. Any accessory dwelling unit permitted under Section 3.3 in a HDH Development shall meet the occupancy and active employment requirements of subsection A of this Section.

6.14.050 Development incentives.

A. General. In order to reduce costs associated with the development and construction of primary residential housing, the property development standards set forth in subsection C of this section are established for the HDH districts. These property development standards represent a relaxation of standards normally applied to development in the County and are established in

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order to facilitate and promote the development of primary residential housing in the County and shall be extended upon issuance of a site plan or preliminary plat approval. As a further inducement to the development of primary residential housing beyond the relaxation and flexibility of development standards, the County, where appropriate, may also extend one or more of the development incentives set forth in subsection D, the selection of which shall depend on the quality, size, nature, and scope of the development being proposed. Incentives shall be targeted to improve the development design or to yield the greatest number of primary residential units, so as to permit the County to meet its estimate of additional housing needs and the goals of the housing element of the County's general plan. It is also the intent of the County to facilitate primary residential housing by encouraging developer involvement with the Moab Area Housing Task Force, Community Reinvestment Agencies, and other public and private entities concerned with the provision of primary residential housing and by cooperating with such entities.

B. Eligibility. Eligibility for the property development standards set forth in subsection C of this section requires the developer to propose a housing development containing at least eighty percent (80%) primary residential units occupied by actively employed households.

C. Property Development Standards. The following development standards shall apply to primary residential housing units in the HDH district:

1. General Design Standards. The development shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the development site. Site planning on the perimeter shall provide for protection of the property from adverse surrounding influences and shall protect surrounding areas from potentially adverse influences from the property. To the greatest extent possible, the design of the development shall promote privacy for residents and neighbors, security, and use of passive solar heating and cooling through proper placement of walls, windows, and landscaping.

2. Minimum Design Standards. Unless modified by the County Council, the following design standards shall apply to a development that utilizes the density increases allowed by this Article.

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a. Sidewalks shall be installed along all street frontages where otherwise required by this LUC.

b. HDH developments shall meet the landscaping and screening standards of Section 6.4.

c. 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.

d. Where primary residential housing units may be placed on the same lot as current or future temporary or short-term accommodations, dedicated primary residential housing 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 primary residential housing units shall be dispersed throughout the residential development.

e. 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 HDH 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.

4. Density. Overall density of site development within an HDH district shall not exceed the limits established in Section 6.14.040.

5. Building Height. Maximum building heights shall not exceed the limits defined in the underlying zone district except that buildings constructed in the HDH 35b district shall not exceed four (4) stories or fifty (50) feet in height.

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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. The parking requirements in the underlying zoning designation of the property shall apply.

8. Minimum Standards of Physical Condition. A primary residential housing unit is required to have and maintain those minimum standards of physical conditions set forth in Exhibit A - Minimum Standards.

9. Streets. All public streets within or abutting the proposed planned development shall be dedicated and improved to County specifications for the particular classification of street; all private streets shall meet fire code and access standards.

10. Signs. Signs shall be permitted only to the extent allowed under Section 6.5, Signs, and must be approved by the Planning and Zoning Administrator.

11. Construction Timing. The primary residential housing 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 primary residential housing 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 primary residential units.

D. Additional Development Incentives. In addition to the relaxed and flexible development standards set forth in subsection C of this section, the County may offer other development incentives should the County Council determine that such incentives are warranted and in the best interest of the County. For example, the County may offer exceptions, waivers or modifications of other development standards that would otherwise inhibit density and achievement of affordable housing goals for the development site, including, but not limited to, placement of public works improvements. The County may also offer impact fee waivers, property tax abatements, or direct financial contributions.

6.14.060 Assurance of primary residency and occupancy.

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Primary residential housing 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 6.14.030 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 and every housing unit designated for primary residential occupancy by an actively employed household 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.

6.14.70 Special Needs Emergency/Transitional Housing.

Pursuant to the applicable County codes, a developer may, at the sole discretion of the County and subject to certain requirements, satisfy a portion of its primary residential housing requirements by provisioning special needs/transitional housing units through either direct construction, land donation or the donation of existing units. There must be a quantified, demonstrated need for the emergency/transitional housing within the Grand County boundaries. The housing must be developed in collaboration with a federally recognized, 501(c)(3) nonprofit organization. The housing must satisfy all requirements of the applicable local, state and federal requirements. Given the unique and varying characteristics of the population to be served, the rents for special needs/transitional housing must be approved in advance by the County Council or its designee.

6.14.080 Pre-application procedure.

Prior to submitting an application for a HDH development, the applicant or prospective developer should hold preliminary consultations with the Community and Economic Development Director and other County staff as may be desirable, to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should include information on potential federal, state, and local affordable housing funding availability, and program requirements in guaranteeing the development's consistency with the objectives of this overlay district.

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6.14.090 Application – Development plans and map required.

An application for a HDH development must be for a parcel or parcels of land that is under the control of the person, corporation, or entity proposing the development. The application shall meet all requirements of and include all submission materials required in connection with an application for preliminary plat or site plan approval and shall be submitted with the County's standard application form. In addition to the foregoing, the application shall include the following:

A. The proposed means for assuring the continuing existence, maintenance and operation of the development as a primary residential housing project; and

B. Such other information as may be required by the Community and Economic Development Director to allow for a complete analysis and appraisal of the planned development.

6.14.100 Findings.

In approving a development with respect to which the high density housing district zone is applicable, the County Council, upon the recommendation of the Planning Commission, shall make the following findings to ensure that the application is appropriate to the purpose and the location:

A. The concessions granted for density and deviation from design standards, are commensurate with the level of primary residential occupancy provided by the development. Specifically, the greater the extent of concessions and incentives, the greater the level of primary residential occupancy.

B. The developer enters into a development agreement to maintain the occupancy and employment restrictions of the development specific to the requirements of the County and any funding sources with greater or longer occupancy requirements.

6.14.110 Periodic Review of High Density Housing Ordinance.

The County Council shall review this Article at least biennially to determine what adjustments, if any, are advisable to meet the housing needs of the residents of the County.

6.14.120 Enforcement.

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A. It shall be a misdemeanor to violate any provision of this Article. Without limiting the generality of the foregoing, it shall also be a misdemeanor for any person to sell or rent to another person a primary residential housing unit under this Article who does not meet the residency and occupancy requirements of this Article or to sell or rent a primary residential housing unit to a household not qualified under this Article. It shall further be a misdemeanor for any person to provide false or materially incomplete information to the County or its designee or to a seller or lessor of a primary residential housing unit to obtain occupancy of housing for which the person is not eligible.

B. The County may institute any appropriate legal actions or proceedings necessary to ensure compliance with this Article, including: (i) actions to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval; (ii) actions to recover from any violator of this Article civil fines, restitution to prevent unjust enrichment from a violation of this Article, and/or enforcement costs, including attorney fees; (iii) eviction or foreclosure; and (iv) any other appropriate action for injunctive relief or damages. Failure of any official or agency to fulfill the requirements of this Article shall not excuse any person, owner, household or other party from the requirements of this Article.

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Exhibit A

To

HDH District

Minimum Standards for Physical Conditions of Primary Residential Housing Units

- Clean unit
- Carpets steam-cleaned two or three days prior to closing
- All scratches, holes, burned marks repaired in hardwood floors, linoleum, tile, and counter tops, etc.
- No broken or foggy windows
- All screens in windows (if screens were originally provided)
- All doors will be in working order with no holes
- All locks on doors will work
- All keys will be provided; e.g., door, mail box, garage
- All mechanical systems shall be in working order
- Walls paint ready
- Normal wear and tear on carpet; if carpet has holes, stains, etc., the carpet and padding shall be replaced or escrow funds at current market value per square foot for a comparable product shall be held at the time of closing to be used by the new buyer
- No leaks from plumbing fixtures
- Any safety hazard remedied prior to closing
- Satisfaction of radon issue if found at time of inspection
- All light fixtures shall be in working order
- All appliances that existed in the original Unit, remain and are in good working order and good condition

DEFINITIONS

- Clean Unit: All rooms will be cleaned as stated below:
- Kitchen:
    - Range - Inner and outer services will be cleaned.
    - Range hood and Exhaust Fan
    - Refrigerator and Freezer - Inner and outer surfaces of refrigerator and freezer will be clean. Freezer will be defrosted.
    - Cabinets and Countertops - Exterior and interior surfaces of cabinets and drawers will be clean. Door and drawer handles, if provided, shall be clean and in place.
    - Sink and Garbage Disposal - Sink and plumbing fixtures will be clean. Garbage disposal must be in working order.
    - Dishwasher - Must be in working order and inner and outer surfaces shall be clean.

- Blinds, Windows, Screens:
    - Mini-blinds, Venetian Blinds, Vertical Blinds, and Pull Shades - Will be clean.
    - Windows - All window surfaces, inside and outside of the window glass, shall be clean.
    - Screens - Screens will be clean and in place with no holes or tears.

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- Closets: Closets, including floors, walls, hanger rod, shelves and doors, shall be clean.

- Light Fixtures: Light fixtures will be clean and shall have functioning bulbs/florescent tubes.

- Bathrooms:
    - Bathtub, Shower Walls, Sinks - Bathtubs, shower walls and sinks shall be clean.
    - Toilet and Water Closet - Water closets, toilet bowls and toilet seats will be clean. If the toilet seat is broken or peeling, the seat shall be replaced.
    - Tile - All tile and grout will be clean.
    - Mirrors and Medicine Cabinets - Mirrors and medicine cabinets shall be cleaned inside and out.
    - Shelves and/or Other Cabinetry - All other shelving or cabinetry shall be cleaned inside and out.

- Walls, Ceilings, Painted Doors and Baseboards: Painted surfaces must be cleaned with care to ensure the surface is clean without damaging the paint.

- Floors: Floor cleaning includes sweeping and mopping and could include stripping, waxing and buffing. Types of floor surfaces include bamboo and marmoleum.

- Interior Storage/Utility Rooms: Storage/utility rooms shall be cleaned. Properly cleaned storage/utility rooms will be free from odors, removable stains, grease marks or accumulations.

- Washer/Dryer- Must be in working order and inner and outer surfaces shall be clean

- Safety Hazard: Any item that provides a safety hazard shall be fixed. This would include, but is not limited to, exposed electrical wiring, satisfaction of any radon issue found, ventilation for gas hot water system, etc.

- Walls Paint-Ready: All holes shall be patched; all posters, pictures, etc., shall be removed from all walls; all nails, tacks, tape, etc., shall be removed from all walls; and all walls shall be clean and ready for the new buyer to paint. If wallpaper has been placed on the wall and in good condition, the wallpaper can remain; if the wallpaper is peeling off, the wallpaper must be removed.

- Windows: If a window is broken, including the locking mechanism, the window shall be replaced. If the window has a fog residue in the inside, it shall be replaced.

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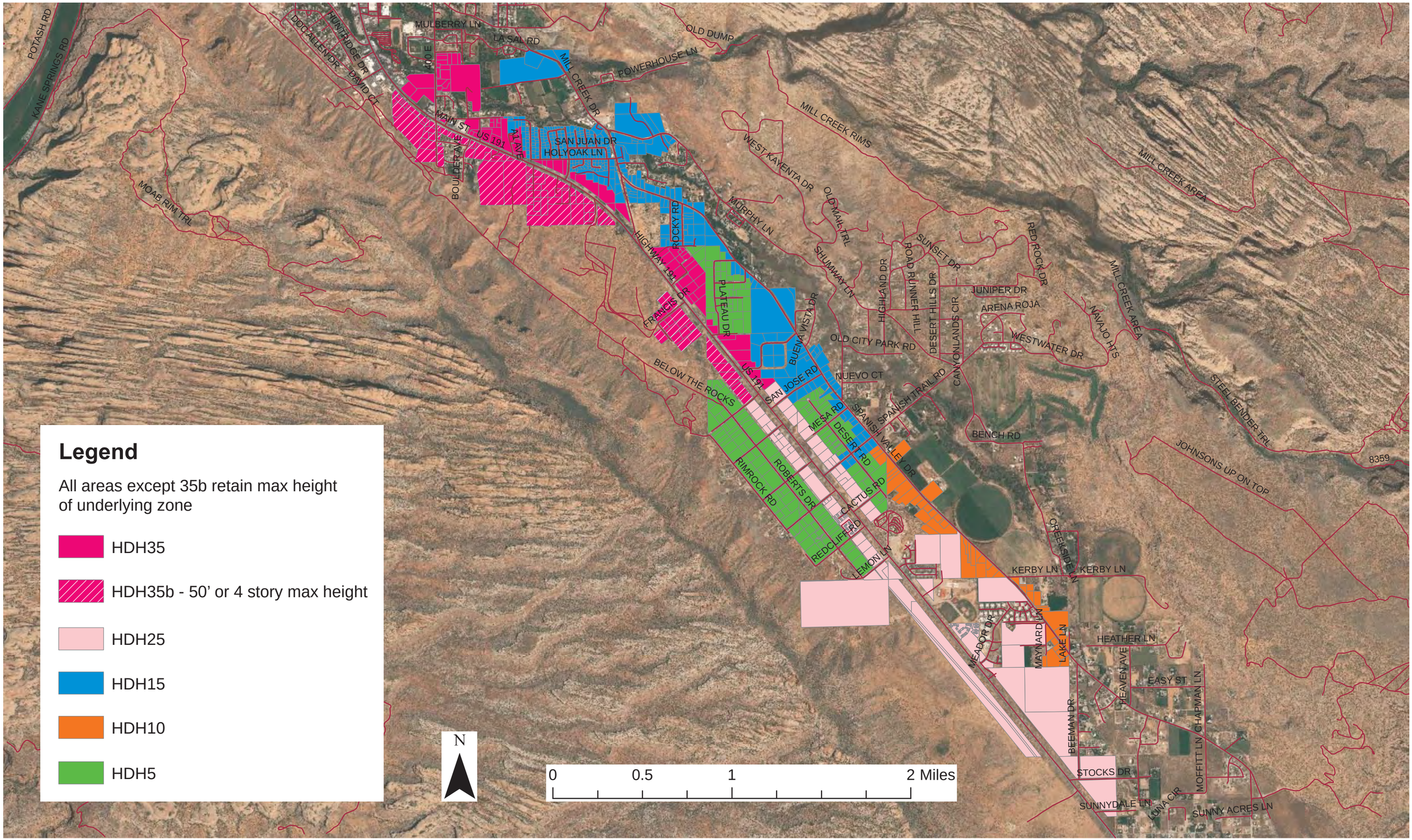
HDH - September 2018 Update



Topic/Concern	Consideration/Feedback	Effect on Proposal
Infrastructure	• Maintain the level of service in all infrastructure systems called for in the various infrastructure master plans.	• Site HDH boundaries in areas with infrastructure capacity.
Increased demand on roadways	• Increased development intensity of Spanish Valley will increase demand on roadways	• Overlay districts and graduated densities focused around primary north-south transportation corridors (US Hwy 191 and Spanish Valley Dr.) • Additionally, progress is continuing on proposed multi-use pathway along Spanish Valley Dr. and east-west connectors
Water resources	• Water is a natural limit to growth in desert communities, and an important long-term consideration for the Moab Area. Maximum build-out under current zoning standards raises questions about water availability and distribution. • While increased density from the HDH overlay may accelerate an approach to safe yield of groundwater, it also has the potential to address several other challenges the community faces including housing availability and affordability, sprawl vs compact development, overspecialization in tourism, and displacement of lower income households.	• Due to significant uncertainties regarding current supply, use, and climate, planning commission and staff have not integrated water policies into the HDH policy. • Staff advises the County to pay close attention to the forthcoming USGS groundwater study, commit to participating in a groundwater management planning process with stakeholder groups in the watershed based on the study findings, adopting policy-responses for a range of supply and demand scenarios, and maintaining safe yield of groundwater resources.
Affordability/ Deed Restrictions	• Grand County faces an affordable housing shortage.	• 80% units/lots must be deed restricted for individuals who live and work in Grand County, and limiting demand to this subset means housing must be affordable for Grand County wages in order to sell. - Exceptions granted for retirees and individuals with disabilities. • Deed restrictions will be administered by county, in partnership with HASU, to ensure compliance
Density	• Residents concerned that increased density will result in overcrowding of neighborhoods	• Preservation of existing setbacks, buffers, and heights from underlying zone reduces visual conflict.
Adjacency to existing above-average densities	• Consideration of “edges” within and between proposed HDH districts and existing developments	• HDH boundaries and associated densities established such that potential HDH projects, in the long run, allow for smooth transitions across parcels.

Topic/Concern	Consideration/Feedback	Effect on Proposal
Location		
Travel distance b/w home and work	• Workers living near their workplaces minimizes vehicle miles traveled (VMT), emissions, public health concerns, and infrastructure maintenance costs.	• Highest densities are located near City Limits and the commercial business district (“CBD”).
Existing neighborhood characteristics	• Consideration of objective and subjective characteristics that define neighborhoods, such as minimum parcel size, fraction of built-upon or developed lots.	• HDH boundaries and associated densities established to reasonably match existing neighborhoods noting the following: - Any new development in a neighborhood changes its character - Neighborhoods evolve over time – they are not static - Not all parcels will be developed at maximum densities allowed by overlay - Residents and decision-makers do not always agree on what constitutes a neighborhood or its boundaries
Avoidance and protection of sensitive development areas		• Maintain County standards that prohibit development on slopes >30% or in historic drainages
Design	• Existing residents are concerned about how new development would integrate into the community	• Site design regulations to minimize impacts on neighbors • Regulation of aesthetic concerns is a larger conversation beyond the scope of this policy
Process	• Citizens concerned about public will being heard and addressed in policy creation and implementation process	• Several rounds of open houses and public outreach • Legislative process means citizens will have several opportunities to comment on individual overlay applications
Other Policies/ General Plan/Etc	• Need to tackle other issues - water, mixed-use development, effects of hotels and short term rentals, etc	• HDH is a single policy proposal among the maney that Grand County is working on/will continue to work on to address the problems facing our county • HDH is complementary to other proposed solutions
Financing/ Construction Cost	• Development under HDH overlay must be profitable in order for landowners to utilize it	• HC zone densities high enough to incentivise workforce housing over short term rentals • Workforce requirement provides developers more flexibility than income requirement

Topic/Concern	Consideration/Feedback	Effect on Proposal
Height View shed protection Solar access/solar gain	• Avoid the “looming effect” of taller buildings next to shorter buildings • Create massing illustrations to evaluate impacts of HDH projects on adjacent properties;	• Use the maximum height of the underlying zone district. - One exception is granted for HDH 35b, which is assumed to result in minimal impacts due to position relative to canyon rim, US-191, and existing developments.
Dark Skies	• Increased development in Spanish Valley would bring with it disruptive outdoor lighting	• Planning Commission and staff are currently working on a Dark Skies ordinance to regulate outdoor lighting and protect our dark sky resource
Miscellaneous Quality of life dimensions – noise, traffic, congestion, neighborhood character, community stability, intergenerational poverty	• Current lack of housing availability limits local organization’s capacity to help those in crisis and in need of a place to stay • Quality of life is paramount to land use planning, community development, and economic diversification. The County aims to support inclusive and sustainable growth. Rather than focusing on growth vs no-growth, it may be more helpful to focus on how the community grows.	• Smaller and more affordable options offer increased capacity for short-term crisis housing • Reduce proposed densities from initial proposals; change boundaries; add buffer requirements

HDH Feedback

Location

Love this, thank you! It still feels like the light pink high density way out in SV is a mistake. I may be missing something, but why just because the county made a mistake (in my opinion) and built high density far out in the valley in the '90's should we continue that far out today? The high infrastructure and water costs as well as vehicle trips to town are inefficient and smoggy. Could we just leave those in low development until 20 years from now, to see where we are then? By then we may have more commercial out there.. more places to work NOT in town, etc. Why not "save" this area for future dev? This seems designed for SITLA development, or something. I mean everything south of the Arena...thanks!

I am concerned about the large amount of area being considered for the maximum density and particularly the potential height of buildings. With so much of these areas currently built with 1-story houses and roads that are insufficient for much higher density, 45 ft. buildings could seriously impact adjacent properties and entire neighborhoods in terms of increased traffic, parking issues, sunlight loss & privacy issues.
I would rather see many of these dark pink areas dropped down to the blue category where you already have smaller lots and higher density as well as maintaining the rural character in our valley further from Hwy 191 that so many people value.

As an owner of real estate in Grand County, and someone who hopes to help create solutions to affordable housing, I am excited about this proposal. My only request is that we provide higher density opportunities in certain areas. For instance, I own .5 acres of Highway commercial property. Under the 25 units/acre proposal, it is still more profitable for me to develop short term nightly rental units (which is not my desire). To get to a point where equal profits are available, and still provide "affordable" housing (condos at a price of sub $155,000) I would need to get to 36 units/acre. I would suggest a density of this amount to incentive developers to move forward with these types of developments.

Convey deed restrictions to public!!
NO more than one story houses on SITLA square/rectangle. Access concerns off and onto Hwy 191
Need a road to extend Rimrock to town??
Also NEED more East/West connections on east side of hwy in SV Drive to access hwy
Emphasize required set backs, and buffers when going from low density to higher
What about water? Biggest question and concern code enforcement and water restrictions required for overlay? No lawns etc.
What about stepping it all down one notch?? Move all bright light, all light pink into blue? Maybe a bit less to swallow at once?

Planning Commission
Thank you…
Consider SOLAR ACCESS in your consideration for building heights on RIMROCK RD.
30' max?? Would not be a major infringement on our 18 SOLAR PANELS

What about overall energy increases (please address)
Lighting issues - night sky is already affected
Water is an issue - enough?
Bought here (on Lemon Ln) because rural and remote
No more than 1 story houses. 3 Story condos are causing houses rather than cliff walls to be obscured
Nobody monitors light ordinances now! This will get out of hand.

Need to have higher density in area HDH25a

1) Water is already a critical problem.
2) We already need traffic lights at the junction of Lemon Lane and 191 to turn left toward Moab
3) Residents of Lemon Lane value their privacy and were required to maintain 1 acre lots. Will these proposed homes be 1 acre lots?

Thank you for all your work. I truly think you are on the right track, and think the east side of the valley needs more MFR.

It was a pleasure meeting you yesterday at the High Density Overlay Open House yesterday. I just wanted to tell you again how impressed I am by the work you have done on this proposal to date. You have thoughtfully combined all of the information at hand into a feasible first step to solutions for the housing crisis in Moab. Yesterday was a great move toward getting the approval that will be required to get it passed.

We do hope to be one of the small local developers to provide some of the essential housing that we need. In particular, my father, fiancé and I are under contract on a 1.4 Acre property at 1187 & 1189 Murphy Lane. Per this screenshot, we are currently JUST outside the proposed overlay. Although this property has challenges (don't they all?), we believe that the site has strong potential for a small housing project. I hope you will take into consideration adding us, and the property just below us, into the overlay so we may further pursue a local housing development and approvals in the future.

As I mentioned, I am more than happy to help with your efforts in any way possible. I hope you will contact me if there is anything I can do.

While I understand affordable housing is a nationwide problem (not just isolated to Moab), I find that having a 45-ft height limit in much of the south end of town and along the highway to be unacceptable. Having grown up in a large city, and being an architect and having studied urban planning, I know that he building "canyons" will be detrimental towards views, solar rights, and will lead to an unfortunate "ghettoization" in those areas. Even in places like Chicago, three floors above grade is the usual limit for neighborhoods. Please look at some studies of "projects" in Chicago and elsewhere that show that the further above the ground the residence, the less control parents and others have with what happens at ground level. Most low-rise (three stories only) are more successful than high-rise projects (which a building of 45 feet would be considered). Please eliminate the 25a option from your consideration.

40 foot tall buildings should not be allowed next to regular residential neighbors. People can have no yards, if they so choose, but putting these monstrosities in next to established homes is just wrong. There IS plenty of land further up the valley. Let San Juan County have the density. **(12 likes)**

There's plenty of room at the south end of the valley, stacking people on top of each other, will not help the quality of life in Grand county! **(8 likes)**

We already live in crowded subdivision that is next to businesses along the 191. PLEASE no more! There is too much noise and traffic. When planning future homes, not sure where they will go but our experience here is that the Holyoak road is being used (and abused) by people trying to pass through to Hyway, VIA Holyoak so ACCESS ROADS and BUFFERS NEED TO BE INCORPORATED WHERE BUSINESSES ARE CLOSE TO RESIDENTIAL, and they need to COMPLY with CODES about lighting/noise! MAKE TRAFFIC GO AROUND HOUSING NOT THROUGH IT! The roads are affected, the sewers, the normal access is being pushed to limit, without INSIGHT and CARE in PLANNING! PLANT LOTS & LOTS OF TREES FOR EVERY NEW DEVELOPMENT!

I find this study to be admirable in effort but I have some reservations. I appreciate looking at areas where increased density in residential buildings would promote affordable housing for local residents. However, I am troubled that there is no reference to improving the infrastructure to support the increased density. There is no mention to improvements to Spanish Valley Drive as a lot of the increased density would be using that road. I realize that once some of the development is in place, that future commercial development could happen, such as a grocery store, elementary school, parks, restaurants, etc. so locals don't have to travel to downtown Moab for services. There needs to be a "South Moab" developed. And, with San Juan County's plans on developing the south end of Spanish Valley, what about the additional traffic on Hwy 191? To me this study is only half of what is needed to have a bigger picture of the future of Spanish Valley.

Stay out of San Juan County Spanish Valley clean up the mess you've created in Grand County most of the 191 is a filthy looking embarrassing junkyard getting worse daily clean that up! Build affordable housing not low income that just brings more crime. Invest in cleanliness and organization in your county don't tread on my county to line your pockets $$$$$👎

Holyoak area is dense enough as it is. Housing has sprung all around the Holyoak area for years. The argument that the mass of HD's should be located no more than 4.3 miles from the heart of downtown doesn't make sense to me. Hdh should be located on the south highway.
Holyoak is already a very dense neighborhood, perhaps more than any other area. Bus service is coming to Moab. That will help with congestion somewhat but it's a mess anyway we do it now.

Stages of development with areas that would entail the least impact on existing neighborhoods being highest priority, would honor the intentions of those who desire the R1 A1 space. Without prioritizing with stages of development that can play out, making projections into future needs is all theoretical and not based upon reality.

Several parcels in the proposal are SITLA parcels, have they indicated if they'll participate or not?
Many parcels backup to existing residences and neighborhoods…will there be larger setbacks, open space, view restrictions to protect current residents?
Maximum/limited dwelling prices should be used for some parcels

Nice to develop 191 instead of Murphy?

I appreciate the locations of your selected densities. I question the potential of oversupply of deeded primary residences. That requirement may need to be flexible in time.

I attended the open house last night and wanted to share my comments with you. I am not against creating more affordable housing. We need affordable housing. I just feel that the over lay the way it is currently presented is way too much. Meaning first step might to look at developing the HDH along the 191 corridor where there is currently infrastructure to support it and it would bring minimal impact to existing neighborhoods... I feel that the County council needs to first change the land use code to stop all development of Nightly rentals, condo's, and hotels along the corridor which would the open the way to support the development of affordable housing. Also, We don't have a handle on how much water is available in our valley. The HDH was developed before San Juan County dropped their bomb of building a 6000 person town in South Valley, before there were 16 new hotels planned, and before a 320 acre University campus was approved. Plus we are in a severe drought. Also In the proposed HDH I also do not like the way of building up with high story structures and how that would impact existing neighbors. I just moved from Orchard Villa, and the Entrada development has blocked the sun on the town house where I had lived.

Thank you for letting me give voice to my concerns.

We are writing in support of the overall HDH overlay plan. We think that the goals of the overlay are important and could help to alleviate the housing shortage in our county. We also applaud the plan's attempt to maintain neighborhood characteristics and believe it has done a good job of this on the whole. However, we do feel that there is one neighborhood that has been missed in these considerations.

We hope that the Commission will consider the merits of our suggestion despite the fact that it is arriving late in the process. We acknowledge the months of work that have been put into the overlay and the numerous opportunities for public input. We had planned to become involved in the process earlier this year but sadly some difficult life circumstances prevented us from doing so.

Just past Rocky Road, Spanish Valley Drive (SVD) goes up a hill and then levels out remaining mostly flat through the rest of the valley. Just as you crest the hill you enter a neighborhood formed by the Plateau Estates subdivision plus 5 other parcels on the West side of SVD and by the Hillcrest subdivision on the East side. On this area of the map, only the West side of SVD is included in the overlay and a small strip of seven parcels have a proposed overlay density of 15/acre. All of the adjacent parcels to the West are at 5/acre density and the other neighboring parcels are 2/acre. A list of the specific parcels, addresses, and acreages is included on page two. They all have primary residences on the parcel.

We own and rent one of the parcels in the Hillcrest subdivision and our home is located on another adjacent property. While our properties are not included in the overlay map, we and our neighbors are very concerned about the future character of the neighborhood if 15/acre density is developed in the middle of it.

Planning Department staff told us that during the Commission's process of developing the overlay, parcel size was a strong consideration for determining what areas had neighborhood characteristics. The average parcel size of the neighborhood described above is about ½ an acre. This section of SVD is unique in that the parcels are much smaller, homes are closer together, homes are closer to SVD and the neighborhood feels like a cohesive community.

We are respectfully asking the Planning Commission to consider a change of density for the seven parcels in the neighborhood on the West side of SVD from 15/acre to 5/acre. In addition to maintaining the character of the neighborhood this will also be consistent with the densities allowed on the adjacent parcels to the south. These seven parcels represent the narrowest band of 15/acre density along SVD. There is one other section of SVD with a strip of parcels at 15/acre, no overlay on the East side of SVD and 5/acre density on adjacent parcels to the West. However, the average

size of these five parcels is almost 1.5 acres, the homes are not as close together and the homes are not as close to SVD. Additionally there are not any residences on the East side of SVD because the cemetery is located there.
In summary, we are in favor of density increases to alleviate the shortage of housing for Grand County's workers. We are not asking for a reduction in the overlay boundaries but instead for a change of density on seven parcels to maintain the character of a unique neighborhood. Thank you for your consideration.
Maps are attached. Please also find a list of neighborhood residents below that we have contacted and who agree with our proposal and wanted their names included. We did not receive any negative feedback regarding our proposed changes from any of the neighborhood residents who we were able to contact.

I have known and respected you since meeting you several years ago and appreciate the work you are currently doing for the county. My husband and I write you today as director of the county planning commission. Please know that we are in favor of the work you all have done to find ways to create more housing for local workers. However, we feel sad and threatened by the new plan to create an overlay zone in our neighborhood, three miles from town. When we see all the empty land much closer to Moab and within walking distance, we wonder why the county would consider disturbing a lovely rural residential area where we have lived for 22 years, by bringing the city to us!?
We purchased our property with the thought in mind that we wanted a site for a happy home. We were not interested in using it as investment property. When we subdivided our property a few years ago from a 2 acre to two 1 acre lots so that we could sell our house to our daughter and her family and build our own home on the other acre, we ended up having to grant setbacks to the county on both the Spanish Valley Drive side and the Plateau Circle side so that we lost almost 1/2 acre total of our property with no compensation. (This means that we each own less than an acre now.) At that time, even permission for building a small, "grandmother-type" dwelling on our properties was opposed by the county – although eventually permission to build a structure of 1000 square feet was passed.
Also, when we bought our property in 1996, we were told that when this property was developed by Bill Boulden, he received a waiver that released him from having to provide curb and gutter. If there is development within the new overlay dwelling limits in the Plateau subdivision, will the expenses for any required curb and gutter installation be borne by individual land owners?
This area is still a peaceful, mostly one residence per acre area, with much of the original native plantings. Although Spanish Valley Drive has become a thoroughfare for mostly locals as an alternative to taking 191 South to residences, it does become a noisy thoroughfare during peak season with many jeeps and ORVs buzzing by. Further, we anticipate it becoming a far busier road once the Arroyo Canyon development has become a reality. It is just unconscionable that even more people will be encouraged to build out and rent or sell condos or apartments in our neighborhood, bringing increased traffic to this area.
So, because we 1) want to keep our neighborhood characteristics intact, maintaining the quiet and privacy we currently enjoy, 2) limit the use of Spanish Valley Drive to local residents as much as possible, 3) prevent an increase in numbers of units per acre in this area, and 4) keep the rural residential zone in which we live, we request that the area above the hill south of Rocky Road and the Packard Distributing plant which encompasses the Plateau Circle area and further south, be removed from the overlay zone plan. Even 5 dwellings per acre is too much for this precious piece of the county.
Please consider our urgent request.

I am a long time resident of District 3. I have also been a lifelong visitor to and resident of Moab. My father, an attorney for Utah League of /Cities and Towns, acted as Moab's attorney and would combine work and vacation. I grew up convinced that the river by Moab was paradise. In 1972 nearly all of my friends who were just graduating from the U of U moved here and became miners, boatmen, cowboys, cooks or road bike enthusiasts. In 1984 I finally escaped SLC with a job offer from Four Corners Mental Health. That same year I searched for a place to settle and desiring the remoteness of the edge of town and the unparalleled view bought in "Angel Heights" just below Disappearing Angel.

My plan was to create a small homestead (with my 3 and now 4 acres) and transform the barren, scraped area and the rolling blackbrush, into garden, orchard, animal habitat and oxygen replenishing "forest". All of my accumulated “retirement“ and any windfall wealth from work on a movie filming or a disaster relief deployment has gone into creating my home. This is the community to which I have envisioned my future. You might say that all my eggs are in one basket.

Moab has grown and my neighborhood developed. But still, living on the edge of town (Rimrock Road), has allowed a sense of space and distance from the onslaught of humanity. Walking the infrequently used trails in the adjacent BLM and the rarer moment of calm in the early and late hours, have been the cornerstones of my rural-as-possible lifestyle.

Now to the point..... I am terrified at the prospects of the High Density Overlay that is being spearheaded by Mr. Levine, et.al.

Already my neighborhood, Roberts Road and above are zoned agracultural/residentil 1. This is 1 residence per acre with the allowance of an accessory home. (So basically 2 homes per acre.) Most of the lots, on average, are 2 acres. That would allow an increased density of 4 X or approximately a home every 1/2 acre. In my standards that is crowded. I moved to the edge of town to allow space, privacy and occasional calm. I believe that if the neighbors with a vested interest in the neighborhood wanted to subdivide into still somewhat spacious housing, it would be done,in a more integrate respectful manner. Currently interspersed in the area are virtual junkyards, mobile homes that are decrepit and abandoned, owned now or soon by children who‘ve settled elsewhere and a few large undeveloped lots. The money that might be made by selling out to a High Density developer would be a compelling reason to sell with no regard for the neighborhood. The prospects of increased traffic, noise (to include unattended barking dogs), light pollution and the disruption of the fallow habitat of animal life, all seem horrifying. The whole quality of my future seems at stake.

As soon as we neighbors became aware of the proposal we attended P&Z meetins to express our fears.The earlier public notices were not effective in warning us and since we weren't present the "stakeholders" who had been instrumental in the plans early formation had already laid the groundwork for the HDO. During the numerous P&Z meeting I, or my wife, Joanne Savoie, have attended the stakeholders have been absent. I would surmise that their primary economic incentive (the committment to creating the HDO in areas with existing infrastruture) had already been achieved.

When distilled down to the reality of this proposal, it appears that the creation of more accessable housing, for those current residents of Moab, that may still not either afford or desire it, as well as those non-exsistent, hypothetical persons, will come at the expense of those here and now residences who, in large part, have committed themselves to the community. This is to be done by the allowance of builders and developer to maximise the money saved by upgrading existing infrastructure in lieu of working from scratch. This is largely planning for the welfare of hypothetical persons while degrading the living conditions of we who are current residence and neighbors.

Since only 20% of the proposed housing is to be “affordable“ anyway why not let the addional expense go to the buyer. Put the high density areas where there are either compatible neighbors or

in some of the many undeveloped acres that exist in the county. Additionally crowding the HDO along the highway or Spanish Valley Drive assumes that these prospective new residents won‘t just as easily be able to drive to work as the rest of us.

In my chosen profession as a Psychologist, one axiom, shared by all of the medical ccommunity is “ first do no harm“. When people enter into an agreement well informed of the stipulations there are expected outcomes. Where people choose a given lifestyle and living conditions, and then these elements are put in jeprody, especially by governmental agencies, there is a disheartning alienation from the democratic process. We are in an age of extreme pessimism toward the national and state government. People are trying to salvage the connection to a democraticly influenced local government. We neighbors who live right here and right now.

I am a member of the local community, board member for the Housing Authority of Southeastern Utah, and small business owner that has a strong and vested interest in creating housing in Grand County. My friends, my colleagues and I all struggle with the high cost of housing, barriers to ownership and low inventory that plagues this region. As an architect, I have an opportunity to create a housing project for the benefit of our local citizens, but I need your help to pave a pathway to make that dream a reality.
My family and I are under contract on a 1.4 acre piece of property at 1187 & 1189 Murphy Lane, currently zoned Rural Residential. Our hope is to use the proposed HDH 15 incentive to create a small housing project tailored to the needs of our long-term residents. We will follow the process as outlined:
1. Work with the Community & Economic Development staff to fully understand how the overlay would pertain to this specific site.
2. Submit a standard development application form, associated documents and plans to demonstrate the use of the property for primary residential housing.
3. Sign development agreement confirming the use of the property for only primary residential housing.
4. Work with HASU to determine the required deed restrictions for the project.
One item that has been discussed frequently in planning sessions for the HDH Overlay is that it does not provide blanket approval for development. However, it does provide the opportunity for approval for development. I am asking that I be given the opportunity to propose a responsible, sensitive and well-designed housing option for our community on a piece of land that I view as having strong potential for several reasons:
• PROXIMITY TO CURRENT ZONING - The property is currently zoned Rural Residential but is directly adjacent to Large Lot Residential Properties. The current size of the property (1.4 acres) is underutilized under the current zoning designation.
• PROXIMITY TO PROPOSED OVERLAY - The property is directly adjacent, to the West and across Murphy Lane, to properties already slated for the HDH15 overlay district.
• 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.
• PROXIMITY TO MULTI FAMILY RESIDENTIAL OVERLAY - The property is .5 miles away from the current 20 unit/acre Multi Family Residential Overlay. Thus, current, dense multifamily projects are already nearby.
• 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.
• LOT SIZE - Current properties in the close vicinity are far more densely developed than the lot. There are few lots in this area of this size remaining (1.4 acres}.
• 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. The variation in slope allows for multiple base elevations within the project for vertical design interest.
• SERVICES - Municipal services are already in place to the site.
I sincerely appreciate your consideration of our request. If given the opportunity by inclusion in the HDH 15 Overlay district, my family and I hope to be among the first applications for a project. We are eager to work with the Community and Economic Development Department, the Planning Commission & the County Council to create a plan that benefits as many Grand County residents as possible.

I am representing [the owner of 1187 & 1189 Murphy Lane] on her request to be included in the high density overlay zoning. She is unable to be here at this time.
I am a supporter of Tiny Home concepts and have agreed to volunteer to assist. OMA and I have no financial involvement in this project. We are volunteers only.
I have talked with Mr. Levine and he has expressed a positive response.
Thank you for your consideration.

Density

I am concerned about the large amount of area being considered for the maximum density and particularly the potential height of buildings. With so much of these areas currently built with 1-story houses and roads that are insufficient for much higher density, 45 ft. buildings could seriously impact adjacent properties and entire neighborhoods in terms of increased traffic, parking issues, sunlight loss & privacy issues.
I would rather see many of these dark pink areas dropped down to the blue category where you already have smaller lots and higher density as well as maintaining the rural character in our valley further from Hwy 191 that so many people value.

Good afternoon JD. As an owner of real estate in Grand County, and someone who hopes to help create solutions to affordable housing, I am excited about this proposal. My only request is that we provide higher density opportunities in certain areas. For instance, I own .5 acres of Highway commercial property. Under the 25 units/acre proposal, it is still more profitable for me to develop short term nightly rental units (which is not my desire). To get to a point where equal profits are available, and still provide "affordable" housing (condos at a price of sub $155,000) I would need to get to 36 units/acre. I would suggest a density of this amount to incentive developers to move forward with these types of developments.

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Need to have higher density in area HDH25a

1) Water is already a critical problem.
2) We already need traffic lights at the junction of Lemon Lane and 191 to turn left toward Moab
3) Residents of Lemon Lane value their privacy and were required to maintain 1 acre lots. Will these proposed homes be 1 acre lots?

While I understand affordable housing is a nationwide problem (not just isolated to Moab), I find that having a 45-ft height limit in much of the south end of town and along the highway to be unacceptable. Having grown up in a large city, and being an architect and having studied urban planning, I know that he building "canyons" will be detrimental towards views, solar rights, and will lead to an unfortunate "ghettoization" in those areas. Even in places like Chicago, three floors above grade is the usual limit for neighborhoods. Please look at some studies of "projects" in Chicago and elsewhere that show that the further above the ground the residence, the less control parents and others have with what happens at ground level. Most low-rise (three stories only) are more successful than high-rise projects (which a building of 45 feet would be considered). Please eliminate the 25a option from your consideration.

There's plenty of room at the south end of the valley, stacking people on top of each other, will not help the quality of life in Grand county! **(8 likes)**

We already live in crowded subdivision that is next to businesses along the 191. PLEASE no more! There is too much noise and traffic. When planning future homes, not sure where they will go but our experience here is that the Holyoak road is being used (and abused) by people trying to pass through to Hyway, VIA Holyoak so ACCESS ROADS and BUFFERS NEED TO BE INCORPORATED WHERE BUSINESSES ARE CLOSE TO RESIDENTIAL, and they need to COMPLY with CODES about lighting/noise! MAKE TRAFFIC GO AROUND HOUSING NOT THROUGH IT! The roads are affected, the sewers, the normal access is being pushed to limit, without INSIGHT and CARE in PLANNING! PLANT LOTS & LOTS OF TREES FOR EVERY NEW DEVELOPMENT!

Holyoak area is dense enough as it is. Housing has sprung all around the Holyoak area for years. The argument that the mass of HD's should be located no more than 4.3 miles from the heart of downtown doesn't make sense to me. Hdh should be located on the south highway
Holyoak is already a very dense neighborhood, perhaps more than any other area. Bus service is coming to Moab. That will help with congestion somewhat but it's a mess anyway we do it now.

You may have problems trying to get the lower density product (5-10 u/ac) work. At 5 u/ac you would be doing single family homes/lots. A developer would need to be careful with "spec" inventory homes if they are building them out. If they are selling lots, they should probably be OK assuming the demand is there for custom builds and self-builds. If you go to 10-15 u/ac you would more than likely be doing an attached product which may involve additional risk of needing to construct "buildings" at a time, but if they got in a pinch could use the 20% if they couldn't sell a unit or two in a 6-plex.

I am not in favor of the High Density Housing proposal. If you have ever been in Eastern U.S. cities, you may have noticed that high density housing tends to create slums. That is never the plan, but it is almost inevitable. Human beings in close concentration create waste and chaos. When there is no open/green space, there is seldom pride of ownership, at least in our current society. Those of us who weren't born here, chose Moab in great part because of its open, rural feel.

I originally favored the plan because it seemed a way to possibly get a handle on our low-income housing shortage, but as I read the current proposal, I don't see that aspect presented. This just feels like another cave-in to developers without consideration of our quality of life: pack as many people as possible into the space in order to maximize profits. If the trade-off was affordable housing, it might be worth it, but as it is, I would appreciate the council considering rejecting this proposition.

Nice "slideshow"! One of your slides summed up the philosophy rather well: "a voluntary, incentive-based program, the high density residential overlay will not be used on every eligible parcel, and likely will not be used on the vast majority of eligible parcels. With this in mind, the focus in drawing the overlay is to allow as many areas as it is appropriate the opportunity to construct more housing." Although it may not seem likely now, I'm concerned that if we do such extensive high density zoning, with no sideboards for maximum allowable houses in each zone, that we could end up with a very crowded valley eventually. I am also very concerned about over-allocating our limited water with development (especially with hotels! Although that's another topic...) but I suppose the water issue is something that would be addressed through approval/ denial of specific building permits?

Change density in phases
Reduce heights all around
Where are the open space set-asides?
Hotel and nightly rental high-rise MORATORIUM

With high density there needs to be some open spaces for children to play, to keep them from playing in the streets

As a born and raised local I think higher density is overdue.
We can't have a thriving economy/workforce if we have no housing. This is a must do!! Thank you.

1) Water is already a critical resource in Grand County. Development should be calibrated to water resources in drought year.
2) Increased density will create dangerous traffic conditions on Hwy 191. Can only occur if frequent traffic lights on Hwy 191 are placed
3) High density increases noise and decreases security. It will destroy the ability to enjoy the homes we have created.

Due to the limited supply of water, I am greatly concerned about the proposal to increase density in unincorporated Grand County. The current density levels are not sustainable as we move toward buildout. I can only support an increase in density in certain zones when there is a corresponding "down zone" of other areas to ensure the County does not over-build beyond what our water supply can support. I believe it will also be found that the burgeoning growth in the number of nightly accommodations has and will sap our water supply. No growth without proof of water. The end result will likely mean less density overall across the county to accommodate a few blocks of tight density. Any increased density should only be in the highway commercial zone and not in the existing residential neighborhoods.

Everyone should go and support this!
It needs to pass. The only way we get affordable housing is with high density. If you can only build one house per $100,000 acre. The valley will never be affordable. **(3 Likes)**

I believe that 80/20 for locals will prevent quality development. Lots of the primary rental houses in Moab are bought as investments by non-locals. I'm a believer in incentives for locals to buy, not deed restrictions for owners. We have empty nesters in too large of houses in Grand County that would like smaller homes, less overhead. Which would free up large family homes. This is a good process to try to help local, working, county people. I would prefer valley wide up zoning, 1 acre zoning does not work for the anyone except the high end property owner. Most of the 1 acre lots in Spanish Valley could accommodate another home or two.

We support the county's direction in applying the higher density to properties in Spanish Valley. The higher density provides lower income housing possibilities that are needed for many living in the Moab area. We do feel the zoning should be geared toward primary residential homes, not rentals or second homes.

I can't help but reflect upon efforts by the community (in past years' General Plans) to state a strong preference for preserving the rural character and agricultural element of Moab. I remember when ridge line development was frowned upon, even regulated. The quality of the air and access to public lands have been seen as assets for choosing to retire here. None of the numerous citizen efforts to maintain local community quality of life seem to gain traction with regard to developing this special place beyond carrying capacity. The density increase as proposed is way overdone, invasive to neighborhoods, and heavily reliant on developer incentives.
Aside from overtaxing aging sewer trunk lines, this plan, together with plans to build out Southern Spanish Valley, is entirely optimistic about future water resources, given the likelihood of increasing periods of drought. This year's prolonged drought should be a good reminder of that issue.
So, rather than criticize, let me ask why we need to beg developers to do something we could do for ourselves. I envision incentivizing a contractual arrangement between those looking for housing and current year round residents with enough property to add an additional structure, such as the type currently popping up for overnight rental, or a TRAILER. The incoming county attorney will certainly be able to craft language waiving impact fees, assuring that no short term rentals occur, and imposing fees for violating the intent to provide affordable housing for local workers. Rent control may sound like government overreach, but not when contractually agreed to. No developers would be required. Separate contracts for landowner-owned structures and renter-owned structures would be required, as well as verification of adequate utilities and sewer connection. I know trailer parks are out of favor, but in the above context, I'm reminded that no one would get away with overnight rentals, because their neighbors would certainly notice!
Thank you for the opportunity to express an alternative to the current plan, and for taking the time to consider it. I've read the current plan is only one of the "tools in the box" referring to providing affordable housing. Maybe other" tools " would better serve the community.

Whoever came up with this idea must not understand what it cost to build in this town. If I add a dwelling to my property, the cost to build it would not justify me being able to rent it at a low cost to a local. Especially since most of us have a hard time paying our own mortgages, trying to find a way to qualify for more money or a bigger loan is not a possibility for most of us to add 1 to 4 more units to our properties. We have looked into it. People already can add 1,000 ft extra dwelling to their property and most people don’t even do that. So obviously people are not interested in this. If the empty lot next to us ends up with 4 or 5 units on it. We are leaving this town.

Write letters to the city and county councils and to the newspaper editors. This is a terrific forum and there is realistic opposition to the proposed huge density changes but we MUST make our feelings known to those we elected to represent us.

I am a life-long local of Moab. Properties affected by this proposal are directly across the street from my home. I will be very affected by this, and I fully support it!
Simply put: without density, we can't have affordability. We all have to sacrifice.

I think density is a great idea, especially since Moab has historically had a boom/bust economy. Bringing in people/businesses would increase the longevity of the town. ADUs might be a great way to increase density and increase rental opportunities too. I think design requirements would be good for new commercial buildings to keep the character of the town, but I think residential design requirements would be incredibly limiting. With a housing crisis we need innovation and creativity so I would be careful not to put too many restrictions. Also have you considered a different way to present a plan like this? I think the word density scares some people but can be a really good thing. Just food for thought. :)

Dear Community Development Staff and Planning Commission members,

First, I thank staff for their often under-appreciated work, a thankless job. And I thank Planning Commission members for their volunteer service as well.
I'm a Moab City Council member, a past member of the county Planning Commission and a member of the city's Water Advisory Board [Finite culinary water supply is a related problem which is exacerbated by both the accessory dwelling ordinance and the High Density Housing Overlay. But that is another issue on another front.] However, I write here as a city and county resident.

Re the proposed High Density Housing Overlay, my opinion is that in its present form, its downsides outweigh its upsides.

The downsides are well known. As always, county residents like their rural character, elbow room, peace and quiet, manageable traffic and so on.

The upside is that the county needs less expensive housing for its "workforce," for example teachers, policemen, firemen (and women), local government employees and our kids when they finish school. If HDH assured the latter, it might be worthwhile. But it doesn't.

The problem is that in its present form, in particular its single restriction to deed restrict only to "primary" residents, defined as "... the owner of record occupies the dwelling unit for a minimum of 9 months per year and or a renter occupies the dwelling unit through a lease term no shorter than 6 months within a single calendar year, " , it leaves the door open to many people who are not the sort of "workforce" members who need housing assistance. This includes retirees (in full disclosure, I admit my wife and I are good examples), part-time residents who will game the system, people who will soon retire, and young and old people who are independently wealthy.

Further, enforcement tools are far too weak. Primary residency is checked once at building permit time - then what? The developer isn't going to enforce deed restrictions - he'll disappear. And even if the county can revoke permits, what is there to revoke? Once the first resident is in, the ball is rolling. And current experience with tracking deed restrictions in other venues around the country demonstrate how easy it is to lose track of deed restrictions and primary resident qualification when property is resold.

Because of this "unwanted" demand, lot prices will remain high, giving the developer his wildest wishes of wealth, but doing little for the people for whom HDH was intended.

I think it is important for Moab to approve some form of the High Density overlay in that there is a very limited number of locations that can build the type of housing most needed in Moab right now. Moab has out grown the "One Mansion per Acre" zoning and needs to address the fact that we need "houses that people can afford" and not necessarily "Affordable Housing"

Sorry I have not been able to attend any open house meetings as of yet. I hope to remedy that in September. Meanwhile I have some questions and some feedback from myself and our neighborhood group. Have you had feedback from any local developers indicating willingness to build with the limitations involved? I assume you are trusting that the homes build would be more reasonably priced due to the smaller lot size. Is that correct? If the developer decided to set the price higher than expected, what recourse would there be if any? Would there be any rent controls applied to apartments build under this plan? If your intent is to "flood" the market with units so that prices fall, how many units do you suppose it would take to achieve that effect? How quickly would they need to appear? It seems to me that this plan would have to be extremely effective in order to impact the entire market. You should have developers lined up in anticipation! If the response from developers is as limited as we have seen in the past, the impact on the local market will be non-existent or insignificant. If a few high density units are built, chances are the existing neighborhoods surrounding them will have sacrificed a degree of their quality of life as a result. Many neighbors I've spoken with have indicated their extreme dissatisfaction with the idea of such a sacrifice for housing that is not "affordable". Probably the least accepted element of this proposal is the 45 foot buildings it allows. The combination of VERY high densities and mid-rise buildings have left many county residents shell shocked. Combine that with the county build out numbers over 70,000 and people in my area are dismayed. Issues raised are the usual- water and other infrastructures. While county officials may not have control over these elements, they must take them into account. If you cannot assure the public that the resources to support such growth are available, that growth should not be encouraged. Many would like to see action such as Moab City is undertaking: reexamination of build out numbers in light of water resources and quality of life for residents and building affordable housing with public funds. A Grand County affordable housing fund needs to be built and utilized. Wouldn't the current County Council support some level of required fee from developers? Why not now while the sitting council remains? I believe that Spanish Valley residents would support affordable housing developments and the necessary densities involved, If these communities are built to be reasonably compatible with existing neighborhoods and the needed infrastructure is in place to support quality of life for all.

We hope that the Commission will consider the merits of our suggestion despite the fact that it is arriving late in the process. We acknowledge the months of work that have been put into the overlay and the numerous opportunities for public input. We had planned to become involved in the process earlier this year but sadly some difficult life circumstances prevented us from doing so.
Just past Rocky Road, Spanish Valley Drive (SVD) goes up a hill and then levels out remaining mostly flat through the rest of the valley. Just as you crest the hill you enter a neighborhood formed by the Plateau Estates subdivision plus 5 other parcels on the West side of SVD and by the Hillcrest subdivision on the East side. On this area of the map, only the West side of SVD is included in the overlay and a small strip of seven parcels have a proposed overlay density of 15/acre. All of the adjacent parcels to the West are at 5/acre density and the other neighboring parcels are 2/acre. A list of the specific parcels, addresses, and acreages is included on page two. They all have primary residences on the parcel.
We own and rent one of the parcels in the Hillcrest subdivision and our home is located on another adjacent property. While our properties are not included in the overlay map, we and our neighbors are very concerned about the future character of the neighborhood if 15/acre density is developed in the middle of it.

Planning Department staff told us that during the Commission's process of developing the overlay, parcel size was a strong consideration for determining what areas had neighborhood characteristics. The average parcel size of the neighborhood described above is about ½ an acre. This section of SVD is unique in that the parcels are much smaller, homes are closer together, homes are closer to SVD and the neighborhood feels like a cohesive community.

We are respectfully asking the Planning Commission to consider a change of density for the seven parcels in the neighborhood on the West side of SVD from 15/acre to 5/acre. In addition to maintaining the character of the neighborhood this will also be consistent with the densities allowed on the adjacent parcels to the south. These seven parcels represent the narrowest band of 15/acre density along SVD. There is one other section of SVD with a strip of parcels at 15/acre, no overlay on the East side of SVD and 5/acre density on adjacent parcels to the West. However, the average size of these five parcels is almost 1.5 acres, the homes are not as close together and the homes are not as close to SVD. Additionally there are not any residences on the East side of SVD because the cemetery is located there.

In summary, we are in favor of density increases to alleviate the shortage of housing for Grand County's workers. We are not asking for a reduction in the overlay boundaries but instead for a change of density on seven parcels to maintain the character of a unique neighborhood. Thank you for your consideration.

Maps are attached. Please also find a list of neighborhood residents below that we have contacted and who agree with our proposal and wanted their names included. We did not receive any negative feedback regarding our proposed changes from any of the neighborhood residents who we were able to contact.

My husband and I write you today as director of the county planning commission. Please know that we are in favor of the work you all have done to find ways to create more housing for local workers. However, we feel sad and threatened by the new plan to create an overlay zone in our neighborhood, three miles from town. When we see all the empty land much closer to Moab and within walking distance, we wonder why the county would consider disturbing a lovely rural residential area where we have lived for 22 years, by bringing the city to us!?

We purchased our property with the thought in mind that we wanted a site for a happy home. We were not interested in using it as investment property. When we subdivided our property a few years ago from a 2 acre to two 1 acre lots so that we could sell our house to our daughter and her family and build our own home on the other acre, we ended up having to grant setbacks to the county on both the Spanish Valley Drive side and the Plateau Circle side so that we lost almost 1/2 acre total of our property with no compensation. (This means that we each own less than an acre now.) At that time, even permission for building a small, "grandmother-type" dwelling on our properties was opposed by the county – although eventually permission to build a structure of 1000 square feet was passed.

Also, when we bought our property in 1996, we were told that when this property was developed by Bill Boulden, he received a waiver that released him from having to provide curb and gutter. If there is development within the new overlay dwelling limits in the Plateau subdivision, will the expenses for any required curb and gutter installation be borne by individual land owners?

This area is still a peaceful, mostly one residence per acre area, with much of the original native plantings. Although Spanish Valley Drive has become a thoroughfare for mostly locals as an alternative to taking 191 South to residences, it does become a noisy thoroughfare during peak season with many jeeps and ORVs buzzing by. Further, we anticipate it becoming a far busier road once the Arroyo Canyon development has become a reality. It is just unconscionable that even more people will be encouraged to build out and rent or sell condos or apartments in our neighborhood, bringing increased traffic to this area.

So, because we 1) want to keep our neighborhood characteristics intact, maintaining the quiet and privacy we currently enjoy, 2) limit the use of Spanish Valley Drive to local residents as much as possible, 3) prevent an increase in numbers of units per acre in this area, and 4) keep the rural residential zone in which we live, we request that the area above the hill south of Rocky Road and the Packard Distributing plant which encompasses the Plateau Circle area and further south, be removed from the overlay zone plan. Even 5 dwellings per acre is too much for this precious piece of the county. Please consider our urgent request.

I am a long time resident of District 3. I have also been a lifelong visitor to and resident of Moab. My father, an attorney for Utah League of /Cities and Towns, acted as Moab's attorney and would combine work and vacation. I grew up convinced that the river by Moab was paradise. In 1972 nearly all of my friends who were just graduating from the U of U moved here and became miners, boatmen, cowboys, cooks or road bike enthusiasts. In 1984 I finally escaped SLC with a job offer from Four Corners Mental Health. That same year I searched for a place to settle and desiring the remoteness of the edge of town and the unparalleled view bought in "Angel Heights" just below Disappearing Angel.

My plan was to create a small homestead (with my 3 and now 4 acres) and transform the barren, scraped area and the rolling blackbrush, into garden, orchard, animal habitat and oxygen replenishing "forest". All of my accumulated “retirement“ and any windfall wealth from work on a movie filming or a disaster relief deployment has gone into creating my home. This is the community to which I have envisioned my future. You might say that all my eggs are in one basket.

Moab has grown and my neighborhood developed. But still, living on the edge of town (Rimrock Road), has allowed a sense of space and distance from the onslaught of humanity. Walking the infrequently used trails in the adjacent BLM and the rarer moment of calm in the early and late hours, have been the cornerstones of my rural-as-possible lifestyle.

Now to the point..... I am terrified at the prospects of the High Density Overlay that is being spearheaded by Mr. Levine, et.al.

Already my neighborhood, Roberts Road and above are zoned agracultural/residentil 1. This is 1 residence per acre with the allowance of an accessory home. (So basically 2 homes per acre.) Most of the lots, on average, are 2 acres. That would allow an increased density of 4 X or approximately a home every 1/2 acre. In my standards that is crowded. I moved to the edge of town to allow space, privacy and occasional calm. I believe that if the neighbors with a vested interest in the neighborhood wanted to subdivide into still somewhat spacious housing, it would be done,in a more integrate respectful manner. Currently interspersed in the area are virtual junkyards, mobile homes that are decrepit and abandoned, owned now or soon by children who‘ve settled elsewhere and a few large undeveloped lots. The money that might be made by selling out to a High Density developer would be a compelling reason to sell with no regard for the neighborhood. The prospects of increased traffic, noise (to include unattended barking dogs), light pollution and the disruption of the fallow habitat of animal life, all seem horrifying. The whole quality of my future seems at stake.

As soon as we neighbors became aware of the proposal we attended P&Z meetins to express our fears.The earlier public notices were not effective in warning us and since we weren't present the "stakeholders" who had been instrumental in the plans early formation had already laid the groundwork for the HDO. During the numerous P&Z meeting I, or my wife, Joanne Savoie, have attended the stakeholders have been absent. I would surmise that their primary economic incentive (the committment to creating the HDO in areas with existing infrastruture) had already been achieved.

When distilled down to the reality of this proposal, it appears that the creation of more accessable housing, for those current residents of Moab, that may still not either afford or desire it, as well as those non-exsistent, hypothetical persons, will come at the expense of those here and now residences who, in large part, have committed themselves to the community. This is to be done by the allowance

of builders and developer to maximise the money saved by upgrading existing infrastructure in lieu of working from scratch. This is largely planning for the welfare of hypothetical persons while degrading the living conditions of we who are current residence and neighbors.

Since only 20% of the proposed housing is to be “affordable“ anyway why not let the addional expense go to the buyer. Put the high density areas where there are either compatible neighbors or in some of the many undeveloped acres that exist in the county. Additionally crowding the HDO along the highway or Spanish Valley Drive assumes that these prospective new residents won‘t just as easily be able to drive to work as the rest of us.

In my chosen profession as a Psychologist, one axiom, shared by all of the medical ccommunity is “ first do no harm“. When people enter into an agreement well informed of the stipulations there are expected outcomes. Where people choose a given lifestyle and living conditions, and then these elements are put in jeprody, especially by governmental agencies, there is a disheartning alienation from the democratic process. We are in an age of extreme pessimism toward the national and state government. People are trying to salvage the connection to a democraticly influenced local government. We neighbors who live right here and right now.

Design

Convey deed restrictions to public!!
NO more than one story houses on SITLA square/rectangle. Access concerns off and onto Hwy 191
Need a road to extend Rimrock to town??
Also NEED more East/West connections on east side of hwy in SV Drive to access hwy
Emphasize required setbacks, and buffers when going from low density to higher
What about water? Biggest question and concern code enforcement and water restrictions required for overlay? No lawns etc.
What about stepping it all down one notch?? Move all bright light, all light pink into blue? Maybe a bit less to swallow at once?

While I understand affordable housing is a nationwide problem (not just isolated to Moab), I find that having a 45-ft height limit in much of the south end of town and along the highway to be unacceptable. Having grown up in a large city, and being an architect and having studied urban planning, I know that he building "canyons" will be detrimental towards views, solar rights, and will lead to an unfortunate "ghettoization" in those areas. Even in places like Chicago, three floors above grade is the usual limit for neighborhoods. Please look at some studies of "projects" in Chicago and elsewhere that show that the further above the ground the residence, the less control parents and others have with what happens at ground level. Most low-rise (three stories only) are more successful than high-rise projects (which a building of 45 feet would be considered). Please eliminate the 25a option from your consideration.

We already live in crowded subdivision that is next to businesses along the 191. PLEASE no more! There is too much noise and traffic. When planning future homes, not sure where they will go but our experience here is that the Holyoak road is being used (and abused) by people trying to pass through to Hyway, VIA Holyoak so ACCESS ROADS and BUFFERS NEED TO BE INCORPORATED WHERE BUSINESSES ARE CLOSE TO RESIDENTIAL, and they need to COMPLY with CODES about lighting/noise! MAKE TRAFFIC GO AROUND HOUSING NOT THROUGH IT! The roads are affected, the sewers, the normal access is being pushed to limit, without INSIGHT and CARE in PLANNING! PLANT LOTS & LOTS OF TREES FOR EVERY NEW DEVELOPMENT!

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Planning Commission
Thank you…
Consider SOLAR ACCESS in your consideration for building heights on RIMROCK RD.
30' max?? Would not be a major infringement on our 18 SOLAR PANELS

40 foot tall buildings should not be allowed next to regular residential neighbors. People can have no yards, if they so choose, but putting these monstrosities in next to established homes is just wrong. There IS plenty of land further up the valley. Let San Juan County have the density. **(12 likes)**

Several parcels in the proposal are SITLA parcels, have they indicated if they'll participate or not?
Many parcels backup to existing residences and neighborhoods…will there be larger setbacks, open space, view restrictions to protect current residents?
Maximum/limited dwelling prices should be used for some parcels

Please make this proposal more visual for those who aren't able to see:
1) What does 1 biggest allowed house look like in 1, 1/2 house per acre?
2) Take same lot and show what 5 units per acre HDH development that is 35' high
3) Same lot with 10 then 15 then 25 units per acre w/ heights of 35' and 45' maximums
Thank you

Thank you for your impressive work, JD especially. I'm excited about this work and need to spend more time reviewing. Initially, I appreciate you've taking into account solar access. If you haven't already, to the extent these would be applicable, please also consider viewshed and lighting (night sky) protections, and thinking ahead to providing for wildlife and transit corridor (especially bikes). Thanks!

It's a good idea if you don't mind having no yard. **(2 likes)**

(Reply to above) Many people don't want a yard to tend. Moab definitely needs more diversity in housing options. **(3 Likes)**

There needs to be an architectural code first.

Too many ugly metal buildings here already. **(6 likes)**

Thanks for all your work to make our little valley a better place to live.

My main comment in regards to the proposed high density housing overlay proposition is that WE NEED A COUNTY WIDE ARCHITECTURAL CODE very first. Please do all you can to make that happen soon.

Why can't we be the "Atomic Architecture" capital of the world? After all, we were the Uranium Capital of the World.

p.s. enough metal buildings already. Please NO more.

I am in support of the proposal. Higher density encourages walking and biking for smaller trips which will help mitigated traffic in the long run.
Developers should be required to contribute to bike infrastructure.
Design guidelines should be introduced in order to preserve the character of this special place.

Dark night Sky
Bike Lane
Traffic
191 Corridor
Gas Line Easements for bike lanes
Thank you

Has there been any design functions done to see the impact 45' height restrictions on the hwy wou8ld impose? Important to "see" what impact that will have to the surroundings. However, I support increased height restrictions.

Height

While I understand affordable housing is a nationwide problem (not just isolated to Moab), I find that having a 45-ft height limit in much of the south end of town and along the highway to be unacceptable. Having grown up in a large city, and being an architect and having studied urban planning, I know that he building "canyons" will be detrimental towards views, solar rights, and will lead to an unfortunate "ghettoization" in those areas. Even in places like Chicago, three floors above grade is the usual limit for neighborhoods. Please look at some studies of "projects" in Chicago and elsewhere that show that the further above the ground the residence, the less control parents and others have with what happens at ground level. Most low-rise (three stories only) are more successful than high-rise projects (which a building of 45 feet would be considered). Please eliminate the 25a option from your consideration.

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I am concerned about the large amount of area being considered for the maximum density and particularly the potential height of buildings. With so much of these areas currently built with 1-story houses and roads that are insufficient for much higher density, 45 ft. buildings could seriously impact adjacent properties and entire neighborhoods in terms of increased traffic, parking issues, sunlight loss & privacy issues.
I would rather see many of these dark pink areas dropped down to the blue category where you already have smaller lots and higher density as well as maintaining the rural character in our valley further from Hwy 191 that so many people value.

What about overall energy increases (please address)
Lighting issues - night sky is already affected
Water is an issue - enough?
Bought here (on Lemon Ln) because rural and remote
No more than 1 story houses. 3 Story condos are causing houses rather than cliff walls to be obscured
Nobody monitors light ordinances now! This will get out of hand.

I attended the open house last night and wanted to share my comments with you. I am not against creating more affordable housing. We need affordable housing. I just feel that the over lay the way it is currently presented is way too much. Meaning first step might to look at developing the HDH along the 191 corridor where there is currently infrastructure to support it and it would bring minimal impact to existing neighborhoods... I feel that the County council needs to first change the land use code to stop all development of Nightly rentals, condo's, and hotels along the corridor which would the open the way to support the development of affordable housing. Also, We don't have a handle on how much water is available in our valley. The HDH was developed before San Juan County dropped their bomb of building a 6000 person town in South Valley, before there were 16 new hotels planned, and before a 320 acre University campus was approved. Plus we are in a severe drought. Also In the proposed HDH I also do not like the way of building up with high story structures and how that would impact existing neighbors. I just moved from Orchard Villa, and the Entrada development has blocked the sun on the town house where I had lived. Thank you for letting me give voice to my concerns.

I support the idea of higher density in some of the currently undeveloped areas. I would like to see the height restrictions decreased to 3 story max in the highest density areas. Deed restrictions to ensure that housing is for full time workers/residents I do support.

Sorry I have not been able to attend any open house meetings as of yet. I hope to remedy that in September. Meanwhile I have some questions and some feedback from myself and our neighborhood group. Have you had feedback from any local developers indicating willingness to build with the limitations involved? I assume you are trusting that the homes build would be more reasonably priced due to the smaller lot size. Is that correct? If the developer decided to set the price higher than expected, what recourse would there be if any? Would there be any rent controls applied to apartments build under this plan? If your intent is to "flood" the market with units so that prices fall, how many units do you suppose it would take to achieve that effect? How quickly would they need to appear? It seems to me that this plan would have to be extremely effective in order to impact the entire market. You should have developers lined up in anticipation! If the response from developers is as limited as we have seen in the past, the impact on the local market will be non-existent or insignificant. If a few high density units are built, chances are the existing neighborhoods surrounding them will have sacrificed a degree of their quality of life as a result. Many neighbors I've spoken with have indicated their extreme dissatisfaction with the idea of such a sacrifice for housing that is not "affordable". Probably the least accepted element of this proposal is the 45 foot buildings it allows. The combination of VERY high densities and mid-rise buildings have left many county residents shell shocked. Combine that with the county build out numbers over 70,000 and people in my area are dismayed. Issues raised are the usual- water and other infrastructures. While county officials may not have control over these elements, they must take them into account. If you cannot assure the public that the resources to support such growth are available, that growth should not be encouraged. Many would like to see action such as Moab City is undertaking: reexamination of build out numbers in light of water resources and quality of life for residents and building affordable housing with public funds. A Grand County affordable housing fund needs to be built and utilized. Wouldn't the current County Council support some level of required fee from developers? Why not now while the sitting council remains? I believe that Spanish Valley residents would support affordable housing developments and the necessary densities involved, If these communities are built to be reasonably compatible with existing neighborhoods and the needed infrastructure is in place to support quality of life for all.

Infrastructure

I am concerned about the large amount of area being considered for the maximum density and particularly the potential height of buildings. With so much of these areas currently built with 1-story houses and roads that are insufficient for much higher density, 45 ft. buildings could seriously impact adjacent properties and entire neighborhoods in terms of increased traffic, parking issues, sunlight loss & privacy issues.
I would rather see many of these dark pink areas dropped down to the blue category where you already have smaller lots and higher density as well as maintaining the rural character in our valley further from Hwy 191 that so many people value.

What about overall energy increases (please address)
Lighting issues - night sky is already affected
Water is an issue - enough?
Bought here (on Lemon Ln) because rural and remote
No more than 1 story houses. 3 Story condos are causing houses rather than cliff walls to be obscured
Nobody monitors light ordinances now! This will get out of hand.

I attended the open house last night and wanted to share my comments with you. I am not against creating more affordable housing. We need affordable housing. I just feel that the over lay the way it is currently presented is way too much. Meaning first step might to look at developing the HDH along the 191 corridor where there is currently infrastructure to support it and it would bring minimal impact to existing neighborhoods... I feel that the County council needs to first change the land use code to stop all development of Nightly rentals, condo's, and hotels along the corridor which would the open the way to support the development of affordable housing. Also, We don't have a handle on how much water is available in our valley. The HDH was developed before San Juan County dropped their bomb of building a 6000 person town in South Valley, before there were 16 new hotels planned, and before a 320 acre University campus was approved. Plus we are in a severe drought. Also In the proposed HDH I also do not like the way of building up with high story structures and how that would impact existing neighbors. I just moved from Orchard Villa, and the Entrada development has blocked the sun on the town house where I had lived.

Thank you for letting me give voice to my concerns.

Convey deed restrictions to public!!
NO more than one story houses on SITLA square/rectangle. Access concerns off and onto Hwy 191
Need a road to extend Rimrock to town??
Also NEED more East/West connections on east side of hwy in SV Drive to access hwy
Emphasize required setbacks, and buffers when going from low density to higher
What about water? Biggest question and concern code enforcement and water restrictions required for overlay? No lawns etc.
What about stepping it all down one notch?? Move all bright light, all light pink into blue? Maybe a bit less to swallow at once?

We already live in crowded subdivision that is next to businesses along the 191. PLEASE no more! There is too much noise and traffic. When planning future homes, not sure where they will go but our experience here is that the Holyoak road is being used (and abused) by people trying to pass through to Hyway, VIA Holyoak so ACCESS ROADS and BUFFERS NEED TO BE INCORPORATED WHERE BUSINESSES ARE CLOSE TO RESIDENTIAL, and they need to COMPLY with CODES about lighting/noise! MAKE TRAFFIC GO AROUND HOUSING NOT THROUGH IT! The roads are affected, the sewers, the normal access is being pushed to limit, without INSIGHT and CARE in PLANNING! PLANT LOTS & LOTS OF TREES FOR EVERY NEW DEVELOPMENT!

Thank you for your impressive work, JD especially. I'm excited about this work and need to spend more time reviewing. Initially, I appreciate you've taking into account solar access. If you haven't already, to the extent these would be applicable, please also consider viewshed and lighting (night sky) protections, and thinking ahead to providing for wildlife and transit corridor (especially bikes). Thanks!

I am in support of the proposal. Higher density encourages walking and biking for smaller trips which will help mitigated traffic in the long run.
Developers should be required to contribute to bike infrastructure.
Design guidelines should be introduced in order to preserve the character of this special place.

Dark night Sky
Bike Lane
Traffic
191 Corridor
Gas Line Easements for bike lanes
Thank you

1) Water is already a critical problem.
2) We already need traffic lights at the junction of Lemon Lane and 191 to turn left toward Moab
3) Residents of Lemon Lane value their privacy and were required to maintain 1 acre lots. Will these proposed homes be 1 acre lots?

Holyoak area is dense enough as it is. Housing has sprung all around the Holyoak area for years. The argument that the mass of HD's should be located no more than 4.3 miles from the heart of downtown doesn't make sense to me. Hdh should be located on the south highway
Holyoak is already a very dense neighborhood, perhaps more than any other area. Bus service is coming to Moab. That will help with congestion somewhat but it's a mess anyway we do it now.

Nice "slideshow"! One of your slides summed up the philosophy rather well: "a voluntary, incentive-based program, the high density residential overlay will not be used on every eligible parcel, and likely will not be used on the vast majority of eligible parcels. With this in mind, the focus in drawing the overlay is to allow as many areas as it is appropriate the opportunity to construct more housing." Although it may not seem likely now, I'm concerned that if we do such extensive high density zoning, with no sideboards for maximum allowable houses in each zone, that we could end up with a very crowded valley eventually. I am also very concerned about over-allocating our limited water with development (especially with hotels! Although that's another topic...) but I suppose the water issue is something that would be addressed through approval/ denial of specific building permits?

1) Water is already a critical resource in Grand County. Development should be calibrated to water resources in drought year.
2) Increased density will create dangerous traffic conditions on Hwy 191. Can only occur if frequent traffic lights on Hwy 191 are placed

3) High density increases noise and decreases security. It will destroy the ability to enjoy the homes we have created.

Due to the limited supply of water, I am greatly concerned about the proposal to increase density in unincorporated Grand County. The current density levels are not sustainable as we move toward buildout. I can only support an increase in density in certain zones when there is a corresponding "down zone" of other areas to ensure the County does not over-build beyond what our water supply can support. I believe it will also be found that the burgeoning growth in the number of nightly accommodations has and will sap our water supply. No growth without proof of water. The end result will likely mean less density overall across the county to accommodate a few blocks of tight density. Any increased density should only be in the highway commercial zone and not in the existing residential neighborhoods.

I can't help but reflect upon efforts by the community (in past years' General Plans) to state a strong preference for preserving the rural character and agricultural element of Moab. I remember when ridge line development was frowned upon, even regulated. The quality of the air and access to public lands have been seen as assets for choosing to retire here. None of the numerous citizen efforts to maintain local community quality of life seem to gain traction with regard to developing this special place beyond carrying capacity. The density increase as proposed is way overdone, invasive to neighborhoods, and heavily reliant on developer incentives. Aside from overtaxing aging sewer trunk lines, this plan, together with plans to build out Southern Spanish Valley, is entirely optimistic about future water resources, given the likelihood of increasing periods of drought. This year's prolonged drought should be a good reminder of that issue.So, rather than criticize, let me ask why we need to beg developers to do something we could do for ourselves. I envision incentivizing a contractual arrangement between those looking for housing and current year round residents with enough property to add an additional structure, such as the type currently popping up for overnight rental, or a TRAILER. The incoming county attorney will certainly be able to craft language waiving impact fees, assuring that no short term rentals occur, and imposing fees for violating the intent to provide affordable housing for local workers. Rent control may sound like government overreach, but not when contractually agreed to. No developers would be required. Separate contracts for landowner-owned structures and renter-owned structures would be required, as well as verification of adequate utilities and sewer connection. I know trailer parks are out of favor, but in the above context, I'm reminded that no one would get away with overnight rentals, because their neighbors would certainly notice! Thank you for the opportunity to express an alternative to the current plan, and for taking the time to consider it. I've read the current plan is only one of the "tools in the box" referring to providing affordable housing. Maybe other" tools " would better serve the community.

Love this, thank you! It still feels like the light pink high density way out in SV is a mistake. I may be missing something, but why just because the county made a mistake (in my opinion) and built high density far out in the valley in the '90's should we continue that far out today? The high infrastructure and water costs as well as vehicle trips to town are inefficient and smoggy. Could we just leave those in low development until 20 years from now, to see where we are then? By then we may have more commercial out there.. more places to work NOT in town, etc. Why not "save" this area for future dev? This seems designed for SITLA development, or something. I mean everything south of the Arena...thanks!

I find this study to be admirable in effort but I have some reservations. I appreciate looking at areas where increased density in residential buildings would promote affordable housing for local residents. However, I am troubled that there is no reference to improving the infrastructure to support the increased density. There is no mention to improvements to Spanish Valley Drive as a lot of the increased density would be using that road. I realize that once some of the development is in place, that future commercial development could happen, such as a grocery store, elementary school, parks, restaurants, etc. so locals don't have to travel to downtown Moab for services. There needs to be a "South Moab" developed. And, with San Juan County's plans on developing the south end of Spanish Valley, what about the additional traffic on Hwy 191? To me this study is only half of what is needed to have a bigger picture of the future of Spanish Valley.

Nice to develop 191 instead of Murphy?

The following topics need to be presented to the public at the open houses before adding more high density overlays for development in Grand County.1. Success of approximately 10-year-old “High Density Overlays” around Government Building near Resource Blvd north to Moab City. Has the approximately 10-year-old overlay for increased density in the Resource Blvd. area of Grand County been successful in providing affordable housing? A. If successful in providing affordable house, why do we you need more overlays.B. If not successful in providing affordable housing why will the new proposal be an improvement?1. Available Water for High Density DevelopmentGWSSA was given their second or third allocation of 500-acre feet of water by the Utah Division of Water Rights over 5 years ago. GWSSA will have to apply for approval of a third allocation in the near future. The water is available in the Glen Canyon Aquifer per the USGS study. However!!!!!!!A. How many more equivalent housing units can be built before GWSSA has to apply to the state for another water allocation? GWSSA needs to include in this analysis of available water the approximate 300 ERUs sold to SITLA when the water system was completed and the projected water requirements of our new University.B. The USGS study says we have approximately 6000-acre feet of water available in the Glen Canyon Aquifer. GWSSA has water rights for a small part of the available water. Moab City has much older water rights and owns the largest portion of available water. Moab City will certainly protest any request by GWSSA for another allocation. How much of the 6000 acre does GWSSA owned based on the age of their current water rights.? How many ERUs can the county approve based on their share of the available 6000 acre feet? What will GWSSA do if Moab City prevents future allocations of water?C. The available 6000-acre feet of water from the USGS study will not build out the Moab Valley if we increase density of construction. The county needs to look at alternative sources of water for development before increasing the density of housing in the valley. Alternative sources are available but will cost an unknown millions of dollars. Approving high density development without water sources for other land owners means many land owners will not be able to develop their property in the future or the cost of water for the future developments will be very high.How many acres in the valley will not have water for development in the future if we increase the density today based on current water rights and sources?

The increase in density proposal does not require that affordable housing is constructed. The proposal assumes that building house for only primary residents will result in affordable housing. This assumption has several problems. The following questions need to be answered or this proposal is the dream of every outside or local developer.
1. Who in the county will be responsible to guarantee that the housing will not be resold five or ten years later as second or third homes to wealthy people?
2. Who in the county will be responsible to verify that the first buyers are not buying a second home?
3. Where in the western US has this assumption proven to provide affordable housing to a community?
The website prepared for the public by the people making the proposal has very little concrete facts. There is absolutely no concern for the quantity of available water. There are no details about where their assumption has been proven to work. There is no detail on who will monitor sales of the new housing.

Do we have enough water??

We need to consider the future availability of water to support this kind of density without destroying the resource for all of us who live here.

If this zoning is approved how many units will be added, total? At what point will all the water be gone?

Why do we need to cater to the bikers for a bike lane. They don't bring much revenue to the community and makes it so roads have to be much wider.

The City needs to send a letter to the County that the proposed increase in density needs to be tabled until the state completes the adjudication of the valley and ownership of the available water is established.

Moab City should by now realize that SITLA is a very poor development partner. Please remember the fiasco with SITLA during the Cloudrock and Lionsback developments. SITLA will take water, sewer, and infrastructure and when there are no more gifts tell you they will not follow the Land Use Code. The public needs to know your plan to work with SITLA? How will the city prevent another fiasco with SITLA?
GWSSA does not have sufficient water for development of the University in the current state allocation. When GWSSA asks for another 500 acre foot allotment in the future, will the city protest the allocation? Will the city have a contract with GWSSA that guarantees the new allocation will go to the university and not to more density in the county?
GWSSA has very few old water rights and the city owns most of the available water in the aquifer. GWSSA is probably using city water for the university.

Not enough water to supply that many people, think about it, a water study was done and Spanish Valley and Moab came up short **(5 likes)**

Yeah enough with the "flexible zoning" too!! Mixing business with residential is no good! They blast you with their lights at night, traffic increases, some idiot businesses have live bands and point their amplifiers towards the neighborhood, tear up the streets and sewers and YES, the WATER!!! Council needs to SLOW roll and start by changing all outdated street lights to warm LED's OR with shield (NO glare everywhere). THEN FIX OUR ROADS we already have! Kudos to more AFFORDABLE housing for all; not just the PT workers imported in. **(2 likes)**

STOP BUILDING SO MUCH OUR LITTLE VALLEY WILL NOT SURVIVE!

Regarding Stocks Dr., I'm concerned about the ability of that Road to handle increased traffic. I'm not oppos3ed to the increased density but the road would need upgrades. Also, an acceleration lane onto Hwy 191 is desperately needed.

I think we need a thorough water study for GC before continuing with any development. SJ County - 6000 residents - 320 acre USU campus - 16 more hotels - we don't know where we are at on water - 50-100 years from now!

Development should be mixed-use in order to encourage walking, biking; to foster spontaneous social interactions; to mitigate traffic and improve the environment

Water study
Sewer study
San Juan County population increase
Thank you

I am concerned that there is not a longer term vision in Grand County. We are being hit with over the top visitation - hotels - new university - we don't have a good water study yet - and it is important to have a collective vision first, otherwise we stay in a reactive stance.

Dear Community Development Staff and Planning Commission members,

First, I thank staff for their often under-appreciated work, a thankless job. And I thank Planning Commission members for their volunteer service as well.
I'm a Moab City Council member, a past member of the county Planning Commission and a member of the city's Water Advisory Board [Finite culinary water supply is a related problem which is exacerbated by both the accessory dwelling ordinance and the High Density Housing Overlay. But that is another issue on another front.] However, I write here as a city and county resident.

Re the proposed High Density Housing Overlay, my opinion is that in its present form, its downsides outweigh its upsides.

The downsides are well known. As always, county residents like their rural character, elbow room, peace and quiet, manageable traffic and so on.

The upside is that the county needs less expensive housing for its "workforce," for example teachers, policemen, firemen (and women), local government employees and our kids when they finish school. If HDH assured the latter, it might be worthwhile. But it doesn't.

The problem is that in its present form, in particular its single restriction to deed restrict only to "primary" residents, defined as "... the owner of record occupies the dwelling unit for a minimum of 9 months per year and or a renter occupies the dwelling unit through a lease term no shorter than 6 months within a single calendar year, " , it leaves the door open to many people who are not the sort of "workforce" members who need housing assistance. This includes retirees (in full disclosure, I admit my wife and I are good examples), part-time residents who will game the system, people who will soon retire, and young and old people who are independently wealthy.

Further, enforcement tools are far too weak. Primary residency is checked once at building permit time - then what? The developer isn't going to enforce deed restrictions - he'll disappear. And even if the county can revoke permits, what is there to revoke? Once the first resident is in, the ball is rolling. And current experience with tracking deed restrictions in other venues around the country demonstrate

how easy it is to lose track of deed restrictions and primary resident qualification when property is resold.

Because of this "unwanted" demand, lot prices will remain high, giving the developer his wildest wishes of wealth, but doing little for the people for whom HDH was intended.

Sorry I have not been able to attend any open house meetings as of yet. I hope to remedy that in September. Meanwhile I have some questions and some feedback from myself and our neighborhood group. Have you had feedback from any local developers indicating willingness to build with the limitations involved? I assume you are trusting that the homes build would be more reasonably priced due to the smaller lot size. Is that correct? If the developer decided to set the price higher than expected, what recourse would there be if any? Would there be any rent controls applied to apartments build under this plan? If your intent is to "flood" the market with units so that prices fall, how many units do you suppose it would take to achieve that effect? How quickly would they need to appear? It seems to me that this plan would have to be extremely effective in order to impact the entire market. You should have developers lined up in anticipation! If the response from developers is as limited as we have seen in the past, the impact on the local market will be non-existent or insignificant. If a few high density units are built, chances are the existing neighborhoods surrounding them will have sacrificed a degree of their quality of life as a result. Many neighbors I've spoken with have indicated their extreme dissatisfaction with the idea of such a sacrifice for housing that is not "affordable". Probably the least accepted element of this proposal is the 45 foot buildings it allows. The combination of VERY high densities and mid-rise buildings have left many county residents shell shocked. Combine that with the county build out numbers over 70,000 and people in my area are dismayed. Issues raised are the usual- water and other infrastructures. While county officials may not have control over these elements, they must take them into account. If you cannot assure the public that the resources to support such growth are available, that growth should not be encouraged. Many would like to see action such as Moab City is undertaking: reexamination of build out numbers in light of water resources and quality of life for residents and building affordable housing with public funds. A Grand County affordable housing fund needs to be built and utilized. Wouldn't the current County Council support some level of required fee from developers? Why not now while the sitting council remains? I believe that Spanish Valley residents would support affordable housing developments and the necessary densities involved, If these communities are built to be reasonably compatible with existing neighborhoods and the needed infrastructure is in place to support quality of life for all.

My husband and I write you today as director of the county planning commission. Please know that we are in favor of the work you all have done to find ways to create more housing for local workers. However, we feel sad and threatened by the new plan to create an overlay zone in our neighborhood, three miles from town. When we see all the empty land much closer to Moab and within walking distance, we wonder why the county would consider disturbing a lovely rural residential area where we have lived for 22 years, by bringing the city to us!?

We purchased our property with the thought in mind that we wanted a site for a happy home. We were not interested in using it as investment property. When we subdivided our property a few years ago from a 2 acre to two 1 acre lots so that we could sell our house to our daughter and her family and build our own home on the other acre, we ended up having to grant setbacks to the county on both the Spanish Valley Drive side and the Plateau Circle side so that we lost almost 1/2 acre total of our property with no compensation. (This means that we each own less than an acre now.) At that time, even permission for building a small, “grandmother-type” dwelling on our properties was opposed by the county – although eventually permission to build a structure of 1000 square feet was passed.

Also, when we bought our property in 1996, we were told that when this property was developed by Bill Boulden, he received a waiver that released him from having to provide curb and gutter. If there is

development within the new overlay dwelling limits in the Plateau subdivision, will the expenses for any required curb and gutter installation be borne by individual land owners?
This area is still a peaceful, mostly one residence per acre area, with much of the original native plantings. Although Spanish Valley Drive has become a thoroughfare for mostly locals as an alternative to taking 191 South to residences, it does become a noisy thoroughfare during peak season with many jeeps and ORVs buzzing by. Further, we anticipate it becoming a far busier road once the Arroyo Canyon development has become a reality. It is just unconscionable that even more people will be encouraged to build out and rent or sell condos or apartments in our neighborhood, bringing increased traffic to this area.
So, because we 1) want to keep our neighborhood characteristics intact, maintaining the quiet and privacy we currently enjoy, 2) limit the use of Spanish Valley Drive to local residents as much as possible, 3) prevent an increase in numbers of units per acre in this area, and 4) keep the rural residential zone in which we live, we request that the area above the hill south of Rocky Road and the Packard Distributing plant which encompasses the Plateau Circle area and further south, be removed from the overlay zone plan. Even 5 dwellings per acre is too much for this precious piece of the county. Please consider our urgent request.

I am a long time resident of District 3. I have also been a lifelong visitor to and resident of Moab. My father, an attorney for Utah League of /Cities and Towns, acted as Moab's attorney and would combine work and vacation. I grew up convinced that the river by Moab was paradise. In 1972 nearly all of my friends who were just graduating from the U of U moved here and became miners, boatmen, cowboys, cooks or road bike enthusiasts. In 1984 I finally escaped SLC with a job offer from Four Corners Mental Health. That same year I searched for a place to settle and desiring the remoteness of the edge of town and the unparalleled view bought in "Angel Heights" just below Disappearing Angel.

My plan was to create a small homestead (with my 3 and now 4 acres) and transform the barren, scraped area and the rolling blackbrush, into garden, orchard, animal habitat and oxygen replenishing "forest". All of my accumulated “retirement“ and any windfall wealth from work on a movie filming or a disaster relief deployment has gone into creating my home. This is the community to which I have envisioned my future. You might say that all my eggs are in one basket.

Moab has grown and my neighborhood developed. But still, living on the edge of town (Rimrock Road), has allowed a sense of space and distance from the onslaught of humanity. Walking the infrequently used trails in the adjacent BLM and the rarer moment of calm in the early and late hours, have been the cornerstones of my rural-as-possible lifestyle.

Now to the point..... I am terrified at the prospects of the High Density Overlay that is being spearheaded by Mr. Levine, et.al.

Already my neighborhood, Roberts Road and above are zoned agracultural/residentil 1. This is 1 residence per acre with the allowance of an accessory home. (So basically 2 homes per acre.) Most of the lots, on average, are 2 acres. That would allow an increased density of 4 X or approximately a home every 1/2 acre. In my standards that is crowded. I moved to the edge of town to allow space, privacy and occasional calm. I believe that if the neighbors with a vested interest in the neighborhood wanted to subdivide into still somewhat spacious housing, it would be done,in a more integrate respectful manner. Currently interspersed in the area are virtual junkyards, mobile homes that are decrepit and abandoned, owned now or soon by children who‘ve settled elsewhere and a few large undeveloped lots. The money that might be made by selling out to a High Density developer would be a compelling reason to sell with no regard for the neighborhood. The prospects of increased traffic, noise (to include unattended barking dogs), light pollution and the disruption of the fallow habitat of animal life, all seem horrifying. The whole quality of my future seems at stake.

As soon as we neighbors became aware of the proposal we attended P&Z meetins to express our fears.The earlier public notices were not effective in warning us and since we weren't present the

"stakeholders" who had been instrumental in the plans early formation had already laid the groundwork for the HDO. During the numerous P&Z meeting I, or my wife, Joanne Savoie, have attended the stakeholders have been absent. I would surmise that their primary economic incentive (the committment to creating the HDO in areas with existing infrastruture) had already been achieved.

When distilled down to the reality of this proposal, it appears that the creation of more accessable housing, for those current residents of Moab, that may still not either afford or desire it, as well as those non-exsistent, hypothetical persons, will come at the expense of those here and now residences who, in large part, have committed themselves to the community. This is to be done by the allowance of builders and developer to maximise the money saved by upgrading existing infrastructure in lieu of working from scratch. This is largely planning for the welfare of hypothetical persons while degrading the living conditions of we who are current residence and neighbors.

Since only 20% of the proposed housing is to be “affordable“ anyway why not let the addional expense go to the buyer. Put the high density areas where there are either compatible neighbors or in some of the many undeveloped acres that exist in the county. Additionally crowding the HDO along the highway or Spanish Valley Drive assumes that these prospective new residents won‘t just as easily be able to drive to work as the rest of us.

In my chosen profession as a Psychologist, one axiom, shared by all of the medical ccommunity is “ first do no harm“. When people enter into an agreement well informed of the stipulations there are expected outcomes. Where people choose a given lifestyle and living conditions, and then these elements are put in jeprody, especially by governmental agencies, there is a disheartning alienation from the democratic process. We are in an age of extreme pessimism toward the national and state government. People are trying to salvage the connection to a democraticly influenced local government. We neighbors who live right here and right now.

Affordability/Deed Restrictions

I attended the open house last night and wanted to share my comments with you. I am not against creating more affordable housing. We need affordable housing. I just feel that the over lay the way it is currently presented is way too much. Meaning first step might to look at developing the HDH along the 191 corridor where there is currently infrastructure to support it and it would bring minimal impact to existing neighborhoods... I feel that the County council needs to first change the land use code to stop all development of Nightly rentals, condo's, and hotels along the corridor which would the open the way to support the development of affordable housing. Also, We don't have a handle on how much water is available in our valley. The HDH was developed before San juan County dropped their bomb of building a 6000 person town in South Valley, before there were 16 new hotels planned, and before a 320 acre University campus was approved. Plus we are in a severe drought. Also In the proposed HDH I also do not like the way of building up with high story structures and how that would impact existing neighbors. I just moved from Orchard Villa, and the Entrada development has blocked the sun on the town house where I had lived.

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What about water? Biggest question and concern code enforcement and water restrictions required for overlay? No lawns etc.
What about stepping it all down one notch?? Move all bright light, all light pink into blue? Maybe a bit less to swallow at once?

I can't help but reflect upon efforts by the community (in past years' General Plans) to state a strong preference for preserving the rural character and agricultural element of Moab. I remember when ridge line development was frowned upon, even regulated. The quality of the air and access to public lands have been seen as assets for choosing to retire here. None of the numerous citizen efforts to maintain local community quality of life seem to gain traction with regard to developing this special place beyond carrying capacity. The density increase as proposed is way overdone, invasive to neighborhoods, and heavily reliant on developer incentives. Aside from overtaxing aging sewer trunk lines, this plan, together with plans to build out Southern Spanish Valley, is entirely optimistic about future water resources, given the likelihood of increasing periods of drought. This year's prolonged drought should be a good reminder of that issue.So, rather than criticize, let me ask why we need to beg developers to do something we could do for ourselves. I envision incentivizing a contractual arrangement between those looking for housing and current year round residents with enough property to add an additional structure, such as the type currently popping up for overnight rental, or a TRAILER. The incoming county attorney will certainly be able to craft language waiving impact fees, assuring that no short term rentals occur, and imposing fees for violating the intent to provide affordable housing for local workers. Rent control may sound like government overreach, but not when contractually agreed to. No developers would be required. Separate contracts for landowner-owned structures and renter-owned structures would be required, as well as verification of adequate utilities and sewer connection. I know trailer parks are out of favor, but in the above context, I'm reminded that no one would get away with overnight rentals, because their neighbors would certainly notice! Thank you for the opportunity to express an alternative to the current plan, and for taking the time to consider it. I've read the current plan is only one of the "tools in the box" referring to providing affordable housing. Maybe other" tools " would better serve the community.

The increase in density proposal does not require that affordable housing is constructed. The proposal assumes that building house for only primary residents will result in affordable housing. This assumption has several problems. The following questions need to be answered or this proposal is the dream of every outside or local developer.
1. Who in the county will be responsible to guarantee that the housing will not be resold five or ten years later as second or third homes to wealthy people?
2. Who in the county will be responsible to verify that the first buyers are not buying a second home?
3. Where in the western US has this assumption proven to provide affordable housing to a community?
The website prepared for the public by the people making the proposal has very little concrete facts. There is absolutely no concern for the quantity of available water. There are no details about where their assumption has been proven to work. There is no detail on who will monitor sales of the new housing.

I support the idea of higher density in some of the currently undeveloped areas. I would like to see the height restrictions decreased to 3 story max in the highest density areas. Deed restrictions to ensure that housing is for full time workers/residents I do support.

I am not in favor of the High Density Housing proposal. If you have ever been in Eastern U.S. cities, you may have noticed that high density housing tends to create slums. That is never the plan, but it is almost inevitable. Human beings in close concentration create waste and chaos. When there is no open/green space, there is seldom pride of ownership, at least in our current society. Those of us who weren't born here, chose Moab in great part because of its open, rural feel.I originally favored the plan because it seemed a way to possibly get a handle on our low-income housing shortage, but as I read the current proposal, I don't see that aspect presented. This just feels like another cave-in to developers without consideration of our quality of life: pack as many people as possible into the space in order to maximize profits. If the trade-off was affordable housing, it might be worth it, but as it is, I would appreciate the council considering rejecting this proposition.

Several parcels in the proposal are SITLA parcels, have they indicated if they'll participate or not?
Many parcels backup to existing residences and neighborhoods…will there be larger setbacks, open space, view restrictions to protect current residents?
Maximum/limited dwelling prices should be used for some parcels

You may have problems trying to get the lower density product (5-10 u/ac) work. At 5 u/ac you would be doing single family homes/lots. A developer would need to be careful with "spec" inventory homes if they are building them out. If they are selling lots, they should probably be OK assuming the demand is there for custom builds and self-builds. If you go to 10-15 u/ac you would more than likely be doing an attached product which may involve additional risk of needing to construct "buildings" at a time, but if they got in a pinch could use the 20% if they couldn't sell a unit or two in a 6-plex.

As a born and raised local I think higher density is overdue.
We can't have a thriving economy/workforce if we have no housing. This is a must do!! Thank you.

Everyone should go and support this!
It needs to pass. The only way we get affordable housing is with high density. If you can only build one house per $100,000 acre. The valley will never be affordable. **(3 Likes)**

I believe that 80/20 for locals will prevent quality development. Lots of the primary rental houses in Moab are bought as investments by non-locals. I'm a believer in incentives for locals to buy, not deed restrictions for owners. We have empty nesters in too large of houses in Grand County, that would like smaller homes, less overhead. Which would free up large family homes. This is a good process to try to help local, working, county people. I would prefer valley wide up zoning, 1 acre zoning does not work for the anyone except the high end property owner. Most of the 1 acre lots in Spanish Valley could accommodate another home or two.

We support the county's direction in applying the higher density to properties in Spanish Valley. The higher density provides lower income housing possibilities that are needed for many living in the Moab area. We do feel the zoning should be geared toward primary residential homes, not rentals or second homes.

Whoever came up with this idea must not understand what it cost to build in this town. If I add a dwelling to my property, the cost to build it would not justify me being able to rent it at a low cost to a local. Especially since most of us have a hard time paying our own mortgages, trying to find a way to qualify for more money or a bigger loan is not a possibility for most of us to add 1 to 4 more units to our properties. We have looked into it. People already can add 1,000 ft extra dwelling to their property and most people don't even do that. So obviously people are not interested in this. If the empty lot next to us ends up with 4 or 5 units on it. We are leaving this town.

Stay out of San Juan County Spanish Valley clean up the mess you've created in Grand County most of the 191 is a filthy looking embarrassing junkyard getting worse daily clean that up! Build affordable housing not low income that just brings more crime. Invest in cleanliness and organization in your county don't tread on my county to line your pockets $$$$$👎

I appreciate the locations of your selected densities. I question the potential of oversupply of deeded primary residences. That requirement may need to be flexible in time.

What measures are being taken to assure that the land parcels will be "affordable".

I am a developer and have done incentive-based housing predicated on additional density and here are my observations. I think the premise for your ambitions are great. I hope you find success. There are many keys to finding success in addition to increased density. Entitlements must be streamlined. As they say, time is money. The goal of a developer is to limit as much risk as possible, knowing that you will never completely eliminate it. If what I am reading is right, 80% of any units will be required to be primary residents. This scares me without a provision that allows you to either rent or sell those units to anyone after a certain "offering" period of time. Everyone is assuming the demand is there but until the end-user has to write out a check, it is yet to be seen. I hope this helps and I wish you the best of luck.

A few more thoughts…What type of restrictions will be on the 20%? If these were allowed to do shorter-term rentals that would be a definite plus. Nightly rentals would certainly sweeten the deal for developers. However, what about season-workers, students, construction workers that might not be considered "residents", where would they fit? Maybe these groups of people could be considered residents if they are "working" in the area or maybe they would fit in the 20%. The simplest solution (and probably most effective) would be to not place any restriction on these.

The assumption that building only for primarily full time residents will provide affordable housing needs to be proven. Where in the west has the above assumption been proven to provide affordable housing? Building expensive apartments for wealth retired people will not increase affordable housing.

We can restrict overnight rentals in the valley and have almost the same results as building housing for only primary residents.

Do you plan to do an analyses of the available water based on the USGS study?

Great work on putting this plan and story map together!! It's great that this is voluntary for property owners, this could potentially open up a lot of new options for new affordable housing in Grand County. Great work!!

Brilliant way to allow 80% locals to benefit from county growth and not be hindered by AMI.
Way to move this local need forward and enhance local moral and community spirit.

What keeps the owner of property from raising their land prices which would increase cost to build - thus not being able to keep it affordable!

we need diversity that is affordable. **(5 likes)**

Allowing for higher density without also requiring that there be an 'affordable' component seems to be missing the point.... **(7 like)**

From what I understand, there are restrictions to rent monthly only to locals. No overnight rentals. Seems reasonable to be able to develop for that reason. Housing, local housing. **(6 likes)**

If you want affordable housing, build some trailer parks. Otherwise let's call it what is is, subsidized housing!

Don't base on income
1. My income is not county business
2. If I get a better job, do I have to sell my home?
3. Will inflation cause me to have to sell?
4. If require active employment what happens when I retire?
5. If I lose my job, do I have to sell?
YES - Primary residence

This is a great idea, a necessary starting point. It's important for those who work in Moab to be able to live in the area. This zoning change will act as a point to jump off of.

Sage Creek what about that place it certainly is not affordable!
I assume they will be rentals???

Any development per this plan is by people with $ for people with $ - several references have been made at every meeting about "low wages" and not having workers who could afford housing - certainly as condos and townhomes get "sold" they are not to service seasonal workers.

Is there any discussion on requiring developers to perfom any sort of economic study to prove their price point?

Affordable housing should be started with a focus for our community's most vulnerable; the elderly and those on disability, followed by single person housing. Rather than building down from the top.

"Primary residences" can still be owned by "out of towners" as long as it is rented to locals by a "6 mo or more lease." With expensive homes who will rent them?

Hello HDH Team-

I am writing to express my support for the inclusion of section 6.14.70 - "Special Needs Emergency/Transitional Housing".

[Local housing availability has placed a significant strain on the capacity of organizations working with vulnerable groups in need of such housing. Increasing the ability to develop these housing types provides more options for victims and reduces the need for local organizations to turn down those seeking help.]

Your work on this project is appreciated.

Dear Community Development Staff and Planning Commission members,

First, I thank staff for their often under-appreciated work, a thankless job. And I thank Planning Commission members for their volunteer service as well.
I'm a Moab City Council member, a past member of the county Planning Commission and a member of the city's Water Advisory Board [Finite culinary water supply is a related problem which is exacerbated by both the accessory dwelling ordinance and the High Density Housing Overlay. But that is another issue on another front.] However, I write here as a city and county resident.

Re the proposed High Density Housing Overlay, my opinion is that in its present form, its downsides outweigh its upsides.

The downsides are well known. As always, county residents like their rural character, elbow room, peace and quiet, manageable traffic and so on.

The upside is that the county needs less expensive housing for its "workforce," for example teachers, policemen, firemen (and women), local government employees and our kids when they finish school. If HDH assured the latter, it might be worthwhile. But it doesn't.

The problem is that in its present form, in particular its single restriction to deed restrict only to "primary" residents, defined as "... the owner of record occupies the dwelling unit for a minimum of 9 months per year and or a renter occupies the dwelling unit through a lease term no shorter than 6 months within a single calendar year, " , it leaves the door open to many people who are not the sort of "workforce" members who need housing assistance. This includes retirees (in full disclosure, I admit my wife and I are good examples), part-time residents who will game the system, people who will soon retire, and young and old people who are independently wealthy.

Further, enforcement tools are far too weak. Primary residency is checked once at building permit time - then what? The developer isn't going to enforce deed restrictions - he'll disappear. And even if the county can revoke permits, what is there to revoke? Once the first resident is in, the ball is

rolling. And current experience with tracking deed restrictions in other venues around the country demonstrate how easy it is to lose track of deed restrictions and primary resident qualification when property is resold.

Because of this "unwanted" demand, lot prices will remain high, giving the developer his wildest wishes of wealth, but doing little for the people for whom HDH was intended.

I think it is important for Moab to approve some form of the High Density overlay in that there is a very limited number of locations that can build the type of housing most needed in Moab right now. Moab has out grown the "One Mansion per Acre" zoning and needs to address the fact that we need "houses that people can afford" and not necessarily "Affordable Housing"

Sorry I have not been able to attend any open house meetings as of yet. I hope to remedy that in September. Meanwhile I have some questions and some feedback from myself and our neighborhood group. Have you had feedback from any local developers indicating willingness to build with the limitations involved? I assume you are trusting that the homes build would be more reasonably priced due to the smaller lot size. Is that correct? If the developer decided to set the price higher than expected, what recourse would there be if any? Would there be any rent controls applied to apartments build under this plan? If your intent is to "flood" the market with units so that prices fall, how many units do you suppose it would take to achieve that effect? How quickly would they need to appear? It seems to me that this plan would have to be extremely effective in order to impact the entire market. You should have developers lined up in anticipation! If the response from developers is as limited as we have seen in the past, the impact on the local market will be non-existent or insignificant. If a few high density units are built, chances are the existing neighborhoods surrounding them will have sacrificed a degree of their quality of life as a result. Many neighbors I've spoken with have indicated their extreme dissatisfaction with the idea of such a sacrifice for housing that is not "affordable". Probably the least accepted element of this proposal is the 45 foot buildings it allows. The combination of VERY high densities and mid-rise buildings have left many county residents shell shocked. Combine that with the county build out numbers over 70,000 and people in my area are dismayed. Issues raised are the usual- water and other infrastructures. While county officials may not have control over these elements, they must take them into account. If you cannot assure the public that the resources to support such growth are available, that growth should not be encouraged. Many would like to see action such as Moab City is undertaking: reexamination of build out numbers in light of water resources and quality of life for residents and building affordable housing with public funds. A Grand County affordable housing fund needs to be built and utilized. Wouldn't the current County Council support some level of required fee from developers? Why not now while the sitting council remains? I believe that Spanish Valley residents would support affordable housing developments and the necessary densities involved, If these communities are built to be reasonably compatible with existing neighborhoods and the needed infrastructure is in place to support quality of life for all.

Financing/Cost to Developers

You may have problems trying to get the lower density product (5-10 u/ac) work. At 5 u/ac you would be doing single family homes/lots. A developer would need to be careful with "spec" inventory homes if they are building them out. If they are selling lots, they should probably be OK assuming the demand is there for custom builds and self-builds. If you go to 10-15 u/ac you would more than likely be doing an attached product which may involve additional risk of needing to construct "buildings" at a time, but if they got in a pinch could use the 20% if they couldn't sell a unit or two in a 6-plex.

Whoever came up with this idea must not understand what it cost to build in this town. If I add a dwelling to my property, the cost to build it would not justify me being able to rent it at a low cost to a local. Especially since most of us have a hard time paying our own mortgages, trying to find a way to qualify for more money or a bigger loan is not a possibility for most of us to add 1 to 4 more units to our properties. We have looked into it. People already can add 1,000 ft extra dwelling to their property and most people don't even do that. So obviously people are not interested in this. If the empty lot next to us ends up with 4 or 5 units on it. We are leaving this town.

I am a developer and have done incentive-based housing predicated on additional density and here are my observations. I think the premise for your ambitions are great. I hope you find success. There are many keys to finding success in addition to increased density. Entitlements must be streamlined. As they say, time is money. The goal of a developer is to limit as much risk as possible, knowing that you will never completely eliminate it. If what I am reading is right, 80% of any units will be required to be primary residents. This scares me without a provision that allows you to either rent or sell those units to anyone after a certain "offering" period of time. Everyone is assuming the demand is there but until the end-user has to write out a check, it is yet to be seen. I hope this helps and I wish you the best of luck.

A few more thoughts…What type of restrictions will be on the 20%? If these were allowed to do shorter-term rentals that would be a definite plus. Nightly rentals would certainly sweeten the deal for developers. However, what about season-workers, students, construction workers that might not be considered "residents", where would they fit? Maybe these groups of people could be considered residents if they are "working" in the area or maybe they would fit in the 20%. The simplest solution (and probably most effective) would be to not place any restriction on these.

Great work on putting this plan and story map together!! It's great that this is voluntary for property owners, this could potentially open up a lot of new options for new affordable housing in Grand County. Great work!!

What keeps the owner of property from raising their land prices which would increase cost to build - thus not being able to keep it affordable!

Is there any discussion on requiring developers to perform any sort of economic study to prove their price point?

I am in support of the proposal. Higher density encourages walking and biking for smaller trips which will help mitigated traffic in the long run.
Developers should be required to contribute to bike infrastructure.
Design guidelines should be introduced in order to preserve the character of this special place.

As a owner of real estate in Grand County, and someone who hopes to help create solutions to affordable housing, I am excited about this proposal. My only request is that we provide higher density opportunities in certain areas. For instance, I own .5 acres of Highway commercial property. Under the 25 units/acre proposal, it is still more profitable for me to develop short term nightly rental units (which is not my desire). To get to a point where equal profits are available, and still provide "affordable" housing (condos at a price of sub $155,000) I would need to get to 36 units/acre. I would suggest a density of this amount to incentive developers to move forward with these types of developments.

Apartment builders need to fill their buildings as soon as possible and certainly wouldn't be able to wait two or three years to fill them. I don't know that they would be willing to make an initial investment of $10-$20 million with those kinds of restrictions.

No way for developers to sell with that many restrictions. It is a business it has to make profits to continue. Developing is not a non profit. Its a business.

Sorry I have not been able to attend any open house meetings as of yet. I hope to remedy that in September. Meanwhile I have some questions and some feedback from myself and our neighborhood group. Have you had feedback from any local developers indicating willingness to build with the limitations involved? I assume you are trusting that the homes build would be more reasonably priced due to the smaller lot size. Is that correct? If the developer decided to set the price higher than expected, what recourse would there be if any? Would there be any rent controls applied to apartments build under this plan? If your intent is to "flood" the market with units so that prices fall, how many units do you suppose it would take to achieve that effect? How quickly would they need to appear? It seems to me that this plan would have to be extremely effective in order to impact the entire market. You should have developers lined up in anticipation! If the response from developers is as limited as we have seen in the past, the impact on the local market will be non-existent or insignificant. If a few high density units are built, chances are the existing neighborhoods surrounding them will have sacrificed a degree of their quality of life as a result. Many neighbors I've spoken with have indicated their extreme dissatisfaction with the idea of such a sacrifice for housing that is not "affordable". Probably the least accepted element of this proposal is the 45 foot buildings it allows. The combination of VERY high densities and mid-rise buildings have left many county residents shell shocked. Combine that with the county build out numbers over 70,000 and people in my area are dismayed. Issues raised are the usual- water and other infrastructures. While county officials may not have control over these elements, they must take them into account. If you cannot assure the public that the resources to support such growth are available, that growth should not be encouraged. Many would like to see action such as Moab City is undertaking: reexamination of build out numbers in light of water resources and quality of life for residents and building affordable housing with public funds. A Grand County affordable housing fund needs to be built and utilized. Wouldn't the current County Council support some level of required fee from developers? Why not now while the sitting council remains? I believe that Spanish Valley residents would support affordable housing developments and the necessary densities involved, If these communities are

built to be reasonably compatible with existing neighborhoods and the needed infrastructure is in place to support quality of life for all.

Dark Skies

What about overall energy increases (please address)
Lighting issues - night sky is already affected
Water is an issue - enough?
Bought here (on Lemon Ln) because rural and remote
No more than 1 story houses. 3 Story condos are causing houses rather than cliff walls to be obscured
Nobody monitors light ordinances now! This will get out of hand.

We already live in crowded subdivision that is next to businesses along the 191. PLEASE no more! There is too much noise and traffic. When planning future homes, not sure where they will go but our experience here is that the Holyoak road is being used (and abused) by people trying to pass through to Hyway, VIA Holyoak so ACCESS ROADS and BUFFERS NEED TO BE INCORPORATED WHERE BUSINESSES ARE CLOSE TO RESIDENTIAL, and they need to COMPLY with CODES about lighting/noise! MAKE TRAFFIC GO AROUND HOUSING NOT THROUGH IT! The roads are affected, the sewers, the normal access is being pushed to limit, without INSIGHT and CARE in PLANNING! PLANT LOTS & LOTS OF TREES FOR EVERY NEW DEVELOPMENT!

Thank you for your impressive work, JD especially. I'm excited about this work and need to spend more time reviewing. Initially, I appreciate you've taking into account solar access. If you haven't already, to the extent these would be applicable, please also consider viewshed and lighting (night sky) protections, and thinking ahead to providing for wildlife and transit corridor (especially bikes). Thanks!

Dark night Sky
Bike Lane
Traffic
191 Corridor
Gas Line Easements for bike lanes
Thank you

Yeah enough with the "flexible zoning" too!! Mixing business with residential is no good! They blast you with their lights at night, traffic increases, some idiot businesses have live bands and point their amplifiers towards the neighborhood, tear up the streets and sewers and YES, the WATER!!! Council needs to SLOW roll and start by changing all outdated street lights to warm LED's OR with shield (NO glare everywhere). THEN FIX OUR ROADS we already have! Kudos to more AFFORDABLE housing for all; not just the PT workers imported in. **(2 likes)**

Planning Commission
Thank you…
Consider SOLAR ACCESS in your consideration for building heights on RIMROCK RD.
30' max?? Would not be a major infringement on our 18 SOLAR PANELS

What about light pollution. DARK SKY

Please keep in mind the night skies of Spanish Valley. We're already seeing the "glow" of Moab and would hate to see future impacts.

" I am a long time resident of District 3. I have also been a lifelong visitor to and resident of Moab. My father, an attorney for Utah League of /Cities and Towns, acted as Moab's attorney and would combine work and vacation. I grew up convinced that the river by Moab was paradise. In 1972 nearly all of my friends who were just graduating from the U of U moved here and became miners, boatmen, cowboys, cooks or road bike enthusiasts. In 1984 I finally escaped SLC with a job offer from Four Corners Mental Health. That same year I searched for a place to settle and desiring the remoteness of the edge of town and the unparalleled view bought in ""Angel Heights"" just below Disappearing Angel.

My plan was to create a small homestead (with my 3 and now 4 acres) and transform the barren, scraped area and the rolling blackbrush, into garden, orchard, animal habitat and oxygen replenishing ""forest"". All of my accumulated “retirement“ and any windfall wealth from work on a movie filming or a disaster relief deployment has gone into creating my home. This is the community to which I have envisioned my future. You might say that all my eggs are in one basket.

Moab has grown and my neighborhood developed. But still, living on the edge of town (Rimrock Road), has allowed a sense of space and distance from the onslaught of humanity. Walking the infrequently used trails in the adjacent BLM and the rarer moment of calm in the early and late hours, have been the cornerstones of my rural-as-possible lifestyle.

Now to the point..... I am terrified at the prospects of the High Density Overlay that is being spearheaded by Mr. Levine, et.al.

Already my neighborhood, Roberts Road and above are zoned agracultural/residentil 1. This is 1 residence per acre with the allowance of an accessory home. (So basically 2 homes per acre.) Most of the lots, on average, are 2 acres. That would allow an increased density of 4 X or approximately a home every 1/2 acre. In my standards that is crowded. I moved to the edge of town to allow space, privacy and occasional calm. I believe that if the neighbors with a vested interest in the neighborhood wanted to subdivide into still somewhat spacious housing, it would be done,in a more integrate respectful manner. Currently interspersed in the area are virtual junkyards, mobile homes that are decrepit and abandoned, owned now or soon by children who‘ve settled elsewhere and a few large undeveloped lots. The money that might be made by selling out to a High Density developer would be a compelling reason to sell with no regard for the neighborhood. The prospects of increased traffic, noise (to include unattended barking dogs), light pollution and the disruption of the fallow habitat of animal life, all seem horrifying. The whole quality of my future seems at stake.

As soon as we neighbors became aware of the proposal we attended P&Z meetins to express our fears.The earlier public notices were not effective in warning us and since we weren't present the ""stakeholders"" who had been instrumental in the plans early formation had already laid the groundwork for the HDO. During the numerous P&Z meeting I, or my wife, Joanne Savoie, have attended the stakeholders have been absent. I would surmise that their primary economic incentive (the committment to creating the HDO in areas with existing infrastruture) had already been achieved.

When distilled down to the reality of this proposal, it appears that the creation of more accessable housing, for those current residents of Moab, that may still not either afford or desire it, as well as those non-exsistent, hypothetical persons, will come at the expense of those here and now residences who, in large part, have committed themselves to the community. This is to be done by the allowance of builders and developer to maximise the money saved by upgrading existing infrastructure in lieu of working from scratch. This is largely planning for the welfare of hypothetical persons while degrading the living conditions of we who are current residence and neighbors…

…Since only 20% of the proposed housing is to be “affordable“ anyway why not let the addional expense go to the buyer. Put the high density areas where there are either compatible neighbors or in some of the many undeveloped acres that exist in the county. Additionally crowding the HDO along the highway or Spanish Valley Drive assumes that these prospective new residents won‘t just as easily be able to drive to work as the rest of us.

In my chosen profession as a Psychologist, one axiom, shared by all of the medical ccommunity is “ first do no harm“. When people enter into an agreement well informed of the stipulations there are expected outcomes. Where people choose a given lifestyle and living conditions, and then these elements are put in jeprody, especially by governmental agencies, there is a disheartning alienation from the democratic process. We are in an age of extreme pessimism toward the national and state government. People are trying to salvage the connection to a democraticly influenced local government. We neighbors who live right here and right now.

Process

Yeah enough with the "flexible zoning" too!! Mixing business with residential is no good! They blast you with their lights at night, traffic increases, some idiot businesses have live bands and point their amplifiers towards the neighborhood, tear up the streets and sewers and YES, the WATER!!! Council needs to SLOW roll and start by changing all outdated street lights to warm LED's OR with shield (NO glare everywhere). THEN FIX OUR ROADS we already have! Kudos to more AFFORDABLE housing for all; not just the PT workers imported in. **(2 likes)**

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Is there any discussion on requiring developers to perfom any sort of economic study to prove their price point?

Convey deed restrictions to public!!
NO more than one story houses on SITLA square/rectangle. Access concerns off and onto Hwy 191
Need a road to extend Rimrock to town??
Also NEED more East/West connections on east side of hwy in SV Drive to access hwy
Emphasize required setbacks, and buffers when going from low density to higher
What about water? Biggest question and concern code enforcement and water restrictions required for overlay? No lawns etc.
What about stepping it all down one notch?? Move all bright light, all light pink into blue? Maybe a bit less to swallow at once?

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1. Who in the county will be responsible to guarantee that the housing will not be resold five or ten years later as second or third homes to wealthy people?
2. Who in the county will be responsible to verify that the first buyers are not buying a second home?
3. Where in the western US has this assumption proven to provide affordable housing to a community?
The website prepared for the public by the people making the proposal has very little concrete facts. There is absolutely no concern for the quantity of available water. There are no details about where their assumption has been proven to work. There is no detail on who will monitor sales of the new housing.

Allowing for higher density without also requiring that there be an ‘affordable’ component seems to be missing the point.... **(7 like)**

Any development per this plan is by people with $ for people with $ - several references have been made at every meeting about "low wages" and not having workers who could afford housing - certainly as condos and townhomes get "sold" they are not to service seasonal workers.

Affordable housing should be started with a focus for our community's most vulnerable; the elderly and those on disability, followed by single person housing. Rather than building down from the top.

Nice "slideshow"! One of your slides summed up the philosophy rather well: "a voluntary, incentive-based program, the high density residential overlay will not be used on every eligible parcel, and likely will not be used on the vast majority of eligible parcels. With this in mind, the focus in drawing the overlay is to allow as many areas as it is appropriate the opportunity to construct more housing." Although it may not seem likely now, I'm concerned that if we do such extensive high density zoning, with no sideboards for maximum allowable houses in each zone, that we could end up with a very crowded valley eventually. I am also very concerned about over-allocating our limited water with development (especially with hotels! Although that's another topic...) but I suppose the water issue is something that would be addressed through approval/ denial of specific building permits?

Change density in phases
Reduce heights all around
Where are the open space set-asides?
Hotel and nightly rental high-rise MORATORIUM

I think density is a great idea, especially since Moab has historically had a boom/bust economy. Bringing in people/businesses would increase the longevity of the town. ADUs might be a great way to increase density and increase rental opportunities too. I think design requirements would be good for new commercial buildings to keep the character of the town, but I think residential design requirements would be incredibly limiting. With a housing crisis we need innovation and creativity so I would be careful not to put too many restrictions. Also have you considered a different way to present a plan like this? I think the word density scares some people but can be a really good thing. Just food for thought. :)

It does not matter whether you attend or not they are going to do whatever they please and it will turn into daily rentals the new aspen is here **(4 likes)**

Hello HDH Team-

I am writing to express my support for the inclusion of section 6.14.70 - "Special Needs Emergency/Transitional Housing".

[Local housing availability has placed a significant strain on the capacity of organizations working with vulnerable groups in need of such housing. Increasing the ability to develop these housing types provides more options for victims and reduces the need for local organizations to turn down those seeking help.]

Your work on this project is appreciated.

Dear Community Development Staff and Planning Commission members,

First, I thank staff for their often under-appreciated work, a thankless job. And I thank Planning Commission members for their volunteer service as well.
I'm a Moab City Council member, a past member of the county Planning Commission and a member of the city's Water Advisory Board [Finite culinary water supply is a related problem which is exacerbated by both the accessory dwelling ordinance and the High Density Housing Overlay. But that is another issue on another front.] However, I write here as a city and county resident.

Re the proposed High Density Housing Overlay, my opinion is that in its present form, its downsides outweigh its upsides.

The downsides are well known. As always, county residents like their rural character, elbow room, peace and quiet, manageable traffic and so on.

The upside is that the county needs less expensive housing for its "workforce," for example teachers, policemen, firemen (and women), local government employees and our kids when they finish school. If HDH assured the latter, it might be worthwhile. But it doesn't.

The problem is that in its present form, in particular its single restriction to deed restrict only to "primary" residents, defined as "... the owner of record occupies the dwelling unit for a minimum of 9 months per year and or a renter occupies the dwelling unit through a lease term no shorter than 6 months within a single calendar year, " , it leaves the door open to many people who are not the sort of "workforce" members who need housing assistance. This includes retirees (in full disclosure, I admit my wife and I are good examples), part-time residents who will game the system, people who will soon retire, and young and old people who are independently wealthy.

Further, enforcement tools are far too weak. Primary residency is checked once at building permit time - then what? The developer isn't going to enforce deed restrictions - he'll disappear. And even if the county can revoke permits, what is there to revoke? Once the first resident is in, the ball is rolling. And current experience with tracking deed restrictions in other venues around the country demonstrate how easy it is to lose track of deed restrictions and primary resident qualification when property is resold.

Because of this "unwanted" demand, lot prices will remain high, giving the developer his wildest wishes of wealth, but doing little for the people for whom HDH was intended.

Other Policies/General Plan/Etc

Yeah enough with the "flexible zoning" too!! Mixing business with residential is no good! They blast you with their lights at night, traffic increases, some idiot businesses have live bands and point their amplifiers towards the neighborhood, tear up the streets and sewers and YES, the WATER!!! Council needs to SLOW roll and start by changing all outdated street lights to warm LED's OR with shield (NO glare everywhere). THEN FIX OUR ROADS we already have! Kudos to more AFFORDABLE housing for all; not just the PT workers imported in. **(2 likes)**

I can't help but reflect upon efforts by the community (in past years' General Plans) to state a strong preference for preserving the rural character and agricultural element of Moab. I remember when ridge line development was frowned upon, even regulated. The quality of the air and access to public lands have been seen as assets for choosing to retire here. None of the numerous citizen efforts to maintain local community quality of life seem to gain traction with regard to developing this special place beyond carrying capacity. The density increase as proposed is way overdone, invasive to neighborhoods, and heavily reliant on developer incentives.
Aside from overtaxing aging sewer trunk lines, this plan, together with plans to build out Southern Spanish Valley, is entirely optimistic about future water resources, given the likelihood of increasing periods of drought. This year's prolonged drought should be a good reminder of that issue.
So, rather than criticize, let me ask why we need to beg developers to do something we could do for ourselves. I envision incentivizing a contractual arrangement between those looking for housing and current year round residents with enough property to add an additional structure, such as the type currently popping up for overnight rental, or a TRAILER. The incoming county attorney will certainly be able to craft language waiving impact fees, assuring that no short term rentals occur, and imposing fees for violating the intent to provide affordable housing for local workers. Rent control may sound like government overreach, but not when contractually agreed to. No developers would be required. Separate contracts for landowner-owned structures and renter-owned structures would be required, as well as verification of adequate utilities and sewer connection. I know trailer parks are out of favor, but in the above context, I'm reminded that no one would get away with overnight rentals, because their neighbors would certainly notice!
Thank you for the opportunity to express an alternative to the current plan, and for taking the time to consider it. I've read the current plan is only one of the "tools in the box" referring to providing affordable housing. Maybe other" tools " would better serve the community.

Change density in phases
Reduce heights all around
Where are the open space set-asides?
Hotel and nightly rental high-rise MORATORIUM

Stay out of San Juan County Spanish Valley clean up the mess you've created in Grand County most of the 191 is a filthy looking embarrassing junkyard getting worse daily clean that up! Build affordable housing not low income that just brings more crime. Invest in cleanliness and organization in your county don't tread on my county to line your pockets $$$$$👎

The assumption that building only for primarily full time residents will provide affordable housing needs to be proven. Where in the west has the above assumption been proven to provide affordable housing? Building expensive apartments for wealth retired people will not increase affordable housing. We can restrict overnight rentals in the valley and have almost the same results as building housing for only primary residents. Do you plan to do an analyses of the available water based on the USGS study?

I find this study to be admirable in effort but I have some reservations. I appreciate looking at areas where increased density in residential buildings would promote affordable housing for local residents. However, I am troubled that there is no reference to improving the infrastructure to support the increased density. There is no mention to improvements to Spanish Valley Drive as a lot of the increased density would be using that road. I realize that once some of the development is in place, that future commercial development could happen, such as a grocery store, elementary school, parks, restaurants, etc. so locals don't have to travel to downtown Moab for services. There needs to be a "South Moab" developed. And, with San Juan County's plans on developing the south end of Spanish Valley, what about the additional traffic on Hwy 191? To me this study is only half of what is needed to have a bigger picture of the future of Spanish Valley.

The following topics need to be presented to the public at the open houses before adding more high density overlays for development in Grand County.
1. Success of approximately 10-year-old "High Density Overlays" around Government Building near Resource Blvd north to Moab City.
Has the approximately 10-year-old overlay for increased density in the Resource Blvd. area of Grand County been successful in providing affordable housing?
A. If successful in providing affordable house, why do we you need more overlays.
B. If not successful in providing affordable housing why will the new proposal be an improvement?
1. Available Water for High Density Development
GWSSA was given their second or third allocation of 500-acre feet of water by the Utah Division of Water Rights over 5 years ago. GWSSA will have to apply for approval of a third allocation in the near future. The water is available in the Glen Canyon Aquifer per the USGS study. However!!!!!!!
A. How many more equivalent housing units can be built before GWSSA has to apply to the state for another water allocation? GWSSA needs to include in this analysis of available water the approximate 300 ERUs sold to SITLA when the water system was completed and the projected water requirements of our new University.
B. The USGS study says we have approximately 6000-acre feet of water available in the Glen Canyon Aquifer. GWSSA has water rights for a small part of the available water. Moab City has much older water rights and owns the largest portion of available water. Moab City will certainly protest any request by GWSSA for another allocation. How much of the 6000 acre does GWSSA owned based on the age of their current water rights.? How many ERUs can the county approve based on their share of the available 6000 acre feet? What will GWSSA do if Moab City prevents future allocations of water?
C. The available 6000-acre feet of water from the USGS study will not build out the Moab Valley if we increase density of construction. The county needs to look at alternative sources of water for development before increasing the density of housing in the valley. Alternative sources are available but will cost an unknown millions of dollars. Approving high density development without water sources for other land owners means many land owners will not be able to develop their property in the future or the cost of water for the future developments will be very high.
How many acres in the valley will not have water for development in the future if we increase the density today based on current water rights and sources?

Moab City should by now realize that SITLA is a very poor development partner. Please remember the fiasco with SITLA during the Cloudrock and Lionsback developments. SITLA will take water, sewer, and infrastructure and when there are no more gifts tell you they will not follow the Land Use Code. The public needs to know your plan to work with SITLA? How will the city prevent another fiasco with SITLA?
GWSSA does not have sufficient water for development of the University in the current state allocation. When GWSSA asks for another 500 acre foot allotment in the future, will the city protest the allocation? Will the city have a contract with GWSSA that guarantees the new allocation will go to the university and not to more density in the county?
GWSSA has very few old water rights and the city owns most of the available water in the aquifer. GWSSA is probably using city water for the university.

I think we need a thorough water study for GC before continuing with any development. SJ County - 6000 residents - 320 acre USU campus - 16 more hotels - we don't know where we are at on water - 50-100 years from now!

Development should be mixed-use in order to encourage walking, biking; to foster spontaneous social interactions; to mitigate traffic and improve the environment

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Water study
Sewer study
San Juan County population increase
Thank you

I am concerned that there is not a longer term vision in Grand County. We are being hit with over the top visitation - hotels - new university - we don't have a good water study yet - and it is important to have a collective vision first, otherwise we stay in a reactive stance.

Stages of development with areas that would entail the least impact on existing neighborhoods being highest priority, would honor the intentions of those who desire the R1 A1 space. Without prioritizing with stages of development that can play out, making projections into future needs is all theoretical and not based upon reality.

Sorry I have not been able to attend any open house meetings as of yet. I hope to remedy that in September. Meanwhile I have some questions and some feedback from myself and our neighborhood group. Have you had feedback from any local developers indicating willingness to build with the limitations involved? I assume you are trusting that the homes build would be more reasonably priced due to the smaller lot size. Is that correct? If the developer decided to set the price higher than expected, what recourse would there be if any? Would there be any rent controls applied to apartments build under this plan? If your intent is to "flood" the market with units so that prices fall, how many units do you suppose it would take to achieve that effect? How quickly would they need to appear? It seems to me that this plan would have to be extremely effective in order to impact the entire market. You should have developers lined up in anticipation! If the response from developers is as limited as we have seen in the past, the impact on the local market will be non-existent or insignificant. If a few high density units are built, chances are the existing neighborhoods surrounding them will have sacrificed a degree of their quality of life as a result. Many neighbors I've spoken with have indicated their extreme dissatisfaction with the idea of such a sacrifice for housing that is not "affordable". Probably the least accepted element of this proposal is the 45 foot buildings it allows. The combination of VERY high densities and mid-rise buildings have left many county residents shell shocked. Combine that with the county build out numbers over 70,000 and people in my area are dismayed. Issues raised are the usual-water and other infrastructures. While county officials may not have control over these elements, they must take them into account. If you cannot assure the public that the resources to support such growth are available, that growth should not be encouraged. Many would like to see action such as Moab City is undertaking: reexamination of build out numbers in light of water resources and quality of life for residents and building affordable housing with public funds. A Grand County affordable housing fund needs to be built and utilized. Wouldn't the current County Council support some level of required fee from developers? Why not now while the sitting council remains? I believe that Spanish Valley residents would support affordable housing developments and the necessary densities involved, If these communities are built to be reasonably compatible with existing neighborhoods and the needed infrastructure is in place to support quality of life for all.

Misc

Please make this proposal more visual for those who aren't able to see:
1) What does 1 biggest allowed house look like in 1, 1/2 house per acre?
2) Take same lot and show what 5 units per acre HDH development that is 35' high
3) Same lot with 10 then 15 then 25 units per acre w/ heights of 35' and 45' maximums
Thank you

Great webpage, very informative. We have a big problem in Moab and this proposal is a big solution. Bravo, I hope it happens.

I think this is the best plan yet for helping to solve the housing shortage. I fully support this. Can you send me info regarding the next community involvement meeting for this plan?

Very good idea! Have to do something - this will help.

Stop this madness **(8 likes)**

[thumbs down emoji] **(4 likes)**

People already can't sleep at night in that town money hungry greed.people that made my he town have to move because it's outrageous to live sad town

Hello HDH Team-

I am writing to express my support for the inclusion of section 6.14.70 - "Special Needs Emergency/Transitional Housing".

[Local housing availability has placed a significant strain on the capacity of organizations working with vulnerable groups in need of such housing. Increasing the ability to develop these housing types provides more options for victims and reduces the need for local organizations to turn down those seeking help.]

Your work on this project is appreciated.

DRAFT Assured Housing Ordinance

Grand County, UT

DRAFTED FOR DISCUSSION

WHEREAS, the purpose of this ordinance is to:

A. Encourage the development and availability of housing that is affordable to a broad range of households with varying income levels within the County;

B. Promote the County's goal to add affordable housing units to the County's housing stock in proportion to the overall increase in new jobs and housing units;

C. Offset the demand on housing that is created by new development, local economic conditions, and high external market demand;

D. Promote jobs-housing balance and reduce the demands placed on transportation infrastructure in the region;

E. Actualize the affordable housing goals and policies identified in the Grand County General Plan, which includes an Affordable Housing Plan;

WHEREAS, the County Council finds and determines:

A. The Moab Area, which includes the City of Moab, Town of Castle Valley, and unincorporated areas of Grand County, faces a serious housing problem that threatens its economic security, quality of life, and environment. The extreme lack of access to affordable housing has a direct impact upon the health, safety, and welfare of residents of the County. While no single housing program will solve all of the Area's needs, an assured housing policy has been identified as one solution among a broader set of solutions;

B. Population in the Moab Area has increased rapidly, reflecting overall trends in the State of Utah. Between 2000 and 2017, the population in Grand County rose from 9,225 to 10,292, equivalent to a 11.6 percent increase, and similar to the Utah growth rate of 12.6 percent[1]. This rapid population increase is expected to continue, driving demand for housing. The fastest growing demographic is the population over the age of 65, followed by young adults between the ages of 18 to 24;

C. More homeownership and rental housing will be needed to accommodate future growth. Between 2010 and 2017, the number of family and non-family households expanded, although non-family households experienced a somewhat higher rate of increase. This pace is expected to continue, which means more homeownership and rental housing will be needed;

D. Real estate prices have escalated across all residential product types. In 2017, the median sales price for a single-family home was $325,000, $352,000 for a townhouse, and $275,000 for a condominium. Between 2014 and 2017, the median price increased by 30 percent for townhomes, and 42 percent for single-family homes and condominiums;

[1] US Census Bureau 2010; ESRI 2017

E. Despite a high proportion of renter households (35 percent in Grand County[2]), there is a limited inventory of multifamily apartments. Higher density workforce housing products that could be more affordable to the workforce, such as apartments and condominiums, must compete with visitor accommodations, such as hotels and nightly rental units, for land. The economics of visitor accommodations allow them to pay more for land, making it difficult to build housing affordable to the workforce;

F. The area's rapidly appreciating home prices has made housing out-of-reach for many working families. Housing costs have increased rapidly, substantially outpacing increases in household incomes. In general, no homes sold in 2017 were affordable to households earning up to 80 percent of Area Median Income, which is equivalent to a family of four earning $54,150 annually. Households at 100 percent of median income ($67,700 for a family of four) had limited homeownership options. Rental housing may be priced such that it is more within reach of moderate-income households, although there is a shortage of units available for rent.

G. Tourism-related industries are the fastest growing employment sector in Grand County, accounting for approximately 43% of all employment[3]. Employment in accommodation and food services account for one out of every three jobs in Grand County. The next largest industries are retail and arts, entertainment, and recreation;

H. Jobs in tourism-related industries tend to be relatively low-paying, with some positions offering only seasonal or part-time employment with limited wage growth. The 2017 median household income in Grand County ($46,070) was lower than the statewide median of $62,902[4];

I. Because affordable housing is in short supply within the Moab Area, lower-income households may be forced to live in less than adequate housing, pay a disproportionate share of their incomes to live in adequate housing, or commute ever-increasing distances to their jobs from housing located outside the Moab Area. These circumstances harm the County's ability to provide high levels of service, attain goals articulated in the General Plan, and preserve a high quality of life for residents;

J. State and federal funds for the construction of new affordable housing are insufficient to fully address the current and projected shortages of affordable housing within the County. While the County has repeatedly amended its Land Use Code (LUC) to spur additional housing development, the private market has not provided adequate housing opportunities to extremely low-, very low-, low-, and moderate-income households;

K. A 2018 Feasibility Analysis report shows that accommodations-based developments can support paying a fee for workforce housing to offset the demands such development creates for affordable housing while still creating a reasonable rate of return for developers. The Council also finds that in certain limited circumstances, a developer may also meet the intent of this ordinance through other alternatives as further described below;

L. A 2018 Nexus Analysis report shows that accommodations-based developments do indeed create demand for additional affordable housing;

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[2] Grand County Assured Housing Feasibility Study completed by BAE Urban Economics in 2018.
[3] Grand County Assured Housing Feasibility Study completed by BAE Urban Economics in 2018.
[4] The 2017 median household income data is taken from ESRI. This is different from the HUD Area Median Family Income (HAMFI), which is based on a four-person family household and was $56,700 in 2017. The median household income described here accounts for all households of all different sizes, including non-family households.

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M. The need for an assured housing ordinance outweighs the potential impacts on the cost of market-rate housing. The County has determined that the community's best interests are served through the adoption of an assured housing ordinance;

WHEREAS, the Planning Commission is statutorily responsible for making recommendations to the County Council regarding textual amendments to the LUC;

WHEREAS, the Grand County Planning Commission held a public hearing on _____, 2018 to solicit public comment on a draft assured housing ordinance and recommended approval to the County Council; and,

WHEREAS, the Grand County Council held a public hearing on _____, 2018 to solicit public comment on a draft assured housing ordinance and voted to approve said ordinance;

NOW, THEREFORE BE IT RESOLVED, Section 6.15 of the Grand County LUC shall read:

Section 6.15 Assured Housing Standards

A. The standards of this Section shall apply to:
    1. Hotel, motel, condo, and any other Accommodations Development other than campgrounds, including conversions from residential to accommodations-based uses.
    2. Single family residential development that meets at least one of the following conditions:
        i. The combined square footage of all primary and secondary or accessory structures exceeds 3,000 sq. ft.
        ii. The combined assessed value of all land, primary, and secondary or accessory structures exceeds $800,000 dollars at the time a certificate of occupancy is granted.

B. As used in this Section, the following terms shall have the following meanings:
    1. Accommodations Development = the construction or conversion of any project that includes accommodations-based activities where travelers, guests, or temporary occupants may legally inhabit an area for 30 days or less as provided by Section 3.2.3 for which a development application or building permit application was received after _____, 2018.

    2. Affordable Rent = Annual rental housing costs, including rent, utilities, and HOA fees where applicable, that amount to 30 percent (30%) or less of a household's combined gross annual income.

    3. Affordable Ownership = Annual housing ownership costs, including mortgage, taxes, utilities, and HOA fees where applicable, that amount to 30 percent (30%) or less of a household's combined gross annual income.

    4. Alternative Compliance Proposal = A proposal to comply with the requirements of this Section in lieu of the construction of deed-restricted affordable housing units established in the Assured Housing Requirement, such as paying a fee in lieu, deed restricting and dedicating existing housing units, dedicating land, or other compliance option.

    5. Area Median Income (AMI) or Median Family Income (MFI) = Combined gross annual median household income as defined by the Department of Housing and Urban Development (HUD), which is based on household size.

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6. Assured Housing Agreement = A written agreement between the County and a Developer.

7. Assured Housing Requirement = A statutory affordable housing requirement for a hotel, motel, condo, other accommodations-based development, including conversions from residential to accommodations-based uses, or single family residential development meeting the standards of Subsection (A)(2).

8. County = Grand County.

9. County Council = Grand County Council, or its designee.

10. County Engineer = Grand County Engineer of Record.

11. Deed Restriction = A contract entered into between Grand County and the owner or purchaser of real property identifying the conditions or occupancy and resale.

12. Department of Housing and Urban Development or HUD = The United States government department responsible for setting income limits and maximum housing costs for affordable housing programs.

13. Developer = Any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities, which seeks County approvals for all or part of a use regulated by this Section.

14. Extremely Low-Income Household (ELI) = A household whose combined gross annual income amounts to less than 30 percent (30%) of the area median income.

15. Household = One person living alone, two (2) or more individuals related to each other by blood, marriage, or another legally recognized relationship, or a maximum of three (3) unrelated individuals residing in the same residence whose combined income is considered for affordable housing eligibility.

16. Household Income = Combined gross annual income of all individuals who will be occupying the unit regardless of legal status. Adjustments to the gross annual income for business expenses can be made for persons who are self-employed.

17. Housing Fund = The dedicated fund within Grand County's budget that is to be used for any of the following: land or building acquisition, land development, redevelopment, renovation, public-private partnerships or other means to create or preserve deed-restricted affordable housing available to extremely low-,very low-, and low-income households.

18. Low-Income Household (LI) = A household whose combined gross annual income amounts to between 50 percent (50%) and 79.99 percent (79.99%) of area median income.

19. Very Low-Income Household (VLI) = A household whose combined gross annual income amounts to between 30 percent (30%) and 49.99 percent (49.99%) of the area median income.

C. Exemptions
   1. The following developments are exempt from the requirements of this section:
      i. The reconstruction of any structures that have been destroyed by fire, flood, earthquake or other act of nature provided that the reconstruction of the site does not increase the number of

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residential units by more than six or increase the interior floor area of a non-residential structure by more than 4,999 square feet.

D. Assured Housing Requirements

1. The Developer shall be required to construct the number of deed-restricted, affordable housing units on the same parcel or an adjacent parcel that best aligns with their development type in accordance with the table below:

Assured Housing Requirement

Project Type	Income Category	AH Unit Mitigation*	Per _____	AH $ Mitigation*	Per _____
Hotel/Motel	Extremely Low-Income	5.43	60,000 sq. ft.	$15.57	Sq. Ft.
	Very Low-Income	6.36	60,000 sq. ft.	$15.57	Sq. Ft.
	Low-Income	10.87	60,000 sq. ft.	$15.57	Sq. Ft.
Condo (w/STR)	Extremely Low-Income	4.07	100 condo units	$5.18	Sq. Ft.
	Very Low-Income	4.76	100 condo units	$5.18	Sq. Ft.
	Low-Income	8.14	100 condo units	$5.18	Sq. Ft.
Townhome (w/STR)	Extremely Low-Income	8.41	100 townhomes	$8.77	Sq. Ft.
	Very Low-Income	9.85	100 townhomes	$8.77	Sq. Ft.
	Low-Income	16.85	100 townhomes	$8.77	Sq. Ft.
Large/high-end SFR	Extremely Low-Income	2.83	100 SFR homes	$1.62	Sq. Ft.
	Very Low-Income	3.31	100 SFR homes	$1.62	Sq. Ft.
	Low-Income	5.66	100 SFR homes	$1.62	Sq. Ft.

*When determining the assured requirement, the above rates will be used as conversion ratios. If a developer chooses to comply with the assured housing requirement by building deed restricted units or adding deed restrictions to existing units, fractional units shall be rounded up to the nearest whole number.

**Example: A developer submits an application for a 50 unit townhome development to be used for short-term rentals. In addition to other compliance alternatives offered by the assured housing ordinance, several hypothetical compliance alternatives are provided below.

Option 1. The developer chooses to build units deed restricted for occupancy by low-income households. The assured housing requirement equals 50*(16.85/100)=8.425 units. When rounded up to the next whole number, the assured housing requirement shall be 9 units.

Option 2. The developer chooses to build units deed restricted for occupancy by very low-income households. The assured housing requirement equals 50*(9.85/100)=4.925 units. When rounded up to the next whole number, the assured housing requirement shall be 5 units.

Option 3. The developer chooses to build units deed restricted for both low-income and very low-income households in equal proportions. The assured housing requirement equals 50*(16.85/100)*50%=4.2125 units deed restricted for low-income occupancy and 50*(9.85/100)*50%=2.4625 units deed restricted for very low-income occupancy. When rounded up to the next whole number, the assured housing requirement shall be 5 units and 3 units respectively. Note the 50% factor is to reflect the 50-50 split between low- and very low-income unit restrictions.

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Option 4. The developer chooses to utilize the fee in lieu option to meet the assured housing requirement. The assured housing requirement will be a function of the total square footage of all primary and accessory structures associated with the development at a rate of $8.77/sq. ft.

2. The Assured Housing Requirement shall apply to the square footage of all buildings or total unit count constructed as part of the Accommodations Development and the total unit count of all single family residences.

3. If the Accommodations Development includes a combination of units restricted to residential housing for primary occupancy, be it ownership or rental, the Developer may elect to deed-restrict those residential units as such and remove the square footage associated with those units from the total square footage subject to the requirements of this Section.

E. Independent Feasibility and Nexus Analyses
   1. An applicant may submit an independent calculation of their Assured Housing Requirement based on an analysis of the maximum feasible and justifiable requirement associated with their development. The applicant may present an alternative Assured Housing Requirement in the form of affordable housing unit construction or dollar amount. If either of these independently figures is lower than the Assured Housing Requirement set forth in this section, the County shall consider applying the independently calculated requirement. The independent calculation shall be subject to the provisions of this section. Should the independent calculation not be accepted, then the applicable calculation from this section shall be applied. Any acceptance of an independent calculation shall be site- and use-specific, non-transferable, and be memorialized in an Assured Housing Agreement between the property owner and the County. Such Agreement shall be executed prior to the issuance of any building permit.

F. Redevelopment: Additions and Conversions of Use
   1. Redevelopment or remodeling in an existing use is exempt from the requirements of this Section, provided such activity does not increase the total square footage of an Accommodations Development or single family residence subject to the standards of this section. If an existing use is not currently subject to the standards of this section and an addition, remodel, or conversion of such use would result in a use subject to the standards of this section, then the full Assured Housing Requirement shall be applied to the resulting use. Only the uses and areas that existed prior to the redevelopment or remodeling shall be exempt from the requirements of this section. Any new area or unit or any change in use which creates additional square footage in association with accommodations-based activities shall be subject to this provisions of this section.

G. Final Assured Housing Requirement Calculations
   1. The final calculations for the fees associated with the Assured Housing Requirement shall be made prior to the issuance of land use approvals or building permits for the applicable project.

H. Alternative Methods of Meeting Assured Housing Requirements

The County Council may approve an Alternative Compliance Proposal that includes one or more of the following options in lieu of fees.

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1. Payment of a fee in lieu as calculated using the conversion formula established in subsection (D)(1). [County Attorney's office will provide additional language as to required form and timing of this payment.]

2. Deed-restricted affordable housing units available to extremely low-, very low-, and low-income households in accordance with Section 6.14 may be constructed off-site, within the boundaries of the Spanish Valley zoning map, City of Moab, or Town of Castle Valley, provided such land, site or structure had not been previously deed-restricted as affordable housing. The number, size, and value of such units shall be reasonably close to the number, size, and value of units that could otherwise be constructed using fees associated with the Assured Housing Requirement.

3. Dedication of existing units deed-restricted for extremely low-, very low-, or low-income households provided such units have not been previously restricted to employee or affordable housing. Units shall be located within the boundaries of the Spanish Valley zoning map, City of Moab, or Town of Castle Valley unless otherwise approved by the County. Existing units must meet the minimum standards for physical condition as described in Exhibit A and be in move-in condition with appliances, windows, heating, plumbing, electrical systems, fixtures and equipment in good working condition. All units shall be inspected and shall meet applicable Grand County building codes and Utah state habitability standards, as applicable. A Developer shall bear the costs and expenses of any required upgrades to meet the above standards as well as any reports required to assess the suitability for occupancy and compliance with the standards of the proposed units.

4. Conveyance of land within boundaries of the Spanish Valley zoning map, City of Moab, or Town of Castle Valley to the County or its designee, provided such land has not been previously restricted to employee or affordable housing. The land value shall be reasonably close to the value the fees associated with the Assured Housing Requirements. Should the County Council later elect to sell the land, all proceeds from the sale of the land shall be placed in a dedicated Housing Fund.

I. Periodic Review of Assured Housing Ordinance
   1. The County Council shall review this Section at least biennially to ensure it is meeting the community and economic development needs of Grand County.

J. Enforcement
   1. Penalty for Violation
      i. It shall be a misdemeanor to violate any provision of this section. Without limiting the generality of the foregoing, it shall also be a misdemeanor for any person to sell or rent to another person an affordable housing unit under this section at a price or rent exceeding the maximum allowed under this section or to sell or rent an affordable unit to a household not qualified under this section. It shall further be a misdemeanor for any person to provide false or materially incomplete information to the County or its designee or to a seller or lessor of an affordable housing unit to obtain occupancy of housing for which the person is not eligible.

   2. Legal Action
      i. The County may institute any appropriate legal actions or proceedings necessary to ensure compliance with this section, including: (i) actions to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval; (ii) actions to recover from any violator of this section civil fines, restitution to prevent unjust enrichment from a violation of this section, and/or

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enforcement costs, including attorney fees; (iii) eviction or foreclosure; and (iv) any other appropriate action for injunctive relief or damages. Failure of any official or agency to fulfill the requirements of this section shall not excuse any person, owner, household or other party from the requirements of this section.

Exhibit A
Minimum Standards for Physical Conditions of Affordable Housing Units

- Clean unit
- Carpets steam-cleaned two or three days prior to closing
- All scratches, holes, burned marks repaired in hardwood floors, linoleum, tile, and counter tops, etc.
- No broken or foggy windows
- All screens in windows (if screens were originally provided)
- All doors will be in working order with no holes
- All locks on doors will work
- All keys will be provided; e.g., door, mail box, garage
- All mechanical systems shall be in working order
- Walls paint ready
- Normal wear and tear on carpet; if carpet has holes, stains, etc., the carpet and padding shall be replaced or escrow funds at current market value per square foot for a comparable product shall be held at the time of closing to be used by the new buyer
- No leaks from plumbing fixtures
- Any safety hazard remedied prior to closing
- Satisfaction of radon issue if found at time of inspection
- All light fixtures shall be in working order
- All appliances that existed in the original Unit, remain and are in good working order and good condition

DEFINITIONS

- Clean Unit: All rooms will be cleaned as stated below:
- Kitchen:
    - Range - Inner and outer services will be cleaned.
    - Range hood and Exhaust Fan
    - Refrigerator and Freezer - Inner and outer surfaces of refrigerator and freezer will be clean. Freezer will be defrosted.
    - Cabinets and Countertops - Exterior and interior surfaces of cabinets and drawers will be clean. Door and drawer handles, if provided, shall be clean and in place.
    - Sink and Garbage Disposal - Sink and plumbing fixtures will be clean. Garbage disposal must be in working order.
    - Dishwasher - Must be in working order and inner and outer surfaces shall be clean.

- Blinds, Windows, Screens:
    - Mini-blinds, Venetian Blinds, Vertical Blinds, and Pull Shades - Will be clean.
    - Windows - All window surfaces, inside and outside of the window glass, shall be clean.
    - Screens - Screens will be clean and in place with no holes or tears.

- Closets: Closets, including floors, walls, hanger rod, shelves and doors, shall be clean.

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- Light Fixtures: Light fixtures will be clean and shall have functioning bulbs/florescent tubes.

- Bathrooms:
    - Bathtub, Shower Walls, Sinks - Bathtubs, shower walls and sinks shall be clean.
    - Toilet and Water Closet - Water closets, toilet bowls and toilet seats will be clean. If the toilet seat is broken or peeling, the seat shall be replaced.
    - Tile - All tile and grout will be clean.
    - Mirrors and Medicine Cabinets - Mirrors and medicine cabinets shall be cleaned inside and out.
    - Shelves and/or Other Cabinetry - All other shelving or cabinetry shall be cleaned inside and out.

- Walls, Ceilings, Painted Doors and Baseboards: Painted surfaces must be cleaned with care to ensure the surface is clean without damaging the paint.

- Floors: Floor cleaning includes sweeping and mopping and could include stripping, waxing and buffing. Types of floor surfaces include bamboo and marmoleum.

- Interior Storage/Utility Rooms: Storage/utility rooms shall be cleaned. Properly cleaned storage/utility rooms will be free from odors, removable stains, grease marks or accumulations.
- Washer/Dryer- Must be in working order and inner and outer surfaces shall be clean

- Safety Hazard: Any item that provides a safety hazard shall be fixed. This would include, but is not limited to, exposed electrical wiring, satisfaction of any radon issue found, ventilation for gas hot water system, etc.

- Walls Paint-Ready: All holes shall be patched; all posters, pictures, etc., shall be removed from all walls; all nails, tacks, tape, etc., shall be removed from all walls; and all walls shall be clean and ready for the new buyer to paint. If wallpaper has been placed on the wall and in good condition, the wallpaper can remain; if the wallpaper is peeling off, the wallpaper must be removed.

- Windows: If a window is broken, including the locking mechanism, the window shall be replaced. If the window has a fog residue in the inside, it shall be replaced.

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bae urban economics

Phase I Assured Housing Feasibility Analysis for the City of Moab and Grand County, Utah

March 2018



March 2, 2018

Zacharia Levine
Community Development Director
Grand County
125 East Center Street
Moab, UT 84532

Amy Weiser
Community Services Director
City of Moab
217 East Center Street
Moab, UT 84532

Dear Mr. Levine and Ms. Weiser:

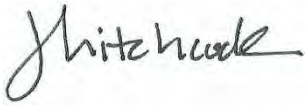
We are pleased to submit this draft of the Moab Area Assured Housing Feasibility Analysis.

We enjoyed completing this work, and it has been a pleasure working with you. We look forward to your comments on this draft. In the meantime, please let us know if you have any questions.

Sincerely,



Matt Kowta, MCP
Managing Principal



Jessica Hitchcock, MCP
Vice President

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Executive Summary

The City of Moab and Grand County, Utah commissioned BAE Urban Economics to prepare an Economic Study for an Assured Housing Policy to encourage the development of affordable housing through inclusionary housing/in-lieu fee ordinances in their respective jurisdictions.

Moab is a prominent outdoor recreational destination with a strong tourism sector that generates important local economic activity, but which also drives real estate prices beyond the reach of the local workforce, making it difficult for businesses to attract workers. Inclusionary housing is a way to increase the affordable housing supply by requiring residential and commercial market rate developers to set-aside units for affordable housing or pay an in-lieu fee, with the set-aside or in-lieu fee percentages varying depending on the strength of the real estate market.

In Moab and Grand County, assured housing refers to housing policies that require market rate developments to also provide affordable housing, either in the form of affordable units constructed within the larger project (i.e., "inclusionary housing units") or through payment of assured housing "in-lieu" fees. The permitting jurisdiction would collect the latter from projects that otherwise would be required to provide affordable housing units, and then utilize the proceeds to financially assist the development of affordable housing in other projects developed by affordable housing developers. The terms "assured housing" and "inclusionary housing" will be used interchangeably in this report.

This analysis constitutes Phase I of a two-phase study. The purpose of this study is to evaluate the workforce housing issue, and to conduct a feasibility analysis that describes the economics for new residential and commercial development. The goal is to determine whether commercial and residential development are financially feasible under current market conditions ("baseline"), and if they are, how much room there is in the development budget to contribute towards an affordable housing requirement, while still maintaining development feasibility. Based on findings from Phase I, BAE, in consultation with the City and County, will complete a nexus analysis for the financially feasible prototypes as part of Phase II.

Recommendations for Structuring an Assured Housing Policy

- The City of Moab and Grand County should consider establishing assured housing requirements for the types of real estate products which are financially capable of incorporating assured housing units and/or payment of assured housing in-lieu/impact fees. This includes hotels, overnight rentals, and condominiums. It may also include luxury single-family homes.

- The City and County can structure a program whereby projects are charged a fee based on total square footage. For residential developments with more than twelve units, developers can elect to either pay the fee or build the inclusionary units on-site. In the case of projects requiring a fraction of an inclusionary unit, the program should provide for payment of a pro-rated in-lieu fee. A program that incorporates a combination of inclusionary requirements and in-lieu fees that are applicable to all projects will maximize the resources generated for assured housing. Other options can be made available, such as dedicating land for affordable housing, so long as the appraised value of the land is equivalent to or higher than the required fee. Some land dedication activity could benefit workforce housing organizations active in the area, as they report scarcity of buildable sites as a primary constraint to affordable housing production.

- The ordinance can also exempt certain uses, including affordable housing developments, projects built by non-profit, public-purpose, or government agencies. Examples are churches, schools, child-care facilities or publicly-owned buildings. This report also recommends creating a waiver for economic hardships, and mechanisms that require the policy to be analyzed periodically, and/or triggers to waive fees during economic down cycles.

- Although charging a fee increases the cost to build (an inclusionary policy reduces developer revenue), if the fee or inclusionary requirement is set at a reasonable level, it is possible to achieve the dual goals of generating revenue to support development of affordable units, without completely dampening the market for new construction. The fee levels discussed herein for specific land use types would still enable developers to achieve their minimum return on cost and yield on cost thresholds needed to undertake projects.

Considerations for Implementation

Should the City and/or County decide to proceed with adopting an assured housing policy that requires residential projects and non-residential projects to participate in provision of below market rate housing, either through in-kind provision of affordable units or through payment of in-lieu fees, the main body of this report discusses a number policy issues that should be considered, including:

- Some types of projects could or should be exempted from assured housing requirements - For example, if the objective is to encourage production of market rate housing types that are relatively affordable, such as rental apartments, or modest single-family starter homes, assured housing requirements could be reduced or removed for projects that provide these types of units. Exemptions could also be provided for non-residential projects that provide valuable public benefits, such as educational facilities, healthcare facilities, or childcare.

- Compliance options other than in-kind unit production or payment of fees, such as partnering with developers to build affordable units off-site, and/or allowing land donation at an equivalent value. Because the Moab Area is land constrained and local affordable housing developers face challenges in securing sites for projects, the option to dedicate land instead of paying a fee, should be further explored.

- Hardship waivers - It is recommended that an assured housing program provide for hardship waivers or reductions in requirements, in the case of projects that cannot feasibly comply with the requirements, to avoid economic takings claims; however, specific standards musts be adopted for how to demonstrate hardship or qualify for a reduction, to limit administrative burden on staff.

- Timing of Fee Calculation and Payment – Timing for payment of in-lieu fees can have a significant effect on project economics, with developers preferring to defer payment as long as possible, while the administering jurisdiction wants assurance that feels will be paid as early as possible, so that those resources can be made available to affordable housing developers.

- Phase-In of Requirements – Consideration should be given to a phase-in of assured housing requirements, with advance notice to the development community, to mitigate a "shock" to the economic system. A phase-in allows developers to adjust their bidding for development site purchases with knowledge of how the applicable requirements affect the residual land value that they can afford to pay for a site and achieve financial feasibility.

- Relationship Between Unit Requirements Versus Fee Requirements - The City and County should also be aware that the structure of the requirements themselves can also create incentives for builders subject to the requirements. If the program provides options for payment of fees versus in-kind provision of below market rate units, the City and County will want to be sensitive to the fact that unless the economic cost to the developer is comparable under either option, the program will create an incentive for developers to choose the one that is most financially advantageous. Many jurisdictions under-price their in-lieu fees, which results in little to no in-kind production of affordable units. Another consideration is that setting fees on a per market rate unit basis encourages construction of units that are as large as possible, while setting fees on a per square foot basis can make it relatively more attractive to build smaller market rate units.

- Policy Revisions – Fluctuations in prevailing economic conditions can affect the viability of assured housing programs over time. Program administration should be flexible to accommodate changes in economic cycles.

The following summarizes the major Phase I findings leading to the preceding recommendations:

Demographic and Economic Conditions

- Population in the City of Moab and Grand County has increased rapidly, reflecting overall trends in the State of Utah. Between 2000 and 2017, the population in Grand County rose from 9,225 to 10,292, equivalent to a 11.6 percent increase, and similar to the Utah growth rate of 12.6 percent.[1] This rapid population increase is expected to continue, driving demand for housing. The fastest growing demographic is the population over the age of 65, followed by young adults between the ages of 18 to 24. This may be indicative of a younger workforce attracted by new opportunities in the growing tourism economy.

- More homeownership and rental housing will be needed to accommodate future growth. Between 2010 and 2017, the number of family and non-family households expanded, although non-family households experienced a somewhat higher rate of increase. This pace is expected to continue, which means more homeownership and rental housing will be needed.

- Tourism-related industries are the fastest growing employment sector in Grand County. Employment in accommodation and food services accounted for one out of every three jobs in Grand County. The next largest industries were retail and arts, entertainment, and recreation.

- Jobs in tourism-related industries tend to be relatively low-paying, with some positions offering only seasonal or part-time employment with limited wage growth. The 2017 median household income in Grand County ($46,070) was lower than the statewide median of $62,902.[2]

Residential Market Analysis

- Real estate prices have escalated across all residential product types. In 2017, the median sales price for a single-family home was $325,000, $352,000 for a townhouse, and $275,000 for a condominium. Between 2014 and 2017, the median price increased by 30 percent for townhomes, and 42 percent for single-family homes and condominiums

- According to local real estate professionals, demand for housing is driven by strong competition among second homeowners, retirees, and local residents. Moab's proximity to rapidly growing urban centers like Salt Lake City and Denver, as well as other more

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[1] Based on US Census data for 2010 and ESRI for 2017. For full disclosure on data sources, please refer to the Methodology section in this report.
[2] The 2017 median household income data is taken from ESRI. This is different from the HUD Area Median Family Income (HAMFI), which is based on a four-person family household and was $56,700 in 2017. The median household income described here accounts for all households of all different sizes, including non-family households.

saturated tourist markets such as Telluride, Aspen and Park City, has contributed to the area's growing popularity as a vacation and retirement destination. As Moab's tourism economy grows, the addition of new workers required to construct and staff the area's expanding tourism economy places further pressure on an already tight housing market, with the injection of buyers from wealthier urban centers driving home prices beyond the reach of Moab's workforce.

Figure ES-1: Single-Family Median Sales Price Trend, Grand County, 2014-2017

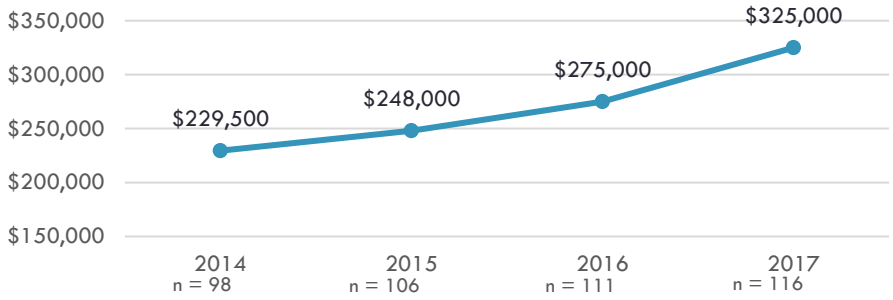


Figure ES-2: Townhome Median Sales Price Trend, Grand County, 2014-2017

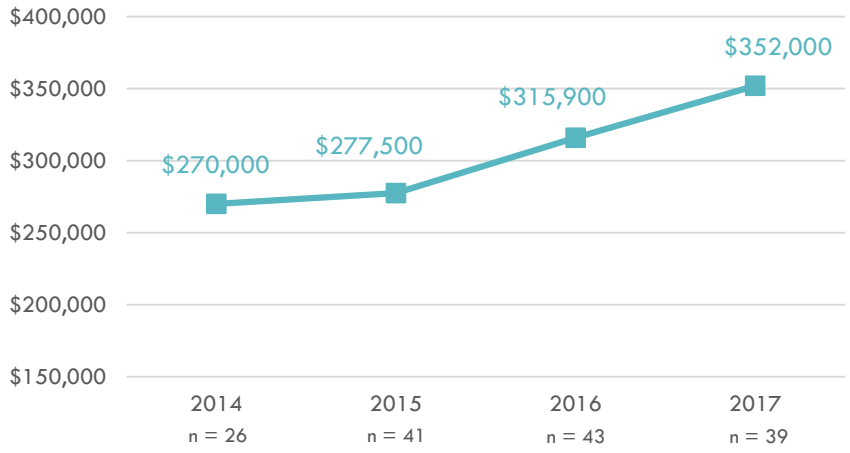
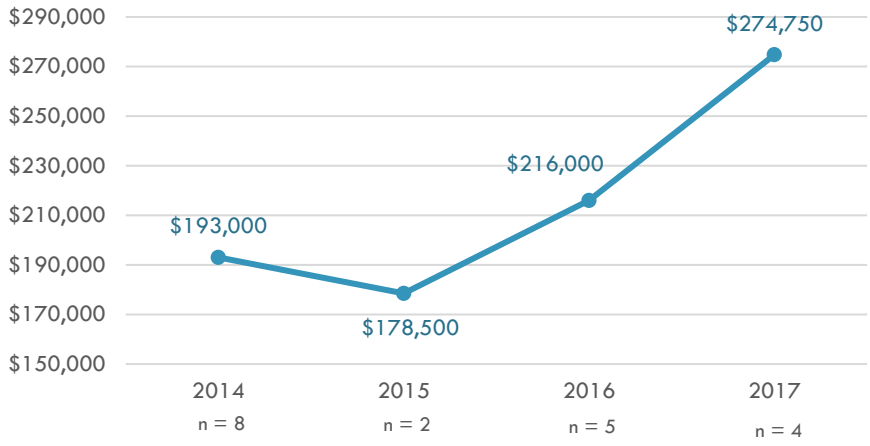


Figure ES-3: Condominium Sales Price Trend, Grand County, 2014-2017



Sources: UtahRealEstate.com, 2017; BAE, 2018.

- Despite a high proportion of renter households (35 percent in Grand County), there is a limited inventory of multifamily apartments. Higher density workforce housing products that could be more affordable to the workforce, such as apartments and condominiums, must compete with visitor accommodations, such as hotels and nightly rental units, for land. The economics of visitor accommodations allow them to pay more for land, making it difficult to build housing affordable to the workforce.

Workforce Housing Shortage

- The area's rapidly appreciating home prices has made housing out-of-reach for many working families. Housing costs have increased rapidly, substantially outpacing increases in household incomes. The table on the next page profiles different households in the Moab Area, shows how much they can afford to pay for housing, and compares this to the inventory of homes sold in 2017. In general, no homes sold in 2017 were affordable to households earning up to 80 percent of Area Median Income, which is equivalent to a family of four earning $54,150 annually. Households at 100 percent of median income ($67,700 for a family of four) had limited homeownership options, with only seven homes that sold in 2017 affordable to this group, and eight mobile homes sold at an affordable price. This highlights the severe shortage of homeownership units available for sale in the current market.

Figure ES-4: Housing Affordability for Selected Households in Grand County

Who? This shows an example of a prototypical household in the Moab Area, its household size		What is Their Income? What is the household's combined annual income, and what is the income as a percentage of the Area Median Income?	What Is Affordable? What home price is affordable, and how much can this household afford to pay monthly? (b)	Homes Available? Based on homes sold in Grand County in 2017
	Senior couple living on social security HH Size: 2 persons	**Income: $21,000** 50% AMI	Affordable Home Price $76,839 Affordable Monthly Payment $525	 **0% affordable**
	River rafting guide HH Size: 1 person	**Income: $23,450** 50% AMI	Affordable Home Price $85,767 Affordable Monthly Payment $586	 **0% affordable**
	Hotel desk clerk and waiter w/ two children HH Size: 4 persons	**Income: $39,370** 60% AMI	Affordable Home Price $144,018 Affordable Monthly Payment $984	 **0% affordable**
	Part-time retail and construction worker with one child HH Size: 3 persons	**Income: $45,025** 80% AMI	Affordable Home Price $164,802 Affordable Monthly Payment $1,126	 **0% affordable**
	Firefighter and elementary school teacher with two children HH Size: 4 persons	**Income: $64,670** 100% AMI	Affordable Home Price $236,664 Affordable Monthly Payment $1,617	 **7 units (6.6%) affordable**

Notes:
(a) Represents the median sale price for single-family, twin, condo, and townhomes sales in 2017.
(b) This assumes households pay 30 percent of their gross income for housing.

Sources: Grand County, 2017; Utah Department of Workforce Services, 2017; Insurance.com, 2017; Bankrate.com, 2017; UtahRealEstate.com, 2018; BAE, 2018.

- Rental housing is priced more reasonably, although there is a shortage of units available for rent. Very-low income households (50 percent of AMI) cannot afford market-rate units in newly built apartments. Moderate-income households (80 percent of AMI, equivalent to an individual earning $37,950 annually) can afford market-rate housing, but there is limited inventory. The Moab Area needs more housing for extremely low-, very low-, low- and moderate-income households, especially for workers that serve the area's tourism economy.

Commercial Market Analysis

- For this report, BAE analyzed three distinct commercial real estate products: hotels, office, and retail. Lodging is the strongest commercial product type in the Moab Area. According to STR, hotel room inventory increased by 23 percent between 2005 and 2017, with rooms shifting away from economy hotels towards mid-scale and upscale establishments. Among 11 mid-scale properties selected for analysis, average daily room rental rates improved by 32 percent from $123 per night in 2011 to $162 per night in 2016, even as room inventory increased substantially. At the same time, occupancy rates also rose from 66.5 percent in 2011 to 72.9 percent in 2016. Data from the City and County show there are four more visitor accommodation projects totaling 400 rooms either under construction or in the development pipeline.

- Hotel development has driven up prices for commercially zoned land and is crowding out other commercial uses, such as restaurants, who cannot afford to pay the same prices given their economic fundamentals. Also, hotel projects are directly affecting the ability of local workforce housing developers to undertake projects, due to competition for a limited pool of local construction labor.

- There is some limited demand for new office product, particularly from existing businesses looking to expand and from healthcare professionals. Rents for new office buildings range from $1.66 to $2.00 per square foot. Between 2010 and 2017, six new office buildings were constructed, many of which were built by end-users unable to find Class A space to lease. New office developments tended to be smaller buildings, no larger than 10,000 square feet, and some included additional space available for rent to other users.

- Retail rents are somewhat stronger than office, ranging from $2.00 to $2.50 per square foot for spaces in Downtown Moab. Despite strong rents in certain locations, there has been limited retail development. Local real estate professionals agree on the need for more restaurants and pent-up demand for space to accommodate tourist-related businesses; however, retail must compete with hotel projects for land, but cannot afford to pay the same prices, particularly in commercially zoned districts.

Feasibility Analysis: Purpose and Assumptions

- The purpose of this analysis is to establish which real estate product types are feasible under existing market conditions. A “feasible” project is one in which a developer is earning a reasonable profit commensurate with the risk related to its development. If projects are feasible and generate profit, there may be room in the development budget to support paying an in-lieu fee or incorporating an inclusionary housing requirement. In contrast, projects that not feasible do not meet the minimum profitability thresholds, which means that few projects are actually built and cannot support workforce requirements.

This analysis shows which commercial and residential product types are profitable, and how much of a fee or inclusionary housing requirement is supportable.

- The development prototypes model historic patterns of where projects have been built. For each land use, a typical project was identified from actual projects permitted by the City of Moab or Grand County between 2010 and 2017. For example, hotel developments have clustered within the City of Moab in commercially zoned districts, while the County has permitted multiple overnight rental projects in areas zoned Highway Commercial.

- Four residential uses were analyzed for feasibility: apartments, single-family homes, townhomes, and condominiums. Single-family homes are stand-alone, detached houses that are custom-built and often constructed one-at-a-time. Townhouses are a form of multi-unit housing built as a series of homes connected to other houses by common sidewalls. Apartments contain multiple dwelling units leased for rent. Condominiums can appear like apartments, but units are owned by individuals rather than a landlord. Condominium owners own the interior space of their unit and an undivided interest in communal areas.

- This analysis considers development feasibility of product types through the lens of developers and makes assumptions about whether products are rented or sold, but does not distinguish how products are occupied by the end-user (e.g. primary residence, secondary home, vacation rental, etc.). In crafting an assured housing policy, the City and County can make policy decisions related to use, but this distinction is not analyzed in this report. In general, apartments, office, retail, and hotels were analyzed as rental-income generating properties, while the remaining products were assumed for-sale.

- Residential development assumed single-family homes built in Grand County's Rural-Residential Zone, townhomes and condominiums in Grand County's Highway Commercial Zone, and apartments in the City of Moab's R-3 zone. Hotel, office, and retail projects were modeled assuming the City of Moab's C-3 zone. Each development program was created in conformance with regulations related to the underlying zoning (lot coverage, parking ratios, setbacks, building heights, etc.)

- BAE conducted extensive research on inputs for the financial feasibility analysis, including construction costs, acquisition costs, sales prices, and rents. For each prototype, BAE estimated per square foot hard costs based on a review of R.S. Means, a construction cost manual commonly used in the construction industry for cost estimation purposes. BAE also conducted ten interviews with local contractors, developers, and real estate brokers to further corroborate costs and feasibility thresholds (see table below).

- Real estate markets are cyclical, and the development costs, sales prices, and rents can vary across the business cycle. BAE ran a sensitivity analysis to test feasibility and level of supportable inclusionary and in-lieu fees under moderate and strong market scenarios. This allows the City and County to understand how feasibility may change when markets

fluctuate. For the moderate market, data for land, construction costs, rents, and sales prices were taken from 2014, which represented a mid-point in the recovery after the recession. Inputs for the strong market were taken from 2017.

- Two metrics were used to define development feasibility: yield on cost and return on cost. Yield on cost (YOC) measures Net Operating Income (NOI) compared to the total development cost, and highlights returns associated with rent generating properties. Return on total development cost (ROC) divides profit by total development cost and shows overall project profitability.

  Real estate products require varying returns, depending on the risk related to development in each localized market. Table ES-1 highlights the minimum YOC and ROC metrics that were used to define feasibility, based on interviews with six local developers.

Table ES-1: Feasibility Thresholds by Land Use

Minimum Feasibility Metrics (a)		
Residential	**Return on Cost (b)**	**Yield on Cost (c)**
Single-Family Homes	15%	N/A
Townhomes	20%	N/A
Condominiums	20%	N/A
Apartments	15%	5%
Commercial		
Office	15%	7%
Retail	15%	7%
Hotel	15%	8%

Notes:
(a) These feasibility metrics were established based on interviews with local developers active in the Moab market.
(b) Return on cost is profit divided by total development cost.
(c) Yield on cost is NOI divided by total development cost. This is only relevant for rent-producing properties. Projects have to meet both ROC and YOC metrics to be deemed feasible.

Source: BAE, 2018.

- For commercial projects that returned a "Yes" answer in the baseline evaluation, BAE tested what fee would be acceptable for the project to still meet the minimum return on cost and yield on cost metrics. The fee serves to reduce the developer's excess profit, while still enabling the developer to earn a reasonable return to compensate for the risk inherent in development. The in-lieu fee is represented as a cost per square foot.

- For residential properties feasible in the baseline scenarios, BAE ran two analyses. The first is the assessment described above, which highlights what fee level the projects can support, represented as a cost per square foot. A secondary analysis provides a policy option for developers to construct affordable units on-site (inclusionary housing), and evaluates what percentage set-aside developers could support, assuming homes were affordable to 80 percent AMI households.

Commercial Feasibility Analysis

- The table below summarizes the pro forma analyses for three commercial uses: office, retail, and hotels. The summary table highlights each prototypical project and key assumptions, including the project size, site area, number of stories, and FAR. Important financial metrics are displayed, including development costs, rent or sales assumptions, and feasibility indicators. For feasible projects, the lower half of the table shows what level of in-lieu fees were supportable while still maintaining sufficient profitability for developers.

- Under current market conditions, only hotels were feasible and could support paying a fee for workforce housing. The analysis shows hotels could pay a fee between $5 and $15 per square foot, depending on the market strength. In the revenue estimate, BAE estimates the potential revenue if hotels were charged an in-lieu fee of $8 per square foot.

Table ES-2: Summary of Proforma Analysis for Commercial Land Uses

	Office		Retail		Hotel	
						
	Moderate	**Strong**	**Moderate**	**Strong**	**Moderate**	**Strong**
Assumptions for Baseline (a)						
Location, Zoning	City of Moab, C-3		City of Moab, C-3		City of Moab, C-3	
Prototypical Building Size	10,000	10,000	10,000	10,000	60,000	60,000
Site Size (sf)	15,500	15,500	20,500	20,500	48,000	48,000
Total Number of Stories (Bldg)	2	2	1	1	3	3
Parking Type	Surface	Surface	Surface	Surface	Surface	Surface
FAR	0.65	0.65	0.49	0.49	1.25	1.25
Total Dev Cost/SF (inc. land)	*$ 213*	*$ 253*	*$ 233*	*$ 286*	*$ 246*	*$ 263*
Rent (psf or per hotel REVPAR)	$ 18.00	$ 24.00	$ 24.00	$ 30.00	$ 105.00	$ 122.50
Return On Cost - Baseline	-8.4%	12.0%	11.7%	24.0%	39.9%	63.4%
Yield on Cost - Baseline	5.5%	6.2%	6.7%	6.8%	9.1%	9.8%
Baseline Feasible? (b)	No	No	No	No	Yes	Yes
New Fee/Sq. Ft. (a)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5.00**	**$ 15.00**
New Fee for Prototype Project					$ 300,000	$ 900,000
Return On Cost with Fees					36.9%	54.1%
Yield on Cost with Fees					8.9%	9.2%
Feasible with Fee? (b)					Yes	Yes
New Res Fee, as % of Total Dev Costs					2.0%	5.4%

Notes:
a) See Appendix for detailed assumptions and proformas for each land use type.
b) Financial feasibility evaluated on 2 metrics

ROC =	15.0%		
YOC :	Retail:	Office:	Hotel:
	7.0%	7.0%	8.0%

Source: BAE, 2018.

- Office could not support paying a fee, in either moderate or strong markets, due to weak rents. Retail could not support a fee in moderate markets, although the product came close to achieving feasibility in the strong market. However, given the limited amount of retail permit activity observed between 2010 and 2017, and the need for more visitor-serving retail, BAE does not recommend charging a fee on retail or office development.

Residential Feasibility Analysis

- Of the four residential prototypes, townhomes and condominiums were the strongest residential product. Townhouses could support paying an in-lieu fee between $4 to $8 per square foot or an inclusionary requirement between six to eight percent. Condominiums could not support paying a fee in the moderate market, but could support an in-lieu fee of $5 in the strong market, which was equivalent to an inclusionary requirement of 8 percent.

Table ES-3: Summary of Proforma Analysis for Residential Land Uses

	Apartments		Condominiums Overnight Rentals		Townhomes Overnight Rentals		Single-Family Detached	
								
	Moderate	**Strong**	**Moderate**	**Strong**	**Moderate**	**Strong**	**Moderate**	**Strong**
Assumptions for Baseline								
Location, Zoning	City of Moab, R-4		Grand County, HC		Grand County, HC		Grand County, RR	
Site Size (sf)	80,000	80,000	43,560	43,560	240,000	240,000	43,560	43,560
Total Number of Units	40	40	25	25	48	48	1	1
Average Unit Size	1,000	1,000	1,350	1,350	1,650	1,650	2,250	3,000
Number of Residential Floors	1	1	3	3	2	2	1	1
FAR	0.6	0.6	0.9	0.9	0.3	0.3	0.1	0.1
Parking Type	Surface		Surface		In Unit		In Unit	
Land Costs per Acre	$ 76,230	$ 119,790	$ 82,500	$ 119,790	$ 82,764	$ 130,680	$ 80,000	$ 120,000
Total Dev Cost/Unit (inc. land)	$ 171,403	$ 173,504	$ 231,757	$ 253,308	$ 253,129	$ 311,202	$ 388,761	$ 690,780
Total Dev Cost/SF (inc. land)	$ 149	$ 151	$ 149	$ 163	$ 153	$ 189	$ 173	$ 230
Sale Price/Sq. Ft.	N/A	N/A	$ 185	$ 245	$ 200	$ 250	$ 200	$ 267
Sale Price or Rent Per Unit	$ 1,200	$ 1,350	$ 249,750	$ 330,750	$ 330,000	$ 412,500	$ 450,000	$ 800,000
Return On Cost - Baseline	-13.2%	14.0%	2.4%	24.0%	23.9%	25.9%	15.8%	15.8%
Yield on Cost - Baseline	4.8%	5.7%	NA	NA	NA	NA	NA	NA
Baseline Feasible? (a)	No	No	No	Yes	Yes	Yes	Yes	Yes
New Fee/Sq. Ft. (a)	**$ -**	**$ -**	**$ -**	**$ 5.00**	**$ 4.00**	**$ 8.00**	**$ 1.00**	**$ 1.50**
New Fee per Unit	$ -	$ -	$ -	$ 6,750	$ 6,600	$ 13,200	$ 2,250	$ 4,500
Return On Cost with Fees				20.1%	20.5%	20.5%	15.1%	15.1%
Yield on Cost with Fees				N/A	N/A	N/A	N/A	N/A
Feasible with Fee? (a)				Yes	Yes	Yes	Yes	Yes
New Res Fee, as % of Total Dev Costs				*3.0%*	*2.5%*	*4.1%*	*0.6%*	*0.6%*

Note:

a) Feasibility is measured as follows:

Project must achieve at least:	20.0%	Return on Cost for Condominiums and Townhomes
	15.0%	Return on Cost for Single-Family Homes
Project must achieve at least:	5.0%	Yield on Cost for Apartments

Source: BAE, 2018.

- Apartments were not feasible under the baseline in either the moderate or strong market conditions, largely because rents were not high enough to offset the cost of land acquisition and new development. This suggests that despite the large and growing demand for rental housing, the market will likely under-deliver this product type due to low profit margins. In Appendix D of this report, BAE analyzed the impact of removing zoning regulations that limit density, and found that these measures improved baseline profitability and led to feasible apartment projects. The City and County may want to consider zoning changes allowing for higher densities for apartments, or provide other ways to incentivize the production of rental housing to keep pace with the current unmet and future demand.

- BAE modeled two types of single-family developments: one in which a contractor builds a custom home for a specific end-user who self-finances the construction. The second option assumes a speculatively built single-family house that is sold to a third-party via a real estate broker. The return on cost is higher for custom-built homes for end-users.

  Building permit data show robust construction of single-family homes between 2010 and 2017, which accounted for 52.4 percent of all housing units permitted (excluding accessory dwelling units). This suggests single-family may be able to support a nominal fee, considering many of these units are constructed for owner-users, for whom a Moab house satisfies lifestyle preferences rather than real estate investment objectives. The report tested the impact of charging fees ranging from $1 to $5 per square foot. Assuming a 2,250-square foot home, fees between $1 to $5 per square foot translated into 0.6 percent to 2.9 percent of total project costs. Depending on the structure of a future assured housing program, the City and County may wish to consider distinguishing treatment of single-family homes that are used as primary residences versus those that are used as second homes and/or vacation rental units. This would reflect the fact that use of homes as second homes and/or vacation rentals has different impacts on availability of, and demand for workforce housing and affordable housing as compared to homes used as primary residences.

  In summary, real estate products that were feasible under baseline conditions and can support paying fees were those reliant on “outside” money, either related to tourism (e.g., hotels, overnight rental townhomes and condominiums) or from retirees and second-homeowners from urban parts of Utah or nearby states who can afford to pay more for housing (e.g., newly built single-family homes). In the revenue estimate, BAE estimates the potential impact if townhouses, condominiums, and single-family homes were asked to contribute either in-lieu fees or build inclusionary units on-site.

Revenue Estimate

- For projects that were feasible under the baseline scenario, potentially feasible fee levels were applied to historic building permit data to estimate revenue that could be generated from an in-lieu fee program. Given the variation in feasibility due to fluctuations in economic conditions over time, the assumed fees were purposely set lower than the maximum supportable levels. A $1 per square foot fee was applied to single-family homes, $3 per square foot for condominiums, $6 per square foot for townhomes, and $8 per square foot for hotels. At these rates, development is still profitable, and meet the minimum profit and yield on cost metrics.

- This assumed fee structure could generate an estimated average annual revenue of $892,518 if applied in both the City of Moab and Grand County, based on projects that were permitted between 2010 and 2017. The City could be expected to generate more revenue from commercial development, while Grand County's revenue would come mostly from residential projects. The City's annual projected share is $502,651, and the County's share is estimated at $389,867.

Table ES-4: Annual Estimated Fee Revenue Based on Historic Permit Activity

	Proposed Fee	City of Moab	Grand County	Est. Annual Revenue
Residential Projects				
Single - family Detached	$ 1.00	$ 31,898	$ 44,796	76,694
Townhomes / SFR Nightly Rentals	$ 6.00	$ 97,144	$ 124,336	221,480
Condominiums	$ 3.00	$ 3,095	$ 90,063	93,158
Apartments	$ -	$ -	$ -	$ -
Annual Revenue, Residential Projects (a)		**$ 132,137**	**$ 259,195**	**$ 391,332**
Commercial Projects				
Retail	$ -	$ -	$ -	$ -
Office (b)	$ -	$ -	$ -	$ -
Hotel	$ 8.00	$ 370,514	$ 130,672	$ 501,186
Annual Revenue, Commercial Projects (a)		**$ 370,514**	**$ 130,672**	**$ 501,186**
Annual Revenue by Place		**$ 502,651**	**$ 389,867**	**$ 892,518**

Notes:
(a) The annual revenue is based the average annual square feet permitted between 2010 and 2017 in the City of Moab and Grand County. Revenue will vary year to year based on actual development activity.
(b) The building permit data did not contain square footage data was for newly constructed office projects. Each office project was estimated at 8,000 square feet based on the recently built office buildings profiled in this study.

Sources: City of Moab, 2017; Grand County, 2017; BAE, 2018.

- This $892,518 average annual revenue may under- or overestimate actual revenue, depending on the point in the economic cycle of any given year. A sensitivity analysis was completed to show "low" and "high" estimate, using building permit data from 2010 and 2017. Given the variation in development activity, substantial revenue fluctuations are possible. The City and County together could generate as little as $100,000 in annual fees during an economic downturn, or as much as $1.7 million during a strong economy.

- BAE also analyzed the number of inclusionary units that would have been built, assuming a six to eight percent requirement, which is equivalent to the proposed in-lieu fees specified above. This conversion is explained in the main body of this report. Assuming a minimum project size of twelve units (eight percent is equivalent to one unit in a 12-unit project), there were 13 projects permitted between 2010 and 2017 that met this criterion, covering 317 housing units. Applying a six percent inclusionary requirement would have created 23 units of affordable housing, or approximately three affordable units per year.

- This low production rate highlights one of the limitations of implementing a "pure" inclusionary policy in Moab. A six to eight percent affordable housing set-aside only works for projects with at least 12 units. While there are some projects in the Moab area that would be big enough to accommodate on-site affordable units under an eight percent inclusionary requirement, the majority built are smaller in size. Unlike a fee, which can be applied to all projects regardless of size, an inclusionary policy works only for projects that meet a minimum unit threshold. To maximize the potential revenue and units created, the City and County should consider a combined in-lieu fee and inclusionary policy.

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Introduction

The City of Moab and Grand County, Utah commissioned BAE Urban Economics to prepare an economic study for an Assured Housing Policy to encourage the development of affordable housing through inclusionary housing/in-lieu fee ordinances in their respective jurisdictions. This analysis constitutes Phase I of a two-phase study. The first phase is a market and feasibility analysis to determine how much excess profit new commercial and residential projects generate, what level of an inclusionary requirement or in-lieu fee could be supported, and how many units and/or the quantity of in-lieu fee revenues an Assured Hosing Policy could generate. Based on findings from Phase I, BAE, in consultation with the City and County, will complete a nexus analysis for the financially feasible prototypes as part of Phase II.

Report Organization

BAE begins Phase I with a market analysis, which assesses the demographic and economic conditions in the City of Moab and Grand County', and reviews existing real estate market conditions for various land use types within the City and County. Based on the market study findings, BAE then selected seven land use types as candidates for an Assured Housing Policy, in consultation with the City and County. The land use types analyzed include: hotels, retail, office, apartments, townhouses and condominiums zoned for overnight rentals, single-family residential. Utilizing data from the market analysis, proforma analysis is used to determine the baseline performance of these uses under moderate and strong market conditions. For feasible projects, the impacts of an inclusionary housing/in-lieu fee ordinance is analyzed to determine the supportable fee or inclusionary requirement. BAE also analyzes the potential impacts of a separate policy whereby inclusionary requirements would be applied to multifamily residential projects that receive a density bonus. The analysis concludes by applying the preliminary inclusionary requirements to residential projects, and the feasible fee calculated for commercial uses to estimate the potential inclusionary units and/or revenue that could be generated. Additional information is provided for other considerations related to structuring and implementing an inclusionary or impact fee for affordable housing.

Methodology

Data for the demographic analysis are taken from the U.S. Census Bureau's 2010 Decennial Census, the American Community Survey (ACS) 2011-2015 five-year estimates,[3] and ESRI, a private data vendor, for 2017 data and 2022 projections. Census, ACS and ESRI data presented throughout this section are based on the U.S. Census Bureau's county level geography for Grand County, and place level data for the City of Moab.

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[3] Note that the American Community Survey includes multi-year data sets, such as the 2011-2015 data set, which presents data as an average of the survey results conducted over the year's included in the time period. By conducting sampling over a multi-year period, the American Community Survey can provide better statistical accuracy; however, the comprise is that the data do not represent a single point in time.

Data for the economic conditions section draw on many sources including the Bureau of Labor Statistics (BLS), National Parks Service (NPS), Utah Department of Workforce Services, and the Utah State Tax Commission.

The residential and commercial real estate market analyses are based on interviews with local real estate brokers, developers, property managers, and other supplemental data sources. These include the U.S. Census Bureau, and sales records from UtahRealEstate.com and other real estate listing websites such as Zillow.com, Moab Advertiser, Airbnb.com, and Vacasa.com. Other commercial resources include CoStar, a private data vendor that collects data on office and retail properties, and STR, which tracks hotel inventory and performance metrics.

The workforce housing needs section summarizes data from the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) dataset as reported in the *Moab Area Affordable Housing Plan* and expands on the area's workforce housing needs by using the findings from the demographic and economic trends section to profile five household compositions that represent typical Moab area households. BAE then used Grand County's 2017 HUD Defined Income Limits by household size to identify the housing income category to which each household belong used occupation, and wage data for Eastern Utah from the Utah Department of Workforce Services to calculate each household's annual income and compared these households' incomes to available for-sale and rental housing option presented in the residential real estate market section.

Inputs for the pro forma analysis draw from R.S. Means, a construction cost manual commonly used in the construction industry for cost estimation purposes, with a location factor applied to adjust for costs in the Moab area.[4] BAE conducted interviews with local contractors and developers to further corroborate costs and minimum required feasibility thresholds. The City and County also provided historic building permit data, which was used to estimate the number of inclusionary units and/or fees generated from an assured housing policy.

[4] The 2017 location factors for Utah areas with ZIP Codes beginning with 845 were 0.78 for residential construction and 0.85 for commercial construction. These adjustment factors for the Moab area are slightly lower than for other Utah locations, including areas near Salt Lake City, Ogden, Logan, and Provo, where the residential location adjustment factors range between 0.80 and 0.82, and the commercial adjustment factors range between 0.86 and .89.

Demographic and Economic Trends

This section describes existing conditions and changes in the number and characteristics of Grand County and City of Moab residents and households, as well as economic characteristics of the County and City, which will be used as background material to inform the financial feasibility analysis. This section updates and builds upon data presented in the *Moab Area Affordable Housing Plan's* Demographic and Housing Overview section, which was updated in 2016. As noted in the *Affordable Housing Plan*, data indicating full-time population and employment may underestimate true conditions within the City and County due to many factors including the area's seasonal resident population, seasonal employment, spikes in temporary visitors who fuel the tourism economy, and small sample sizes for intercensal counts.

The study area primarily consists of Grand County and the City of Moab, focusing on the urbanized areas in and around Moab. Recognizing that that residential units built in the Spanish Valley area south of Moab in San Juan County are effectively part of the Moab Area housing market, the study area includes Spanish Valley when analyzing housing market data. Figure 1 displays the Study Area boundaries.

Figure 1: Study Area



Sources: U.S. Census Bureau, TIGER/Line, 2017; ESRI, 2017; BAE, 2018.

Population and Household Trends and Projections

Following are trend and projection data that illustrate changes in the number and characteristics of Grand County and City of Moab residents and households. It should be noted that the City of Moab annexed approximately 484 acres during the seven-year study period, which contributes to some of the City's observed population and household growth.

Population

According to data presented in Table 1, the City of Moab is Grand County's main urban center. The City of Moab has a population of 5,584 persons, while 4,708 persons reside in the unincorporated County. Since 2010, the populations of the City of Moab and Grand County increased 10.7 and 12.7 percent, respectively, for annual average changes of 1.5 percent and 1.7 percent. While both jurisdictions' population increased rather rapidly, population growth is occurring in unincorporated Grand County at a slightly faster rate. Projections compiled by ESRI, shown in Table 2, estimate future growth will continue at a similar rate. The City of Moab's growth rate is expected to increase by an average annual rate of 1.2 percent between 2017 and 2022, which is slightly below the historic average. Grand County's annual population growth rate is expected to remain at 1.7 percent per year.

Table 1: Population Trends, 2010-2017

Population	2010	2017	% Change 2010-2017	Annual Avg. % Change
City of Moab	5,046	5,584	10.7%	1.5%
Grand County (a)	4,179	4,708	12.7%	1.7%
Utah	2,763,885	3,113,215	12.6%	1.7%

(a) Excludes the City of Moab.

Sources: U.S. Census Bureau, Summary File 1 DP-1, 2010; ESRI, 2017; BAE, 2018.

Table 2: Population Projections, 2017-2022

Population	2017	2022	% Change 2017-2022	Annual Avg. % Change
City of Moab	5,584	5,919	6.0%	1.2%
Grand County (a)	4,708	5,113	8.6%	1.7%
Utah	3,113,215	3,372,451	8.3%	1.6%

(a) Excludes the City of Moab.

Sources: ESRI, 2017; BAE, 2018.

Age

Data presented in Table 3 show that Moab's resident population is notably younger than that of unincorporated Grand County, but that the populations of both jurisdictions are aging. Between 2010 and 2017, Moab's median age increased from 37.3 years to 38.7 years, while the median age in unincorporated Grand County increased from 43.6 years to 45.5 years. Supporting this aging trend, both jurisdictions saw the number of residents in the upper age

brackets increase significantly, relative to the other age cohorts. This is particularly true In the City of Moab, where the proportion of residents between the ages of 55 and 64 years of age increased 23.2 percent, and the number of residents age 65 years and over increased 30.6 percent. In unincorporated Grand County, the population age 65 years and older saw the greatest increase, at seven percent. While this may seem like a minimal increase compared to the increase experienced for this age cohort by the City of Moab, it represents a dramatic proportional change. Residents age 65 years and over represented 14.2 percent of the unincorporated County's population in 2010, which increased to 20.2 percent by 2017. The aging of the area's population could generate increased demand for senior housing options, such as active adult communities, assisted living centers, or elder friendly housing near services such as public transportation, medical services, and retail amenities. In fact, the Housing Authority of Southeastern Utah (HASU) successfully applied for $5 million in federal Low-Income Housing Tax Credits to support construction of a 36-unit senior independent living complex adjacent to the Moab Regional Hospital and Canyonlands Care Center.

Table 3 shows that while residents between 18 and 24 years of age have historically represented a relatively small cohort in both the County and the City, this was the most rapidly growing age group other than the seniors 55 and over. This may be indicative of a younger workforce attracted by new opportunities in the growing tourism economy.

Table 3: Age Distribution Trends, 2010-2017

	2010		2017		% Change
	Number	Percent	Number	Percent	2010-2017
City of Moab					
Age Distribution					
Under 18	1,213	24.0%	1,261	22.6%	4.0%
18-24	407	8.1%	502	9.0%	23.3%
25-34	733	14.5%	753	13.5%	2.7%
35-44	669	13.3%	726	13.0%	8.5%
45-54	730	14.5%	699	12.5%	-4.2%
55-64	637	12.6%	785	14.1%	23.2%
65 years and over	657	13.0%	858	15.4%	30.6%
Total	**5,046**	**100.0%**	**5,584**	**100.0%**	**10.7%**
Median Age	**37.3**		**38.7**		
Grand County (a)					
Age Distribution					
Under 18	905	21.7%	944	20.1%	0.6%
18-24	248	5.9%	321	6.8%	3.8%
25-34	493	11.8%	497	10.6%	0.1%
35-44	509	12.2%	573	12.2%	1.7%
45-54	681	16.3%	604	12.8%	-1.7%
55-64	749	17.9%	817	17.4%	1.2%
65 years and over	594	14.2%	952	20.2%	7.0%
Total	**4,179**	**100.0%**	**4,708**	**100.0%**	**12.7%**
Median Age	**43.6**		**45.3**		

(a) Excludes the City of Moab.

Sources: U.S. Census Bureau, 2010 Summary File 1 DP-1, 2010; ESRI, 2017; BAE, 2018.

Households

Like the overall population trends experienced in the City of Moab and Grand County since 2010, data presented in Table 4 show that most Grand County households are located in Moab, although the total number of households in unincorporated Grand County is increasing faster than in the City. A primary reason for this is the greater availability of land for development in the County versus within the City limits. According to ESRI, the City of Moab had 2,308 households in 2017, compared to 1,989 households in Grand County. The number of households in both the City and County expanded rapidly between 2000 and 2017, and is expected to continue in the future, as shown in Table 5. The data point to strong housing demand throughout the area.

Table 4: Household Trends, 2010-2017

Area	2010	2017	% Change 2010-2017	Annual Avg. % Change
City of Moab				
Number of Households	2,109	2,308	9.4%	1.3%
Average Household Size	2.36	2.39		
Grand County (a)				
Number of Households	1,780	1,989	11.7%	1.6%
Avg. Household Size	2.31	2.33		

(a) Excludes the City of Moab.

Sources: U.S. Census Bureau, Summary File 1 DP-1, 2010; ESRI, 2017; BAE, 2018

Table 5: Household Projections, 2017-2022

Area	2017	2022	% Change 2017-2022	Annual Avg. % Change
City of Moab				
Number of Households	2,308	2,433	5.4%	1.1%
Average Household Size	2.39	2.40		
Grand County (a)				
Number of Households	1,989	2,154	8.3%	1.6%
Avg. Household Size	2.33	2.31		

(a) Excludes the City of Moab.

Sources: ESRI, 2017; BAE, 2018.

Average Household Size

Moab households are marginally larger than unincorporated Grand County households, with an average household size of 2.39 in the City of Moab, and an average household size of 2.33 in unincorporated Grand County. As shown in Table 5, ESRI projects average household sizes in the City and unincorporated County to remain relatively stable through 2022.

Household Composition

Table 6 shows family households[5] are the dominant household type in Moab and unincorporated Grand County; however, non-family households[6] are increasing at a faster rate than that of family households. ESRI reports that 57 percent of Moab households are families, and 43 percent of households are non-families, which includes single persons living alone and unrelated persons living together. The number of non-family households in both Moab and Grand County increased at a faster rate than family households.

[5] Family households consist of at least two members related by birth, marriage, or adoption.

[6] Non-family households may contain a single person living alone, or multiple unrelated persons who share a dwelling.

Table 7 shows that ESRI anticipates the future growth in non-family households will continue to outpace family households. Given the strong historic growth in this community, these trends indicate demand for an array of housing options to meet various household needs, including housing for families as well as non-family households.

Table 6: Household Composition Trends, 2010-2017

	2010		2017		% Change	Annual Avg.
City of Moab	Number	Percent	Number	Percent	**2010-2017**	**% Change**
Families	1,211	57.4%	1,316	57.0%	8.7%	1.2%
Non-Families	898	42.6%	992	43.0%	10.5%	1.4%
Grand County (a)						
Families	1,113	62.5%	1,216	61.1%	9.3%	1.3%
Non-Families	667	37.5%	773	38.9%	15.9%	2.1%

(a) Excludes the City of Moab.

Sources: U.S. Census Bureau, Summary File 1 DP-1, 2010; ESRI, 2017; BAE, 2018.

Table 7: Household Composition Projections, 2017-2022

	2017		2022		% Change	Annual Avg.
City of Moab	Number	Percent	Total	Percent	**2017-2022**	**% Change**
Families	1,316	57.0%	1,377	56.6%	4.6%	**0.9%**
Non-Families	992	43.0%	1,056	43.4%	6.5%	**1.3%**
Grand County (a)						
Families	1,216	61.1%	1,307	60.7%	7.5%	**1.5%**
Non-Families	773	38.9%	847	39.3%	9.6%	**1.8%**

(a) Excludes the City of Moab.

Sources: ESRI, 2017; BAE, 2018.

Number of Housing Units

Data presented in Table 8 show that there are approximately 2,619 housing units in the City of Moab as of 2017, which is a 4.1 percent increase over the 2,517 units in Moab in 2010. Housing construction occurred at a faster pace in unincorporated Grand County, increasing by 25.7 percent from 2,206 units in 2010, to 2,773 units as of 2017. This information highlights a major factor contributing to the Moab area's housing challenges. The growth in the number of housing units fell substantially behind the roughly ten percent growth in population and households over the same period, which can only be expected to increase competition for available housing units and increase rental and purchase prices. Additional information regarding housing construction is discussed further in the Residential Market Conditions section.

Table 8: Housing Units, 2010-2017

Area	2010	2017	% Change 2010-2017
City of Moab	2,517	2,619	4.1%
Grand County (a)	2,206	2,773	25.7%
Total	4,723	5,392	14.2%

(a) Excludes the City of Moab.

Sources: U.S. Census Bureau, 2010 Census; ESRI, 2017; BAE, 201

Households by Tenure

Moab and unincorporated Grand County households are notably more likely to be owners than renters; although, the proportions of renter households are increasing faster than owners. One contributor to the relatively low proportion of renters is that the area has a relatively small supply of rental apartments. Table 9 shows that 58.8 percent of Moab households are owners, which is 0.8 percentage points lower than in 2010 when owners accounted for 59.6 percent of all occupied housing units. This decrease in the proportion of owner households was offset by an increasing proportion of renter-occupied units, rising from 40.4 percent in 2010 to 41.2 percent in 2017. The increase in the proportion of renter households, and subsequent decrease in the proportion of owner households, is more pronounced in unincorporated Grand County, where the proportion of renter households increased by 3.8 percentage points, to 27.6 percent of households in 2017.

The growing trend towards renter households is likely influenced by several factors, including the area's expanding tourism economy and seasonal nature of employment, as well as housing sale prices above what many in the local workforce can afford. This indicates demand for rental housing for families and non-family households, as well as more affordable purchase options.

Table 9: Housing Units by Tenure, 2010-2017

	2010		2017		% Change
	Number	Percent	Number	Percent	2010-2017
City of Moab					
Household Tenure					
Owner-occupied	1,256	59.6%	1,356	58.8%	1.1%
Renter-occupied	853	40.4%	952	41.2%	1.6%
Total, Occupied Units	**2,109**	**100.0%**	**2,308**	**100.0%**	**1.3%**
Grand County (a)					
Household Tenure					
Owner-occupied	1,357	76.2%	1,440	72.4%	0.9%
Renter-occupied	423	23.8%	549	27.6%	3.8%
Total, Occupied Units	**1,780**	**100.0%**	**1,989**	**100.0%**	**1.6%**

(a) Excludes the City of Moab.

Sources: U.S. Census Bureau, 2010 Census, Summary File 1, Table DP-1 Qt_H1; ESRI, 2017; BAE, 2018.

Housing Unit Occupancy Status

According to data presented in Table 10, ESRI estimates the City of Moab has a residential vacancy rate of nearly 12 percent, while Grand County's vacancy rate is 28.3 percent. Even with the strong population and household growth, coupled with only a slight increase in the Moab and Grand County housing supply, these vacancy rates represent increases from 2010. As will be discussed in the sub-section that follows, only a small portion of each jurisdiction's vacant units are available for occupancy by full-time residents, which effectively pushes the vacancy rates much lower than the data initially suggest.

Table 10: Housing Units by Occupancy, 2010-2017

	2010		2017		% Change
	Number	Percent	Number	Percent	2010-2017
City of Moab					
Occupancy Status					
Occupied	2,109	89.1%	2,308	88.1%	1.3%
Vacant	257	10.9%	311	11.9%	2.8%
Total, All Units	**2,366**	**100.0%**	**2,619**	**100.0%**	**1.5%**
Grand County (a)					
Occupancy Status					
Occupied	1,780	72.7%	1,989	71.7%	1.6%
Vacant	670	27.3%	784	28.3%	2.3%
Total, All Units	**2,450**	**100.0%**	**2,773**	**100.0%**	**1.8%**

(a) Excludes the City of Moab.

Sources: U.S. Census Bureau, 2010 Census, Summary File 1, Table DP-1 Qt_H1; ESRI, 2017 BAE, 2018.

Vacancy Detail

Table 11 presents average vacancy status data from the ACS for the period between 2011 and 2015. Although this data set represents a multi-year average of sample data between 2011 and 2015, and is not directly comparable to data presented in Table 10, it is representative of conditions within the City of Moab and unincorporated Grand County.

Table 11 shows that only an average of 14.2 percent of Moab's vacant housing units (51 units) and 18.5 percent of unincorporated Grand County's vacant housing units (157 units) were available to rent between 2011 and 2015. Smaller numbers and proportions of vacant units were available for-sale. Considering only units available for-rent or for sale, the effective housing vacancy rates in Moab and Grand County were 3.1 percent and 10.1 percent, respectively. Meanwhile, over 53 percent of Moab's vacant units were held for seasonal/vacation use, while about 45 percent of Grand County's units were used similarly.

These data likely reflect the effect of the tourist economy on the local housing market, and the resulting scarcity of housing available for locals, particularly the local workforce, to rent or purchase.

Table 11; Vacancy Status, 2011-2015

	City of Moab		Grand County (a)	
	Number	Percent	Number	Percent
Total Units	2,374		2,621	
Vacancy Status				
For Rent	51	14.2%	157	18.5%
Rented - Not Occupied	0	0.0%	50	5.9%
For Sale Only	22	6.1%	59	7.0%
Sold - Not Occupied	0	0.0%	0	0.0%
Seasonal/Recreational Use	191	53.2%	381	45.0%
For Migrant Workers	0	0.0%	25	3.0%
Other Vacant	95	26.5%	175	20.7%
Total, All Vacant Units	**359**	**100%**	**847**	**100.0%**
Vacancy Rate (b)		**3.1%**		**10.1%**

Notes:
American Community Survey data represents an estimated five year average.
(a) Excludes the City of Moab.
(b) Represents the vacancy rate based on units actaully available for rent.

Sources: U.S. Census Bureau, 2011-2015 American Community Survey, Tables B25004 and B25002, 2017; BAE, 2018.

Household Income

Table 12 reports median household income and income distribution in the City of Moab and Grand County, based on ESRI estimates for 2017. Both the City of Moab and Grand County have household incomes that are significantly below the $62,902 statewide median household income. Unincorporated Grand County households have an annual median income of $46,070, which is 73.2 percent of the statewide median, while City of Moab households have an annual median income of $42,200, which is 67.1 percent of the statewide median.

Table 12: Household Income Characteristics, 2017

Annual Household Income	City of Moab Number	City of Moab Percent	Grand County (a) Number	Grand County (a) Percent
Less than $15,000	314	13.6%	287	14.4%
$15,000 to $24,999	287	12.4%	220	11.1%
$25,000 to $34,999	333	14.4%	226	11.4%
$35,000 to $49,999	388	16.8%	355	17.8%
$50,000 to $74,999	483	20.9%	389	19.6%
$75,000 to $99,999	235	10.2%	203	10.2%
$100,000 to $149,999	164	7.1%	221	11.1%
$150,000 and above	103	4.5%	89	4.5%
Total Households	**2,308**	**100%**	**1,989**	**100%**
Median Household Income	**$42,200**		**$46,070**	
% of Statewide ($62,902)	67.1%		73.2%	

Note:
(a) Excludes the City of Moab.

Sources: ESRI, 2017; BAE, 2018.

Corresponding to the below average household incomes, Table 12 shows that more than half of Moab (57 percent) and Grand County (55 percent) households have incomes less than $50,000 annually. Approximately 30 percent of Moab and Grand County households have annual incomes between $50,000 and $99,999, while the remaining households have income of $100,000 or more. Grand County tends to have more households with annual incomes of $100,000 or more compared to the City of Moab (almost 16 percent versus about 12 percent of households); however, neither area has very large concentrations of upper income households, which is common in many other tourist-destination communities.

The resident income distribution indicates a primary need for low to moderately priced housing, especially for local residents. Additional analysis of housing affordability is provided later in this report.

Economic Conditions

The following section summarizes key economic conditions in Moab and Grand County.

Employment by Industry

Table 13 reports jobs by major industry sector for Grand County, based on Quarterly Census of Employment and Wage (QCEW) data provided by the Utah Department of Workforce Services and the U.S. Bureau of Labor Statistics (BLS). Data presented in the table show that industries commonly associated with the tourism industry dominate local employment. For example, Accommodation and Food Services jobs account for the largest proportion of countywide employment, at 33.3 percent (1,718 jobs), while Retail Trade accounts for the second largest category of job at 15.5 percent, or 798 jobs. In absolute terms, the Accommodation and Food Service industry generated more new jobs than any other area industry, adding 341 new

employees between 2011 and 2016, followed by the Arts, Entertainment and Recreation industry with 108 new jobs during the same period. It should be noted that most positions within these tourism-related industries tend to be relatively low-paying, part-time and/or seasonal positions with limited opportunity for wage growth. Other notable Grand County employment sectors include Local Government and Healthcare and Social Assistance, which account for 7.9 percent (408 jobs) and 7.0 percent (361 jobs) of countywide employment, respectively.

Although not to the same extent as the difference between growth in the number of households and growth in the number of local housing units, these data show that the Grand County housing stock is also failing to keep pace with the increase in local employment. If they persist over the long-term, situations such as this create the related problems of increasing housing costs, because demand does not keep up with supply, and employers facing difficulty in expanding their operations, due to insufficient housing to accommodate a growing workforce.

Table 13: Employment Trends by Major Industry, 2011-2016

	2011		2016		
Grand County (a)	Jobs	% of Total	Jobs	% of Total	**% Change 2011-2016**
Mining	115	2.6%	91	1.8%	-4.6%
Utilities	27	0.6%	26	0.5%	-0.8%
Construction	217	4.9%	281	5.5%	5.3%
Manufacturing (b)	25	0.6%	46	0.9%	13.0%
Wholesale Trade	69	1.6%	78	1.5%	2.5%
Retail Trade (c)	738	16.6%	798	15.5%	1.6%
Transportation and Warehousing (d)	52	1.2%	94	1.8%	12.6%
Information	31	0.7%	45	0.9%	7.7%
Finance and Insurance	67	1.5%	59	1.1%	-2.5%
Real Estate and Rental and Leasing	84	1.9%	128	2.5%	8.8%
Professional Scientific & Technical Services	129	2.9%	110	2.1%	-3.1%
Admin., Support, Waste Mgmt, Remediation	86	1.9%	117	2.3%	6.3%
Education Services	45	1.0%	68	1.3%	8.6%
Healthcare and Social Assistance	265	6.0%	361	7.0%	6.4%
Arts, Entertainment, and Recreation	236	5.3%	344	6.7%	7.8%
Accommodation and Food Services	1,377	31.1%	1,718	33.3%	4.5%
Other Services (except Public Admin.)	82	1.8%	72	1.4%	-2.6%
Local Government	404	9.1%	408	7.9%	0.2%
State Government	136	3.1%	77	1.5%	-10.8%
Federal Government	249	5.6%	232	4.5%	-1.4%
Total, All Industries (a)	**4,434**	**100%**	**5,153**	**100%**	**3.1%**

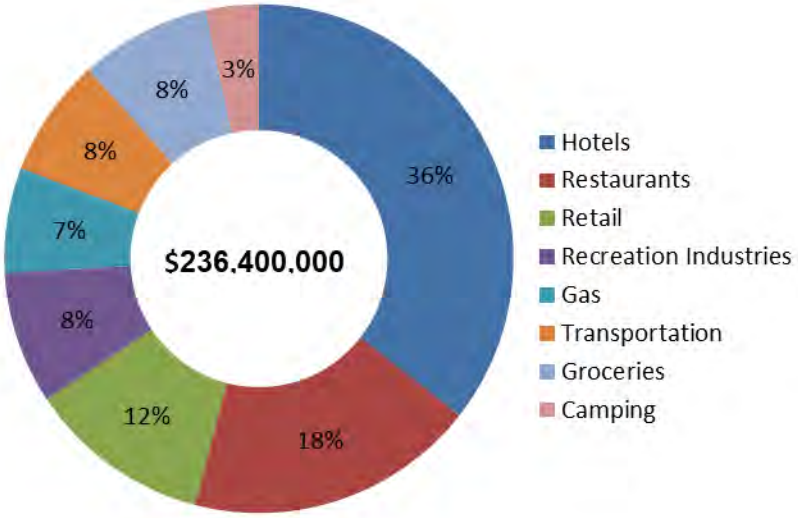
Note:
Represents non-farm employment.
(a) Represents entirity of Grand County, including the City of Moab.
(b) Includes NAICS codes 31-33.
(c) Includes NAICS codes 44 & 45.
(d) Includes NAICS codes 48 & 49.

Sources: Utah Department of Workforce Services, 2017; BAE, 2018.

National Parks Visitor Spending

The Moab area tourism industry is driven by outdoor recreation opportunities provided by the area's proximity to recreational areas such as Arches and Canyonlands National Parks, Dead Horse Point State Park, and the Manti-La Sal National Forest. As one of the only gateway communities to these parks, the Moab area benefits from the influx of direct visitor spending on goods such as hotels, recreational opportunities, groceries, and gasoline. According to the National Park Service, visitors to Arches and Canyonlands National Parks spent a total of $236.4 million in gateway communities in 2016. Figure 2 shows that hotel spending accounted for the largest proportion of visitor spending, at 36 percent ($84 million), followed by restaurant spending (18 percent; $43.7 million), and retail spending (12 percent; $27.5 percent). Unsurprisingly, the prominence of visitor spending in these categories corresponds with the County's employment in the Accommodation and Food Service and Retail sectors discussed previously. National Park visitor trends and impacts are further discussed in the Hotel subsection of the Commercial Real Estate Market Conditions section.

Figure 2: Arches and Canyonlands National Park Visitor Spending, 2016



Note:
(a) Represents visitor spending in gateway communities. Gateway communities are the areas directly surrounding National Parks Service sites where visitors typically stay and spend money while visiting national park sites.

Sources: National Park Service, 2016 NPS Visitor Spending Effects Report, 2017; BAE. 2018.

Tourism Tax Revenue

Table 14 further highlights the growing role tourism plays in supporting the local economy, by summarizing the various tourism-related tax revenues the City of Moab and Grand County collect. In total, the City of Moab collected $5.3 million in tourism-related tax revenue, which represents a 13 percent increase over the previous years' collection of nearly $4.7 million. Grand County collected a total of $5.7 million in tourism-related tax revenue, which represents

a 15 percent increase over the previous years' collection of $5 million. The strong growth in tourism-related tax revenue further underscores the importance of tourist activity to the local economy.

The City of Moab and Grand County collect a Transient Room Tax (TRT), of 4.25 percent of nightly room revenues for lodging stays of less than 30 days at hotels, motels, inns, trailer courts, campgrounds, tourist homes, and similar nightly accommodations. According to the Utah State Tax Commission, the City of Moab received $1.2 million in TRT revenue in 2017, which is an 18 percent increase over 2016. Grand County received $5 million in TRT revenue in 2017, which is a 16 percent increase over 2016.

The City of Moab's Resort Communities tax is a 1.1 percent sales tax assessed on retail, services for the repair, or lease/rental of tangible personal property, sums paid to common carriers or telecommunications providers for transportation services and intrastate telecommunications, meals sold, admission fees (e.g., movie tickets, golf, swimming pools), laundry and dry cleaning, transient public accommodations, and everything else subject to sales and use tax. The City of Moab received $4.05 million in Resort Community Tax revenues in 2017, which is an 11 percent increase over 2016.

Grand County's Short-Term Leasing Tax refers to a three percent tax on short-term leases or rental of motor vehicles for 30 days or less. Grand County collected $145,162 in Short-Term Leasing Tax revenue in 2017, which is a 20 percent increase over 2016.

Utah counties may adopt a Restaurant Tax on the sale of food prepared for immediate consumption to support tourism, recreation, cultural, convention, or airport facilities within their jurisdiction. Grand County's adopted Restaurant Tax rate is one percent. Grand County collected $576,901 in Restaurant Tax Revenue in 2017, a six percent increase over 2016.

Table 14: Tourism Tax Revenue, 2016-2017

	Tax Rate	2016	2017	% Change
City of Moab				
Transient Room Tax (a)	5.75%	$1,051,795	$1,237,864	18%
Resort Communities Tax	1.60%	$3,637,991	$4,054,287	11%
Total Tourism Tax Revenue		**$4,689,787**	**$5,292,151**	**13%**
Grand County				
Transient Room Tax	4.25%	$4,316,850	$5,019,806	16%
Short-Term Leasing Tax	3.00%	$120,710	$145,162	20%
Restaurant Tax	1.00%	$546,798	$576,901	6%
Total Tourism Tax Revenue		**$4,984,358**	**$5,741,868**	**15%**

Note:
(a) Includes the following TRT rates:

Countywide TRT	4.25%
Municipal TRT	1.00%
Additional TRT	0.50%
Total TRT Rate	5.75%

Sources: Utah State Tax Commission, 2017; BAE, 2018.

Residential Real Estate Market Conditions

The following section summarizes current residential real estate market conditions within the City of Moab and Grand County. The analysis draws on data from several sources, including interviews with local real estate brokers, developers, and property managers, as well as other supplemental data sources. These include data regarding the existing housing stock published by the U.S. Census Bureau, home sales records from UtahRealEstate.com, and other real estate listing websites such as Zillow.com, Moab Advertiser, Airbnb.com, and Vacasa.com.

Housing Stock Characteristics

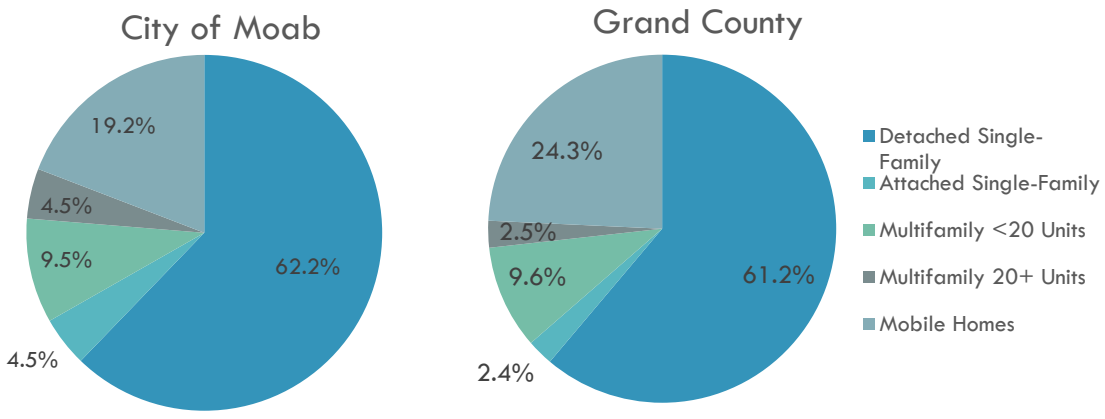
Grand County and the City of Moab's housing stock is heavily weighted towards detached single-family units. As shown in Figure 3, ACS data indicate that detached single-family units constituted an average of 62.2 percent of the City of Moab's housing stock between 2011 and 2015, and 61.2 percent of Grand County's housing stock during the same time period. Attached single-family units[7] account for a relatively small proportion of the City and County's housing stock, at 4.5 percent and 2.4 percent respectively.

Mobile homes represented the second largest product type, accounting for 19.2 percent of Moab's, and 24.3 percent of Grand County's housing stock. According to local real estate professionals, much of the areas' mobile home stock constitutes remnants from the uranium boom when mobile homes were used as temporary housing for miners. While these units represent slightly more affordable housing opportunities, the quality of much of the areas' mobile homes has deteriorated with age.

Multifamily units account for 14.1 percent of housing in the City of Moab, and 21.1 percent in Grand County. In both the City and the County, the majority of multifamily housing is located in smaller complexes with fewer than 20 units.

[7] Attached single-family units include semi-detaches (semi-attached, side-by-side), row houses, duplexes, quadruplexes and townhomes that are separated from other units by a ground-to roof wall, have a separate heating system, have individual meters for public utilities, and have no other units located above or below.

Figure 3: Housing Stock Characteristics, 2011-2015



Sources: U.S. Census Bureau, 2011-2015 America Community Survey, Table B25024, 2016; BAE, 2018.

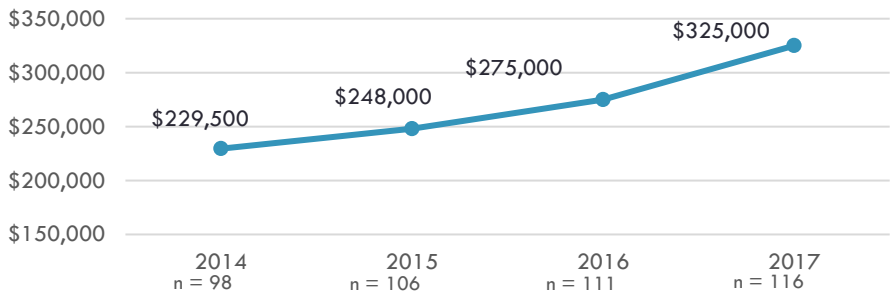
For-Sale Residential

This section summarizes existing market conditions within single-family, townhome, and condominium market segments, and will be used to inform the financial feasibility analysis.

Single-Family Homes

Single-family homes accounted for approximately 73 percent of Grand County home sales in 2017. The median price for a single-family home in Grand County increased dramatically since 2014 when the area's housing market began its recovery from the lows of the recession. Data provided by UtahRealEstate.com show that between 2014 and 2017, the median sale price for a single-family home in Grand County increased 42 percent, not accounting for inflation, from $229,500 in 2014, to $325,000 in 2017. The most dramatic annual sale price increase occurred between 2016 and 2017, when the median single-family sale price increased 18 percent. This indicates that single-family home sale prices are accelerating at a faster rate than previously experienced.

Figure 4: Median Single-Family Sale Price Trend, Grand County, 2014-2017

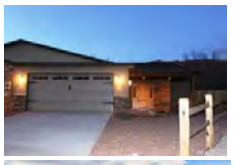


Sources: UtahRealEstate.com, 2017; BAE, 2018.

According to local real estate professionals, demand for single-family units is driven by strong competition among local residents, second homeowners, and retirees. Moab's proximity to rapidly growing urban centers like Salt Lake City and Denver, as well as other more saturated tourist markets such as Telluride, Aspen and Park City, has contributed to the area's growing popularity as a vacation and retirement destination. Whereas some out-of-town buyers purchase homes in the Moab area for personal vacation use, others purchase single-family homes as investment properties to be used as nightly rentals. For more information on nightly rentals, refer to the Nightly Rental subsection of the Rental section. As Moab's tourism economy grows, the addition of new workers required to construct and staff the area's expanding tourist accommodations and services places further pressure on an already tight housing market, with the injection of buyers from wealthier urban centers driving home prices beyond the reach of Moab's workforce. One real estate broker noted that, whereas, between 2009 and 2013, many single-family home loans were financed through the United States Department of Agriculture (USDA) Rural Development Guaranteed Housing Loan Program, only two single-family homes sold in 2017 were within the maximum loan limit applicable to the USDA loan program.

Table 15 summarizes examples of single-family homes constructed since the year 2000 and sold between 2015 and 2017, which will inform the prototypes and assumptions used in the financial feasibility section of this study. Overall, newer Moab area single-family homes tend to range from three to four bedrooms, with at least two bathrooms. Homes selling for under $300,000 tend to have under 2,000 square feet, with larger luxury units, such as the 2,480-square foot home at 2245 S. Salida Del Sol, selling for much more, at $489,900. Real estate brokers indicate that the most competitive market segment is $300,000 and under, and that units that sell for more than $300,000 are usually investment purchases for use as nightly rentals.

Table 15: Single-Family Sales Comparables for Homes Built Since 2000

Image	Address	Unit Type	Size (sf)	Sale Price	$/sf	Year Sold
	**285 N. Riversands Drive**	3 BR / 2 BTH	1,067	$220,000	$206	n.a.
	**4503 Pueblo Verde Drive**	3 BR / 2 BTH	1,325	$227,000	$171	2015
	**476 Doc Allen Drive**	3 BR / 2 BTH	1,451	$230,000	$159	2016
	**1023 Pack Creek Drive**	3 BR / 2 BTH	1,286	$201,000	$156	2015
	**3407 Tierra Norte Drive**	4 BR / 2 BTH	1,437	$270,000	$188	2015
	**792 Blue Heron Court**	3 BR / 2 BTH	1,702	$299,000	$176	n.a.
	**531 Winesap Circle**	3 BR / 2 BTH	1,928	$280,101	$145	2015
	**2245 S. Salida Del Sol**	3 BR / 3 BTH	2,480	$489,900	$198	2017

Note:
Represents sales in and around Moab and Spanish Valley between 2015 and 2017.

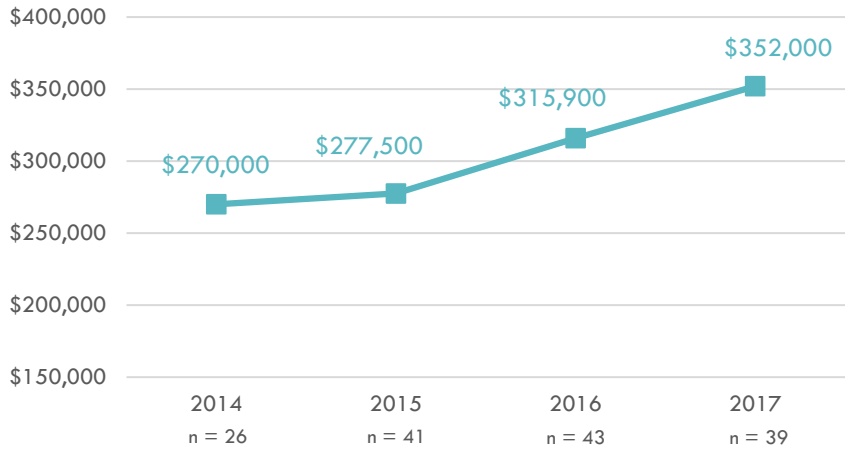
Sources: Zillow, 2017; Moab Realty, 2017; BAE, 2017.

Townhomes

According to UtahRealEstate.com, townhomes accounted for 25 percent of Grand County home sales in 2017. There were 39 townhome sales in Grand County in 2017, which was

down slightly from 43 sales in 2016, and 41 sales in 2015, but above the reported 26 sales in 2014. As shown in Figure 5, the median sale price for a townhome increased $82,000, or 30 percent, from the 2014 median price of $270,000. Similar to single-family homes, sale prices for townhomes increased rapidly in recent years, increasing 14 percent between 2015 and 2016, and 11 percent between 2016 and 2017.

Figure 5: Median Townhome Sale Price Trends, Grand County, 2014-2017



Sources: UtahRealEstate.com, 2017; BAE, 2018.

Local real estate professionals indicate that approximately 80 percent of Moab area townhomes are bought by second homeowners. These second homeowners tend to be young professionals and retirees from elsewhere in Utah and Colorado, with one real estate broker reporting that the majority of second homeowners utilize their home as vacation homes, rather than nightly rentals. Although the underlying zoning allows townhome complexes to be used as nightly rentals, two complexes, Mill Creek Pueblos and Orchard Villas, prohibit nightly rentals. As a result, units in these two complexes tend to sell for around $100,000 less than units in complexes where nightly rentals are allowed, indicating that the ability to generate a return by engaging in nightly rentals commands a premium in the Moab area market.

Table 16 summarizes examples of townhome sales between 2015 and 2017 for units constructed since the year 2000, which will inform the prototypes and assumptions used in the financial feasibility section of this report. As noted in the table, information was not available regarding the specific year individual units sold within the 2015-2017 time frame. While all sales presented in the table are in the Rim Village complex, they are generally representative of townhome sales countywide.

Townhomes in the Moab area tend to be around 1,500 square foot, one- to two-story attached units, above a one- or two-car garage. Local real estate brokers indicate having garage space is particularly desirable as storage for Jeeps, trailers, off-road vehicles, and other outdoor

equipment. Generally, townhomes are marketed as vacation and income properties rather than housing options for the local workforce, with resales often sold fully furnished.

Table 16: Townhome Sales Comparables for Homes Built Since 2000

Image	Address	Unit Type	Size (sf)	Sale Price	$/sf	Year Sold
	**3686 S. Spanish Valley Drive, J-4** (a)	3 BR / 2 BTH	1,573	$275,000	$175	n.a.
	**3764 Prickly Pear Circle, 2A-1** (a)	3 BR / 2.5 BTH	1,562	$279,000	$179	n.a.
	**3686 S. Spanish Valley Drive, X-4** (a)	3 BR / 1.5 BTH	1,551	$293,900	$189	n.a.
	**3764 S. Prickly Pear, 5A-8**	3 BR / 2.5 BTH	1,478	$309,000	$209	n.a.
	**3686 S. Spanish Valley Drive, X-4** (a)	3 BR / 2 BTH	1,551	$315,000	$203	n.a.

Notes:
Represents sales in and around Moab between 2015 and 2017.
(a) Sale price includes unit furnishings.

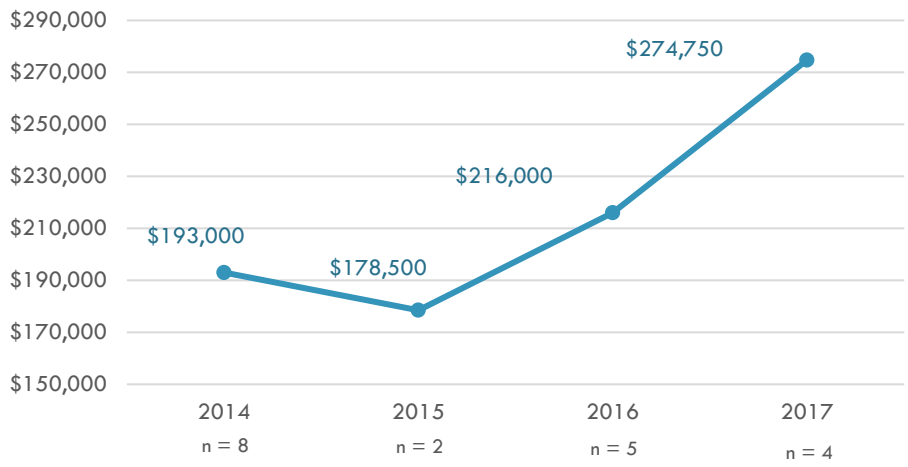
Sources: Moab Realty, 2017; BAE, 2017.

Condominiums

With few condominium complexes (e.g., Red Cliff Condominiums) in the County, condominiums comprise a relatively small portion of Grand County residential sales. There were only 19 sales in the four years between 2014 and 2017, with a total of four condominium sales accounting for three percent of all homes sold in Grand County in 2017. Despite a small dip between 2014 and 2015, the median sale price for condominiums increased 42 percent, from $193,000 in 2014, to $274,750 in 2017. The greatest increases occurred between 2015

and 2016, when the median price rose 21 percent, and between 2016 and 2017 when the median price rose an additional 27 percent.

Figure 6: Condominium Sale Price Trends, Grand County, 2014-2017



Sources: UtahRealEstate.com, 2017; BAE, 2018.

According to local experts, the demographic of condominium buyers is similar to that of townhome buyers, with the market driven by second homeowners. The Red Cliff Condominium complex is configured more like a traditional multifamily complex, with each three-story building consisting on 12 one-story units. Generally, the units have three-bedrooms and two-bathrooms, range from around 1,200 to 1,400 square feet, and have at least one dedicated uncovered parking space. Local real estate professionals indicate that condominium units are more likely than townhomes to be used as nightly rentals, though they generally command a lower sale price than townhomes, as indicated in Figure 6. Completion of the new Sage Creek condominium complex is anticipated to further drive condominium prices, with one broker reporting listing prices around $435,000. According to the project's marketing material, the roughly 1,600 square foot units will feature 3 bedrooms, 2.5 bathrooms, and high-end finishes.

Rental Residential

This section summarizes the existing market rate rental market, and is used to inform the financial feasibility analysis. Generally, the Moab area rental markets consist of four product types: apartments, long-term rentals of apartments and single-family homes, long-term vacation rentals, and nightly rentals. Apartments and long-term rentals are generally rented to the local workforce, while long-term vacation rentals and nightly rentals are geared towards tourists.

Apartment Rentals

As shown in Figure 3, multifamily units, such as apartment complexes, make up a relatively small portion of the Moab area housing stock, with most units located in older complexes with less than 20 units. Table 17 summarizes unit characteristics and asking rents for the area's oldest market rate apartment complex, the Grand Hotel Apartments, and newest complex, Hoodoo Village apartments, to illustrate the area's apartment market.

As shown in the table, a studio apartment can range from 425 to 450 square feet, with asking rents around $675 per month. A one-bedroom, one-bathroom apartment unit can range from 430 to 600 square feet, with asking rents ranging from $625 to $700 per month. A two-bedroom, one-bathroom unit can range from 750 to 950 square feet, with older units renting for around $825 per month, and newer units renting for around $1,300 per month.

Complexes located closer to downtown Moab, such as the Grand Hotel Apartments, usually lack amenities and dedicated parking, and must rely on on-street parking, while newer complexes have uncovered onsite parking and limited amenities, such as laundry.

Table 17: Comparable Market Rate Apartment Properties, Grand County

Name/Address	Unit Type	Num.	Size (sf) Low	Size (sf) High	Rent Low	Rent High	$/sf Low	$/sf High	Parking	Amenities
Grand Hotel Apartments	Studio	2	425	450	n.a.	$675	$1.50	$1.59	On-Street	
5 and 7 North Main Street	1 BD / 1 BTH	5	430	600	$625	$700	$1.17	$1.46	Parking	
Moab, UT 84530	2 BD / 1 BTH	1	n.a	750	n.a.	$825	n.a.	$1.10		
	**Total/Avg.** (a)	**8**	**526**		**$700**		**$1.36**			
	Occupancy rate	99%								
	Year Built	1907								
Hoodoo Village Apartments	Studio	12	450	500	$800	$850	$1.70	$1.78	Onsite	Laundry
261 Walnut	2 BD / 1 BTH	6	n.a.	950	n.a.	$1,300	n.a.	$1.37	Parking	
Moab, UT 84530	**Total/Avg.** (a)	**18**	**633**		**$983**		**$1.62**			
	Occupancy rate	99%								
	Year Built	2017								

Sources: Resolutions Property Management, 2017; BAE, 2017.

Both of the example complexes report extremely high occupancy rates of 99 percent, with property managers and real estate professionals reporting strong demand for apartment rental housing coming from the local workforce under 30 years of age. Most renters tend to work seasonally in the recreation or hospitality industry, though some are also emergency medical service (EMS) workers or young professionals or families saving to buy a home. Tenants prefer flexible month-to-month leases in order to accommodate seasonal work, and most units are rented by couples or multiple singles living as one household. Although many renters are employed seasonally, most try to remain in their units during the off-season between November and February because of the tight rental market. In fact, property managers report that many local employers now require proof of housing before they will hire

new employees; which has, in turn, limited their ability to hire staff and thereby grow their businesses. Some employers have started to address this issue by renting units for their staff, or providing other housing opportunities. While this practice is the exception rather than the rule, it illustrates the extent to which employers recognize workforce housing availability as critical to their business success.

Despite the seemingly high demand for rental housing, very few market rate apartment complexes have been constructed or are planned, even though apartments are allowed in all commercially-zoned areas and many residential zones within the City and the County. Real estate professionals interviewed for this analysis cite competition from product types with higher returns, such as hotels and overnight rentals, as one reason for the lack of new apartment construction. Strong demand for these uses drives land costs beyond what is supportable by local apartment rents, which are limited by the area's below average incomes.

Unfurnished Rentals

For this analysis, unfurnished rentals refer to unfurnished single-family or mobile/manufactured homes rented to the local workforce as their primary dwelling units. Given the dearth of apartment rentals, local property managers indicate unfurnished rentals comprise the majority of rental housing in the Moab area. Table 18 summarizes unit characteristics and asking rents for a sampling of unfurnished rentals available in the Moab area in November of 2017. As shown in the table, most unfurnished rental units have characteristics of the typical single-family unit discussed in the Single-Family Home subsection of the For-Sale Residential section. Rents tend to range from $875 per month for a 2-bedroom, 1-bathroom unit, to $1,500 for a 3-bedroom, 2-bathroom unit. Typically, rental rates include most utilities, such as water, sewer, trash, and gas.

Renter demographics range widely, from young couples, to families, to single individuals living together as roommates. Property managers noted that in the absence of adequate rental supply, unsanctioned sub-leasing, whereby a leased tenant rents individual rooms to unleased tenants, has become common place. Anecdotally, these rooms can rent for between $400 and $500 per month. As mentioned previously, businesses also rent unfurnished properties for employees. This is particularly common among the construction and trade industries, which have a difficult time recruiting workers due to the lack of available housing.

Table 18: Unfurnished Rental Properties, Grand County

Image	Name/Address	Unit Type	Size (sf)	Rent	$/sf	Rent Includes
	**1220 Van Buren Court** Moab, Utah	4 BR / 2 BTH	1,510	$1,400	$0.93	Water, Sewer, Trash
	**398 Loveridge Drive** Moab, Utah	3 BR / 2 BTH	1,140	$1,500	$1.32	None
	**147 N. 100 W.** Moab, Utah	3 BR / 1 BTH	1,100	$800	$0.73	All utilities
	**226 E. 100 N.** Moab, Utah	2 BR / 1 BTH	1,000	$875	$0.88	Water, Sewer, Gas
	**198 Walnut Lane** Moab, Utah	3 BR / 2 BTH	1,800	$1,500	$0.83	Water, Sewer, Gas

Sources: Zillow, 2017; Moab Property Management, 2017; Moab Ad-Vertiser, 2017; Grand County, BAE, 2017.

Furnished Rentals

Furnished rental refers to fully stocked, single-family homes rented to tourists for an extended vacation, usually monthly. Table 19 summarizes unit characteristics and asking rents for a sampling of furnished rentals available in the Moab area in November of 2017. Rental rates typically range depending on the length of stay. Smaller two-bedroom 1.5 to-2-bathroom units can rent anywhere from $1,250 to $1,400 per month, while larger 3-bedroom, 2-bathroom units can rent between $1,500 and $2,700 per month. This generally includes all utilities such as water, sewer, gas, electricity and trash collection. Furnished rentals tend to be better maintained than unfurnished rentals, and often have been updated. Renters of fully furnished units are typically those who can take extended vacations, such as retirees, or out-of-town families with children.

Table 19: Furnished Rental Properties, Grand County

Image	Name/Address	Unit Type	Size (sf)	Rent		$/sf		Rent Includes
				Low	High	Low	High	
	**542 W Hale** Moab, Utah	2 BR / 2 BTH	n.a.	$1,250 -	$1,400	n.a.	n.a.	Fully Furnished Water, Sewer, Gas, Electric, Trash
	**125 Birch** Moab, Utah	2 BR / 1.5 BTH	1,050		$1,250		$1.19	Fully Furnished Water, Sewer, Gas, Electric, Trash
	**496 Doc Allen Drive** Moab, Utah	3 BR / 2 BTH	1,450	$1,750 -	$2,700	$1.21 -	$1.86	Fully Furnished Water, Sewer, Gas, Electric, Trash
	**48 Wildflower** Spanish Valley, Utah	3 BR / 2 BTH	n.a.	$1,500 -	$2,300	n.a.	n.a.	Fully Furnished Water, Sewer, Gas, Electric, Trash

Sources: Zillow, 2017; Moab Property Management, 2017; Moab Ad-Vertiser, 2017; BAE, 2017.

Nightly Rentals

Nightly rentals are residential units that are available to rent on a nightly basis, much like a hotel room. These units are targeted towards tourists, and not Moab area residents. Table 19 summarizes unit characteristics and asking rents for a sampling of nightly rentals available in the Moab area in November of 2017. As displayed in the table, nightly rentals come in a variety of housing types, including condominiums, townhome, single-family homes, and accessory dwelling units. Nightly rental rates can vary widely depending on the time of year, number of renters, and length of stay. With example prices ranging from $86 to $618 per night, nightly rentals can offer competitive lodging prices compared to local hotels, particularly when the cost is split among multiple people. A survey of nightly rentals listed on Airbnb.com and Vacasa.com showed that most nightly rentals are located in townhome complexes. Nightly rentals are typically managed either by individual property owners or a property management company. Due to the presence of many different independent operators in the Moab market, comprehensive occupancy statistics for nightly rental units are not available. As discussed later in the hotel market conditions section of this report, data from STR, a lodging industry data provider, indicate that in 2016, the average annual occupancy rate for conventional visitor lodging (i.e., hotels and motels) was 72.9 percent. This is indicative of strong demand for available overnight accommodations.

Table 20: Nightly Rental Properties, Grand County

Image	Name/Address	Unit Type	Rent Low	Rent High
	**La Dolce Vita Villa's**	2 BR / 2 BTH	$86	$446
	**Rim Village**	3 BR / 2 BTH	$89	$394
	**Red Cliff**	3 BR / 2 BTH	$89	$409
	**Moab Spring Ranch**	2 BR / 2.5 BTH	$137	$598
	**Coyote Run**	3+ BR / 3.5 BT	$132	$618
	**Downtown Bungalow**	3 BR / 3 BTH		$145
	**Moab Digs**	1 BR / 1 BTH		$110

Sources: AirBnB.com, 2017;Vacasa.com, 2017; BAE, 2017.

Workforce Housing Needs

The combination of low household incomes and strong competition among locals and external market demand for housing, combined with limited increases in the supply of housing, contributes to high housing costs that make living in the Moab area difficult or out of reach for much of the local workforce. According to the *Moab Area Affordable Housing Plan*, employers across all industries struggle to attract workers, especially for essential positions, such as teachers, nurses, law enforcement officers, public officials, and others, with candidates citing the large gap between wages and housing costs as the primary impediment. Additionally, local employers struggle to retain existing employees, as many leave the area to seek jobs in other, more affordable communities. With approximately 43 percent of Grand County employment concentrated in relatively low paying tourism-related industries, and more than 437 new hotel rooms planned across five development projects as of January 2017, attainable housing for the local workforce will be key to growing the local economy. This section summarizes key data points highlighting the area's workforce housing needs.

Housing Cost Burden

Table 21 presents data on housing cost burdens for Grand County owner and renter households, as reported in the *Moab Area Affordable Housing Plan*. The data are from the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of the 2009-2013 ACS 5-Year Estimates. The CHAS data set uses U.S. Department of Housing and Urban Development (HUD) defined income categories to classify households by income level, after adjusting for household size. These categories are based on the HUD Adjusted Median Family Income (HAMFI), which is calculated using 2009-2015 5-Year median family income estimates,[8] supplemented with 2013 1-year estimates. The HUD income categories are calculated as a percentage of the HAMFI. The extremely low-income category includes households with incomes less than, or equal to, 30 percent of the HAMFI, while the very low-income category includes households with incomes greater than 30 percent, and up to 50 percent, of the HAMFI. The low-income category includes households with incomes greater than 50 percent, and up to 80 percent of the HAMFI, while the moderate-income category includes households with incomes greater than 80 percent, and up to 120 percent of the HAMFI. The above moderate category subsequently includes households with incomes greater than 120 percent of the HAMFI. HUD estimates monthly housing cost burdens as a share of a household's monthly income. Households are considered to have an excessive housing cost burden when housing costs exceed 30 percent of the monthly gross household income. Households are considered to have a severe housing cost burden when monthly housing costs exceed 50 percent of monthly gross household income. For renter households, housing costs include rental payments, plus utility charges. For owner households, cost

[8] Excludes one-person households and multi-person households comprised of unrelated individuals, based on the Census definition of a family, which includes a householder with one or more persons living in the same household who re unrelated to the householder by birth, marriage, or adoption.

burden calculations include principle, interest, property taxes, and insurance (PITI), but do not include utility charges.

According to the *Moab Area Affordable Housing Plan,* 1,000 Grand County households earning less than 80 percent of AMI were cost excessively burdened between 2009 and 2013. At least 400 of these households were severely cost burdened. CHAS data presented in Table 21 show that renter households were disproportionately cost burdened, compared to owner households. Across all income categories, larger proportions of renter households had excessive or extreme cost burdens as compared to owner households in the same income category.

Table 21: Cost Burdened Households by Tenure and Income, Grand County

	Renter	Owner
Households Spending 30% or More of Monthly Income on Housing (by Income Level)		
>50% to <=80% AMI	43.6%	41.2%
>30% to <=50% AMI	78.1%	45.5%
<=30% AMI	73.3%	64.4%
Households Spending 50% or More of Monthly Income on Housing (by Income Level)		
>50% to <=80% AMI	5.5%	0.8%
>30% to <=50% AMI	37.5%	22.7%
<=30% AMI	61.7%	44.4%

Sources: Moab Area Affordable Housing Plan, 2016; U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy, 2009-2013; BAE, 2018.

Workforce Housing Affordability

To put the data presented in Table 21 into perspective, BAE used the findings from the Demographic and Economic Trends section to profile five household compositions that represent typical Moab area households, and compared these households' incomes to available for-sale and rental housing options.

The first household profiled consists of a senior couple living on social security payments. The second household consists of a single person under the age of 30 working as a river rafting guide. The third household consists of a young couple, with one person employed as a hotel desk clerk, and the other as a local waiter or waitress with two children. The fourth household consists of a construction worker and part-time retail sales person with one child. The final household consists of a firefighter and elementary school teacher with two children. Using occupation and wage data for Eastern Utah from the Utah Department of Workforce Services, BAE calculated the average household income for each of the five households. BAE then used

Grand County's 2017 HUD Defined Income Limits by household size, presented in Table 22, to identify the housing income category to which each household belongs.

Table 22: HUD Defined Income Limits, Grand County, Utah, 2017

	Income Limits/Household Size				
Income Category	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low-Income (30%)	$14,250	$16,250	$20,420	**$24,600**	$28,780
Very Low-Income (50%)	$23,700	$27,100	$30,500	**$33,850**	$39,300
Low-Income (60%) (a)	$28,440	$32,520	$36,600	**$40,620**	$47,160
Moderate (80%)	$37,950	$43,350	$48,750	**$54,150**	$58,500
Median-Income (100%) (a)	$47,400	$54,200	$61,000	**$67,700**	$78,600
Above Median (120%) (a)	$56,880	$65,040	$73,200	**$81,240**	$94,320

Note:
(a) Calculated by BAE by applying a multiplier to the very low-income limits (50%). Note this calculation does not account for adjustments made by HUD.

Sources: Housing Authority of South Eastern Utah, 2017; BAE, 2018.

As shown in Table 23, a senior couple living on social security has an annual household income around $21,000, which is considered a very low-income (50 percent of AMI) household in Grand County. A single river rafting guide living alone has an annual household income of around $23,450, which is also considered a very low-income household. A hotel desk clerk and waiter with two children have an annual household income of around $39,370, which is considered a low-income household (60 percent of AMI). A part time retail sales person and construction worker with one child have an annual household income around $45,025, which is considered a moderate-income household (80 percent of AMI). A firefighter and elementary school teacher with two children have an annual household income around $64,670, which is considered a median-income household (100 percent of AMI).

It should be noted that these households were selected in part to represent an increasing gradation of incomes, so that other households that are not represented can generally compare their incomes to these profiles and identify what percentage of the housing units sold in 2017 would have been accessible to them. For example, a single teacher living in Moab earned an average of $46,000 per year (100 percent of AMI) in 2016, and this is comparable to the retail/construction household, whose income was $45,025. A single teacher could trace the affordable sales prices and rents of this household profile to approximate what he/she could afford to pay to purchase or rent a home.

Table 23: Workforce Household Profile

Who This shows an example of a prototypical household in the Moab Area, its household size		Annual Income	Income Category
	Senior couple living on social security HH Size: 2 persons	$21,000	Very Low Income 50% AMI
	River rafting guide HH Size: 1 person	$23,450	Very Low Income 50% AMI
	Hotel desk clerk, waiter, and two children HH Size: 4 persons	$39,370	Low Income 60% AMI
	Part-time retail sales clerk, construction worker, and one child HH Size: 3 persons	$45,025	Moderate Income 80% AMI
	Firefighter and elementary school teacher with two children HH Size: 4 persons	$64,670	Median 100% AMI

Sources: Grand County, 2017; Utah Department of Worforce Services, 2017; BAE, 2018.

For-Sale Housing Affordability

BAE calculated the amount of money each household could spend each month on housing related costs, assuming these five households can comfortably spend up to 30 percent of their gross household incomes on housing-related costs without incurring excess housing cost burden. BAE then used 2017 home sales data from UtahRealEstate.com and mortgage assumptions based on standard industry loan terms for first-time home buyers obtaining a low-down payment conventional loan, to determine the proportion of a typical Moab area home these prototypical households could afford, and the number of homes available within their price range in 2017. The results, presented in Table 24, show that the maximum affordable home price for the senior couple is $76,839, while the maximum affordable home price for the river rafting guide is $85,767. The maximum affordable home price for the hotel desk clerk and waiter is $144,018, and the maximum affordable home price for the

construction worker and part-time retail sales person with one child is $164,655. The maximum affordable sale price for the firefighter and teacher with one child is $236,664.

Table 24: Affordable For-Sale Housing Prices, Grand County, 2017

Household Profile	Annual House-Hold Income
Senior Couple	$21,000
River Rafting Guide	$23,450
Hotel Desk Clerk and Waiter w/ 2 Children	$39,370
Construction & Part-Time Sales Clerk w/ 1 Child	$45,025
Firefighter and Teacher w/ 2 Children	$64,670

	Amount Avail. for Housing (a)	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
Senior Couple	$525	$365	$22	$86	$53	$525	$2,689	**$76,839**
River Rafting Guide	$586	$407	$24	$96	$59	$586	$3,002	**$85,767**
Hotel Desk Clerk and Waiter	$984	$684	$41	$161	$98	$984	$5,041	**$144,018**
Construction & Part-Time Sales Clerk w/ 1 Child	$1,126	$782	$47	$184	$113	$1,126	$5,768	**$164,802**
Firefighter and Teacher w/ 1 Child	$1,617	$1,123	$67	$265	$162	$1,617	$8,283	**$236,664**

Ownership Cost Assumptions (b)		
% of Income for Housing Costs	30%	of gross annual income
Down payment	3.50%	of home value
Annual interest rate	4.25%	fixed
Loan term	30	years
Upfront mortgage insurance	0.00%	of home value
Annual mortgage insurance	0.85%	of mortgage
Annual property tax rate	1.34%	of home value
Annual hazard insurance	0.34%	of home value

Notes:
(a) Represents 30 percent of monthly household income.
(b) Based on a low downpayment conventional loan.

Sources: Grand County, 2017; Insurance.com, 2017; Bankrate.com, 2017; BAE, 2018.

As shown in Table 25, none of the units sold were affordable to the senior couple, river rafting guide, the hotel clerk / waiter family, and the construction worker / retail clerk family. The firefighter and elementary school teacher with one child had a finite selection of housing to choose from, with seven units, or 6.6 percent of home sold within their affordability range.

Table 25: Housing Affordability for Selected Households in Grand County, Utah

Who? This shows an example of a prototypical household in the Moab Area, its household size	**What is Their Income?** What is the household's combined annual income, and what is the income as a percentage of the Area Median Income?	**What Is Affordable?** What home price is affordable, and how much can this household afford to pay monthly? (b)	**Homes Available?** Based on homes sold in Grand County in 2017
 Senior couple living on social security HH Size: 2 persons	**Income: $21,000** 50% AMI	Affordable Home Price $76,839 Affordable Monthly Payment $525	 **0% affordable**
 River rafting guide HH Size: 1 person	**Income: $23,450** 50% AMI	Affordable Home Price $85,767 Affordable Monthly Payment $586	 **0% affordable**
 Hotel desk clerk and waiter w/ two children HH Size: 4 persons	**Income: $39,370** 60% AMI	Affordable Home Price $144,018 Affordable Monthly Payment $984	 **0% affordable**
 Part-time retail and construction worker with one child HH Size: 3 persons	**Income: $45,025** 80% AMI	Affordable Home Price $164,802 Affordable Monthly Payment $1,126	 **0% affordable**
 Firefighter and elementary school teacher with two children HH Size: 4 persons	**Income: $64,670** 100% AMI	Affordable Home Price $236,664 Affordable Monthly Payment $1,617	 **7 units (6.6%) affordable**

Notes:
(a) Represents the median sale price for single-family, twin, condo, and townhomes sales in 2017.
(b) This assumes households pay 30 percent of their gross income for housing.

Sources: Grand County, 2017; Utah Department of Workforce Services, 2017; Insurance.com, 2017; Bankrate.com, 2017; UtahRealEstate.com, 2018; BAE, 2018.

Table 26: Sale Price Distribution for Homes Sales in 2017, By Number of Bedrooms

List Price Range	Number of Units Sold 1 BRs	2 BRs	3 BRs	4+ BRs	Total	% Total
Single-Family Residences (a)						
Less than $200,000	0	0	2	0	2	**1.9%**
$200,000-$249,999	0	2	8	0	10	**9.4%**
$250,000-$299,999	0	2	26	8	36	**34.0%**
$300,000-$349,999	0	0	23	4	27	**25.5%**
$400,000-$499,999	0	3	5	7	15	**14.2%**
$500,000-$599,999	0	0	5	5	10	**9.4%**
$600,000-$699,999	0	1	1	1	3	**2.8%**
$700,000-$799,999	0	0	1	0	1	**0.9%**
$800,000-$899,999	0	0	0	0	0	**0.0%**
$900,000-$999,999	0	0	0	0	0	**0.0%**
$1,000,000+	0	0	0	2	2	**1.9%**
Total	**0**	**8**	**71**	**27**	**106**	**100%**
% Total	**0.0%**	**7.5%**	**67.0%**	**25.5%**	**100.0%**	
Median Sale Price	**n.a.**	**$373,200**	**$339,100**	**$373,500**	**$349,000**	

Note:
(a) Represents 2017 single-family, twin, condo, and townhome sales in Grand County (excluding Castle Valley).

Sources: UtahRealEstate.com, 2018; BAE, 2018.

Mobile homes present another opportunity for the local workforce to purchase homes in the Moab area; however, as shown in Table 27, most of the area's work force cannot even afford to purchase those more affordable units. Based on 2017 mobile home sale data provided by UtahRealEstate.com, summarized in Table 28, none of the mobile homes sold were affordable to the senior couple, river rafting guide, or the hotel clerk / waiter household. Only one unit sold was affordable to the construction worker / retail clerk household. The firefighter and elementary school teacher could afford eight of the 17 mobile homes sold.

Table 27: Who Can Afford to Buy a Manufactured Home in Grand County?

Who? This shows an example of a prototypical household in the Moab Area and its annual household income		What Is Affordable? What home price is affordable, and how much can this household afford to pay monthly? (b)	How Much Home? What percent of a typical home can they afford? (b) 2017 Median Sale Price $240,000(a)	Homes Available? Based on homes sold in Grand County in 2017
	Senior couple living on social security **Income: $21,000**	Affordable Home Price: $76,839 Affordable Monthly Payment $525	32%	 **0% affordable**
	River rafting guide **Income: $23,450**	Affordable Home Price: $85,767 Affordable Monthly Payment $586	36%	 **0% affordable**
	Hotel desk clerk and waiter w/ two children **Income: $39,370**	Affordable Home Price: $144,018 Affordable Monthly Payment $984	60%	 **0% affordable**
	Part-time retail and construction worker with one child **Income: $45,025**	Affordable Home Price: $164,802 Affordable Monthly Payment $1,126	69%	 **1 unit (5.9%) affordable**
	Firefighter and elementary school teacher with two children **Income: $64,670**	Affordable Home Price: $236,664 Affordable Monthly Payment $1,617	99%	 **8 units (47.0%) affordable**

Note:
(a) Represents the median sale price for mobile home sales, including land, in 2017.
(b) This assumes households pay 30 percent of their gross income for housing.

Sources: Grand County, 2017; Utah Department of Workforce Services, 2017; Insurance.com, 2017; Bankrate.com, 2017; UtahRealEstate.com, 2018; BAE, 2018.

Table 28: Sale Price Distribution for Mobile Home Sales in 2017, by Number of Bedrooms

List Price Range	Number of Units Sold 1 BRs	2 BRs	3 BRs	4+ BRs	Total	% Total
Mobile Homes						
Less than $150,000	0	1	0	0	1	**5.9%**
$150,000-$174,999	0	0	0	0	0	**0.0%**
$175,000-$199,999	0	0	2	0	2	**11.8%**
$200,000-$224,999	0	0	3	1	4	**23.5%**
$225,000-$249,999	0	0	2	2	4	**23.5%**
$250,000-$274,999	0	0	0	1	1	**5.9%**
$275,000-$299,999	0	0	0	1	1	**5.9%**
$300,000-$324,999	0	0	1	0	1	**5.9%**
$325,000-$349,999	0	0	2	0	2	**11.8%**
$350,000-$375,000	0	0	1	0	1	**5.9%**
Total	**0**	**1**	**11**	**5**	**17**	**100%**
% Total	**0.0%**	**5.9%**	**64.7%**	**29.4%**	**100.0%**	
Median Sale Price	**n.a.**	**$149,000**	**$235,200**	**$240,000**	**$240,000**	

Note:
(a) Represents 2017 mobile home sales in Grand County (excluding Castle Valley).

Sources: UtahRealEstate.com, 2018; BAE, 2018.

Rental Housing Affordability

Using the rental data presented in Table 17, in the Residential Real Estate section, as a representation of the general range of Moab area apartment rental rates, BAE calculated the most affordable apartment housing option for each of the prototypical households, excluding utility costs. In instances where none of the area's apartment units are affordable, BAE presents the proportion of the most affordable unit(s) available to the subject household.

Rental housing is priced more reasonably, although there is a shortage of units available for rent. The results presented in Table 29 show that none of the available apartment units are affordable to the senior couple living on social security. At best, this household could afford 67 percent of a studio apartment rent, and 65 to 72 percent of a 1-bedroom apartment rent in an older apartment complex like the Grand Hotel. The river rafting guide fares slightly better, being able to afford 76 percent of a studio rent and 73 to 82 percent of a one-bedroom apartment rent in the Grand Hotel. Very-low income households (50 percent of AMI) cannot afford any market-rate studios at the Hoodoo Village, a newly built apartment complex. Households that were above-moderate income (80 percent of AMI) can afford market-rate housing, but there is limited inventory available. The Moab Area needs more housing for extremely low-, very low-, and low-income households, especially for workers that serve the area's tourism economy.

Table 29: Who Can Afford to Rent an Apartment in Grand County?

Who? This shows an example of a prototypical household in the Moab Area and its annual household income		What Is Affordable? How much can this household afford to pay for housing costs monthly?	How Much Apartment? What percent of a market rate apartment can they afford (See Table 17) (a)
	Senior couple living on social security **Income: $21,000**	Affordable Monthly Rent $525	67% of a Studio in the Grand Hotel (b) 65%-72% of a 1-Bedroom in the Grand Hotel (b)
	River rafting guide **Income: $23,450**	Affordable Monthly Rent $586	76% of a Studio in the Grand Hotel (b) 73%-82% of a 1-Bedroom in the Grand Hotel (b)
	Hotel desk clerk and waiter **Income: $39,370**	Affordable Monthly Rent $984	100% of apartment units in the Grand Hotel, and a studio in Hoodoo Village
	Part-time retail and construction worker with one child **Income: $45,025**	Affordable Monthly Rent $1,126	100% of apartment units in the Grand Hotel, and a studio in Hoodoo Village
	Firefighter and elementary school teacher with two children **Income: $64,670**	Affordable Monthly Rent $1,617	100% All apartment units in the Grand Hotel and Hoodoo Village

Notes:
(a) Represents the proportion on an apartment unit the household could afford, excluding utility costs.
The utility allowance is based on 2017 figures provided by the Housing Authority of South Eastern Utah for apartment units.

(b) The Grand Hotel is an older apartment complex within the City of Moab that represents one of the more affordable apartment options in the area. Please refer to Table 17 for more details.

Sources: Grand County, 2017; Utah Department of Workforce Services, 2017; Housing Authority of Southeastern Utah, 2017; BAE, 2018.

Visually comparing the prototypical households' monthly housing allowances to the sample of available unfurnished single-family rental properties listed in Table 18 reveals that these households would have similar difficulty affording single-family rental properties. As with the apartments, the senior couple and river rafting guide would only be able to afford to rent a

single-family home if they shared the cost with at least one housemate. The hotel desk clerk and waiter, a single-teacher, and the part-time retail clerk and construction worker could afford two of the sample units, while the firefighter and elementary school teacher could afford four of the five sample units.

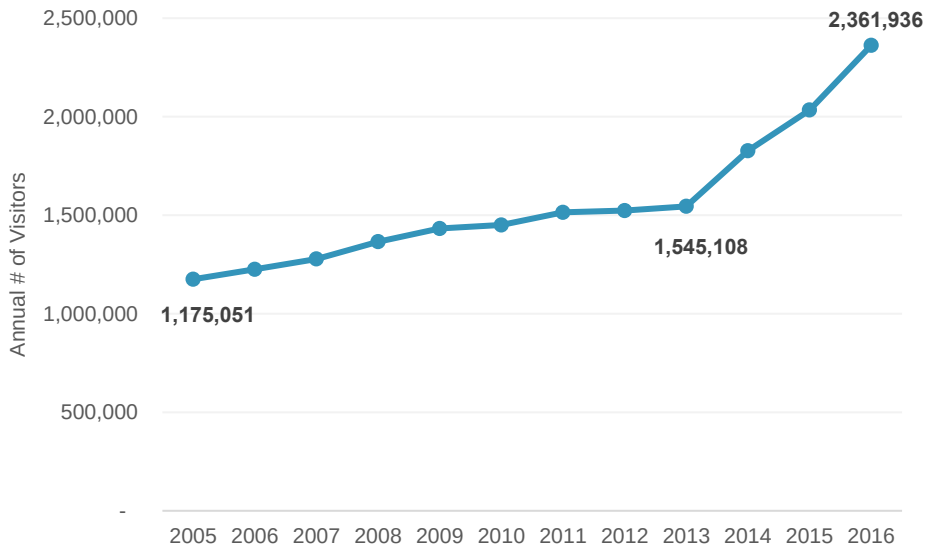
Initial takeaways from this analysis are that the Moab area needs more housing opportunities for smaller extremely low-, very-, and low-income households, such as seniors, and hospitality and recreation workers that service the area's tourism economy. Providing appropriate housing for these households, such as apartments and smaller for-sale products such as condominiums reserved for area residents rather than second homeowners, could free up single-family rental properties currently serving this demographic, and make more single-family rentals available for very low- to moderate-income family households. In light of competition for single-family homes from outside markets (e.g., second homebuyers and visitors seeking nightly rentals), efforts should also focus on maintaining and preserving the existing single-family rental stock available to the area's workforce.

Commercial Real Estate Market Conditions

Hotels

The Moab Area is known for its iconic landscapes and abundant outdoor recreational opportunities that support a vibrant tourism economy. The area is home to Arches and Canyonlands National Parks, Dead Horse Point State Park, and the Manti-La Sal National Forest. According to the National Park Service, visitation to Arches and Canyonlands soared in the last decade. Between 2005 and 2016, visitation doubled, from 1.18 million in 2005 to 2.36 million in 2016, which translates into an average annual increase of 6.6 percent per year. It is worth noting that visitation continued to increase through the Great Recession, even as tourism fell in other parts of the country. Since 2013, visitation has increased at a rapid pace, highlighting the area's attraction as an "Adventure Capital".

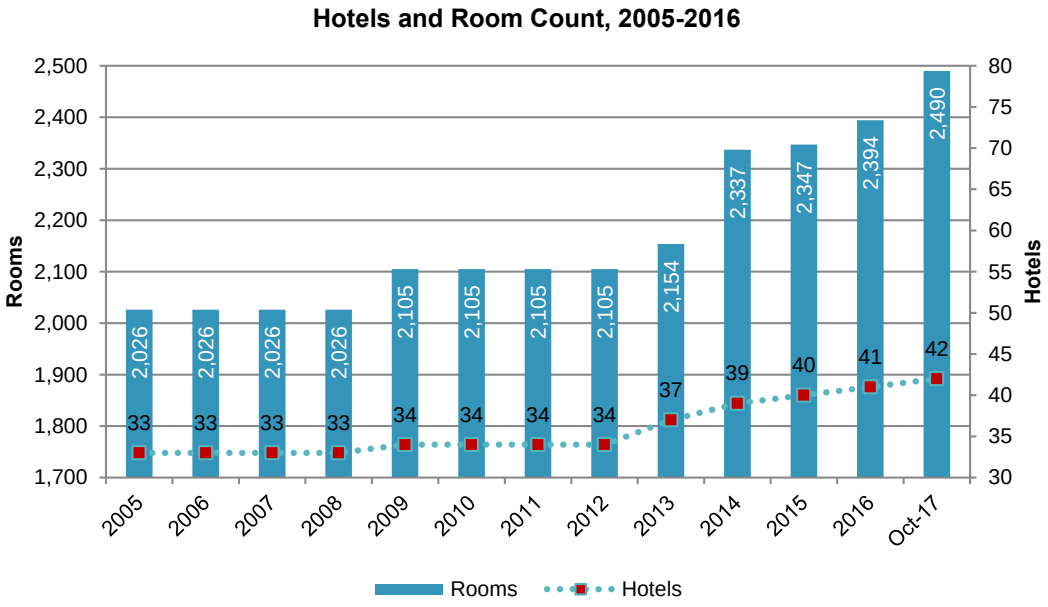
Figure 7: Annual Visitation to Arches and Canyonlands National Park, 2005-2016



Sources: National Park Service, Summary of Visitor Use By Month and Year (1979-Last Calendar Year), 2018; BAE, 2018.

The increase in visitation has fueled rapid growth in the hotel and lodging sector. According to STR, a private data vendor that tracks hotel performance, there were 42 lodging establishments totaling 2,490 rooms in Grand County as of October 2017, with most located within the City of Moab. Between 2005 and 2017, the number of rooms increased from 2,026 to 2,490, representing a 22.9 percent increase in room inventory. As shown in the table on the following page, the increase in hotel supply mirrors the steady climb in visitation to the area.

Figure 8: Hotels and Rooms Tracked by STR, Grand County, 2005-2017



Sources: STR, 2017; Grand County, 2017; City of Moab, 2017; BAE, 2018.

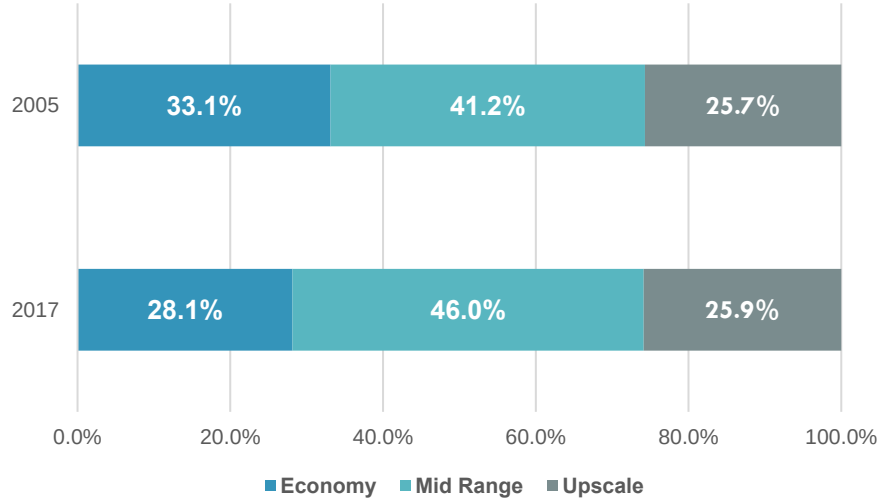
In addition to the expansion in room supply, there was a notable level of transaction activity involving Moab Area hotel properties. Table 30 shows the year that hotels became affiliated with their current brand or chain. This captures instances in which the hotel was sold to a new operator or when hotels switched brands. Since 2010, an average of one hotel per year changed its affiliation, with most new operators being national brands such as Best Western or Quality Suites. This suggests in response to rising visitation, national brands were not only entering the market by building new hotels, but also by acquiring existing facilities.

Table 30: Hotels that Changed Affiliation, 2005-2017

	Number		Share of Total	
Year	Rooms	Hotels	Rooms	Hotels
2005	50	1	2.5%	3.0%
2006	0	0	0.0%	0.0%
2007	0	0	0.0%	0.0%
2008	0	0	0.0%	0.0%
2009	0	0	0.0%	0.0%
2010	80	1	3.8%	2.9%
2011	75	1	3.6%	2.9%
2012	75	1	3.6%	2.9%
2013	66	1	3.1%	2.9%
2014	81	1	3.5%	2.8%
2015	0	0	0.0%	0.0%
2016	0	0	0.0%	0.0%
2017	97	2	27.1%	50.0%
Total Change	**524**	**8**	**22.0%**	**21.6%**

Note:
This table shows the year in which properties changed affiliations and became associated with their current brand or chain.
Sources: STR, 2017; BAE, 2018.

Figure 9: Hotels by Class, Grand County, 2005 and 2017



Sources: STR, 2017; BAE, 2018.

Between 2005 and 2017, inventory in the Moab area has shifted away from economy hotels to midscale and upscale establishments. In 2005, one-third of hotel rooms were in economy hotels, which includes brands such as Super 8, Days Inn, and Motel 6. In 2017, the share of rooms in economy hotels had dropped, with a greater proportion concentrated in mid-range and upscale establishments, which typically have more amenities and charge higher rates.

Analysis of Selected Midscale and Upper Midscale Hotels

BAE reviewed aggregated data for 11 selected hotels representing mid-range properties, most of which were newly constructed or renovated after 2000. This class reflects brands that expanded the most in recent years, and chains likely to enter the Moab area. Examples include Homewood Suites and the Holiday Inn Express. Appendix A shows a participation list of the hotels selected for this analysis.

As shown in Table 31, between 2011 and 2016, inventory among this selected group of mid-range hotels increased from 234,153 to 328,897 room nights per year, equivalent to a 40.5 percent increase, which was a significant expansion in supply. This was owing to a combination of new hotels in this category that opened (Comfort Suites, the Fairfield Inn, and Homewood Suites), and hotels that added rooms (Best Western).

Between 2011 and 2016, room demand, which refers to the number of rooms sold, outpaced the increase in supply. Room demand rose from 155,806 to 239,838, equal to a 53.9 percent increase, which was faster than the supply growth of 40.5 percent. This is notable because when room demand outpaces supply growth, this can indicate pent-up demand for mid-scale product, a robust tourism economy with strong annual growth that expands the

demand pool, or a combination. New hotels that entered the market did not have trouble filling rooms, and there was sufficient market demand to absorb the new inventory.

Table 31: Hotel Market Overview, Moab Area, 2011 – September 2017

Historic Overview (2011-2016)

Year	Occupancy Rate	Average Daily Rate	RevPAR (a)	Room Demand (b)	Room Supply
2011	66.5%	$123	$82	155,806	234,153
2012	69.1%	$128	$89	161,891	234,330
2013	68.0%	$134	$91	164,246	241,690
2014	69.2%	$144	$99	192,294	278,059
2015	69.9%	$153	$107	221,786	317,154
2016	72.9%	$162	$118	239,838	328,897

Current Market Overview (October 2016 - September 2017)

Month	Occupancy Rate	Average Daily Rate	RevPAR (a)	Room Demand (b)	Room Supply
Oct-16	84.9%	$179	$152	25,409	29,915
Nov-17	65.1%	$102	$66	18,845	28,950
Dec-16	37.6%	$79	$30	11,249	29,915
Jan-17	25.2%	$76	$19	7,532	29,915
Feb-17	45.1%	$86	$39	12,175	27,020
Mar-17	72.9%	$156	$114	21,801	29,915
Apr-17	85.5%	$204	$174	24,765	28,950
May-17	92.0%	$209	$192	27,533	29,915
Jun-17	92.0%	$197	$181	26,631	28,950
Jul-17	87.6%	$186	$162	26,196	29,915
Aug-17	86.9%	$181	$158	25,994	29,915
Sep-17	93.9%	$209	$196	27,192	28,950

Daily Averages (c)

Day of Week	Occupancy Rate	Average Daily Rate	RevPAR (a)
Sunday	66.2%	$160	$106
Monday	67.4%	$159	$107
Tuesday	68.2%	$159	$109
Wednesday	69.0%	$159	$110
Thursday	70.2%	$162	$114
Friday	77.8%	$167	$130
Saturday	78.7%	$167	$131
Total	**71.1%**	**$162**	**$115**

Notes:
(a) RevPAR, or Revenue per Available Room, is calculated by dividing total room revenue by the total room supply for a given period. Occupancy Rate multiplied by the Average Daily Rate (ADR) will closely approximate RevPAR.
(b) Room Demand represents the number of rooms sold over the course of a given time period, excluding complimentary rooms.
(c) Daily Averages calculated over the last three years, from October 2014 to Septenber 2017.

Sources: STR, 2017; BAE, 2018.

Remarkably, average nightly rates and occupancy also improved between 2011 and 2016, which is noteworthy given the sizeable increase in room supply. Between 2011 and 2016, mid-range hotels increased their rates from an average of $123 per night in 2011 to $162 per night in 2017, equivalent to a 31.8 percent increase. At the same time, occupancy rates

improved, rising from 66.5 percent in 2011 to 72.9 percent in 2016. In general, hotel occupancy rates exceeding 70 percent is an indicator of a strong lodging market. This suggests that the Moab Area could continue to attract and absorb more midscale hotels. In fact, a review of building permit data shows that there are seven more hotels either under construction (Hyatt Place, the Hilton Hoodoo, and Mainstay Suites) or in the development pipeline.

Lodging Outlook

Based on interviews with brokers active in the market, lodging is the strongest commercial product type in the Moab Area. Brokers frequently receive calls from national hotel chains seeking available sites. Many operators are willing to pay a premium for land, with the current going price at $30 to $40 per square foot for land in properly zoned commercial areas within the Moab city limits. In fact, speculative hotel developments are driving up land costs and crowding out other commercial uses, such as restaurants, which cannot afford to pay the same prices given their economic fundamentals. Based on the current economic trajectory, brokers expect local hotel demand to remain strong, buoyed by a strong tourism economy driven by overall growth in Utah and Colorado.

Retail

Retail activity within Grand County is concentrated within Downtown Moab and along the Highway 191 commercial corridor. Downtown Moab, clustered around Main and Center Streets, represents the area's historic shopping district and offers an array of shops in single- and two-story attached structures. Moving away from the downtown core, retail consists of single-story, free-standing buildings or shopping centers accessible by surface parking lots.

Costar, a private data vendor, tracks 58 retail properties in the Moab area, which contained 380,000 square feet of retail, with almost all located within the City of Moab. An overwhelming majority (87.9 percent) of retail spaces were small, free-standing buildings of less than 10,000 square feet. The City also has a few shopping centers anchored by grocery and discount stores (e.g., City Market, Walker Drug Company, Shopko).

Table 32: Retail Inventory, Grand County, Q1 2018

	Number of Buildings		Total Square Feet	
Year	**#**	**%**	**#**	**%**
0 to 4,999 square feet	31	53.4%	77,138	20.3%
5,000 to 9,999 square feet	20	34.5%	137,360	36.2%
10,0000 to 19,999 square feet	3	5.2%	38,858	10.2%
20,000 square feet or more	4	6.9%	126,337	33.3%
Total	**58**	**100.0%**	**379,693**	**100.0%**

Sources: Costar; BAE, 2018.

Retail Rents

There was limited inventory available for lease in the Moab Area as of Q4 2017. According to brokers interviewed for this study, rents in Downtown Moab and area strip retail centers with

strong anchors commanded the highest rents, ranging between $2.00 and $2.50 per square foot, modified gross. There is one active listing north of downtown near a cluster of hotels for a new, 18,000 square-foot retail development. The current asking rent is $2.00 per square foot, triple-net, and the spaces will be divisible as small as 1,225 square feet.

Table 33: Active Retail Listings, Grand County, Q4 2017

Image	Address	Property Type	GFA (sf)	Rent/SF/Month Low	Rent/SF/Month High	Lease Type	Year Built
	**1863 N. 191 Hwy**	Retail	18,000		$2.00	NNN	Under construction

Sources: ListSource, 2017; CoStar, 2017; BAE, 2018.

Retail Outlook

Despite the strong rents within certain areas, Grand County has seen limited retail development. Building permit data provided by Grand County and the City of Moab show that between 2010 and 2017, there were only four building permits issued for retail or restaurant projects in the Moab area, of which three were additions to existing restaurants.

Brokers indicate that the reason newer retail space has not been built is because of high land costs and limited available land. There was agreement among those interviewed that the Moab Area needs more eating and drinking establishments to accommodate the influx of tourists. As one broker noted, the significant increase in hotel development has not been accompanied by a commensurate increase in restaurants, which has resulted in long wait times at existing establishments. Unfortunately, older retail spaces do not have the infrastructure for restaurants, and with limited vacant land, retail must compete with hotels for developable land. Despite these challenges, interviews suggested pent-up demand for additional retail product, especially for businesses built around tourism.

Office

Office buildings in the Moab area are scattered, and consist mostly of small, older, single-user buildings. Costar tracks 12 office properties in the Moab area totaling 50,205 square feet. Eleven of the 12 office buildings contain less than 10,000 square feet. BAE supplemented the Costar data with additional research, drawing on the local commercial brokers with knowledge of newer office buildings.

Table 34: Office Inventory, Grand County, Q1 2018

	Number of Buildings		Total Square Feet	
Year	#	%	#	%
0 to 4,999 square feet	9	75.0%	23,496	46.8%
5,000 to 9,999 square feet	2	16.7%	14,709	29.3%
10,0000 to 19,999 square feet	1	8.3%	12,000	23.9%
20,000 square feet or more	0	0.0%	0	0.0%
Total	**12**	**100.0%**	**50,205**	**100.0%**

Sources: Costar; BAE, 2018.

Office Rents

Table 35 below highlights two office buildings built after 2016. Both are Class A, two-story properties built by owner occupants who were unable to identify suitable leasable space and decided to build their own building for owner occupancy. In addition, given the limited office inventory, speculative office space was built on separate floors, which are leased to other businesses. These are shared workspaces, where freelancers or businesses rent private offices but share common facilities like conference rooms and reception areas.

Table 35: Office Inventory, Leased and Currently Listed Properties, Grand County, Q4 2017

Name/Address Stories/Year Built	Total Size (sf) Space for Lease (sf) Occupancy Rate # Available	Asking Rent ($/sf/mo) Lease Type	Details
Newly Constructed Leased Office Properties			
Moab Realty Office Building 301 S. 400 E / Built 2017 	9,000 total sf 6,000 sf owner occupied 3,000 sf first floor co-working space with individual offices rented on a monthly basis 90% occupied	$1.66/sf/mo Full service	Newly constructed Class A office Second floor is owner occupied by the building owner. The first floor contains 8 offices, rented on a monthly basis. Leased area includes eight offices, conference room, and reception area.
Larson & Company Building 285 S. 400 East / Built 2016 	8,000 total sf (estimate) 4,000 sf owner occupied 4,000 sf second floor co-working space with individual offices rented on a monthly basis 2 co-working offices available 78% occupied	$750/mo - 200 sf office $500/mo - 140 sf office Full service	Newly constructed Class A office First floor is owner occupied. Second floor contains 9 offices, rented on a monthly basis. Rent includes wifi, ability to use conference room and shared facilities and equipment.
Currently Listed Office Properties for Lease			
1030 Bowling Alley Lane 	550 sf available	$1.00/sf/mo NNN	
420 Kane Creek Blvd. 	3,000 sf available	$0.57-$1.43/sf/mo	Office/flex space

Sources: ListSource, 2017; CoStar, 2017; Moab Ad-Viser, 2017; BAE, 2018.

The rent for the Class A office space ranges from $1.66 to $2.00 per square foot in the highlighted buildings. This was consistent with assessments from local brokers, who estimated rents for Class A office within Downtown Moab range from $1.50 to $2.00 per square foot, full service. These co-working spaces are leased to management companies, engineering firms, and lenders, many of whom cannot find Class A product elsewhere in the market. The occupancy rates were 78 percent and 90 percent for each building.

Office Outlook

Professional services, such as finance, insurance, and real estate (FIRE), along with scientific and technical services, traditionally lead demand for office space. According to employment data presented earlier in this report (see Table 13), these sectors supported 297 jobs in Grand County in 2016 (5.8 percent of total jobs). Still, FIRE and other technical jobs increased moderately since 2011 (280 jobs), which suggests that there may be potential for a limited amount of new office development.

Brokers confirmed this assessment, stating that although there is not substantial demand for new office space, some pent-up demand exists, particularly among existing businesses looking to expand, and from healthcare professionals. Building permit data show there were six newly constructed offices built between 2010 and 2017, averaging about one new building per year. The majority were built by existing businesses, echoing the finding that businesses seeking to expand often cannot find Class A space to lease and opt instead to build their own spaces.

Moreover, brokers cited the same challenge faced in the retail market, in that office developers must compete with hotels for developable land. Moab Realty and the Larson Building, (two relatively newly built office buildings) were built because the businesses already controlled the land. Brokers cited difficulty finding Class A office space for clients, many of whom are healthcare professionals or directly involved in management or sale of real estate. One broker estimated that the current market could likely absorb a limited amount of new office development (approximately 15,000 square feet).

Financial Feasibility Assessment

The feasibility assessment uses static pro forma financial feasibility models to provide a snapshot the economics of developing seven development prototypes, including office, retail, hotels, overnight rentals (townhomes and condominiums), apartments, and single-family homes. The purpose is to determine whether these products are financially feasible under current market conditions ("baseline") and if they are, how much room there is in the development budget to contribute towards an affordable housing requirement, while still maintaining development feasibility.

Development Prototypes

The development prototypes model patterns of where projects have historically been built. BAE reviewed building department data for projects permitted within the City of Moab and Grand County between 2010 and 2017 and selected a "prototypical project" for each land use based on projects that were most frequently built. For example, hotel developments have clustered within the City of Moab in commercially zoned districts, with many averaging between 80 to 100 rooms. Also, the County has permitted multiple overnight rental projects in areas zoned Highway Commercial, so these prototypes were modeled in the feasibility analysis.

Four residential uses were analyzed: apartments, single-family homes, and townhomes and condominiums permitted for overnight rentals.[9] Single-family homes are stand-alone, detached houses that are custom-built and often constructed one-at-a-time. Townhouses are a form of multi-unit housing built as a series of homes connected to other houses by common sidewalls. Apartments contain multiple dwelling units leased for rent. Condominiums can appear like apartments, but units are owned by individuals rather than a landlord. Condominium owners own the interior space of their unit and an undivided interest in communal areas.

This analysis considers development feasibility of product types through the lens of developers and makes assumptions about whether products are rented or sold, but does not distinguish how products are occupied by the end-user (e.g. primary residence, secondary home, vacation rental, long-term lease, etc.). In crafting an assured housing policy, the City and County can make policy decisions related to use, but this distinction is not analyzed in this report. In

[9] It should be noted that each residential prototype may be eligible for overnight rental, with eligibility defined by the regulations in the underlying zoning district. There is a difference between prototype (e.g. condominium, apartment) and use (e.g. short-term rental or secondary residence), and this analysis does not take a position on use. Rather, the feasibility analysis models historic building permit patterns, and identifies in which zones high levels of permit activity are observed. In reviewing the building permit, there was a notable level of permit activity related to townhouses and condominiums built in Grand County's Highway Commercial Zone, which permits overnight rentals. Therefore, this prototype was modeled for the feasibility analysis. At the same time, the apartments were modeled assuming development within the City of Moab's R-3 zone, where overnight rentals are prohibited.

general, apartments, office, retail, and hotels were analyzed as rental-income generating properties, while the remaining products were assumed for-sale.

The residential prototypes assumed single-family homes built in Grand County's Rural-Residential Zone, townhomes and condominiums in Grand County's Highway Commercial Zone, and apartments in the City of Moab's R-3 zone. Hotel, office, and retail projects were modeled assuming the City of Moab's C-3 zone.

To develop the footprint for each prototype, BAE reviewed the zoning code for each district and identified key regulations that affect the development footprint, including lot coverage, maximum dwelling units per acre, parking ratios, setbacks, open space requirements, building heights, etc. A basic schematic design was developed for each prototype, assuming adherence to the regulations in the underlying zoning district. An important assumption was made to retain surface parking because this is significantly more cost effective than structured or underground parking. Surface parking also reflects the predominant development pattern observed in most projects.

Assumptions

BAE conducted extensive research on inputs for the financial feasibility analysis, including acquisition and construction costs, sales prices, and rents. A summary of the research informing each key assumption is described below.

- **Land Costs** – For each land use, BAE reviewed available list prices for vacant land that sold between 2015 and 2017, and interviewed brokers and developers of commercial and residential projects currently active in the Moab area.
- **Construction Costs (hard costs, soft costs, and financing costs)** – For each prototype, BAE estimated per square foot hard costs based on a review of R.S. Means, a construction cost manual commonly used in the construction industry for cost estimation purposes, with a location factor applied to adjust for costs in the Moab area. BAE also conducted ten interviews with local contractors, developers, and real estate brokers to further corroborate costs. Soft costs and financing costs were estimated based on industry standards and current interest rates.
- **Residential Sales Prices** – BAE set residential sales price assumptions based on review of prices for single-family homes, condominiums, and townhomes built after 2000. Newer homes tend to sell for a premium compared to older houses, providing a better indicator of the prices that can be achieved for new construction that would be subject to assured housing requirements.
- **Residential and Commercial Rents** – BAE used rents for comparable new residential, office, and retail developments built recently in the Moab area.
- **Hotel Rates** – Average daily rates were set based on STR's performance report for select mid- to upper-scale hotels.
- **Cap Rates** – BAE compiled national and regional cap rates and researched variations by market area through developer interviews.

Sensitivity Analysis

Real estate markets are cyclical, and the development costs, sales prices, and rents can vary across the business cycle. For each prototype, BAE conducted a sensitivity analysis to capture conditions under moderate and strong market scenarios. This allows the City and County to understand how feasibility may change when market conditions fluctuate. For the moderate market, data for land prices, construction costs, rents, and sales prices were taken from 2014, which represented a mid-point in the recovery after the recession. Inputs for the strong market were taken from 2017.

Feasibility Thresholds

The following two metrics were used to define development feasibility:

- Return on Total Development Cost (ROC) – This metric divides profit by total development cost, to judge overall project feasibility. It can be considered as a simple profit margin, irrespective of how a project is financed between debt and equity. In other words, ROC is useful because it allows comparison across all real estate project types (whether income-producing or for-sale units), irrespective of individual choices to leverage equity through use of debt. It is also useful because, as a simple project margin calculation, it can be easily compared to other non-leveraged non-real estate short-term investments such as one-year corporate bonds (which are generally paying 6 to 10 percent at present). Real estate development has higher risk inherent to the investment activity, so the ROC on real estate projects should be higher than these other investment options.

- Yield on Cost (YOC) – This metric evaluates the annual stabilized Net Operating Income (NOI) compared to total development costs for rental projects only (not relevant in for-sale unit projects because these do not generate ongoing operating investment income). For the feasibility testing, each product type was assigned a minimum YOC threshold. As applicable, a project would need to meet both ROC and YOC thresholds to be considered feasible.

Real estate products require varying returns, depending on the risk of the product in each localized market. The table below highlights the minimum YOC and ROC metrics that define feasibility, based on industry standards and interviews with six local developers. It should be noted that the return and yield metrics varied from one developer to the next, and the thresholds identified for this analysis take into account the range of responses received. It is possible for developers to accept a lower return; however, the thresholds highlighted below represent somewhat conservative estimates for determining feasibility.

Table 36: Feasibility Thresholds by Land Use

Minimum Feasibility Metrics (a)		
Residential	**Return on Cost (b)**	**Yield on Cost (c)**
Single-Family Homes	15%	N/A
Townhomes	20%	N/A
Condominiums	20%	N/A
Apartments	15%	5%
Commercial		
Office	15%	7%
Retail	15%	7%
Hotel	15%	8%

Notes:
(a) These feasibility metrics were established based on interviews with local developers active in the Moab market.
(b) Return on cost is profit divided by total development cost.
(c) Yield on cost is NOI divided by total development cost. This is only relevant for rent-producing properties. Projects have to meet both ROC and YOC metrics to be deemed feasible.

Source: BAE, 2018.

Relationship Between In-Lieu Fee and Inclusionary Housing Requirement

For commercial projects that returned a "Yes" answer in the baseline evaluation, BAE tested what fee would be acceptable for the project to still meet the minimum return on cost and yield on cost metrics. The in-lieu fee is represented as a cost per square foot. The fee serves to reduce the developer's excess profit, while still enabling him or her a reasonable return to compensate for the risk inherent in development. In other words, the fees that were tested still enable developers to achieve the profit thresholds in the above table.

For residential properties feasible in the baseline scenarios, BAE ran two analyses. The first is the assessment described above, which highlights what fee level the projects can support, represented on a cost per square foot basis. A secondary analysis provides a policy option for developers to construct affordable units on-site (inclusionary housing), and evaluates what percentage set-aside developers could support, assuming homes were affordable to 80 percent AMI households. For detailed pro formas showing the in-lieu and inclusionary housing analyses, please refer to Appendix B and C, respectively.

It should be noted that the projects modeled in this analysis represent speculative developments. There is a universe of projects with outlier conditions, such as instances where owners acquired properties and have held them for a long time. These projects may be feasible due to significantly lower land costs. Built-to-suit projects with end users are another example, and are difficult to model because feasibility is based on the underlying performance of a company and its access to capital, which varies by sector and by firm. Therefore, while these projects may be feasible, these situations are not reflected in the following pro formas, which capture speculative projects introduced by developers seeking to earn a profit or return on investment.

Commercial Financial Feasibility

The table below summarizes the pro forma analysis for three commercial uses: office, retail, and hotels. Under current market conditions, only hotels can support paying a fee for workforce housing. Hotels were feasible under both moderate and strong market conditions, which correspond to average daily room rental rates of $150 to $175 per night. The pro forma analysis shows that hotels can support a fee of between $5 and $15 per square foot, depending on the strength of the market. For a prototypical 80-room hotel (60,000 square feet), this translates into a per-project supportable fee of $300,000 to $900,000. This is equivalent to between two to five percent of total development costs.

Table 37: Summary of Proforma Analysis for Commercial Land Uses

	Office		Retail		Hotel	
						
	Moderate	**Strong**	**Moderate**	**Strong**	**Moderate**	**Strong**
Assumptions for Baseline (a)						
Location, Zoning	City of Moab, C-3		City of Moab, C-3		City of Moab, C-3	
Prototypical Building Size	10,000	10,000	10,000	10,000	60,000	60,000
Site Size (sf)	15,500	15,500	20,500	20,500	48,000	48,000
Total Number of Stories (Bldg)	2	2	1	1	3	3
Parking Type	Surface	Surface	Surface	Surface	Surface	Surface
FAR	0.65	0.65	0.49	0.49	1.25	1.25
Total Dev Cost/SF (inc. land)	*$ 213*	*$ 253*	*$ 233*	*$ 286*	*$ 246*	*$ 263*
Rent (psf or per hotel REVPAR)	$ 18.00	$ 24.00	$ 24.00	$ 30.00	$ 105.00	$ 122.50
Return On Cost - Baseline	-8.4%	12.0%	11.7%	24.0%	39.9%	63.4%
Yield on Cost - Baseline	5.5%	6.2%	6.7%	6.8%	9.1%	9.8%
Baseline Feasible? (b)	No	No	No	No	Yes	Yes
New Fee/Sq. Ft. (a)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5.00**	**$ 15.00**
New Fee for Prototype Project					$ 300,000	$ 900,000
Return On Cost with Fees					36.9%	54.1%
Yield on Cost with Fees					8.9%	9.2%
Feasible with Fee? (b)					Yes	Yes
New Res Fee, as % of Total Dev Costs					2.0%	5.4%

Notes:
a) See Appendix for detailed assumptions and proformas for each land use type.
b) Financial feasibility evaluated on 2 metrics

ROC =	15.0%		
YOC :	Retail:	Office:	Hotel:
	7.0%	7.0%	8.0%

Source: BAE, 2018.

Rents for office and retail space were not high enough to offset the cost of new construction. Retail in strong markets, like those in downtown Moab, came close to achieving baseline feasibility, but fell short of meeting the minimum seven percent yield on cost established for this product type. Retail properties in prime downtown corridors with higher rents could theoretically reach baseline feasibility. However, given the limited office and retail

development in recent years in both the City of Moab and Grand County (see Table 41 on building permit trends), charging a fee for these uses may discourage projects and make designing financially feasible projects even more difficult. BAE does not recommend charging a fee on retail or office development.

Residential Financial Feasibility

The table below summarizes the proforma analysis for the four residential uses. The development programs assumed single-family homes built in Grand County's Rural-Residential Zone, townhomes and condominiums in Grand County's Highway Commercial Zone, and apartments in the City of Moab's R-3 zone.

Of the four residential prototypes, here is a summary of the findings:

- **Townhomes and condominiums were the strongest residential product.** Townhouses could support paying an in-lieu fee between $4 to $8 per square foot or an inclusionary requirement between six to eight percent in the moderate and strong markets.

- **Condominiums could not support paying a fee in the moderate market but were feasible in the strong market**, where an in-lieu fee of $5 was acceptable. This was equivalent to an inclusionary requirement of 8 percent.

- **Apartments were not feasible under the baseline in either the moderate or strong market conditions**, largely because rents were not high enough to offset the cost of land acquisition and new development. This suggests that despite the large and growing demand for rental housing, the market will likely under-deliver this product type, unless incentives are provided to entice development. Appendix D provides a supplemental analysis that shows rental apartments could be feasible if the City or County allowed greater density for apartment projects.

- **Single-family homes could support paying a small fee.** BAE tested the impact of charging fees ranging from $1 to $5 per square foot. Assuming a 2,250-square foot home, fees between $1 to $5 per square foot translated into 0.6 percent to 2.9 percent of total project costs.

- **In summary, real estate products that were feasible under baseline conditions and can support paying fees were those reliant on "outside" money**, either related to tourism (e.g., hotels, overnight rental townhomes and condominiums) or from retirees and second-homeowners from urban parts of Utah or nearby states who can afford to pay more for housing (e.g., newly built single-family homes).

Table 38: Summary of Proforma Analysis for Residential Land Uses

	Apartments		Condominiums Overnight Rentals		Townhomes Overnight Rentals		Single-Family Detached	
								
	Moderate	**Strong**	**Moderate**	**Strong**	**Moderate**	**Strong**	**Moderate**	**Strong**
Assumptions for Baseline								
Location, Zoning	City of Moab, R-4		Grand County, HC		Grand County, HC		Grand County, RR	
Site Size (sf)	80,000	80,000	43,560	43,560	240,000	240,000	43,560	43,560
Total Number of Units	40	40	25	25	48	48	1	1
Average Unit Size	1,000	1,000	1,350	1,350	1,650	1,650	2,250	3,000
Number of Residential Floors	1	1	3	3	2	2	1	1
FAR	0.6	0.6	0.9	0.9	0.3	0.3	0.1	0.1
Parking Type	Surface		Surface		In Unit		In Unit	
Land Costs per Acre	$ 76,230	$ 119,790	$ 82,500	$ 119,790	$ 82,764	$ 130,680	$ 80,000	$ 120,000
Total Dev Cost/Unit (inc. land)	$ 171,403	$ 173,504	$ 231,757	$ 253,308	$ 253,129	$ 311,202	$ 388,761	$ 690,780
Total Dev Cost/SF (inc. land)	$ 149	$ 151	$ 149	$ 163	$ 153	$ 189	$ 173	$ 230
Sale Price/Sq. Ft.	N/A	N/A	$ 185	$ 245	$ 200	$ 250	$ 200	$ 267
Sale Price or Rent Per Unit	$ 1,200	$ 1,350	$ 249,750	$ 330,750	$ 330,000	$ 412,500	$ 450,000	$ 800,000
Return On Cost - Baseline	-13.2%	14.0%	2.4%	24.0%	23.9%	25.9%	15.8%	15.8%
Yield on Cost - Baseline	4.8%	5.7%	NA	NA	NA	NA	NA	NA
Baseline Feasible? (a)	No	No	No	Yes	Yes	Yes	Yes	Yes
New Fee/Sq. Ft. (a)	**$ -**	**$ -**	**$ -**	**$ 5.00**	**$ 4.00**	**$ 8.00**	**$ 1.00**	**$ 1.50**
New Fee per Unit	$ -	$ -	$ -	$ 6,750	$ 6,600	$ 13,200	$ 2,250	$ 4,500
Return On Cost with Fees				20.1%	20.5%	20.5%	15.1%	15.1%
Yield on Cost with Fees				N/A	N/A	N/A	N/A	N/A
Feasible with Fee? (a)				Yes	Yes	Yes	Yes	Yes
New Res Fee, as % of Total Dev Costs				*3.0%*	*2.5%*	*4.1%*	*0.6%*	*0.6%*

Note:

a) Feasibility is measured as follows:

Project must achieve at least:	20.0%	Return on Cost for Condominiums and Townhomes
	15.0%	Return on Cost for Single-Family Homes
Project must achieve at least:	5.0%	Yield on Cost for Apartments

Source: BAE, 2018.

Overnight Rental Townhouse Feasibility

Townhouses eligible for overnight rentals were feasible in both the moderate and strong market scenarios, generating returns between 23 and 25 percent in the baseline scenarios. Strong demand for overnight rentals has led to rising sales prices in recent years, with demand driven by out-of-town households seeking second homes that can also be rented for investment income. According to brokers interviewed, the price for a prototypical three-bedroom townhouse has risen from approximately $200 per square foot in 2014 (mid $300,000s) to $250 per square foot in 2017, with new townhouses currently selling in the low $400,000 range.

Brokers estimate that 80 percent of overnight rentals are sold to households outside of the Moab area as second homes. This product is attractive because they can be rented when not in use, generating revenue to pay the mortgage. Purchasers have been willing to pay a premium for this product, especially since overnight rentals are prohibited by zoning in other parts of the County. The pro forma analysis shows that townhouses eligible for overnight rentals can afford to pay between $4 and $8 per square foot in assured housing fees and still earn a 20 percent return on cost, which was deemed necessary for this product type.

Rather than charging a fee on new development, the City and County are also considering an inclusionary housing policy whereby developers would be required to build workforce units on-site. A separate pro forma analysis was completed to "translate" the in-lieu fee into an inclusionary requirement, assuming homes were affordable to households earning up to 80% of Area Median Income, based on a family of four. As shown in the pro forma analysis in Appendix C, a six percent inclusionary housing requirement approximates the impact of a $4 to $8 residential assured housing fee.

Overnight Rental Condominium Feasibility

Condominiums eligible for overnight rentals were feasible in the strong market scenario, but not in the moderate market. Although condominiums have a smaller footprint than townhomes, feasibility is largely driven by price. In 2014, two-bedroom condominiums were selling for between $200,000 and $250,000. At this price, the return on cost was six percent, below the 20 percent needed for feasibility for this product type. The price for a two-bedroom condominium has risen since 2014, to $325,000 in 2017. At this level, condominiums were feasible and could afford to pay up to $7 per square foot in assured housing fees. This equates to an eight percent inclusionary housing requirement in the strong market scenario.[10]

Single-Family Home Feasibility

Single-family detached homes are a unique product because they can be built speculatively by developers or by households for personal use. There are two prototypes usually constructed: "starter homes" targeted to first-time homebuyers with lower grade finishes, and custom homes with higher-end finishes, selling at higher prices.

The pro forma analysis models two different types of single-family construction. The first is a speculatively-built house that a contractor/developer builds and sells through a real estate broker, who charges a commission on the sale. The second is a custom home built for an end user, where the customer self-finances the construction, and there is no broker intermediary. Both assume development within Grand County's Rural Residential Zone, which has a minimum one-acre lot size. Unlike townhouses, which benefit from economies of scale during construction, the range of costs can vary significantly for single-family homes depending on the level of custom finishes. Contractors quoted costs between $135 and $400 per square foot,

[10] Condominiums can support a higher inclusionary requirement than the townhomes because the spread between the market sales price and affordable sales price is significantly smaller than for townhomes.

depending on the level of finishes and size of the home. Based on current market prices, a new single-family home could cost between $400,000 and $700,000 to develop.

The pro forma analysis suggests that the profit margins are slimmer for speculatively built single-family homes sold to third parties by real estate brokers, because the profit is distributed between the builder and broker, reducing the builder's margin. However, when a contractor builds a house for a specific end-user, there is no broker intermediary; the builder keeps the profit, and this model leads to returns on cost exceeding the minimum threshold of 15 percent.

As shown in Appendix B-7, a contractor can build a 2,250 square foot home for $390,000, all-in including land acquisition. If a contractor charges his customer $450,000 for the home, this is equivalent to a 15.8 percent return on cost. This profit margin holds for a more expensive, custom-built home as well. Selling the same home via a real estate broker would result in a somewhat lower return on cost of 12.0 percent. Still, some builders who were interviewed were willing to accept a 12.0 percent ROC.

The building permit data show a substantial level of single-family, new construction activity. The summary table below highlights that between 2010 and November 2017, there were 449 new construction permits issued for single family homes in the City of Moab and Grand County, which accounted for 52.4 percent of all housing units permitted.

Table 39: Single Family Homes Permitted, Moab and Grand County, 2010-2017

Residential Building Permits Issued (2010 - 2017) (a)				
	City of Moab	Grand County	Total Units	% of Total
Single-Family Homes	165	182	**347**	**40.5%**
Single-Family Nightly Rentals	4	98	**102**	**11.9%**
Townhomes	66	8	**74**	**8.6%**
Condominiums	15	160	**175**	**20.4%**
Apartments	72	87	**159**	**18.6%**
Total	**322**	**535**	**857**	**100.0%**

Notes:
(a) Does not include accessory dwelling units, affordable housing units, additions, or manufactured homes.
(b) Includes new single-family homes identified as use for short-term rentals.

Sources: Grand County, 2017; City of Moab, 2017; BAE, 2018.

The robust activity in single-family home construction suggests that this product may be able to support a nominal fee. Another way to analyze feasibility is to consider the impact of potential fees on total development costs. The table below highlights the impact of charging assured housing fees between $1 and $5 per square foot, as a percent of total development costs. Assuming a 2,250-square foot home, this translates into costs equivalent to 0.6 to 2.9 percent of total project costs.

Table 40: Single-Family Impact Fee Matrix as Percent of Total Development Cost

	Total Project Cost ($/SF)	Average Size (SF)	Fee Per SF, as % of Total Costs				
			$ 1.00	$ 2.00	$ 3.00	$ 4.00	$ 5.00
Starter Home	$ 179	2,250	0.6%	1.2%	1.7%	2.3%	2.9%
Custom Home	$ 238	3,000	0.4%	0.9%	1.3%	1.7%	2.2%

Source: BAE, 2018.

Although charging a fee on single-family homes increases the cost to build, if the fee is set at a reasonable level, this can be akin to rising costs related to other factors, such as an increase in the price for lumber or rising labor costs. Over time, projects can "absorb" these costs, so long as they do not create an undue burden on development and render projects infeasible. If fees are set at a supportable level, it is possible to achieve the dual goals of generating some revenue for workforce housing, without completely dampening the market for single-family home construction.

Apartments

Apartment rental projects are not feasible in the baseline scenario, in either the moderate or strong market conditions. Like condominiums, apartments in the moderate market (with average asking rents of $1,200 per unit) do not generate sufficient revenue or net operating income to achieve a positive return on cost. In the strong market scenario, with average rents at $1,350, projects are close to achieving baseline feasibility, but fall short of the minimum 15 percent return on cost established for this product type, although the yield on cost meets the minimum five percent threshold.

The pro forma analysis suggests this product type would not be able to support any assured housing fees. Moreover, given the shortage of new construction activity for apartments (see Building Permit analysis in the following chapter), and the large demand for workforce housing, it is unadvisable to charge a new fee on residential product types targeted to workforce households, such as apartments intended for long-term rental, which the City and County aim to encourage.

Revenue Estimate

This chapter steps through the analysis of historic building permit trends for residential and commercial construction within the City of Moab and Grand County, which forms the basis for the revenue estimate related to potential residential and commercial assured housing fees. In addition, this chapter explores how to structure an inclusionary housing policy, pursuant to which affordable housing units would be set-aside on-site for households earning up to 80 percent of Area Median Income.

Step 1: Compile Building Permit Data by Use

Building department data was provided for residential and commercial projects permitted in the City of Moab and Grand County between 2010 and November 2017.[11] This period represents an economic span encompassing relatively slow construction (as affected by the Great Recession), followed by a recovery and a" boom" period in recent years. This span across low, moderate, and high construction levels provides a representative time frame across an entire business cycle. However, it should be noted that this average may under- or overestimate actual construction in future years, depending on the point in the economic cycle.

Table 41: Estimated Annual Average Residential Construction, City of Moab and Grand County, 2010-2017

	City of Moab	Grand County	Total	Annual Average Units
Residential Units (a)				
Single - family Detached	165	182	347	43
Townhomes / SFR Nightly Rentals	70	106	176	22
Condominiums	15	160	175	22
Apartments	72	87	159	20
Total Units (2010-2017)	**322**	**535**	**857**	**1,714**
Commercial Projects (a)				
Retail	-	-	-	-
Office	4	3	7	14
Hotel	12	5	17	34
Total Projects (2010-2017)	**16**	**8**	**24**	**48**

Notes:
(a) This analysis captures new construction permitted in the City of Moab and Grand County between 2010 and November 2017.

Sources: City of Moab, 2017; Grand County, 2017; BAE, 2018.

[11] Adjustments were made to the original data set to account for inconsistencies between project descriptions and other fields. The County also provided additional clarification for projects permitted for short-term rentals.

Step 2: Estimate Annual Average Net New Construction

For this step, the total new square footage permitted between 2010 and 2017 was divided by eight, to estimate annual average new construction. Between 2010 and 2017, the City of Moab and Grand County each added over 100,000 square feet of residential and commercial development, with Grand County slightly outpacing the City of Moab. While the City's development was split fairly evenly between residential and commercial projects, development in Grand County was skewed mostly towards residential projects, which accounted for 83.5 percent of total square feet permitted.

Table 42: Total Square Feet of New Construction, Residential and Commercial Projects, City of Moab and Grand County, 2010-2017

	Total Square Feet		Annual Average SF	
	City of Moab	Grand County	City of Moab	Grand County
Residential Projects (a)				
Single - family Detached	31,898	44,796	3,987	5,599
Townhomes / SFR Nightly Rentals	16,191	20,723	2,024	2,590
Condominiums	1,032	30,021	129	3,753
Apartments	2,567	2,325	321	291
Total Residential	**51,687**	**97,865**	**6,461**	**12,233**
Commercial Projects				
Retail	-	-	-	-
Office (b)	4,000	3,000	500	375
Hotel	46,314	16,334	5,789	2,042
Total Commercial	**50,314**	**19,334**	**6,289**	**2,417**
Total by Jursidiction	**102,001**	**117,199**	**12,750**	**14,650**
% Residential	*50.7%*	*83.5%*		
% Commercial	*49.3%*	*16.5%*		

Notes:
(a) This analysis captures new construction permitted in the City of Moab and Grand County between 2010 and November 2017.
(b) The building permit data did not contain square footage data for new office projects. Each office development was estimated at 8,000 square feet based on new buildings profiled in this study.

Sources: City of Moab, 2017; Grand County, 2017; BAE, 2018.

Step 3: Convert Annual Average Square Feet to Revenue

The supportable fees shown in the pro forma analyses were applied to the average annual residential and commercial development area to arrive at an estimate for annual revenue. Given the variation in feasible fees between moderate and strong markets, the proposed fees were purposely set lower than the maximum potentially feasible under strong market conditions. In many cases, the selected fees represented a midpoint between the moderate and strong market scenarios. A nominal fee, representing 0.5 percent of total development costs, was applied to single-family homes. As shown on the table on the following page, a $1 fee was applied to single-family home development, $3 for condominiums, $6 for townhomes, and $8 for hotels.

Application of these fees to the historic average annual square feet generates the revenue estimates shown below, in Table 42. Based on the stated assumptions, charging fees for residential uses could generate approximately $900,000 annually for the City and County. Revenue from hotel development would produce average annual revenue of $500,000. The City of Moab is would collect an average of $500,000 annually, driven mostly by fees collected from hotel development. Grand County would collect an average of $400,000 annually, with a somewhat more even split between revenue from residential and commercial projects.

Table 43: Annual Estimated Fee Revenue from Residential and Commercial Construction

	Proposed Fee	City of Moab	Grand County	Est. Annual Revenue
Residential Projects				
Single - family Detached	$ 1.00	$ 31,898	$ 44,796	76,694
Townhomes / SFR Nightly Rentals	$ 6.00	$ 97,144	$ 124,336	221,480
Condominiums	$ 3.00	$ 3,095	$ 90,063	93,158
Apartments	$ -	$ -	$ -	$ -
Annual Revenue, Residential Projects (a)		**$ 132,137**	**$ 259,195**	**$ 391,332**
Commercial Projects				
Retail	$ -	$ -	$ -	$ -
Office (b)	$ -	$ -	$ -	$ -
Hotel	$ 8.00	$ 370,514	$ 130,672	$ 501,186
Annual Revenue, Commercial Projects (a)		**$ 370,514**	**$ 130,672**	**$ 501,186**
Annual Revenue by Place		**$ 502,651**	**$ 389,867**	**$ 892,518**

Notes:
(a) The annual revenue is based the average annual square feet permitted between 2010 and 2017 in the City of Moab and Grand County. Revenue will vary year to year based on actual development activity.
(b) The building permit data did not contain square footage data was for newly constructed office projects. Each office project was estimated at 8,000 square feet based on the recently built office buildings profiled in this study.

Sources: City of Moab, 2017; Grand County, 2017; BAE, 2018.

Sensitivity Analysis for Business Cycle

The following tables model revenue in a weak market (2010) and a strong market (2016) to highlight changes in potential revenue during the peaks and troughs of an economic cycle.

While the above estimate shows an annualized income of approximately $900,000, the following tables show the potential for substantial fluctuations depending on the market cycle. Assuming a weak market mirrors the development activity from 2010, the City and County would generate only $100,000 in fees during an economic downturn. In contrast, if the economy is strong, with development activity at 2016 levels, the City and County could collect up to $1.7 million during a peak year.

Table 44: Estimated Fee Revenue, Weak Market, 2010

	Proposed Fee	City of Moab	Grand County	Est. Annual Revenue
Residential Projects				
Single - family Detached	$ 1.00	$ 1,250	$ 17,835	19,085
Townhomes / SFR Nightly Rentals	$ 6.00	$ -	$ 84,702	84,702
Condominiums	$ 3.00	$ -	$ -	-
Apartments	$ -	$ -	$ -	$ -
Annual Revenue, Residential Projects (a)		**$ 1,250**	**$ 102,537**	**$ 103,787**
Commercial Projects				
Retail	$ -	$ -	$ -	$ -
Office	$ -	$ -	$ -	$ -
Hotel	$ 8.00	$ -	$ -	$ -
Annual Revenue, Commercial Projects (a)		**$ -**	**$ -**	**$ -**
Annual Revenue by Place		**$ 1,250**	**$ 102,537**	**$ 103,787**

Note:
(a) The annual revenue is based the annual square feet permitted in 2010.
Sources: City of Moab, 2017; Grand County, 2017; BAE, 2018.

Table 45: Estimated Fee Revenue, Strong Market, 2016

	Proposed Fee	City of Moab	Grand County	Est. Annual Revenue
Residential Projects				
Single - family Detached	$ 1.00	$ 51,358	$ 63,926	115,284
Townhomes / SFR Nightly Rentals	$ 6.00	$ 165,978	$ 232,656	398,634
Condominiums	$ 3.00	$ -	$ 237,378	237,378
Apartments	$ -	$ -	$ -	$ -
Annual Revenue, Residential Projects (a)		**$ 217,336**	**$ 533,960**	**$ 751,296**
Commercial Projects				
Retail	$ -	$ -	$ -	$ -
Office	$ -	$ -	$ -	$ -
Hotel	$ 8.00	$ 407,368	$ 532,560	$ 939,928
Annual Revenue, Commercial Projects (a)		**$ 407,368**	**$ 532,560**	**$ 939,928**
Annual Revenue by Place		**$ 624,704**	**$ 1,066,520**	**$ 1,691,224**

Note:
(a) The annual revenue is based the annual square feet permitted in 2016.
Sources: City of Moab, 2017; Grand County, 2017; BAE, 2018.

Step 4: Compare Inclusionary Policy to Fee Structure

The City and County are also considering an inclusionary housing policy, whereby units could be set-aside for affordable housing in lieu of charging fees on new development. This option would only be available for multifamily projects, such as townhomes, condominiums, single-family subdivisions, and other development projects (e.g., mixed-use projects) that include sufficient market rate residential units to trigger the need to provide at least one whole inclusionary housing unit. Otherwise, it is assumed that in-lieu fees would be paid to satisfy assured housing obligations.

The pro forma analysis shows that townhomes and condominium projects could accommodate a six to eight percent inclusionary housing requirement and remain feasible. To craft a policy with a six to eight percent set-aside requires establishing a minimum project threshold. Six percent is equivalent to one unit in a 16-unit development. Eight percent is equivalent to one unit in a 12-unit project.

BAE reviewed building permit data to isolate projects with a minimum project size of at least 12 units. Between 2010 and 2017, only 13 projects met this criterion, spanning a variety of projects that included single-family PUDs, townhomes, and condominiums. In total, there were 317 housing units produced in these larger-scale projects. Applying a six percent inclusionary requirement would have created 23 units of affordable housing, or approximately three affordable units per year.

Table 46: Annual Estimated Inclusionary Units and Revenue from Residential and Commercial Construction

	City of Moab		
Projects with > 12 Units	*# of Projects*	*Total Units*	*Affordable Units (b)*
Single-Family PUDs	3	41	3
Townhomes	1	44	3
Condominiums	-	-	-
Subtotal	**4**	**85**	**6**

	Grand County		
Projects with > 12 Units	*# of Projects*	*Total Units*	*Affordable Units (b)*
Single-Family PUDs	3	76	6
Townhomes	-	-	-
Condominiums	6	156	11
Subtotal	**9**	**232**	**17**
Total	**13**	**317**	**23**

Note:
(a) This table shows the number of multi-family projects permitted between 2010 and November 2017 with a minimum project size of at least 12 units. Because the pro forma analysis showed that projects could support an inclusionary housing requirement of between six to eight percent, this set a minimum project threshold of twelve units (100/8 = 12.5).
(b) This calculates the number of affordable units that would have been required for permits issued between 2010 and November 2017.

Sources: City of Moab, 2017; Grand County, 2017; BAE, 2018.

This low production rate highlights one of the limitations of implementing a "pure" inclusionary policy in Moab. A six to eight percent affordable housing set-aside would only work for projects with at least 12 units. While there are some large-scale projects in the Moab Area, the majority of projects built are smaller in size. For example, it is difficult to apply a six percent inclusionary requirement to a five-unit project, (0.06 x 5 = 0.3) because fractional units cannot be built. And requiring for one unit in a five-unit building is essentially equivalent to a 20 percent affordable set-aside, which results in a negative return on cost and renders the project infeasible. Unlike a fee, which can be applied to all projects regardless of size, an inclusionary

policy works only for projects that meet a minimum unit threshold, which varies depending on the feasibility test.

However, it is possible to combine an in-lieu fee option with an inclusionary policy. The City and County can structure a program whereby projects are charged a fee based on total square footage. For residential developments with more than twelve units, developers can elect to either pay the fee or build the inclusionary units on-site. Other options can be made available, such as dedicating land for affordable housing, so long as the appraised value of the land is equivalent to or higher than the required fee. Some land dedication activity could benefit workforce housing organizations that work in the area, as they report scarcity of buildable sites as a primary constraint to affordable housing production.

This would allow the City or County to charge an in-lieu fee for projects smaller than 12 units (assuming the six to eight percent inclusionary requirement) and for obligations for a fraction of an inclusionary unit for larger projects. Combining in-lieu fee provisions with inclusionary provisions can also help avoid the unintended consequence of developers choosing to undertake projects just below the threshold for inclusionary unit requirements, to avoid having to incur the expense of providing workforce units.

Considerations for Implementation

In addition to the combined fee and inclusionary structure proposed above, this section suggests other considerations related to implementation.

Exemptions for Targeted Project Types

This study assumed that certain categories of land use would be exempted from fees, including apartments, retail, and office, which were not feasible under current market conditions. In addition, other land uses, such as those built and owned primarily by non-profit, or other public-purpose organizations, could also be exempted, when the use of the buildings provides important public benefits that the City and County wish to encourage. These could include institutional uses such as churches, public schools, private schools, and public/private higher educational uses), as well as child care facilities and other social services, and public agency owned buildings (including city, state, and federal).

Many jurisdictions exempt 100 percent affordable housing projects inclusionary requirements and/or in-lieu fees. Some cities also exempt buildings smaller than a certain size threshold. For example, some communities exempt smaller projects (e.g., residential projects fewer than five units, or commercial projects less than 5,000 square feet) from inclusionary housing requirements on the theory that smaller projects lack economies of scale to be able to absorb additional costs to comply. A few jurisdictions earmark other exemptions to achieve policy goals to encourage the development of certain project types (e.g., apartments) that help to increase the supply of market rate, but relatively affordable housing types. If the City and/or County adopt assured housing policies, the will be an opportunity to consider structuring requirements to create incentives to produce certain types of development and/or to make

other types less attractive, depending on the overall policy objectives. For example, if the objective is to encourage production of market rate housing types that are relatively affordable, such as rental apartments, or modest single-family starter homes, assured housing requirements could be reduced or removed for projects that provide these types of units.

Waivers or Reductions of Requirements

Some jurisdictions waive or reduce inclusionary requirements or fees in exchange for other mechanisms to mitigate for affordable housing impacts, including building affordable units on-site, partnering with developers to build affordable units off-site, and/or allowing land donation at an equivalent value. Because the Moab Area is land constrained, and affordable housing developers indicate they face difficulty in securing sites to build their projects, the option to dedicate land instead of paying a fee, should be further explored.

Most jurisdictions also allow for a waiver request if: a) economic hardship can be demonstrated; or b) fewer affordable housing job impacts can be demonstrated, which is related to the nexus analysis in Phase 2. It is recommended that these options be allowed as part of an assured housing program, with specific standards described for how to demonstrate hardship or qualify for a reduction, to minimize administrative burden on staff.

Timing of Fee Calculation and Payment

Many jurisdictions charge in-lieu fees prior to or upon issuance of the building permit. Some cities split up the payments, allowing for partial payment later (at Certificate of Occupancy), while some allow for payments to be spread even farther apart over time, allowing for essentially a payment plan.

Based on best practices from other communities, it is recommended that the payment fee be split, at most, into two equal installments – at the time of building permit issuance and at the time of Certificate of Occupancy. This recommendation is made due to the overarching immediate need to create a permanent source of funding for affordable housing, as well as potential collection challenges if payments were spread beyond the issuance of a Certificate of Occupancy.

Phase-In of Requirements

A key component in adopting a fee or inclusionary policy will be the phase-in schedule. Most notably, many jurisdictions when first adopting a policy like this, set a future date for its implementation, and define how to treat current "pipeline" projects that would have been started without knowledge of this fee. A phase-in structure also helps to mitigate a "shock" to the economic system for some projects with smaller project margins. A phase-in allows developers to adjust their bidding development site purchases with knowledge of how the applicable requirements affect the residual land value that they can afford to pay for a site and achieve financial feasibility.

For these reasons, one recommendation is to consider a phase-in schedule for initial implementation. The fee schedule or inclusionary requirement could be phased in over a two-year period, for example, where the requirement is set at half of the full fee for the first year of applicability, rising to the full 100 percent on projects seeking building permits twelve months later.

Units Versus Fees

The City and County should also be aware that the structure of the requirements themselves can also create incentives for builders subject to the requirements. For example, jurisdictions often set in-lieu fees at levels that are far below the cost to build onsite affordable units, creating a strong incentive for project sponsors to pay fees rather than building affordable units. Additionally, when inclusionary requirements or in-lieu fees are fixed on a "per unit" basis, rather than varying by the size of the market rate units, this creates an incentive for builders to maximize the size of their market rate units, so that they can spread the cost of compliance over a greater quantity of saleable square footage, making market rate housing units less attainable to middle-income households. This report recommends tying the fee to square feet instead of units.

Policy Revisions

During economic downturns, some jurisdictions have either created special deferral programs or lowered fees across the board. Some places have built-in mechanisms that require the fees or inclusionary policy to be re-analyzed at defined time intervals. These approaches demonstrate that the requirements can be customized to adapt to downturns in the economic cycle.

Summary

Although charging a fee increases the cost to build (an inclusionary policy reduces revenue), if the fee or inclusionary requirement is set at a reasonable level, it is possible to achieve the dual goals of generating revenue to support development of affordable units, without completely dampening the market for new construction. The fee levels analyzed for this report would still enable developers to achieve their minimum return on cost and yield on cost thresholds needed to undertake projects.

Appendix A

Appendix 47: STR Selected Hotels

Name of Establishment	City & State	Zip Code	Class	Open Date	Rooms
Quality Inn Moab Slickrock Area	Moab, UT	84532	Midscale Class	Apr 1997	61
La Quinta Inns & Suites Moab	Moab, UT	84532	Midscale Class	May 2001	100
Quality Suites Moab	Moab, UT	84532	Midscale Class	Apr 1992	75
Holiday Inn Express & Suites Moab	Moab, UT	84532	Upper Midscale Class	Jun 2003	119
Comfort Suites Moab	Moab, UT	84532	Upper Midscale Class	Jun 2014	94
Fairfield Inn & Suites Moab	Moab, UT	84532	Upper Midscale Class	Oct 2014	89
Hampton Inn Moab	Moab, UT	84532	Upper Midscale Class	May 2009	79
Best Western Plus Greenwell Inn	Moab, UT	84532	Upper Midscale Class	Jun 1969	75
Best Western Plus Canyonlands Inn	Moab, UT	84532	Upper Midscale Class	Mar 1992	80
Aarchway Inn	Moab, UT	84532	Upper Upscale Class	Jun 1997	97
Homewood Suites Moab	Moab, UT	84532	Upscale Class	Sep 2016	96
			Total	11	965

Sources: STR, 2017; BAE, 2018.

Appendix B: Proforma Analysis

Appendix 48: Office Development Pro Forma

Assumes two-story office development within the City of Moab in C-3 zone

Development Assuptions		Moderate Market Baseline	Strong Market Baseline
Gross Building Area (sf)		10,000	10,000
Efficiency Ratio		100%	100%
Net Leaseable Area		10,000	10,000
Parking Ratio (spaces per square foot)		3 per 1,000	3 per 1,000
Number of Parking Spaces		30	30
Total Surface Spaces		30	30
Total Structured Parking Spaces		-	-
Total Parking Area (sf)	350	10,500	10,500
Total Number of Stories (Bldg)		2	2
Total Number of Stories (Parking)		1	1
Built FAR (ratio to 1.0)		0.65	0.65
Site Size (sf)		15,500	15,500
Site Size (acres)		0.36	0.36
Rents			
Asking Rent/SF/Year (a)		$ 18.00	$ 24.00
Development Costs			
Site Work		$ 5	$ 5
Hard Costs (b)		$ 110	$ 110
Tenant Improvements (c)		$ 15	$ 15
Parking Costs (per space surface)		$ 3,500	$ 3,500
Parking Costs (per space structured)		$ 20,000	$ 20,000
Soft Costs exc Fees (as % of hard)		20.0%	20.0%
Impact Fees			
Sewer Impact Fee (d)		$ 381	$ 381
Water Impact Fee (d)		$ 5,528	$ 5,528
Proposed Commercial Fee per sq. ft.		$ -	$ -
Financing Costs			
Loan to Cost Ratio		70.0%	70.0%
Interest Rate		6.0%	6.0%
Loan Fees		1.5%	1.5%
Construction Period (months)		18	18
Average Outstanding Balance		60.0%	60.0%
Operations			
Vacancy		10.0%	10.0%
Op Ex (% of Gross Rent) (a)		25%	25%
Cap Rate (e)		6.0%	5.5%

Development Costs	Moderate Market Baseline	Strong Market Baseline
Land	$ 310,000	$ 697,500
Land per Site sf	$ 20.00	$ 45.00
Construction Costs		
Site Work	$ 77,500	$ 77,500
Hard Costs	$ 1,100,000	$ 1,100,000
Hard Costs - Parking	$ 105,000	$ 105,000
Tenant Improvements	$ 150,000	$ 150,000
Soft Costs	$ 286,500	$ 286,500
Water Sewer Impact Fees	$ 5,909	$ 5,909
Proposed Commercial Linkage Fee	$ -	$ -
Subtotal Costs Before Financing	$ 1,724,909	$ 1,724,909
Financing Costs		
Points	$ 18,112	$ 18,112
Construction Period Interest	$ 76,920	$ 91,567
Subtotal Financing Costs	$ 95,031	$ 109,679
Total Development Costs	**$ 2,129,940**	**$ 2,532,088**
Total Development Cost per SF (excl land)	*$ 182*	*$ 183*
Total Development Cost per SF (inc. land)	*$ 213*	*$ 253*
Commerical Linkage Fee as % of TDC	*0.0%*	*0.0%*
Valuation		
Operations		
Gross Income	$ 180,000	$ 240,000
Less: Vacancy	$ (18,000)	$ (24,000)
Less: Op Expenses	$ (45,000)	$ (60,000)
Net Operating Income (NOI)	$ 117,000	$ 156,000
Value at Stabilization	$ 1,950,000	$ 2,836,364
Yield on Cost		
Value at Stabilization	$ 1,950,000	$ 2,836,364
Less: Total Development Costs	$ 2,129,940	$ 2,532,088
Profit	$ (179,940)	$ 304,276
Return on Cost	**-8.4%**	**12.0%**
Yield on Cost (NOI/TDC)	**5.5%**	**6.2%**
Project Feasible? (f)	No	No

Notes:
a) Assumes full-service lease
b) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area.
c) Estimates for tenant improvements were provided by developers active in the Moab Area building this product type.
d) Based on Sewer Impact Fees of $ 381 per project
and Water Impact Fee with 1.5" meter $ 5,528 per project
e) Cap rates were estimated based on interviews with brokers for recently sold properties.
f) Feasibility assumes a Return on Cost of 15%
and a minimum Yield on Cost of 7%
based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix 49: Retail Development Pro Forma

Assumes single-story retail development within the City of Moab in C-3 zone

Development Assuptions		Moderate Market Baseline	Strong Market Baseline
Gross Building Area (sf)		10,000	10,000
Efficiency Ratio		100%	100%
Net Leaseable Area		10,000	10,000
Parking Ratio (spaces per square foot)		3 per 1,000	3 per 1,000
Number of Parking Spaces		30	30
Total Surface Spaces		30	30
Total Structured Parking Spaces		-	-
Total Parking Area (sf)	350	10,500	10,500
Total Number of Stories (Bldg)		1	1
Total Number of Stories (Parking)		1	1
Built FAR (ratio to 1.0)		0.49	0.49
Site Size (sf)		20,500	20,500
Site Size (acres)		0.47	0.47
Rents			
Asking Rent/SF/Year (a)		$ 24.00	$ 30.00
Development Costs			
Site Work		$ 5	$ 5
Hard Costs (b)		$ 110	$ 110
Tenant Improvements (c)		$ 20	$ 20
Parking Costs (per space surface)		$ 3,500	$ 3,500
Soft Costs exc Fees (as % of hard)		20.0%	20.0%
Impact Fees			
Sewer Impact Fee (d)		$ 235	$ 235
Water Impact Fee (d)		$ 5,528	$ 5,528
Proposed Commercial Fee per sq. ft.		$ -	$ -
Financing Costs			
Loan to Cost Ratio		70.0%	70.0%
Interest Rate		6.0%	6.0%
Loan Fees		1.5%	1.5%
Construction Period (months)		18	18
Average Outstanding Balance		60.0%	60.0%
Operations			
Vacancy		10.0%	10.0%
Op Ex (% of Gross Rent) (a)		25%	25%
Cap Rate (e)		6.0%	5.5%

Development Costs	Moderate Market Baseline	Strong Market Baseline
Land	$ 410,000	$ 922,500
Land per Site sf	$ 20.00	$ 45.00
Construction Costs		
Site Work	$ 102,500	$ 102,500
Hard Costs	$ 1,100,000	$ 1,100,000
Hard Costs - Parking	$ 105,000	$ 105,000
Tenant Improvements	$ 200,000	$ 200,000
Soft Costs	$ 301,500	$ 301,500
Water Sewer Impact Fees	$ 5,763	$ 5,763
Commercial Linkage Fee	$ -	$ -
Subtotal Costs Before Financing	$ 1,814,763	$ 1,814,763
Financing Costs		
Points	$ 19,055	$ 19,055
Construction Period Interest	$ 84,096	$ 103,469
Subtotal Financing Costs	$ 103,151	$ 122,524
Total Development Costs	**$ 2,327,914**	**$ 2,859,787**
Total Development Cost per SF (excl land)	*$ 192*	*$ 194*
Total Development Cost per SF (inc. land)	*$ 233*	*$ 286*
Commerical Linkage Fee as % of TDC	*0.0%*	*0.0%*
Valuation		
Operations		
Gross Income	$ 240,000	$ 300,000
Less: Vacancy	$ (24,000)	$ (30,000)
Less: Op Expenses	$ (60,000)	$ (75,000)
Net Operating Income (NOI)	$ 156,000	$ 195,000
Value at Stabilization	$ 2,600,000	$ 3,545,455
Yield on Cost		
Value at Stabilization	$ 2,600,000	$ 3,545,455
Less: Total Development Costs	$ 2,327,914	$ 2,859,787
Profit	$ 272,086	$ 685,668
Return on Cost	**11.7%**	**24.0%**
Yield on Cost (NOI/TDC)	**6.7%**	**6.8%**
Project Feasible? (f)	No	No

Notes:

a) Assumes full-service lease

b) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area.

c) Estimates for tenant improvements were provided by developers active in the Moab Area building this product type.

d) Based on Sewer Impact Fees of $ 235 per project
and Water Impact Fee with 1.5" meter $ 5,528 per project

e) Cap rates were estimated based on interviews with brokers for recently sold properties.

f) Feasibility assumes a Return on Cost of 15%
and a minimum Yield on Cost of 7%
based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix 50: Hotel Development Pro Forma

Assumes three-story hotel within the City of Moab in C-3 zone

Development Assuptions		Moderate Market Baseline	Moderate Market with Fee	Strong Market Baseline	Strong Market with Fee
Gross Building Area (sf)		60,000	60,000	60,000	60,000
Number of Hotel Rooms	750	80	80	80	80
Parking Ratio (a)		See (a)	See (a)	See (a)	See (a)
Number of Parking Spaces		80	80	80	80
Total Surface Spaces		80	80	80	80
Total Structured Parking Spaces		-	-	-	-
Total Parking Area (sf)	350	28,000	28,000	28,000	28,000
Total Number of Stories (Bldg)		3	3	3	3
Total Number of Stories (Parking)		1	1	1	1
Built FAR (ratio to 1.0)		1.3	1.3	1.3	1.3
Site Size (sf)		48,000	48,000	48,000	48,000
Site Size (acres)		1.10	1.10	1.10	1.10
Rents					
Average Daily Rate (b)		$ 150	$ 150	$ 175	$ 175
Occupancy Rate		70%	70%	70%	70%
RevPAR		$ 105	$ 105	$ 123	$ 123
Other Revenue per Available Room Night		$ 10	$ 10	$ 10	$ 10
Development Costs					
Site Work		$ 5.0	$ 5.0	$ 5.0	$ 5.0
Hard Costs (c)		$ 140	$ 140	$ 140	$ 140
Tenant Improvements/FFEs (per room) (d)		$ 20,000	$ 20,000	$ 20,000	$ 20,000
Parking Costs (per space) (surface)		$ 3,500	$ 3,500	$ 3,500	$ 3,500
Parking Costs (per space) (structured)		$ 20,000	$ 20,000	$ 20,000	$ 20,000
Soft Costs exc Fees (as % of hard)		20.0%	20.0%	20.0%	20.0%
Impact Fees					
Sewer Impact Fee (e)		$ 95,520	$ 95,520	$ 95,520	$ 95,520
Water Impact Fee (e)		$ 18,320	$ 18,320	$ 18,320	$ 18,320
Proposed Commercial Fee per sq. ft.		$ -	$ 5.00	$ -	$ 15.00
Financing Costs					
Loan to Cost Ratio		70.0%	70.0%	70.0%	70.0%
Interest Rate		6.0%	6.0%	6.0%	6.0%
Loan Fees		1.5%	1.5%	1.5%	1.5%
Construction Period (months)		24	24	24	24
Avg. Outstanding Balance During Construction		60.0%	60.0%	60.0%	60.0%
Operations					
Op Ex (% of revenue per available room)		60%	60%	60%	60%
Cap Rate (f)		6.5%	6.5%	6.0%	6.0%

Development Costs	Moderate Market Baseline	Moderate Market with Fee	Strong Market Baseline	Strong Market with Fee
Land	$ 1,200,000	$ 1,200,000	$ 2,160,000	$ 2,160,000
Land per Site sf	$ 25.00	$ 25.00	$ 45.00	$ 45.00
Construction Costs				
Site Work	$ 240,000	$ 240,000	$ 240,000	$ 240,000
Hard Costs	$ 8,400,000	$ 8,400,000	$ 8,400,000	$ 8,400,000
Hard Costs - Parking	$ 280,000	$ 280,000	$ 280,000	$ 280,000
Tenant Improvements/FFEs	$ 1,600,000	$ 1,600,000	$ 1,600,000	$ 1,600,000
Soft Costs	$ 2,104,000	$ 2,104,000	$ 2,104,000	$ 2,104,000
Water Sewer Impact Fees	$ 113,840	$ 113,840	$ 113,840	$ 113,840
Commercial Linkage Fee	$ -	$ 300,000	$ -	$ 900,000
Subtotal Costs Before Financing	$ 12,737,840	$ 13,037,840	$ 12,737,840	$ 13,637,840
Financing Costs				
Points	$ 133,747	$ 136,897	$ 133,747	$ 143,197
Construction Period Interest	$ 702,467	$ 717,587	$ 750,851	$ 796,211
Subtotal Financing Costs	$ 836,214	$ 854,484	$ 884,598	$ 939,408
Total Development Costs	**$ 14,774,054**	**$ 15,092,324**	**$ 15,782,438**	**$ 16,737,248**
Total Development Cost per SF (excl land)	*$ 226*	*$ 232*	*$ 227*	*$ 243*
Total Development Cost per SF (inc. land)	*$ 246*	*$ 252*	*$ 263*	*$ 279*
Commerical Linkage Fee as % of TDC	*0.0%*	*2.0%*	*0.0%*	*5.4%*
Valuation				
Operations				
Revenue - Hotel Rooms	$ 3,066,000	$ 3,066,000	$ 3,577,000	$ 3,577,000
Revenue - Other	$ 292,000	$ 292,000	$ 292,000	$ 292,000
Less: Op Expenses	$ (2,014,800)	$ (2,014,800)	$ (2,321,400)	$ (2,321,400)
Net Operating Income (NOI)	$ 1,343,200	$ 1,343,200	$ 1,547,600	$ 1,547,600
Value at Stabilization	$ 20,664,615	$ 20,664,615	$ 25,793,333	$ 25,793,333
Yield on Cost				
Value at Stabilization	$ 20,664,615	$ 20,664,615	$ 25,793,333	$ 25,793,333
Less: Total Development Costs	$ 14,774,054	$ 15,092,324	$ 15,782,438	$ 16,737,248
Profit	$ 5,890,561	$ 5,572,291	$ 10,010,895	$ 9,056,085
Return on Cost	**39.9%**	**36.9%**	**63.4%**	**54.1%**
Yield on Cost (NOI/TDC)	**9.1%**	**8.9%**	**9.8%**	**9.2%**
Project Feasible? (g)	Yes	Yes	Yes	Yes

Notes:

a) The parking requirement for a hotel/motel is one parking space per guestroom.

b) Average daily rates were derived from STR based on 2016 average rooms rates for mid- and upper-mid range hotels currently operating in Moab, Utah.

c) Hard costs were based on interviews with local developers and data from RS Means with a location factor applied to reflect construction costs in Moab.

d) Furniture, fixtures, and equipment costs were estimated for mid- and upper-range hotels, which are associated with higher grade finishes.

e) Based on Sewer Impact Fees of $ 1,194 per unit
and Water Impact Fees of $ 229 per room

f) Cap rates were estimated based on data provided by brokers.

g) Feasibility is based on a Return on Cost of 15%
and a minimum Yield on Cost of 8%
based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix 51: Apartment Development Pro Forma

Assumes multifamily rental within the City of Moab in R-3 zone

Development Assuptions		Moderate Market Baseline	Strong Market Baseline
Site Size (sf) (a)		80,000	80,000
Less: Setbacks		(12,722)	(12,722)
Less: Additional Open Space (% lot)	25%	(7,278)	(7,278)
Building Footprint (sf)		60,000	60,000
Number of Units		40	40
Average Unit Size (mix of studios, 1s, 2s)		1,000	1,000
Net Residential Space (sf)		40,000	40,000
Common Area	15.0%	6,000	6,000
Total Residential Space (sf)		46,000	46,000
Parking Ratio (spaces per unit)		1.5	1.5
Number of Parking Spaces		60	60
Total Parking Area (sf)	350	21,000	21,000
Number of Residential Floors		1	1
Total Number of Stories		1	1
FAR		0.6	0.6
Dwelling Units/Acre		21.8	21.8
Rents			
Average Rent per Unit		$ 1,200	$ 1,350
Development Costs			
Site Work		$ 5.00	$ 5.00
Hard Costs - Res (wood frame) (b)		$ 100	$ 100
Parking Costs (per space)		$ 3,500	$ 3,500
Soft Costs exc Fees (as % of hard)		20.0%	20.0%
Impact Fees			
Sewer Impact Fee per Unit (c)		$ 1,525	$ 1,525
Water Impact Fee per Project (c)		$ 10,946	$ 10,946
Proposed Residential Fee per sq. ft.		$ -	$ -
Financing Costs			
Loan to Cost Ratio		70.0%	70.0%
Interest Rate		6.0%	6.0%
Loan Fees		1.5%	1.5%
Construction Period (months)		24	24
Avg. Outstanding Balance During Construction		60.0%	60.0%
Operations			
Vacancy		5.0%	5.0%
OpEx per unit		$ 5,500	$ 5,500
Cap Rate (d)		5.5%	5.0%

Development Costs	Moderate Market Baseline	Strong Market Baseline
Land	$ 140,000	$ 220,000
Land per Residential Unit	$ 3,500	$ 5,500
Land per Acre	$ 76,230	$ 119,790
Construction Costs		
Site Work	$ 400,000	$ 400,000
Hard Costs - Residential	$ 4,600,000	$ 4,600,000
Hard Costs - Parking	$ 210,000	$ 210,000
Soft Costs	$ 1,042,000	$ 1,042,000
Water/Sewer Impact Fees	$ 71,946	$ 71,946
Proposed Residential Linkage Fee	$ -	$ -
Subtotal Const Costs Before Financing	$ 6,323,946	$ 6,323,946
Financing Costs		
Points	$ 66,401	$ 66,401
Construction Period Interest	$ 325,783	$ 329,815
Subtotal Financing Costs	$ 392,184	$ 396,216
Total Development Costs	**$ 6,856,130**	**$ 6,940,162**
Total Development Cost per SF (excl land)	*$ 146*	*$ 146*
Total Development Cost per SF (inc. land)	*$ 149*	*$ 151*
Proposed Residential Fee as % of TDC	*0.0%*	*0.0%*
Valuation		
Operations		
Gross Income	$ 576,000	$ 648,000
Less: Vacancy	$ (28,800)	$ (32,400)
Less: Op Expenses	$ (220,000)	$ (220,000)
Net Operating Income (NOI)	$ 327,200	$ 395,600
Value at Stabilization	$ 5,949,091	$ 7,912,000
Return on Cost		
Value at Stabilization	$ 5,949,091	$ 7,912,000
Less: Total Development Costs	$ 6,856,130	$ 6,940,162
Profit	$ (907,039)	$ 971,838
% Return on Cost	**-13.2%**	**14.0%**
Yield on Cost (NOI/TDC)	**4.8%**	**5.7%**
Feasible? (e)	No	No

Notes:
a) Assumes minimum lot size of 2,000 square foot per dwelling unit, per City of Moab municipal code.
b) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area.
c) Sewer impact fees for multi-family apartments in Moab are: $ 1,525 per unit
and Water Impact Fee with a 2" meter $ 10,946 per project
d) Cap rates were estimated based on interviews with brokers.
e) Project feasibility assumes a minimum return on cost of 15%
and a minimum yield on cost of 5%
based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix 52: Condominium Development Pro Forma

Assumes condominiums permitted for overnight rentals within Grand County's Highway Commercial Zone

Development Assuptions		Moderate Market Baseline	Moderate Market with Fee	Strong Market Baseline	Strong Market with Fee
Site Size (sf) (a)		43,560	43,560	43,560	43,560
Less: Setbacks		(14,240)	(14,240)	(14,240)	(14,240)
Developed Footprint (sf)		14,008	14,008	14,008	14,008
Number of Units		25	25	25	25
Average Unit Size (mix of 1s, 2s, 3s)		1,350	1,350	1,350	1,350
Net Residential Space (sf)		33,750	33,750	33,750	33,750
Common Area	15.0%	5,063	5,063	5,063	5,063
Total Residential Space (sf)		38,813	38,813	38,813	38,813
Parking Ratio (spaces per unit)		1.75	1.75	1.75	1.75
Number of Parking Spaces		44	44	44	43.75
Total Parking Garage (sf)	350	15,313	15,313	15,313	15,313
Number of Residential Floors		3	3	3	3
Total Number of Stories		1	1	1	1
FAR		0.9	0.9	0.9	0.9
Dwelling Units/Acre		25.0	25.0	25.0	25.0
Sales Price					
Average Sales Price PSF		$ 185	$ 185	$ 245	$ 245
Average Sales Price Per Unit		$ 249,750	$ 249,750	$ 330,750	$ 330,750
Development Costs					
Site Work		$ 5.00	$ 5.00	$ 5.00	$ 5.00
Hard Costs - Res (wood frame) (b)		$ 105	$ 105	$ 115	$ 115
Parking Costs (per space)		$ 3,500	$ 3,500	$ 3,500	$ 3,500
Soft Costs exc Fees (as % of hard)		20.0%	20.0%	20.0%	20.0%
Impact Fees					
Sewer Impact Fee per Unit (c)		$ 1,329	$ 1,329	$ 1,329	$ 1,329
Water Impact Fee per Project (c)		$ 10,946	$ 10,946	$ 10,946	$ 10,946
Proposed Residential Fee per sq. ft.		$ -	$ -	$ -	$ 5.00
Financing Costs					
Loan to Cost Ratio		70.0%	70.0%	70.0%	70.0%
Interest Rate		6.0%	6.0%	6.0%	6.0%
Loan Fees		1.5%	1.5%	1.5%	1.5%
Construction Period (months)		24	24	24	24
Avg. Outstanding Balance During Construction		60.0%	60.0%	60.0%	60.0%
Sales Assumptions					
Marketing Costs		5.0%	5.0%	5.0%	5.0%

Development Costs	Moderate Market Baseline	Moderate Market with Fee	Strong Market Baseline	Strong Market with Fee
Land	$ 82,500	$ 82,500	$ 125,000	$ 125,000
Land per Residential Unit	$ 3,300	$ 3,300	$ 5,000	$ 5,000
Land per Acre	$ 82,500	$ 82,500	$ 125,000	$ 125,000
Construction Costs				
Site Work	$ 217,800	$ 217,800	$ 217,800	$ 217,800
Hard Costs - Residential	$ 4,075,313	$ 4,075,313	$ 4,463,438	$ 4,463,438
Hard Costs - Parking	$ 153,125	$ 153,125	$ 153,125	$ 153,125
Soft Costs	$ 889,248	$ 889,248	$ 966,873	$ 966,873
Water/Sewer Impact Fees	$ 44,171	$ 44,171	$ 44,171	$ 44,171
Proposed Residential Linkage Fee	$ -	$ -	$ -	$ 194,063
Subtotal Const Costs Before Financing	$ 5,379,656	$ 5,379,656	$ 5,845,406	$ 6,039,469
Financing Costs				
Points	$ 56,486	$ 56,486	$ 61,377	$ 63,414
Construction Period Interest	$ 275,293	$ 275,293	$ 300,908	$ 310,689
Subtotal Financing Costs	$ 331,779	$ 331,779	$ 362,285	$ 374,104
Total Development Costs	**$ 5,793,935**	**$ 5,793,935**	**$ 6,332,691**	**$ 6,538,572**
Total Development Cost per SF (excl land)	*$ 147*	*$ 147*	*$ 160*	*$ 165*
Total Development Cost per SF (inc. land)	*$ 149*	*$ 149*	*$ 163*	*$ 168*
Proposed Residential Fee as % of TDC	*0.0%*	*0.0%*	*0.0%*	*3.0%*
Valuation				
Sales				
Sales	$ 6,243,750	$ 6,243,750	$ 8,268,750	$ 8,268,750
Less: Marketing Costs	$ (312,188)	$ (312,188)	$ (413,438)	$ (413,438)
Net Sales Revenue	$ 5,931,563	$ 5,931,563	$ 7,855,313	$ 7,855,313
Return on Cost				
Net Sales Revenue	$ 5,931,563	$ 5,931,563	$ 7,855,313	$ 7,855,313
Less: Total Development Costs	$ 5,793,935	$ 5,793,935	$ 6,332,691	$ 6,538,572
Profit	$ 137,627	$ 137,627	$ 1,522,621	$ 1,316,740
% Return on Cost	**2.4%**	**2.4%**	**24.0%**	**20.1%**
Feasible? (d)	**No**	**No**	**Yes**	**Yes**

Notes:

a) Assumes minimum lot size of 2,000 square foot per dwelling unit, per City of Moab municipal code.

b) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area.

c) Sewer impact fees in Grand County are $ 1,329 per unit
and water impact fees with a 2" meter are $ 10,946 per project

d) Project feasibility assumes a minimum return on cost of 20% based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix 53: Townhouse Development Pro Forma

Assumes overnight rental project in Grand County in the Highway Commercial zone

Development Assuptions		Moderate Market Baseline	Moderate Market with Fee	Strong Market Baseline	Strong Market with Fee
Site Size (sf)		240,000	240,000	240,000	240,000
Lot Size per Unit (a)		5,000	5,000	5,000	5,000
Total Units		48	48	48	48
Average Townhouse Size (sf)		1,650	1,650	1,650	1,650
Total Residential Space (sf)		79,200	79,200	79,200	79,200
Number of Residential Floors		2	2	2	2
FAR		0.3	0.3	0.3	0.3
Parking Ratio (spaces per unit) (parking in unit)		2.0	2.0	2.0	2.0
Number of Parking Spaces		96	96	96	96
Sales Price					
Average Sales Price PSF		$ 200	$ 200	$ 250	$ 250
Average Sales Price Per Unit		$ 330,000	$ 330,000	$ 412,500	$ 412,500
Development Costs					
Site Work		$ 5	$ 5	$ 5	$ 5
Hard Costs - Res (wood frame) (b)		$ 100	$ 100	$ 125	$ 125
Parking Costs (per space)		$ 3,500	$ 3,500	$ 3,500	$ 3,500
Soft Costs exc Fees (as % of hard)		20%	20%	20%	20%
Impact Fees					
Sewer Impact Fee per Unit (c)		$ 1,329	$ 1,329	$ 1,329	$ 1,329
Water Impact Fee per Unit (c)		$ 813	$ 813	$ 813	$ 813
Proposed Residential Fee per sq. ft.		$ -	$ 4.00	$ -	$ 8.00
Proposed Residential Fee per unit		$ -	$ 6,600	$ -	$ 13,200
Financing Costs					
Loan to Cost Ratio		70.0%	70.0%	70.0%	70.0%
Interest Rate		6.0%	6.0%	6.0%	6.0%
Loan Fees		1.5%	1.5%	1.5%	1.5%
Construction Period (months)		24	24	24	24
Avg. Outstanding Balance During Construction		60.0%	60.0%	60.0%	60.0%
Sales Assumptions					
Marketing Costs		5.0%	5.0%	5.0%	5.0%

Development Costs	Moderate Market Baseline	Moderate Market with Fee	Strong Market Baseline	Strong Market with Fee
Land	$ 456,000	$ 456,000	$ 720,000	$ 720,000
Land per Residential Unit	$ 9,500	$ 9,500	$ 15,000	$ 15,000
Land per Acre	$ 82,764	$ 82,764	$ 130,680	$ 130,680
Construction Costs				
Site Work	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000
Hard Costs - Residential	$ 7,920,000	$ 7,920,000	$ 9,900,000	$ 9,900,000
Hard Costs - Parking (in unit)	$ -	$ -	$ -	$ -
Soft Costs	$ 1,778,400	$ 1,778,400	$ 2,164,500	$ 2,164,500
Water/Sewer Impact Fees	$ 102,816	$ 102,816	$ 102,816	$ 102,816
Proposed Residential Linkage Fee	$ -	$ 316,800	$ -	$ 633,600
Subtotal Const Costs Before Financing	$ 11,001,216	$ 11,318,016	$ 13,367,316	$ 14,000,916
Financing Costs				
Points	$ 115,513	$ 118,839	$ 140,357	$ 147,010
Construction Period Interest	$ 577,444	$ 593,410	$ 710,001	$ 741,934
Subtotal Financing Costs	$ 692,956	$ 712,250	$ 850,358	$ 888,944
Total Development Costs	**$ 12,150,172**	**$ 12,486,266**	**$ 14,937,674**	**$ 15,609,860**
Total Development Cost per SF (excl land)	*$ 148*	*$ 152*	*$ 180*	*$ 188*
Total Development Cost per SF (inc. land)	*$ 153*	*$ 158*	*$ 189*	*$ 197*
Proposed Residential Fee as % of TDC	*0.0%*	*2.5%*	*0.0%*	*4.1%*
Valuation				
Sales				
Sales	$ 15,840,000	$ 15,840,000	$ 19,800,000	$ 19,800,000
Less: Marketing Costs	$ (792,000)	$ (792,000)	$ (990,000)	$ (990,000)
Net Sales Revenue	$ 15,048,000	$ 15,048,000	$ 18,810,000	$ 18,810,000
Return on Cost				
Net Sales Revenue	$ 15,048,000	$ 15,048,000	$ 18,810,000	$ 18,810,000
Less: Total Development Costs	$ 12,150,172	$ 12,486,266	$ 14,937,674	$ 15,609,860
Profit	$ 2,897,828	$ 2,561,734	$ 3,872,326	$ 3,200,140
% Return on Cost	**23.9%**	**20.5%**	**25.9%**	**20.5%**
Feasible? (d)	**Yes**	**Yes**	**Yes**	**Yes**

Notes:
a) Highway Commercial does not have a minimum lot size, so this represents an average lot size for townhomes.
b) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area. Interviews were also conducted with local contractors. Hard costs range from $100 to $125 per square foot, depending on the level of finishes. For this analysis, the lower end of the range was used to model the moderate scenario, and the high end was applied to the strong market scenario.
c) Sewer impact fees are: $ 1,525 per unit
and Water Impact Fees with a 3/4" meter are: $ 813 per unit
d) Project feasibility assumes a minimum return on cost of 20% based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix 54: Single-Family Home Development Pro Forma

Assumes single-family residential in Grand County in RR zone

Development Assuptions (a)	Moderate Market Baseline	Moderate Market with Fee	Strong Market Baseline	Strong Market with Fee
Site Size (sf)	43,560	43,560	43,560	43,560
Minimum Lot Size	43,560	43,560	43,560	43,560
Total Lots	1	1	1	1
Average SFR Size (sf)	2,250	2,250	3,000	3,000
Total Residential Space (sf)	2,250	2,250	3,000	3,000
Number of Residential Floors	1	1	1	1
FAR	0.1	0.1	0.1	0.1
Parking Ratio (spaces per unit) (parking in unit)	2.0	2.0	2.0	2.0
Number of Parking Spaces	2	2	2	2
Sales Price				
Average Sales Price PSF	$ 200	$ 200	$ 267	$ 267
Average Sales Price Per Unit	$ 450,000	$ 450,000	$ 800,000	$ 800,000
Development Costs				
Site Work	$ 1.00	$ 1.00	$ 1.00	$ 1.00
Hard Costs (b)	$ 100	$ 100	$ 160	$ 160
Parking Costs (garage)	$ 18,000	$ 18,000	$ 18,000	$ 18,000
Soft Costs exc Fees (as % of hard)	7.0%	7.0%	5.0%	5.0%
Impact Fees				
Sewer Impact Fee per Unit (c)	$ 1,329	$ 1,329	$ 1,329	$ 1,329
Water Impact Fee per Unit (c)	$ 813	$ 813	$ 813	$ 813
Proposed Residential Fee per sq. ft.	$ -	$ 1.00	$ -	$ 1.50
Proposed Residential Fee per unit	$ -	$ 2,250	$ -	$ 4,500
Financing Costs				
Loan to Cost Ratio	70.0%	70.0%	70.0%	70.0%
Interest Rate	6.0%	6.0%	6.0%	6.0%
Loan Fees	1.5%	1.5%	1.5%	1.5%
Construction Period (months)	12	12	12	12
Avg. Outstanding Balance During Construction	60.0%	60.0%	60.0%	60.0%
Sales Assumptions				
Marketing Costs	5.0%	5.0%	5.0%	5.0%

Development Costs	Moderate Market Baseline	Moderate Market with Fee	Strong Market Baseline	Strong Market with Fee
Land	$ 80,000	$ 80,000	$ 120,000	$ 120,000
Land per Residential Unit	$ 80,000	$ 80,000	$ 120,000	$ 120,000
Land per Acre	$ 80,000	$ 80,000.00	$ 120,000	$ 120,000
Construction Costs				
Site Work	$ 43,560	$ 43,560	$ 43,560	$ 43,560
Hard Costs - Residential	$ 225,000	$ 225,000	$ 480,000	$ 480,000
Hard Costs - Parking (garage)	$ 18,000	$ 18,000	$ 18,000	$ 18,000
Soft Costs	$ 20,059	$ 20,059	$ 27,078	$ 27,078
Water/Sewer Impact Fees	$ 2,142	$ 2,142	$ 2,142	$ 2,142
Proposed Residential Linkage Fee	$ -	$ 2,250	$ -	$ 4,500
Subtotal Const Costs Before Financing	$ 308,761	$ 311,011	$ 570,780	$ 575,280
Financing Costs				
Points	$ 3,242	$ 3,266	$ 5,993	$ 6,040
Construction Period Interest	$ 9,797	$ 9,853	$ 17,408	$ 17,521
Subtotal Financing Costs	$ 13,039	$ 13,119	$ 23,401	$ 23,561
Total Development Costs	**$ 401,800**	**$ 404,130**	**$ 714,181**	**$ 718,841**
Total Development Cost per SF (excl land)	*$ 143*	*$ 144*	*$ 198*	*$ 200*
Total Development Cost per SF (inc. land)	*$ 179*	*$ 180*	*$ 238*	*$ 240*
Proposed Residential Fee as % of TDC	*0.0%*	*0.6%*	*0.0%*	*0.6%*
Valuation For Speculatively Built Home Sold Via Broker				
Sales				
Sales	$ 450,000	$ 450,000	$ 800,000	$ 800,000
Less: Marketing Costs	$ (22,500)	$ (22,500)	$ (40,000)	$ (40,000)
Net Sales Revenue	$ 427,500	$ 427,500	$ 760,000	$ 760,000
Less: Total Development Costs	$ 401,800	$ 404,130	$ 714,181	$ 718,841
Profit	$ 48,200	$ 45,870	$ 85,819	$ 81,159
% Return on Cost, Spec w/ Broker Fee (a)	**12.0%**	**11.4%**	**12.0%**	**11.3%**
Feasible? (d)	**No**	**No**	**No**	**No**
Valuation For Custom Home Built for End User				
Sales				
Sales	$ 450,000	$ 450,000	$ 800,000	$ 800,000
Less: Marketing Costs	$ -	$ -	$ -	$ -
Net Sales Revenue	$ 450,000	$ 450,000	$ 800,000	$ 800,000
Less: Total Development Costs (e)	$ 388,761	$ 391,011	$ 690,780	$ 695,280
Profit	$ 61,239	$ 58,989	$ 109,220	$ 104,720
% Return on Cost, Custom to End User (a)	**15.8%**	**15.1%**	**15.8%**	**15.1%**
Feasible? (d)	**Yes**	**Yes**	**Yes**	**Yes**

Notes:

a) This pro forma models two different types of single-family construction. The first is a speculatively built house that a contractor/developer builds and sells through a real estate broker, who charges a commission on the sale. The second is a custom home built for an end user, where the customer self-finances the construction, and there is no broker intermediary.

b) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area. Interviews were also conducted with local contractors. Hard costs range, depending on the level of finishes. For this analysis, the lower end of the range was used to model the moderate scenario, and the high end was applied to the strong market scenario.

c) Sewer impact fees are: $ 1,525 per unit
and Water Impact Fees with a 3/4" meter are: $ 813 per unit

d) Project feasibility assumes a minimum return on cost of 15% based on interviews with developers active in the Moab Area.

e) Total development costs are slightly lower for custom-built homes because the end user is paying directly for construction, so the builder does not need to pay for financing costs.

Source: BAE, 2018.

Appendix C: Inclusionary Housing Proformas

Appendix 55: Inclusionary Housing Townhouse Development in Grand County

Assumes townhouses permitted for overnight rentals in Grand County in the Highway Commercial zone

Development Assuptions		Moderate Market Baseline	Moderate Market w/ Inc. Units	Strong Market Baseline	Strong Market w/ Inc. Units
Site Size (sf)		240,000	240,000	240,000	240,000
Lot Size per Unit (a)		5,000	5,000	5,000	5,000
Total Units		48	48	48	48
Average Townhouse Size (sf)		1,650	1,650	1,650	1,650
Total Residential Space (sf)		79,200	79,200	79,200	79,200
Number of Residential Floors		2	2	2	2
FAR		0.3	0.3	0.3	0.3
Parking Ratio (spaces per unit) (parking in unit)		2.0	2.0	2.0	2.0
Number of Parking Spaces		96	96	96	96
Sales Price					
Average Sales Price PSF		$ 200	$ 200	$ 250	$ 250
Average Sales Price Per Unit		$ 330,000	$ 330,000	$ 412,500	$ 412,500
Average Sales Price PSF (80% AMI)		$ 121	$ 121	$ 121	$ 121
Average Sales Price Per Unit (80% AMI)		$ 200,000	$ 200,000	$ 200,000	$ 200,000
Affordable Units	6%	0	3	0	3
Development Costs					
Site Work		$ 5	$ 5	$ 5	$ 5
Hard Costs - Res (wood frame) (b)		$ 100	$ 100	$ 125	$ 125
Parking Costs (per space)		$ 3,500	$ 3,500	$ 3,500	$ 3,500
Soft Costs exc Fees (as % of hard)		20%	20%	20%	20%
Impact Fees					
Sewer Impact Fee per Unit (c)		$ 1,329	$ 1,329	$ 1,329	$ 1,329
Water Impact Fee per Unit (c)		$ 813	$ 813	$ 813	$ 813
Financing Costs					
Loan to Cost Ratio		70.0%	70.0%	70.0%	70.0%
Interest Rate		6.0%	6.0%	6.0%	6.0%
Loan Fees		1.5%	1.5%	1.5%	1.5%
Construction Period (months)		24	24	24	24
Avg. Outstanding Balance During Construction		60.0%	60.0%	60.0%	60.0%
Sales Assumptions					
Marketing Costs		5.0%	5.0%	5.0%	5.0%

Development Costs	Moderate Market Baseline	Moderate Market w/ Inc. Units	Strong Market Baseline	Strong Market w/ Inc. Units
Land	$ 456,000	$ 456,000	$ 720,000	$ 720,000
Land per Residential Unit	$ 9,500	$ 9,500	$ 15,000	$ 15,000
Land per Acre	$ 82,764	$ 82,764	$ 130,680	$ 130,680
Construction Costs				
Site Work	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000
Hard Costs - Residential	$ 7,920,000	$ 7,920,000	$ 9,900,000	$ 9,900,000
Hard Costs - Parking (in unit)	$ -	$ -	$ -	$ -
Soft Costs	$ 1,778,400	$ 1,778,400	$ 2,164,500	$ 2,164,500
Water/Sewer Impact Fees	$ 102,816	$ 102,816	$ 102,816	$ 102,816
Subtotal Const Costs Before Financing	$ 11,001,216	$ 11,001,216	$ 13,367,316	$ 13,367,316
Financing Costs				
Points	$ 115,513	$ 115,513	$ 140,357	$ 140,357
Construction Period Interest	$ 577,444	$ 577,444	$ 710,001	$ 710,001
Subtotal Financing Costs	$ 692,956	$ 692,956	$ 850,358	$ 850,358
Total Development Costs	**$ 12,150,172**	**$ 12,150,172**	**$ 14,937,674**	**$ 14,937,674**
Total Development Cost per SF (excl land)	*$ 148*	*$ 148*	*$ 180*	*$ 180*
Total Development Cost per SF (inc. land)	*$ 153*	*$ 153*	*$ 189*	*$ 189*
Valuation				
Sales				
Sales (Market Rate Units)	$ 15,840,000	$ 14,850,000	$ 19,800,000	$ 18,562,500
Sales (Affordable Units)	$ -	$ 600,000	$ -	$ 600,000
Less: Marketing Costs	$ (792,000)	$ (772,500)	$ (990,000)	$ (958,125)
Net Sales Revenue	$ 15,048,000	$ 14,677,500	$ 18,810,000	$ 18,204,375
Return on Cost				
Net Sales Revenue	$ 15,048,000	$ 14,677,500	$ 18,810,000	$ 18,204,375
Less: Total Development Costs	$ 12,150,172	$ 12,150,172	$ 14,937,674	$ 14,937,674
Profit	$ 2,897,828	$ 2,527,328	$ 3,872,326	$ 3,266,701
% Return on Cost	**23.9%**	**20.8%**	**25.9%**	**21.9%**
Feasible? (d)	**Yes**	**Yes**	**Yes**	**Yes**

Notes:
a) Highway Commercial does not have a minimum lot size, so this represents an average lot size for townhomes.
b) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area. Interviews were also conducted with local contractors. Hard costs range from $100 to $125 per square foot, depending on the level of finishes. For this analysis, the lower end of the range was used to model the moderate scenario, and the high end was applied to the strong market scenario.
c) Sewer impact fees are: $ 1,525 per unit
and Water Impact Fees with a 3/4" meter are: $ 813 per unit
d) Project feasibility assumes a minimum return on cost of 20% based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix 56: Inclusionary Housing Condominium Development in Grand County

Assumes condominiums permitted for overnight rentals within Grand County's Highway Commercial Zone

Development Assuptions		Moderate Market Baseline	Moderate Market w/ Inc. Units	Strong Market Baseline	Strong Market w/ Inc. Units
Site Size (sf) (a)		43,560	43,560	43,560	43,560
Less: Setbacks		(14,240)	(14,240)	(14,240)	(14,240)
Developed Footprint (sf)		14,008	14,008	14,008	14,008
Number of Units		25	25	25	25
Average Unit Size (mix of 1s, 2s, 3s)		1,350	1,350	1,350	1,350
Net Residential Space (sf)		33,750	33,750	33,750	33,750
Common Area	15.0%	5,063	5,063	5,063	5,063
Total Residential Space (sf)		38,813	38,813	38,813	38,813
Parking Ratio (spaces per unit)		1.75	1.75	1.75	1.75
Number of Parking Spaces		44	44	44	44
Total Parking Garage (sf)	350	15,313	15,313	15,313	15,313
Number of Residential Floors		3	3	3	3
Total Number of Stories		1	1	1	1
FAR		0.9	0.9	0.9	0.9
Dwelling Units/Acre		25.0	25.0	25.0	25.0
Sales Price					
Average Sales Price PSF		$ 185	$ 185	$ 245	$ 245
Average Sales Price Per Unit		$ 249,750	$ 249,750	$ 330,750	$ 330,750
Average Sales Price PSF (80% AMI)		$ 148	$ 148	$ 148	$ 148
Average Sales Price Per Unit (80% AMI)		$ 200,000	$ 200,000	$ 200,000	$ 200,000
Affordable Units	8%	-	-	-	2
Development Costs					
Site Work		$ 5.00	$ 5.00	$ 5.00	$ 5.00
Hard Costs - Res (wood frame) (b)		$ 105	$ 105	$ 115	$ 115
Parking Costs (per space)		$ 3,500	$ 3,500	$ 3,500	$ 3,500
Soft Costs exc Fees (as % of hard)		20.0%	20.0%	20.0%	20.0%
Impact Fees					
Sewer Impact Fee per Unit (c)		$ 1,329	$ 1,329	$ 1,329	$ 1,329
Water Impact Fee per Project (c)		$ 10,946	$ 10,946	$ 10,946	$ 10,946
Financing Costs					
Loan to Cost Ratio		70.0%	70.0%	70.0%	70.0%
Interest Rate		6.0%	6.0%	6.0%	6.0%
Loan Fees		1.5%	1.5%	1.5%	1.5%
Construction Period (months)		24	24	24	24
Avg. Outstanding Balance During Construction		60.0%	60.0%	60.0%	60.0%
Sales Assumptions					
Marketing Costs		5.0%	5.0%	5.0%	5.0%

Development Costs	Moderate Market Baseline	Moderate Market w/ Inc. Units	Strong Market Baseline	Strong Market w/ Inc. Units
Land	$ 82,500	$ 82,500	$ 125,000	$ 125,000
Land per Residential Unit	$ 3,300	$ 3,300	$ 5,000	$ 5,000
Land per Acre	$ 82,500	$ 82,500	$ 125,000	$ 125,000
Construction Costs				
Site Work	$ 217,800	$ 217,800	$ 217,800	$ 217,800
Hard Costs - Residential	$ 4,075,313	$ 4,075,313	$ 4,463,438	$ 4,463,438
Hard Costs - Parking	$ 153,125	$ 153,125	$ 153,125	$ 153,125
Soft Costs	$ 889,248	$ 889,248	$ 966,873	$ 966,873
Water/Sewer Impact Fees	$ 44,171	$ 44,171	$ 44,171	$ 44,171
Subtotal Const Costs Before Financing	$ 5,379,656	$ 5,379,656	$ 5,845,406	$ 5,845,406
Financing Costs				
Points	$ 56,486	$ 56,486	$ 61,377	$ 61,377
Construction Period Interest	$ 275,293	$ 275,293	$ 300,908	$ 300,908
Subtotal Financing Costs	$ 331,779	$ 331,779	$ 362,285	$ 362,285
Total Development Costs	**$ 5,793,935**	**$ 5,793,935**	**$ 6,332,691**	**$ 6,332,691**
Total Development Cost per SF (excl land)	*$ 147*	*$ 147*	*$ 160*	*$ 160*
Total Development Cost per SF (inc. land)	*$ 149*	*$ 149*	*$ 163*	*$ 163*
Valuation				
Sales				
Sales (Market Rate Units)	$ 6,243,750	$ 6,243,750	$ 8,268,750	$ 7,607,250
Sales (Affordable Units)	$ -	$ -	$ -	$ 400,000
Less: Marketing Costs	$ (312,188)	$ (312,188)	$ (413,438)	$ (400,363)
Net Sales Revenue	$ 5,931,563	$ 5,931,563	$ 7,855,313	$ 7,606,888
Return on Cost				
Net Sales Revenue	$ 5,931,563	$ 5,931,563	$ 7,855,313	$ 7,606,888
Less: Total Development Costs	$ 5,793,935	$ 5,793,935	$ 6,332,691	$ 6,332,691
Profit	$ 137,627	$ 137,627	$ 1,522,621	$ 1,274,196
% Return on Cost	**2.4%**	**2.4%**	**24.0%**	**20.1%**
Feasible? (d)	**No**	**No**	**Yes**	**Yes**

Notes:
a) Assumes minimum lot size of 2,000 square foot per dwelling unit, per City of Moab municipal code.
b) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area.
c) Sewer impact fees in Grand County are $ 1,329 per unit
and water impact fees with a 2" meter are $ 10,946 per project
d) Project feasibility assumes a minimum return on cost of 20% based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix D: Density Bonus Analysis

Purpose

The City and County requested a separate policy analysis where inclusionary requirements would only be applied in cases where projects received a density bonus. Recognizing that inclusionary requirements and in-lieu fees translate to increased costs, some jurisdictions couple these requirements with regulatory incentives, in the form of density bonuses, and/or relaxation of development standards (such as parking requirements, open space requirements, and height limits).

This chapter studies the impact of adjusting zoning to increase density for two development types:

1. Condominiums: The purpose of this exercise is to assess whether providing incentives to build denser housing allows condominiums to accommodate more on-site units. The feasibility analysis in the main report showed that condominiums were not feasible in the moderate market, but could accept an eight percent inclusionary requirement in a strong market.[12] This supplemental study tests how much higher the inclusionary set-aside can go if the City and County relaxes development standards to permit greater density.

2. Apartments: Another goal of this supplemental analysis is to show whether increasing density would allow apartments to become financially feasible. Based on the financial analysis, apartments were not feasible in either the moderate or strong market because rents were not strong enough to offset the high cost of new construction and land acquisition. Building permit data confirm that few apartments were constructed between 2010 and 2017, despite a significant increase in demand from non-family households. The market analysis shows a substantial need for workforce rentals, but developers are not building apartments, either because they can make higher returns on other product types (e.g. hotels or townhouses), or because the margins for apartment rentals are too thin.

   At the outset of this study, this exercise was commissioned to test if apartments could support an inclusionary housing requirement. However, given the lack of feasibility in the baseline condition, the purpose has evolved to assess whether relaxing development standards and increasing density would allow apartments to become feasible. If apartments are feasible with greater density, this may engender a discussion whether the City and County are willing to increase density for apartments to entice developers to build rental units.

[12] This assumes set-asides affordable to households earning up to 80 percent of Area Median Income.

Assumptions

BAE modeled apartment buildings in both the City of Moab and Grand County, assuming R-3 Multi-Family Residential zoning in the City of Moab and Multi-Family Residential District (MFR) in Grand County. Condominiums were modeled only for Grand County, assuming a Highway Commercial Zone. All projects assumed one-acre lots.

Each jurisdiction's zoning code contained different provisions that limited project density. The following adjustments were made to each zone to simulate a density bonus:

- **Apartments in the City of Moab R-3 Zone** - The R-3 zone has a 2,000-square foot minimum lot size per residential unit. This requirement effectively limits the density to 21 dwelling units per acre (43,560 sf per acre / 2,000 sf). The density bonus analysis removes this minimum lot size requirement.

- **Grand County's Multi-Family Residential District (MFR)** restricts maximum density to eight units per acre, although there are provisions to augment density if developers provide an affordable housing set-aside. The density bonus scenario removes the maximum density provision. In addition, open space requirements were reduced in the density bonus scenarios to maximize the development footprint and project density.

- **Condominiums in Grand County's Highway Commercial**: Grand County's Highway Commercial (HC) Zone has a maximum building height of 35'. This provision does not inhibit feasibility because condominiums were feasible in the strong market. For this analysis, BAE increased the building height to 65' to determine whether increasing density would allow condominiums to be feasible in the moderate market, and to test what inclusionary requirements would achievable in the strong market.

- This analysis assumes adjustments to increase density allows the project to retain surface parking, which is significantly more affordable than structured or underground parking.

There are many levers within the City and County's zoning code that can be adjusted to increase density. This includes lifting minimum lot size, increasing building heights, and/or reducing open space and setback requirements. The purpose of this study is not to prescribe how density should be increased. Rather, the aim is to show what profit margins could be achieved if greater density were permitted. It is up to the local jurisdictions to determine how to adjust land use regulations to enable higher density development.

Proforma Analysis and Findings

Apartments in Moab

The baseline pro forma showed that apartments were infeasible under the moderate and strong market scenarios, although they were close to feasible in the strong market. As a result, no inclusionary requirement or in-lieu fee was recommended for this product type.

In the density bonus scenario, where the minimum lot size was waived, permitting densities to increase from 21 units per acre to 35 units per acre, apartments were not feasible in the moderate market, but were feasible in the strong market. As shown in Appendix D-1, in the strong market, apartments with the density bonus resulted in a return on cost of 20.7 percent and a yield on cost of 6.0 percent, which met the minimum 15 percent and 5 percent minimum thresholds, respectively. The project was able accommodate a small, two-unit, inclusionary requirement (equivalent to five percent), assuming affordable rents were set at 50 percent of AMI. Therefore, waiving the minimum lot size allowed the project to support a small inclusionary requirement.

Apartments in Grand County

As shown in Appendix D-2, the baseline pro formas showed apartments were infeasible in both the moderate and strong markets, owing largely to the eight-dwelling unit per acre cap. Given the high cost of land, acquisition costs could not be distributed across more units, rendering apartments infeasible under the baseline.

With the removal of the density cap, projects under the density bonus scenarios were able to increase from eight to 32-units per acre, slightly lower than the density achieved for apartments in the City of Moab, because Grand County has higher parking ratios. Similar to apartments in Moab, apartments in Grand County were not feasible in the moderate market, but were feasible in the strong market. The density bonus in the strong market resulted in a 17.3 percent return on cost and 5.9 percent yield on cost, somewhat exceeding the minimum 15 percent and 5 percent minimum thresholds, respectively. However, the project was not able to accommodate any inclusionary provision, given the slim margin. Therefore, waiving the density cap allowed the project to become feasible in the strong market, but did not provide sufficient benefits to allow the project to adopt any inclusionary provision.

Condominiums in Grand County

The baseline proforma showed that condominiums in Grand County were not feasible in the moderate market, but were feasible in the strong market and could accept up to an eight percent inclusionary requirement.

In the density bonus scenario, shown in Appendix D-3, where the maximum height was increased from 35 feet to 65 feet, condominiums were still not feasible in the moderate market, but were feasible in the strong market. With the density bonus, condominiums in a strong market could support an inclusionary requirement up to ten percent, assuming sales prices were affordable to 80 percent of AMI households or $200,000 per unit. It should be noted that the pro forma is highly sensitive to changes in price. As shown in Appendix D-3, the

market-rate sales price in the moderate market was approximately $250,000, which was not sufficient to reach the minimum return on cost. However, average sales price of $330,000 allowed the project to accommodate two affordable units in the baseline and four affordable units in the density-bonus scenario. Given the potential variation in this product type related to market cycles, it is recommended that the County maintain a flexible inclusionary policy, so that it does not discourage development during economic downturns.

Appendix 57: Multi-Family Rental Density Bonus Analysis, City of Moab

Assumes multifamily rental within the City of Moab in R-3 zone

Development Assuptions		Moderate Market Baseline	Moderate w/o Min Lot Size (a)	Strong Market Baseline	Strong Market w/o Min Lot Size (a)
Site Size (sf) (a)		43,560	43,560	43,560	43,560
Less: Setbacks (b)		(8,763)	(8,763)	(8,763)	(8,763)
Less: Additional Open Space (% lot size)	25%	(2,127)	(2,127)	(2,127)	(2,127)
Building Footprint (sf)		21,645	14,295	21,645	21,645
Total Parking Area (sf)	350	11,025	18,375	11,025	11,025
Number of Units		21	35	21	35
Number of Affordable Units	5%	-	-	-	2
Average Unit Size (mix of studios, 1s, 2s)		1,000	1,000	1,000	1,000
Net Residential Space (sf)		21,000	35,000	21,000	35,000
Common Area	15.0%	3,150	5,250	3,150	5,250
Total Residential Space (sf)		24,150	40,250	24,150	40,250
Parking Ratio (spaces per unit)		1.5	1.5	1.5	1.5
Number of Parking Spaces		32	53	32	31.50
Number of Residential Floors		2	3	2	2
FAR		0.6	0.9	0.6	0.9
Dwelling Units/Acre		21	35	21	35
Rents					
Average Rent per Unit		$ 1,200	$ 1,200	$ 1,350	$ 1,350
Affordable Rent per Unit (c)		$ -	$ -	$ -	$ 700
Development Costs					
Site Work		$ 5.00	$ 5.00	$ 5.00	$ 5.00
Hard Costs - Res (wood frame) (d)		$ 100	$ 100	$ 100	$ 100
Parking Costs (per space)		$ 3,500	$ 3,500	$ 3,500	$ 3,500
Soft Costs exc Fees (as % of hard)		20.0%	20.0%	20.0%	20.0%
Impact Fees					
Sewer Impact Fee per Unit (e)		$ 1,525	$ 1,525	$ 1,525	$ 1,525
Water Impact Fee per Project (e)		$ 10,946	$ 10,946	$ 10,946	$ 10,946
Proposed Residential Fee per sq. ft.		$ -	$ -	$ -	
Financing Costs					
Loan to Cost Ratio		70.0%	70.0%	70.0%	70.0%
Interest Rate		6.0%	6.0%	6.0%	6.0%
Loan Fees		1.5%	1.5%	1.5%	1.5%
Construction Period (months)		24	24	24	24
Avg. Outstanding Balance During Construction		60.0%	60.0%	60.0%	60.0%
Operations					
Vacancy		5.0%	5.0%	5.0%	5.0%
OpEx per unit		$ 5,500	$ 5,500	$ 5,500	$ 5,500
Cap Rate (f)		5.5%	5.5%	5.0%	5.0%

Development Costs	Moderate Market Baseline	Moderate w/o Min Lot Size (a)	Strong Market Baseline	Strong Market w/o Min Lot Size (a)
Land	$ 76,230	$ 76,230	$ 119,790	$ 119,790
Land per Residential Unit	$ 3,630	$ 2,178	$ 5,704	$ 3,423
Land per Acre	$ 76,230	$ 76,230	$ 119,790	$ 119,790
Construction Costs				
Site Work	$ 217,800	$ 217,800	$ 217,800	$ 217,800
Hard Costs - Residential	$ 2,415,000	$ 4,025,000	$ 2,415,000	$ 4,025,000
Hard Costs - Parking	$ 110,250	$ 183,750	$ 110,250	$ 110,250
Soft Costs	$ 548,610	$ 885,310	$ 548,610	$ 870,610
Water/Sewer Impact Fees	$ 42,971	$ 64,321	$ 42,971	$ 64,321
Proposed Residential Linkage Fee	$ -	$ -	$ -	$ -
Subtotal Const Costs Before Financing	$ 3,334,631	$ 5,376,181	$ 3,334,631	$ 5,287,981
Financing Costs				
Points	$ 35,014	$ 56,450	$ 35,014	$ 55,524
Construction Period Interest	$ 171,907	$ 274,802	$ 174,103	$ 272,552
Subtotal Financing Costs	$ 206,921	$ 331,251	$ 209,116	$ 328,075
Total Development Costs	**$ 3,617,782**	**$ 5,783,662**	**$ 3,663,537**	**$ 5,735,846**
Total Development Cost per SF (excl land)	*$ 147*	*$ 142*	*$ 147*	*$ 140*
Total Development Cost per SF (inc. land)	*$ 150*	*$ 144*	*$ 152*	*$ 143*
Proposed Residential Fee as % of TDC	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Valuation				
Operations				
Gross Income (Market Rate)	$ 302,400	$ 504,000	$ 340,200	$ 534,600
Gross Income (Affordable)	$ -	$ -	$ -	$ 16,800
Less: Vacancy	$ (15,120)	$ (25,200)	$ (17,010)	$ (27,570)
Less: Op Expenses	$ (115,500)	$ (192,500)	$ (115,500)	$ (192,500)
Net Operating Income (NOI)	$ 171,780	$ 286,300	$ 207,690	$ 331,330
Value at Stabilization	$ 3,123,273	$ 5,205,455	$ 4,153,800	$ 6,626,600
Return on Cost				
Value at Stabilization	$ 3,123,273	$ 5,205,455	$ 4,153,800	$ 6,626,600
Less: Total Development Costs	$ 3,617,782	$ 5,783,662	$ 3,663,537	$ 5,735,846
Profit	$ (494,509)	$ (578,208)	$ 490,263	$ 890,754
% Return on Cost	**-13.7%**	**-10.0%**	**13.4%**	**15.5%**
Yield on Cost (NOI/TDC)	**4.7%**	**5.0%**	**5.7%**	**5.8%**
Feasible? (g)	No	No	No	Yes

Notes:
a) Assumes minimum lot size of 2,000 square foot per dwelling unit, per City of Moab municipal code.
b) The minimum setbacks are 15' for the front setback, 7' for the side setbacks, and 12' for the rear setback in the R-3 zone.
c) Affordable rent assumes 50% AMI rent for a 2-bedroom unit for a household of three.
d) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area.
e) Sewer impact fees for multi-family apartments in Moab are: $ 1,525 per unit
and Water Impact Fee with a 2" meter $ 10,946 per project
f) Cap rates were estimated based on interviews with brokers.
g) Project feasibility assumes a minimum return on cost of 15%
and a minimum yield on cost of 5%
based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix 58: Multi-Family Rental Density Bonus Analysis, Grand County

Assumes multifamily rental within the City of Moab in R-3 zone

Development Assuptions		Moderate Market Baseline	Moderate w/o Min Lot Size (a)	Strong Market Baseline	Strong Market w/o Min Lot Size (a)
Site Size (sf) (a)		43,560	43,560	43,560	43,560
Less: Setbacks (b)		(8,763)	(8,763)	(8,763)	(8,763)
Less: Additional Open Space (% lot size)	25%	(2,127)	(2,127)	(2,127)	(2,127)
Building Footprint (sf)		21,645	14,295	21,645	21,645
Total Parking Area (sf)	350	11,025	18,375	11,025	11,025
Number of Units		21	35	21	35
Number of Affordable Units	5%	-	-	-	2
Average Unit Size (mix of studios, 1s, 2s)		1,000	1,000	1,000	1,000
Net Residential Space (sf)		21,000	35,000	21,000	35,000
Common Area	15.0%	3,150	5,250	3,150	5,250
Total Residential Space (sf)		24,150	40,250	24,150	40,250
Parking Ratio (spaces per unit)		1.5	1.5	1.5	1.5
Number of Parking Spaces		32	53	32	31.50
Number of Residential Floors		2	3	2	2
FAR		0.6	0.9	0.6	0.9
Dwelling Units/Acre		21	35	21	35
Rents					
Average Rent per Unit		$ 1,200	$ 1,200	$ 1,350	$ 1,350
Affordable Rent per Unit (c)		$ -	$ -	$ -	$ 700
Development Costs					
Site Work		$ 5.00	$ 5.00	$ 5.00	$ 5.00
Hard Costs - Res (wood frame) (d)		$ 100	$ 100	$ 100	$ 100
Parking Costs (per space)		$ 3,500	$ 3,500	$ 3,500	$ 3,500
Soft Costs exc Fees (as % of hard)		20.0%	20.0%	20.0%	20.0%
Impact Fees					
Sewer Impact Fee per Unit (e)		$ 1,525	$ 1,525	$ 1,525	$ 1,525
Water Impact Fee per Project (e)		$ 10,946	$ 10,946	$ 10,946	$ 10,946
Proposed Residential Fee per sq. ft.		$ -	$ -	$ -	
Financing Costs					
Loan to Cost Ratio		70.0%	70.0%	70.0%	70.0%
Interest Rate		6.0%	6.0%	6.0%	6.0%
Loan Fees		1.5%	1.5%	1.5%	1.5%
Construction Period (months)		24	24	24	24
Avg. Outstanding Balance During Construction		60.0%	60.0%	60.0%	60.0%
Operations					
Vacancy		5.0%	5.0%	5.0%	5.0%
OpEx per unit		$ 5,500	$ 5,500	$ 5,500	$ 5,500
Cap Rate (f)		5.5%	5.5%	5.0%	5.0%

Development Costs	Moderate Market Baseline	Moderate w/o Min Lot Size (a)	Strong Market Baseline	Strong Market w/o Min Lot Size (a)
Land	$ 76,230	$ 76,230	$ 119,790	$ 119,790
Land per Residential Unit	$ 3,630	$ 2,178	$ 5,704	$ 3,423
Land per Acre	$ 76,230	$ 76,230	$ 119,790	$ 119,790
Construction Costs				
Site Work	$ 217,800	$ 217,800	$ 217,800	$ 217,800
Hard Costs - Residential	$ 2,415,000	$ 4,025,000	$ 2,415,000	$ 4,025,000
Hard Costs - Parking	$ 110,250	$ 183,750	$ 110,250	$ 110,250
Soft Costs	$ 548,610	$ 885,310	$ 548,610	$ 870,610
Water/Sewer Impact Fees	$ 42,971	$ 64,321	$ 42,971	$ 64,321
Proposed Residential Linkage Fee	$ -	$ -	$ -	$ -
Subtotal Const Costs Before Financing	$ 3,334,631	$ 5,376,181	$ 3,334,631	$ 5,287,981
Financing Costs				
Points	$ 35,014	$ 56,450	$ 35,014	$ 55,524
Construction Period Interest	$ 171,907	$ 274,802	$ 174,103	$ 272,552
Subtotal Financing Costs	$ 206,921	$ 331,251	$ 209,116	$ 328,075
Total Development Costs	**$ 3,617,782**	**$ 5,783,662**	**$ 3,663,537**	**$ 5,735,846**
Total Development Cost per SF (excl land)	*$ 147*	*$ 142*	*$ 147*	*$ 140*
Total Development Cost per SF (inc. land)	*$ 150*	*$ 144*	*$ 152*	*$ 143*
Proposed Residential Fee as % of TDC	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Valuation				
Operations				
Gross Income (Market Rate)	$ 302,400	$ 504,000	$ 340,200	$ 534,600
Gross Income (Affordable)	$ -	$ -	$ -	$ 16,800
Less: Vacancy	$ (15,120)	$ (25,200)	$ (17,010)	$ (27,570)
Less: Op Expenses	$ (115,500)	$ (192,500)	$ (115,500)	$ (192,500)
Net Operating Income (NOI)	$ 171,780	$ 286,300	$ 207,690	$ 331,330
Value at Stabilization	$ 3,123,273	$ 5,205,455	$ 4,153,800	$ 6,626,600
Return on Cost				
Value at Stabilization	$ 3,123,273	$ 5,205,455	$ 4,153,800	$ 6,626,600
Less: Total Development Costs	$ 3,617,782	$ 5,783,662	$ 3,663,537	$ 5,735,846
Profit	$ (494,509)	$ (578,208)	$ 490,263	$ 890,754
% Return on Cost	**-13.7%**	**-10.0%**	**13.4%**	**15.5%**
Yield on Cost (NOI/TDC)	**4.7%**	**5.0%**	**5.7%**	**5.8%**
Feasible? (g)	No	No	No	Yes

Notes:
a) Assumes minimum lot size of 2,000 square foot per dwelling unit, per City of Moab municipal code.
b) The minimum setbacks are 15' for the front setback, 7' for the side setbacks, and 12' for the rear setback in the R-3 zone.
c) Affordable rent assumes 50% AMI rent for a 2-bedroom unit for a household of three.
d) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area.
e) Sewer impact fees for multi-family apartments in Moab are: $ 1,525 per unit
and Water Impact Fee with a 2" meter $ 10,946 per project
f) Cap rates were estimated based on interviews with brokers.
g) Project feasibility assumes a minimum return on cost of 15%
and a minimum yield on cost of 5%
based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

Appendix 59: Condominiums with Density Bonus, Grand County

Assumes condominiums permitted for overnight rentals within Grand County's Highway Commercial Zone

Development Assuptions		Moderate Market Baseline	Moderate Market w/ 65' Height	Strong Market Baseline	Strong Market w/ 65' Height
Site Size (sf) (a)		43,560	43,560	43,560	43,560
Less: Setbacks		(14,240)	(14,240)	(14,240)	(14,240)
Developed Footprint (sf)		14,008	9,108	14,008	9,108
Number of Units (a)		25	33	25	33
Number of Affordable Units		-	-	2	4
Inclusionary Requirement		0%	0%	8%	10%
Average Unit Size (mix of 1s, 2s, 3s)		1,350	1,350	1,350	1,350
Net Residential Space (sf)		33,750	44,550	33,750	44,550
Common Area	15.0%	5,063	6,683	5,063	6,683
Total Residential Space (sf)		38,813	51,233	38,813	51,233
Parking Ratio (spaces per unit)		1.75	1.75	1.75	1.75
Number of Parking Spaces		44	58	44	58
Total Parking Garage (sf)	350	15,313	20,213	15,313	20,212.50
Number of Residential Floors		3	6	3	6
Total Number of Stories		1	1	1	1
FAR		0.9	1.2	0.9	1.2
Dwelling Units/Acre		25.0	33.0	25.0	33.0
Sales Price					
Average Sales Price PSF		$ 185	$ 185	$ 245	$ 245
Average Sales Price Per Unit		$ 249,750	$ 249,750	$ 330,750	$ 330,750
Average Sales Price PSF (80% AMI)		$ 148	$ 148	$ 148	$ 148
Average Sales Price Per Unit (80% AMI)		$ 200,000	$ 200,000	$ 200,000	$ 200,000
Development Costs					
Site Work		$ 5.00	$ 5.00	$ 5.00	$ 5.00
Hard Costs - Res (wood frame) (b)		$ 105	$ 105	$ 115	$ 115
Parking Costs (per space)		$ 3,500	$ 3,500	$ 3,500	$ 3,500
Soft Costs exc Fees (as % of hard)		20.0%	20.0%	20.0%	20.0%
Impact Fees					
Sewer Impact Fee per Unit (c)		$ 1,329	$ 1,329	$ 1,329	$ 1,329
Water Impact Fee per Project (c)		$ 10,946	$ 10,946	$ 10,946	$ 10,946
Financing Costs					
Loan to Cost Ratio		70.0%	70.0%	70.0%	70.0%
Interest Rate		6.0%	6.0%	6.0%	6.0%
Loan Fees		1.5%	1.5%	1.5%	1.5%
Construction Period (months)		24	24	24	24
Avg. Outstanding Balance During Construction		60.0%	60.0%	60.0%	60.0%
Sales Assumptions					
Marketing Costs		5.0%	5.0%	5.0%	5.0%

Development Costs	Moderate Market Baseline	Moderate Market w/ 65' Height	Strong Market Baseline	Strong Market w/ 65' Height
Land	$ 82,500	$ 82,500	$ 125,000	$ 125,000
Land per Residential Unit	$ 3,300	$ 2,500	$ 5,000	$ 3,788
Land per Acre	$ 82,500	$ 82,500	$ 125,000	$ 125,000
Construction Costs				
Site Work	$ 217,800	$ 217,800	$ 217,800	$ 217,800
Hard Costs - Residential	$ 4,075,313	$ 5,379,413	$ 4,463,438	$ 5,891,738
Hard Costs - Parking	$ 153,125	$ 202,125	$ 153,125	$ 202,125
Soft Costs	$ 889,248	$ 1,159,868	$ 966,873	$ 1,262,333
Water/Sewer Impact Fees	$ 44,171	$ 54,803	$ 44,171	$ 54,803
Subtotal Const Costs Before Financing	$ 5,379,656	$ 7,014,008	$ 5,845,406	$ 7,628,798
Financing Costs				
Points	$ 56,486	$ 73,647	$ 61,377	$ 80,102
Construction Period Interest	$ 275,293	$ 357,664	$ 300,908	$ 390,791
Subtotal Financing Costs	$ 331,779	$ 431,311	$ 362,285	$ 470,894
Total Development Costs	**$ 5,793,935**	**$ 7,527,819**	**$ 6,332,691**	**$ 8,224,692**
Total Development Cost per SF (excl land)	*$ 147*	*$ 145*	*$ 160*	*$ 158*
Total Development Cost per SF (inc. land)	*$ 149*	*$ 147*	*$ 163*	*$ 161*
Valuation				
Sales				
Sales (Market Rate Units)	$ 6,243,750	$ 8,241,750	$ 7,607,250	$ 9,591,750
Sales (Affordable Units)	$ -	$ -	$ 400,000	$ 800,000
Less: Marketing Costs	$ (312,188)	$ (412,088)	$ (400,363)	$ (519,588)
Net Sales Revenue	$ 5,931,563	$ 7,829,663	$ 7,606,888	$ 9,872,163
Return on Cost				
Net Sales Revenue	$ 5,931,563	$ 7,829,663	$ 7,606,888	$ 9,872,163
Less: Total Development Costs	$ 5,793,935	$ 7,527,819	$ 6,332,691	$ 8,224,692
Profit	$ 137,627	$ 301,843	$ 1,274,196	$ 1,647,471
% Return on Cost	**2.4%**	**4.0%**	**20.1%**	**20.0%**
Feasible? (d)	**No**	**No**	**Yes**	**Yes**

Notes:
a) Assumes minimum lot size of 2,000 square foot per dwelling unit, per City of Moab's R-3 zone. The density bonus scenarios removes this requirement.
b) Hard costs were based on data from RS Means with a location factor applied to reflect construction costs in the Moab Area.
c) Sewer impact fees in Grand County are $ 1,329 per unit
and water impact fees with a 2" meter are $ 10,946 per project
d) Project feasibility assumes a minimum return on cost of 20% based on interviews with developers active in the Moab Area.

Source: BAE, 2018.

bae urban economics

Phase II: Assured Housing Nexus Fee Analysis for the City of Moab and Grand County, Utah

May 2018



May 25, 2018

Zacharia Levine
Community Development Director
Grand County
125 East Center Street
Moab, UT 84532

Dear Mr. Levine:

We are pleased to submit this Moab Area Assured Housing Feasibility Analysis Phase II Nexus Study. We enjoyed completing this work, and it has been a pleasure working with you. I look forward to the joint City/County meeting on June 19th and recapping the Phase I work and presenting the results of this Phase II work. In the meantime, please let me know if you have any questions on the attached.

Sincerely,



Matt Kowta, MCP
Managing Principal



Raymond Kennedy, MA
Director of Research

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EXECUTIVE SUMMARY

This report represents the second phase of the Moab Area Assured Housing Feasibility Analysis. The Phase I Study included the following:

- Description of general demographic and economic conditions
- Review of residential and commercial real estate market conditions
- Assessment of workforce housing needs
- Analysis of financial feasibility of applying affordable housing impact fees to various commercial and residential real estate products under varying market conditions
- Estimate of revenue potentially generated by an assured housing fee

Building on the Phase I analysis, this phase of the study examines in more detail the level of development "in-lieu" fees in support of affordable housing in Moab and Grand County that would be financially feasible and justifiable as being linked to, or having a nexus with, the impacts of a particular type of development. The maximum justifiable fees are based on the nexus analysis conducted as part of this Phase II Study, and represent the maximum fee based on the demand for additional affordable housing driven by new commercial and residential development. However, as indicated in the analysis here and in Phase I, applying a fee to some commercial and residential development might result in projects which would no longer generate high enough returns to be financially feasible, and for projects where a fee might be feasible, it is possible that the maximum feasible fee would be lower than the maximum justifiable fee as determined by the nexus analysis.

The Phase I analysis indicated that in-lieu fees for affordable housing were financially feasible for condominiums under a strong market scenario, and for townhomes and single-family homes under both moderate and strong market scenarios. Fees were also considered for hotels, retail, and office, with fees determined to be financially feasible for hotels only.

Using the same benchmarks for developer return, this Phase II analysis calculates a maximum financially feasible fee for each of the six land uses and scenarios where a fee was deemed feasible. This Phase II report also includes a nexus analysis, to assess the maximum justifiable fee based on the impacts for each of the scenarios for which a fee was financially feasible. Finally, the maximum financially feasible fee is compared with the maximum justifiable fee per the nexus analysis, since the lower of the two fees represents the upper limit of what can be reasonably charged, representing a fee level that is both within the range justified by the nexus findings and also not so high as to render projects financially infeasible.

Impact Fee Analysis

A comparison of the maximum justifiable fee per the nexus analysis to the maximum financially feasible fees for the two hotel scenarios shows that the maximum fee justifiable via the nexus analysis is considerably lower than the maximum financially feasible fee for either

market scenario. This is an indicator that a fee in the range of the maximum justifiable fee could be considered for implementation by the City and County.

Table ES-1: Summary of Commercial Impact Fee Analysis

	Fee per Square Foot	
	Hotel Moderate	Hotel Strong
Maximum Financially Feasible Fee	$30.86	$54.14
Maximum Justifiable Fee	$15.57	$15.57

Source: BAE, 2018.

A comparison of the maximum justifiable fee per the nexus analysis to the maximum financially feasible fees for the various residential scenarios shows that the nexus fee is higher than the financially feasible fee for any of the market scenarios, especially for the single-family homes. As a result, if the City and the County choose to implement a residential in-lieu fee, the level of appropriate fees might be constrained by market conditions. When this is the case, the revenue generated by a fee that is set at a level that is less than the justifiable amount means that the funds collected would need to be leveraged with other sources of subsidy to achieve the necessary level of housing mitigation.

Table ES-2: Summary of Residential Impact Fee Analysis

	Fee per Square Foot				
	Condominium Strong	Townhome Moderate	Townhome Strong	Single-Family Moderate	Single-Family Strong
Maximum Financially Feasible Fee	$5.18	$4.64	$8.77	$1.13	$1.62
Maximum Justifiable Fee	$10.19	$7.58	$9.29	$7.43	$5.31

Source: BAE, 2018.

Potential In-Lieu Fee Generation

For projects where a linkage fee was feasible, the maximum potentially feasible fee levels were applied to historic building permit data to estimate revenue that could potentially be generated from an in-lieu fee program. To partially take into account the variation in feasibility due to fluctuations in economic conditions over time, the assumed fees were rounded down to the nearest dollar, and were based on the moderate market scenario, with the exception of condominiums, where the fee for the strong market was used since a fee was deemed not feasible under the moderate market scenario.

This assumed fee structure could generate an estimated average annual revenue of approximately $1.3 million if applied in both the City of Moab and Grand County, assuming the same rate of development as between 2010 and 2017.[1] The City could be expected to generate substantially more revenue from hotel development than from residential development, while slightly more than half of Grand County's revenue would come from residential projects. The City's annual projected share is slightly less than $800,000, and the County's share is estimated at about $523,000. These average annual revenue estimates may under- or overstate actual revenue in any given year, depending on the overall economic cycle.

Table ES-3: Annual Estimated Fee Revenue Based on Historic Permit Activity

	Proposed Fee	City of Moab	Grand County	Est. Annual Revenue
Residential Projects				
Single-Family Detached	$ 1.00	$ 31,898	$ 44,796	76,694
Townhomes / SFR Nightly Rentals	$ 4.00	$ 64,763	$ 82,891	147,653
Condominiums	$ 5.00	$ 5,159	$ 150,105	155,264
Apartments	$ -	$ -	$ -	$ -
Annual Revenue, Residential Projects (a)		**$ 101,819**	**$ 277,791**	**$ 379,611**
Commercial Projects				
Retail	$ -	$ -	$ -	$ -
Office (b)	$ -	$ -	$ -	$ -
Hotel	$ 15.00	$ 694,714	$ 245,010	$ 939,724
Annual Revenue, Commercial Projects (a)		**$ 694,714**	**$ 245,010**	**$ 939,724**
Annual Revenue by Place		**$ 796,533**	**$ 522,801**	**$ 1,319,334**

Notes:
(a) The annual revenue is based the average annual square feet permitted between 2010 and 2017 in the City of Moab and Grand County. Revenue will vary year to year based on actual development activity.
(b) The building permit data did not contain square footage data for newly constructed office projects. Each office project was estimated at 8,000 square feet based on the recently built office buildings profiled in the Phase I study.

Sources: City of Moab, 2017; Grand County, 2017; BAE, 2018.

Considerations for Implementation

Market Conditions

Changes in the economy, locally or nationally, could impact both the financial feasibility and the justifiable nexus fees for the different development types. Changes in economic conditions that could influence feasibility of different fee levels would include interest rates for

[1] These calculations assume that all assured housing obligations are met by payment of fees, rather than construction of inclusionary housing units.

development and for mortgages, changes in rents, home sale prices, land costs, operating expenses, acceptable rates of return for developers, and other factors.

Fees per Unit versus Fees per Square Foot

When inclusionary requirements or in-lieu fees are fixed on a "per unit" basis, rather than varying by the size of the market rate units, this creates an incentive for builders to maximize the size of their market rate units, so that they can spread the cost of compliance over a greater quantity of saleable square footage, making market rate housing units less attainable to middle-income households. This report recommends tying the fee to square feet instead of per unit.

Phase-In of Requirements

When first adopting a policy like this, some jurisdictions set a future date for its implementation, and define how to treat current "pipeline" projects that would have been started without knowledge of this fee. A phase-in allows developers to adjust their bidding for development sites with the knowledge of how the applicable requirements affect the residual land value that they can afford to pay for a site and achieve financial feasibility. For these reasons, one possibility is to consider a phase-in schedule for initial implementation. In the case of Moab, we understand that discussion of possible assured housing requirements has occurred at least over the last two years, in which case a phase-in may not be necessary.

Policy Flexibility

During economic downturns, some jurisdictions have either created special deferral programs or lowered fees across the board. Some places have built-in mechanisms that require the fees or inclusionary policy to be re-analyzed at defined time intervals or when there are substantial changes in economic indicators such as interest rates or development costs. These approaches demonstrate that the requirements can be customized to adapt to changes in economic conditions. Because there are many constantly changing variables that influence affordable housing needs, costs of providing affordable housing units, and feasibility for market rate development, best practices dictate that analysis underpinning affordable housing requirements should be updated on a periodic basis, to determine if changes to policy or program parameters are appropriate.

Another important component of policy flexibility is to offer builders a range of options to comply with assured housing requirements. Every development project has a unique set of financial circumstances, and while a given project may not be able to afford to pay adopted in-lieu fees, there may be other options that would be feasible, such as providing on-site affordable units, dedicating land that could be utilized by others to construct affordable housing, or potentially complying with a reduced affordable housing requirement if a reduction could be justified, based on a finding of reduced affordable housing need or a lack of financial feasibility to meet the full requirements. An important caveat is to avoid making any of the options inherently more economically attractive than others, to avoid encouraging builders to

all select the same compliance option. For example, when in-lieu fees are set at levels that are substantially below the actual cost to subsidize affordable housing units, developers will rarely build affordable units onsite. As previously noted, when this is the case, perhaps due to market-based limitations on in-lieu fees, the City and County might have to leverage other sources of financing to support affordable housing.

Finally, the program should acknowledge that there may be unforeseen circumstances that could prevent a unique project from being able to feasibly comply with standard program requirements. In such cases, the program should provide for a process to modify the requirements to enable compliance.

Summary

The analysis here and in the Phase I report of this Assured Housing Feasibility Study indicates that although charging an affordable housing nexus fee increases the cost to build, the fee can be set at a reasonable level for some land uses by estimating a maximum financially feasible fee as well as a maximum justifiable fee, and ensuring that the fee is does not exceed the lower of these two thresholds. In establishing a policy for such a fee, the City and County could build in some flexibility by monitoring market conditions on an ongoing basis and providing for updates to the fee calculations if conditions change significantly. Assuming current development trends continue, a nexus fee could bring in over $1 million annually to assist in the production of affordable housing units.

INTRODUCTION

This report represents the second phase of the Moab Area Assured Housing Feasibility Analysis. The Phase I Study included the following:

- Description of general demographic and economic conditions
- Review of residential and commercial real estate market conditions
- Assessment of workforce housing needs
- Analysis of financial feasibility of applying affordable housing impact fees to various commercial and residential real estate products under varying market conditions
- Estimate of revenue potentially generated by an assured housing fee

Building off the Phase I analysis, this phase of the study examines in more detail the level of development "in-lieu" fees in support of affordable housing in Moab and Grand County that would be financially feasible and justifiable as being linked to, or having a nexus with, the impacts of a particular type of development. The maximum justifiable fees are based on the nexus analysis below, and thus represent the maximum fee based on the demand for additional affordable housing driven by new commercial and residential development. However, as indicated in the analysis here and in Phase I, applying a fee to some commercial and residential development might result in projects which would no longer generate high enough returns to be financially feasible, and for projects where a fee might be feasible, it is possible the maximum financially feasible fee would be lower than the maximum justifiable fee as determined by the nexus analysis.

These are referred to as "in-lieu" fees because they are meant to compensate for, or substitute for, construction of below market rate housing units that builders/developers otherwise would have been required to construct as part of their projects, to comply with assured housing policies.

The Phase I study explored in detail the financial feasibility of fees for different types of development to determine whether a fee would lower developer financial returns below certain benchmark levels. BAE ran a sensitivity analysis under moderate and strong market scenarios for each development type, allowing the City and County to understand how feasibility may change when market conditions fluctuate. For the moderate market, data for land, construction costs, rents, and sales prices were taken from 2014, which represented a mid-point in the recovery after the recession. Inputs for the strong market were taken from 2017.

The residential uses evaluated included apartments, condominiums, townhomes, and single-family homes. The analysis indicated that in-lieu fees for affordable housing were financially feasible for condominiums under the strong market scenario, and for townhomes and single-family homes under both the moderate and strong market scenarios. Fees were also

considered for hotels, retail, and office, with fees determined to be financially feasible for hotels only.

Using the same benchmarks for developer return, this Phase II analysis calculates a maximum financially feasible fee for each of the six land uses and scenarios where a fee was deemed feasible. This Phase II report also includes a nexus analysis, to assess the maximum justifiable fee based on the impacts for each of the scenarios for which a fee was financially feasible. Finally, the maximum financially feasible fee is compared with the maximum justifiable fee per the nexus analysis, since the lower of the two fees represents the upper limit of what can be reasonably charged, representing a fee level that is both within the range justified by the nexus findings and also not so high as to render projects financially infeasible.

Finally, this Phase II study discusses considerations for implementation, building on the same discussion presented in the Phase I study.

COMMERCIAL LINKAGE FEE ANALYSIS

This report chapter focuses on the potential jobs-housing linkage fees that could be considered for non-residential development that the Phase I analysis deemed capable of supporting some level of assured housing requirements; specifically, hotel uses.

Overview of Methodology

The commercial fee analysis conducted for this report is based on the premise that new commercial land uses generate new employment for workers that will increase demand for local housing, and have a range of household incomes that influences their ability to pay for housing. Due to higher housing costs in Moab and Grand County, new workers with extremely low, very low, low, or moderate household incomes will be unable to afford most market-rate housing without incurring excessive cost burdens. This situation – the increment of growth in new worker households facing the lack of affordable housing options - is considered the impact of new commercial development. The commercial fee would mitigate these impacts by generating revenue to support the construction of housing affordable to the new lower-income worker households. The analysis completed as part of Phase I indicates that fees would not be feasible for retail or office development, so this Phase II analysis focuses on hotels, where pro forma analysis indicated that some level of a fee was financially feasible.

This section provides an overview of the steps taken to determine the maximum justifiable hotel fee, based on the relationship ("nexus") between new hotel space and the number of households of workers supported by that new development that would face affordable housing challenges.

Step 1: Define Land Uses

The Phase I Analysis assessed the financial feasibility of linkage fees for three commercial land use categories: office, retail, and hotels. Feasibility was tested for both moderate and strong market scenarios as defined above in the Introduction.

Step 2: Test Financial Feasibility of Linkage Fee for Defined Land Uses

This step was completed in Phase I; commercial linkage fees were found to be feasible only for hotels under either the moderate or strong market scenario. However, the maximum fee that would still allow a project to meet the financial feasibility criteria regarding return on cost and yield on cost for the two hotel scenarios was not calculated. The table below shows the maximum feasible fee given those benchmarks.

Table 1: Summary of Proforma Analysis for Commercial Land Uses

	Office		Retail		Hotel	
	Moderate	**Strong**	**Moderate**	**Strong**	**Moderate**	**Strong**
Assumptions for Baseline (a)						
Location, Zoning	City of Moab, C-3		City of Moab, C-3		City of Moab, C-3	
Prototypical Building Size	10,000	10,000	10,000	10,000	60,000	60,000
Site Size (sf)	15,500	15,500	20,500	20,500	48,000	48,000
Total Number of Stories (Bldg)	2	2	1	1	3	3
Parking Type	Surface	Surface	Surface	Surface	Surface	Surface
FAR	0.65	0.65	0.49	0.49	1.25	1.25
Total Dev Cost/SF (inc. land)	*$ 213*	*$ 253*	*$ 233*	*$ 286*	*$ 246*	*$ 263*
Rent (psf or per hotel REVPAR)	$ 18.00	$ 24.00	$ 24.00	$ 30.00	$ 105.00	$ 122.50
Return On Cost - Baseline	-8.4%	12.0%	11.7%	24.0%	39.9%	63.4%
Yield on Cost - Baseline	5.5%	6.2%	6.7%	6.8%	9.1%	9.8%
Baseline Feasible? (b)	No	No	No	No	Yes	Yes
New Fee/Sq. Ft. (a)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 30.86**	**$ 54.14**
New Fee for Prototype Project					$ 1,851,856	$ 3,248,415
Return On Cost with Fees					23.5%	34.1%
Yield on Cost with Fees					8.0%	8.0%
Feasible with Fee? (b)					Yes	Yes
New Commercial Fee, as % of Total Dev Costs					11.1%	16.9%

Notes:
a) See Phase I Report Appendix for detailed assumptions and proformas for each land use type.
b) Financial feasibility evaluated on 2 metrics:

ROC =	15.0%		
YOC:	Retail:	Office:	Hotel:
	7.0%	7.0%	8.0%

Source: BAE, 2018.

Step 3: Determine Employment Density

For the purposes of the following analysis leading to the maximum fee calculations, a hotel totaling 60,000 square feet is assumed, matching the prototypical size used in the Phase I analysis.

Hotel employment density can vary widely, depending on the type of hotel and the services offered. As noted in Phase I, the lodging market in Moab has trended toward a higher proportion of midscale and upscale hotels, which typically offer a higher level of amenities and thus require higher staffing levels. The market analysis focused on the midscale to upper midscale hotel inventory, and the assumed prototype reflects revenues associated with this type of hotel; the nexus analysis thus assumes an employment density associated with these classes of hotels. BAE reviewed several studies to estimate average hotel employment density, which is usually presented as employees per room; most recently, BAE completed a study in Napa County, California, which has an economy with a strong tourism basis like Moab, and used employment density factors by hotel type as provided to BAE by Cushman &

Wakefield.[2] Assuming the prototype hotel would be a full-service hotel and using the median density for the range provided, the following table shows the calculations of employment density for the Moab prototype based on those factors. While various studies show a wide variation in the assumed employment density, the estimate here of 1,425 square feet per employee is in the general middle range of other sources.

Table 2: Employment Density Estimate

Hotel Type	Workers per Room			Prototype Number of Rooms	Estimated Number of Workers	Hotel Sq. Ft.	Sq. Ft. per Worker
	Low	High	Avg.				
B&Bs/Small Inns	0.20	0.50	0.35				
Limited/Select Service	0.23	0.30	0.27				
Full Service	0.30	0.75	0.53	80	42	60,000	1,425
Luxury Hotels & Resorts	0.50	1.00	0.75				

Note:
Square feet per employee rounded to the nearest 25 square feet.

Sources: Cushman & Wakefield, 2018; BAE, 2018.

Step 4: Estimate Worker Households by Income Level

Many households in Moab and Grand County include more than one worker, so this study groups the employees generated by the prototype hotel into households, to estimate the total number of worker households generated.

Economists sometimes estimate household income for workers by simply multiplying worker earnings by industry by the average number of workers per worker household. This methodology relies on the unsatisfactory assumption that on average workers make the same amount of money as other workers in their household. Given the diversity of household composition, this assumption is not appropriate. For example, a household may have a teacher and a doctor, with significantly different individual earnings.

To address this issue, this analysis makes use of a detailed and rich data set published by the U.S. Census known as the Public Use Microdata Sample (PUMS). Derived from a five percent sample of all households per the American Community Survey, and available for certain defined areas of 100,000 or more of population (known as "PUMAs" or Public Use Microdata Areas), this data source allows one to cross-tabulate variables such as industry of employment

[2] Cushman & Wakefield provided the data directly to BAE. The figures provided are based on Cushman & Wakefield's specialized practice area analyzing the lodging market nationwide. Furthermore, applying their density estimate to the prototype hotel considered here resulted in an assumption of 1,425 square feet per employee based on converting the median of their assumed range of employees per room (0.3 to 0.75) for a full service hotel to square feet per employee. This number is generally consistent with sources BAE has used for other reports. In other employment density studies we have reviewed, the numbers range from 800 square feet per employee up to around 1,700 square feet per employee and from 0.3 workers per room to 1.2 workers per room.

and household income. The analysis here uses the most recent available data, from the 2012 through 2016 five-year period. Since Grand County does not meet the 100,000 minimum population threshold required for a PUMA, it is grouped with several other nearby Utah counties to create a PUMA. The counties included are Carbon, Daggett, Duchesne, Emery, Grand, San Juan, Uintah, and Wasatch. By relying on data from this grouping of counties, it is assumed that employment and household patterns in Grand County are similar to those in the group of counties as a whole.

The hotel land use is tied to one particular industry, the hotel industry, which is classified under the North American Industry Classification System (NAICS) as sector 721, Accommodation, which is part of the larger Accommodation and Food Services sector (NAICS 72). In 2016, there were a total of 1,718 private sector jobs in NAICS 72 in Grand County, as discussed the Phase I report, of which 768 were in Accommodation.

BAE queried the PUMS data set for this PUMA to identify the number of hotel worker households by HUD income category, using average household size for each income category to construct a distribution of households by income category. Table 3 below presents the distribution of households by HUD income level for the hotel industry for the PUMA, as applied to the 60,000 square-foot hotel prototype in Grand County. As shown below, there are an estimated approximately 24.4 worker households for the prototype hotel size of 60,000 square feet. The estimated number of extremely low-, very low-, low-, and moderate-income worker households for a prototype 60,000 square foot hotel is 12.8 households.

Table 3: New Hotel Worker Households by HUD Income Category

			Estimated Jobs by Percent of AMI (a)				
NAICS Code	Industry	Total Jobs (b)	Extremely Low	Very Low	Low	Moderate	Above Moderate
Private Sector							
721	Hotel/Motel	42.00	1.33	2.25	8.40	7.30	22.72
	Total Jobs	**42.00**	**1.33**	**2.25**	**8.40**	**7.30**	**22.72**
	Workers per Households	1.72	1.22	1.43	1.44	1.69	1.95
	Number of Households (c)	**24.42**	**1.09**	**1.57**	**5.82**	**4.32**	**11.63**

Notes:
(a) Based on 2016 HUD Income Limits. Percent distribution shown in Table 10 below.
(b) Job estimates are the output of the IMPLAN model, and shows employment generated by new workers in a 60,000-square foot prototype hotel. Columns to right may not sum to Total Jobs due to independent rounding.
(c) Average number of workers per worker household calculated based on American Community Survey PUMS Analysis, 2012-2016.

Sources: American Community Survey, 2012-2016, including the Public User Microdata Sample; HUD; IMPLAN; BAE, 2018.

Step 5: Calculate Financing Gap per Affordable Unit

The cost to house a lower-income household is the difference between the cost to develop an affordable unit and the amount of the permanent loan that the developer can borrow to finance the unit. Using data on recent housing developments gathered in Phase I, this analysis determines the average cost to build an apartment rental unit in the City. The supportable permanent loan amounts (by AMI income band) as identified in Step 4 are deducted from the average per-unit development cost to determine the financing gap for units serving households at each income level up to 120 percent of AMI.

The next step in the nexus analysis is to calculate the cost to house the extremely low-, very low-, low-, and moderate-income households calculated in the previous step by determining the per unit "financing gap" that housing developers encounter when securing a permanent loan for their projects. In other words, the cost to house a lower-income household is the difference between the cost to develop the unit and the amount of the permanent loan that the developer can borrow to finance the unit. The nexus analysis here derives cost and market rent information from the pro-forma analysis completed in Phase I for apartments under the moderate market scenario, as the lower rents and costs provide a more conservative estimate of impacts.

Affordable housing developers secure a permanent loan based on their net operating income (NOI) per unit. NOI is equal to rental income less operating expenses and vacancy. Households can afford monthly rents ranging from $418 for extremely low-income households to $1,737 for moderate-income households (see Table 4). These rents are based on household income limits for three-person households in two-bedroom units and assuming households can affordably spend 30 percent of their income on rent and utilities.

BAE used conventional financing assumptions to determine the supportable loan amount per unit for each income level. Standard deductions are taken for operating expenses and vacancies to determine NOI. As shown in Table 5, the supportable loan amount ranges from $0 per unit for extremely low-income units (i.e., operating expenses exceed NOI, leaving no NOI to support debt payments) to $167,924 for units serving moderate-income households.

Table 4: Affordability of Market-Rate Rental Housing in Moab

	3 Person Household (2 Bedrooms)
Average Market-Rate Rent (a)	$1,350
Utility Costs (b)	$93
Maximum Affordable Monthly Rent	
Extremely Low Income (up to 30% AMI)	
Household Income (c)	$20,420
Max. Affordable Monthly Rent (d)	$418
Amount Above (Below) Market Rate Rent	($933)
Very Low Income (31-50% AMI)	
Household Income (c)	$30,500
Max. Affordable Monthly Rent (d)	$669.50
Amount Above (Below) Market Rate Rent	($681)
Low Income (51-80% AMI)	
Household Income (c)	$48,750
Max. Affordable Monthly Rent (d)	$1,125.75
Amount Above (Below) Market Rate Rent	($224)
Moderate Income (81-120% AMI)	
Household Income (c)	$73,200
Max. Affordable Monthly Rent (d)	$1,737
Amount Above (Below) Market Rate Rent	$387

Notes:
(a) From Phase I analysis.
(b) Based on the Southeastern Utah Housing Authority utility allowance schedule for gas heating, cooking, and water heating and electricity for general lighting and air conditioning. Analysis assumes water, sewer, and trash collection are included in the monthly rent.
(c) 2017 household income limits published by HUD for Grand County.
(d) Assumes 30 percent of income spent on rent and utilities.

Sources: HUD; Southeastern Utah Housing Authority; BAE, 2018.

The financing gap per affordable unit is equal to the total development cost less the supportable loan amount per unit. Based on the supportable loan amount as calculated above, the financing gap per affordable unit ranges from $172,000 for extremely low-income units to only $4,076 for moderate-income units (also shown in Table 5).[3]

It should be noted that no other affordable housing subsidy was assumed in this analysis, because this calculation is intended to show the actual impact of the new employment-generating commercial land uses; it is not necessarily the way funds generated by a commercial fee would be spent on new affordable housing. Instead, in many affordable housing projects, multiple funding sources would be utilized in combination, enabling limited public resources from federal, state, and local sources to be combined most effectively. For some affordable housing projects serving low income households, non-cash subsidies such as Low Income Housing Tax Credits (LIHTCs) would also be used.

[3] These gap estimates are conservative in that they are based on the upper income limit of each income range.

Table 5: Financing Gap Analysis

	Income Group			
	Extremely Low	**Very Low**	**Low**	**Moderate**
Household Income Limit (a)	$20,420	$30,500	$48,750	$73,200
Maximum Affordable Monthly Rent per Unit (b)	$418	$670	$1,126	$1,737
Monthly Operating Expenses (c)	$458	$458	$458	$458
Vacancy (d)	5%	5%	5%	5%
Net Operating Income per Unit (e)	-$62	$178	$611	$1,192
Operating Subsidy from Other Sources (f)	$62	$0	$0	$0
Monthly Supportable Debt Service per Unit (g)	$0	$142	$489	$953
Loan Amount (h)	$0	$25,036	$86,107	$167,924
Financing Gap per Affordable Unit (i)	**$172,000**	**$146,964**	**$85,893**	**$4,076**
Assumptions				
Total Affordable Unit Development Costs (j)	$172,000			
Financing Terms				
Debt Coverage Ratio	1.25			
Interest Rate	5.50%			
Term of Loan (years)	30			

Notes:
(a) Based on a 3-person household, HUD, 2017.
(b) 30% of income to rent and utilities.
(c) Based on proforma analysis from Phase I.
(d) Standard required assumption for financing applications.
(e) Affordable Monthly Rent less Operating Expenses & Vacancy.
(f) Operating subsidy is necessary for units with negative NOI.
(g) Net Operating Income plus Operating Subsidy, divided by Debt Coverage Ratio.
(h) Based on financing terms assumptions.
(i) Total Development Costs less Loan Amount.
(j) Based on proforma analysis from Phase I.

Sources: HUD, 2017; Southeastern Utah Housing Authority; BAE, 2018.

Step 6: Calculate the Maximum Justifiable Fee per the Nexus Analysis

The final step in calculating the maximum justifiable impact fee is to apply the financing gap per affordable unit for each income level (from Step 5) to the total housing need by income level (from Step 4) for the hotel land use. This is expressed as the "maximum justifiable fee" because it is directly derived from the nexus analysis described above (i.e., new commercial development generating new jobs combined into new worker households distributed by income band, and the cost to provide new affordable rental housing units to these same households). This fee is estimated at $15.57 per square foot, as shown in Table 6.

Table 6: Maximum Justifiable Hotel Impact Fee

Affordable Housing Need per Prototype	Hotel
Extremely Low Income (up to 30% AMI)	1.09
Very Low Income (31-50% AMI)	1.57
Low Income (51-80% AMI)	5.82
Moderate Income (81-120% AMI)	4.32
Total Affordable Housing Need	12.79
Financing Gap (a)	
Extremely Low Income Units	$186,632
Very Low Income Units	$230,316
Low Income Units	$499,490
Moderate Income Units	$17,616
Total Financing Gap	**$934,054**
Maximum Impact Fee per Sq. Ft.	**$15.57**
Assumptions	
Building Size	60,000
Financing Gap	
Extremely Low Income Units	$172,000
Very Low Income Units	$146,964
Low Income Units	$85,893
Moderate Income Units	$4,076

Note:
(a) The financing gap is calculated by multiplying the number of worker households at each income level by the financing gap per unit at each affordability level.

Source: BAE, 2018.

Step 7: Comparison of Nexus and Financially Feasible Fees

A comparison of the maximum justifiable fee per the nexus analysis to the maximum financially feasible fees for the two hotel scenarios shows that the maximum fee justifiable via the nexus analysis is considerably lower than the maximum financially feasible fee for either market scenario. This is an indicator that a fee in the range of the maximum justifiable fee could be considered for implementation by the City and County.

Table 7: Summary of Commercial Impact Fee Analysis

	Fee per Square Foot	
	Hotel Moderate	Hotel Strong
Maximum Financially Feasible Fee	$30.86	$54.14
Maximum Justifiable Fee	$15.57	$15.57

Source: BAE, 2018, based on sources as described in previous tables.

RESIDENTIAL LINKAGE FEE ANALYSIS

This section of report calculates the maximum potential affordable housing linkage or "in-lieu" fee for residential developments. Analysis included in this section can also be used to identify the maximum justifiable inclusionary or "assured housing" set-aside that could justifiably be required of new residential developments instead of paying an in-lieu fee.

Overview of Methodology

This section provides an overview of the steps used to determine the maximum fee for market-rate residential units. Each step is discussed in more detail in the following sections. The maximum residential fee calculation is based on the premise that new households in Moab and Grand County will spend at least some of their disposable income locally, thereby supporting employment for new workers, a portion of which will be in need of affordable housing. The intent of the market-rate residential fee is to generate revenue that will support the construction of affordable housing for these new lower-income worker households.

While these housing unit types have the potential to be used for short-term rentals by visitors or as second homes where permitted by zoning, this nexus analysis is based on modelling these housing units assuming occupancy by full-time residents, since the actual uses for these hypothetical units are unknown.

Step 1: Define Housing Types and Identify Housing Prices and Development Costs

The Phase I study identified four residential land uses to determine the maximum legal fee for each residential product type. The residential product types analyzed were rental apartments, condominiums, townhomes, and single-family detached houses. This analysis included determining market rate rentals and sale prices as well as development costs for these residential development types.

Step 2: Test Financial Feasibility of Linkage Fee for Defined Land Uses

Using the information on rents, prices, and development costs developed in Phase I, residential linkage fees were found to be financially feasible for condominiums, townhomes, and single-family detached houses. For condominiums, fees were only feasible under strong market conditions, while they were feasible for townhomes and single-family detached houses under both moderate and strong market conditions. However, the maximum fee that would still allow a project to meet the financial feasibility criteria regarding return on cost and yield on cost was not calculated for land use types where a fee was feasible. The following table below shows the maximum feasible fee given those benchmarks.

Table 8: Summary of Proforma Analysis for Residential Land Uses

	Condominiums Overnight Rentals		Townhomes Overnight Rentals		Single-Family Detached	
	Moderate	**Strong**	**Moderate**	**Strong**	**Moderate**	**Strong**
Assumptions for Baseline						
Location, Zoning	Grand County, HC		Grand County, HC		Grand County, RR	
Site Size (sf)	43,560	43,560	240,000	240,000	43,560	43,560
Total Number of Units	25	25	48	48	1	1
Average Unit Size	1,350	1,350	1,650	1,650	2,250	3,000
Number of Residential Floors	3	3	2	2	1	1
FAR	0.9	0.9	0.3	0.3	0.1	0.1
Parking Type						
Land Costs per Acre	$ 82,500	$ 119,790	$ 82,764	$ 130,680	$ 80,000	$ 120,000
Total Dev Cost/Unit (inc. land)	$ 231,757	$ 253,308	$ 253,129	$ 311,202	$ 388,761	$ 690,780
Total Dev Cost/SF (inc. land)	$ 149	$ 163	$ 153	$ 189	$ 173	$ 230
Sale Price/Sq. Ft.	$ 185	$ 245	$ 200	$ 250	$ 200	$ 267
Sale Price or Rent Per Unit	$ 249,750	$ 330,750	$ 330,000	$ 412,500	$ 450,000	$ 800,000
Return On Cost - Baseline	2.4%	24.0%	23.9%	25.9%	15.8%	15.8%
Yield on Cost - Baseline	NA	NA	NA	NA	NA	NA
Baseline Feasible? (a)	No	Yes	Yes	Yes	Yes	Yes
New Fee/Sq. Ft. (a)	**$ -**	**$ 5.18**	**$ 4.64**	**$ 8.77**	**$ 1.13**	**$ 1.62**
New Fee per Unit	$ -	$ 6,996	$ 7,654	$ 14,474	$ 2,541	$ 4,853
Return On Cost with Fees		20.0%	20.0%	20.0%	15.0%	15.0%
Yield on Cost with Fees		N/A	N/A	N/A	N/A	N/A
Feasible with Fee? (a)		Yes	Yes	Yes	Yes	Yes
New Res Fee, as % of Total Dev Costs		*3.1%*	*2.9%*	*4.4%*	*0.7%*	*0.7%*

Notes:

Apartments were shown not to support a fee in the Phase I study and are not shown here.
a) Feasibility is measured as follows:

Project must achieve at least:	20.0%	Return on Cost for Condominiums and Townhomes
	15.0%	Return on Cost for Apartments and Single-Family Homes

Source: BAE, 2018.

Step 3: Estimate the Incomes of Households in New Market Rate Housing

Based on the sale prices identified in Step 2, this report estimated the household incomes of occupants in new residential units in Moab where a linkage fee was financially feasible. Using the threshold of 30 percent of income to housing costs, the table shows the annual household income levels required to support a mortgage for each of the projects where a linkage fee is feasible. As shown, the annual incomes range from approximately $100,000 for condominiums under the strong market scenario and townhomes under the moderate market scenario upwards to more than $240,000 for a single-family home in the strong market scenario.

Table 9: Income Requirements for Housing Prototypes

Housing Profile	Annual House-Hold Income
Condo-Strong	$99,957
Townhouse: Moderate	$99,730
Townhouse: Strong	$124,663
Single-Family: Moderate	$135,996
Single-Family: Strong	$241,771

	Amount Avail. for Housing (a)	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
Condo-Strong	$2,499	$1,570	$94	$303	$532	$2,499	$11,576	**$330,750**
Townhouse: Moderate	$2,493	$1,567	$93	$303	$531	$2,493	$11,550	**$330,000**
Townhouse: Strong	$3,117	$1,958	$117	$378	$663	$3,117	$14,438	**$412,500**
Single-Family:Moderate	$3,400	$2,136	$127	$413	$724	$3,400	$15,750	**$450,000**
Single-Family:Strong	$6,044	$3,798	$226	$733	$1,287	$6,044	$28,000	**$800,000**

Ownership Cost Assumptions (b)		
% of Income for Housing Costs	30%	of gross annual income
Down payment	3.50%	of home value
Annual interest rate	4.25%	fixed
Loan term	30	years
Upfront mortgage insurance	0.00%	of home value
Annual mortgage insurance	2.00%	of mortgage
Annual property tax rate	1.10%	of home value
Annual hazard insurance	0.34%	of home value

Notes:
(a) Represents 30 percent of monthly household income.
(b) Based on a low down payment conventional loan.

Sources: Grand County, 2017; Insurance.com, 2017; Bankrate.com, 2017; BAE, 2018.

Step 4: Analyze Projected Spending Patterns for Households in New Market-Rate Units

New households boost spending within an economy. As these new households spend money on retail goods, food, and health, personal, professional, and educational services, they support job growth in these and other sectors.

To estimate the effect of new household spending on employment generation, this Phase II nexus study uses IMPLAN ("Impact analysis for Planning"), a widely-accepted and utilized software model. At the heart of the model is an input-output dollar flow table. For a specified region, the input-output table accounts for all dollar flows between different sectors of the economy. Using this information, IMPLAN models the way income injected into one sector is spent and re-spent in other sectors of the economy, generating waves of economic activity, or so-called "economic multiplier" effects. Appendix A contains a more detailed overview of IMPLAN.

The IMPLAN model is also able to estimate the number of *direct*, *indirect*, and *induced* jobs generated by a given economic "event." Once the economic events have been entered into the model, IMPLAN reports the following types of impacts:

- Direct Impacts. Direct impacts refer to the set of producer or consumer expenditures applied to the predictive model for impact analysis. It is the amount of spending available to flow through the local economy. IMPLAN then displays how the local economy will then respond to these initial changes. The direct impacts may equal the amount of spending input into the model, depending on a variety of factors.
- Indirect Impacts. The indirect impacts refer to the impact of local industries buying goods and services from other local industries. The cycle of spending works its way backward through the supply chain until all money leaks from the local economy, either through imports or by payments to income and taxes. For capital projects this would include payments for construction inputs such as wood, steel, office supplies, and any other non-labor payments that a construction firm would purchase in the building process. Since IMPLAN is only used for the housing analysis for this report to assess the impacts of new resident household expenditures, there are no indirect impacts to assess as there are no industry expenditures as inputs to the model.
- Induced Impacts. The induced impacts refer to an economy's response to an initial change (direct impact) that occurs through re-spending of income according to household spending patterns. When households earn income, they spend part of that income on goods and services, such as food and healthcare. IMPLAN models households' disposable income spending patterns and distributes them through the local economy.

For the purpose of this analysis, the economic "event" is the household spending by occupants of new residential units in Grand County. By IMPLAN definition these expenditures are *direct* impacts, and the resulting spending generates *induced* impacts. For instance, the household expenditures generate jobs for cashiers and baggers at grocery stores patronized by the new households. The process initiated by household expenditures continues as these workers and the businesses they work for spend money in subsequent transactions, supporting employment at places other than the initial point of sale, such as wholesalers supplying retail stores, or truck drivers delivering goods to those stores. In turn, these businesses and workers spend money to generate additional activity in the local economy of Moab and Grand County. These are all part of the *induced* impacts linked to the household expenditures.

Table 9 above shows the income levels typically required to support the purchase of each of the housing prototypes under consideration. After adjustment for FICA taxes, IMPLAN uses these income levels to estimate expenditures within income categories encompassing each of the income levels. Since the income of an individual household does not generate enough expenditures to be recognized by the regional IMPLAN model, the total income analyzed is as

assumed for 1,000 households at that level; IMPLAN scales the expenditures in a linear manner. The results are then ultimately divided by 1,000 to show the estimated impact of a single household.

Step 5: Estimate New Worker Households by Household Income

The analysis uses a data set published by the U.S. Census (the Public Use Microdata Sample or PUMS) to estimate the household income distribution among the worker households derived from Step 4.

Worker households[4] often have more than one employed person. As discussed previously in the non-residential nexus analysis section, this analysis makes use of a detailed and rich data set published by the U.S. Census known as the Public Use Microdata Sample (PUMS) from the 2012 to 2016 period for Carbon, Daggett, Duchesne, Emery, Grand, San Juan, Uintah, and Wasatch Counties to estimate household income distributions for worker households by major industry group. The results are shown in Table 10. The income limits used were from 2016, in order to match the source data.

[4] A worker household is defined as a household with one or more employed persons. They may be wage and salary workers, or self-employed/sole proprietors.

Table 10: Income Level by Industry, Working Persons by 2016 Household Income Limits

FOR HOUSING ANALYSIS		Estimated Household Income as a Percent of AMI					
NAICS Code	Industry	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Private Sector							
11, 21	Agriculture & Natural Resources	3.7%	1.6%	6.9%	16.6%	71.1%	100.0%
23	Construction	6.0%	4.9%	20.9%	27.1%	41.1%	100.0%
31-33	Manufacturing	5.1%	5.0%	8.2%	22.1%	59.6%	100.0%
42	Wholesale Trade	8.5%	2.0%	9.9%	16.8%	62.8%	100.0%
44-45	Retail Trade	8.0%	4.8%	15.7%	23.9%	47.6%	100.0%
48-49, 22	Transportation, Warehousing, & Utilities	1.5%	1.1%	12.7%	22.9%	61.8%	100.0%
51	Information	6.0%	12.1%	8.9%	19.4%	53.6%	100.0%
52-53	Finance, Insurance, & Real Estate	5.9%	3.8%	12.7%	26.2%	51.3%	100.0%
54-55	Professional, Scientific, & Technical Services, & Mgmt of Companies	7.4%	1.6%	9.7%	21.5%	59.9%	100.0%
56	Admin, Support, & Waste Mgmt Srvcs	21.4%	0.7%	18.5%	26.2%	33.2%	100.0%
61	Educational Services	1.6%	6.2%	17.4%	24.2%	50.6%	100.0%
62	Health Care & Social Assistance	2.3%	4.4%	13.6%	24.6%	55.0%	100.0%
71-72	Leisure & Hospitality	7.6%	11.1%	15.6%	18.9%	46.8%	100.0%
81	Other Services Except Public Admin	4.5%	5.9%	25.0%	23.5%	41.1%	100.0%
All Government Employment		3.0%	2.7%	11.9%	22.3%	60.1%	100.0%

FOR HOTEL ANALYSIS		Estimated Household Income as a Percent of AMI (a)					
NAICS Code	Land Use	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Private Sector Only							
721	Hotel/Motel	3.2%	5.3%	20.0%	17.4%	54.1%	100.0%

Notes:
Based on a cross tabulation of Public Use Microdata Samples (PUMS) from the 2012-2016 American Community Survey. These incomes were compared to household income limits published by HUD to determine the percentage of households falling into each income category. The analysis controlled for household size, to address the varying HUD income limits for each household size.

Sources: Census, American Community Survey Public-Use Microdata Sample (PUMS) 2012-2016; HUD; BAE, 2018.

Housing need is based on the number of households rather than the number of jobs. As such, jobs are translated into households by dividing the number of jobs by the average number of workers per worker household for each income category. Applying this factor to the IMPLAN output for each housing type, the following table summarizes estimate jobs supported per 100 units of housing. Detail on the calculations can be found in Appendix B.

As shown in the next table (Table 11), the total number of Grand County worker households supported by a 100-unit development ranges from 30 to 40 households; the affordable housing need,[5] based on households earning up to and including moderate incomes, ranges from 17 to 23 units per 100 new housing units.

[5] The affordable housing need is based on the number of rental housing units demanded by worker households estimated to have a gap between the cost to build and the financing supported by rents.

Table 11: Summary of Worker Households Supported by New Market-Rate Units

Based on 100 Units			Worker Households by Percent of AMI (a)				
Housing Type	Total House-holds	Total Affordable Housing Need	Extremely Low	Very Low	Low	Moderate	Above Moderate
Condominium - Strong Market	33.2	18.9	2.9	2.2	6.1	7.7	14.3
Townhome - Moderate Market	30.2	17.2	2.6	2.0	5.6	7.0	13.0
Townhome - Strong Market	37.0	21.0	3.2	2.5	6.8	8.5	15.9
Single Family Detached - Moderate Market	40.3	22.9	3.5	2.7	7.4	9.3	17.4
Single Family Detached - Strong Market	38.5	21.9	3.3	2.6	7.1	8.9	16.6

Notes:
Estimates based on 100 units of housing for each type. See Appendix B for detail on calculations.
(a) Based on 2016 HUD Income Limits.

Sources: American Community Survey, 2012-2016, including the Public User Microdata Sample; HUD; IMPLAN; BAE, 2018.

In addition to providing information necessary to calculate affordable housing in-lieu fees, the figures shown in Table 11 provide data that quantify the nexus between new market rate housing units and potential assured housing policies that would require new market rate housing developments to incorporate housing units to meet demand for affordable housing that is generated by the new market rate units. For example, the nexus analysis indicates that for every 100 new condominiums (strong market) there would be a need for 18.9 additional affordable housing units, including 2.9 extremely low-income housing units, 2.2 very low-income housing units, 6.1 low-income housing units, and 7.7 moderate-income units.

Step 6: Calculate Financing Gap per Affordable Unit

This step determines the per unit "financing gap" that housing developers encounter when securing a permanent loan for their projects. This step has been completed as Step 5 in the commercial fee analysis and is described in the preceding chapter of this report.

To summarize, the financing gap per affordable unit ranges from $172,000 for extremely low-income units to only $4,076 for moderate-income units. For convenient reference purposes, the table showing these calculations is repeated here as Table 12.

Table 12: Financing Gap Analysis

	Income Group			
	Extremely Low	**Very Low**	**Low**	**Moderate**
Household Income Limit (a)	$20,420	$30,500	$48,750	$73,200
Maximum Affordable Monthly Rent per Unit (b)	$418	$670	$1,126	$1,737
Monthly Operating Expenses (c)	$458	$458	$458	$458
Vacancy (d)	5%	5%	5%	5%
Net Operating Income per Unit (e)	-$62	$178	$611	$1,192
Operating Subsidy from Other Sources (f)	$62	$0	$0	$0
Monthly Supportable Debt Service per Unit (g)	$0	$142	$489	$953
Loan Amount (h)	$0	$25,036	$86,107	$167,924
Financing Gap per Affordable Unit (i)	**$172,000**	**$146,964**	**$85,893**	**$4,076**
Assumptions				
Total Affordable Unit Development Costs (j)	$172,000			
Financing Terms				
Debt Coverage Ratio	1.25			
Interest Rate	5.50%			
Term of Loan (years)	30			

Notes:
(a) Based on a 3-person household, HUD, 2017.
(b) 30% of income to rent and utilities.
(c) Based on proforma analysis from Phase I.
(d) Standard required assumption for financing applications.
(e) Affordable Monthly Rent less Operating Expenses & Vacancy.
(f) Operating subsidy is necessary for units with negative NOI.
(g) Net Operating Income plus Operating Subsidy, divided by Debt Coverage Ratio.
(h) Based on financing terms assumptions.
(i) Total Development Costs less Loan Amount.
(j) Based on proforma analysis from Phase I.

Sources: HUD, 2017; Southeastern Utah Housing Authority; BAE, 2018.

Step 7: Calculate the Maximum Justifiable Fee per the Nexus Analysis

The final step in calculating the impact fee is to apply the financing gap per unit for each income level (from Step 6) to the total housing need by income level from new market-rate units (from Step 5).

The results of the calculations are shown in Table 13. Per this nexus analysis, the maximum justifiable fees range from $5.31 per square foot for single-family detached homes in a strong market scenario to $10.19 per square foot for condominiums in a strong market scenario.

Table 13: Maximum Justifiable Fee per Residential Unit

Worker Households by Income Level	Condominium Strong	Townhome Moderate	Townhome Strong	Single-Family Moderate	Single-Family Strong
Extremely Low Income (up to 30% AMI)	2.9	2.6	3.2	3.5	3.3
Very Low Income (31-50% AMI)	2.2	2.0	2.5	2.7	2.6
Low Income (51-80% AMI)	6.1	5.6	6.8	7.4	7.1
Moderate Income (81-120% AMI)	7.7	7.0	8.5	9.3	8.9
Subtotal - Affordable Housing Need (Units)	***18.9***	***17.2***	***21.0***	***22.9***	***21.9***
Above Moderate Income (over 120% AMI)	14.3	13.0	15.9	17.4	16.6
Total Housing Need	**33.2**	**30.2**	**37.0**	**40.3**	**38.5**
Financing Gap (a)					
Extremely Low Income Units	$492,760	$448,054	$545,290	$594,862	$569,233
Very Low Income Units	$327,280	$297,587	$366,587	$399,913	$377,941
Low Income Units	$524,732	$477,125	$586,455	$639,770	$610,361
Moderate Income Units	$31,269	$28,432	$34,765	$37,925	$36,250
Total Financing Gap per 100 Units	**$1,376,040**	**$1,251,199**	**$1,533,097**	**$1,672,469**	**$1,593,785**
Maximum Impact Fee per Unit	**$13,760**	**$12,512**	**$15,331**	**$16,725**	**$15,938**
Unit Size (b)	1,350	1,650	1,650	2,250	3,000
Maximum Impact Fee per Square Foot	**$10.19**	**$7.58**	**$9.29**	**$7.43**	**$5.31**

Notes:
(a) The financing gap is calculated by multiplying the number of employee households at each income level by the financing gap per unit (from Step 7) at each affordability level.
(b) Per the Phase I analysis, based on an assumed average unit size of 1,000 sq. ft.

Source: BAE, 2018.

Step 8: Comparison of Nexus and Financially Feasible Fees

A comparison of the maximum justifiable fee per the nexus analysis to the maximum financially feasible fees for the various residential scenarios shows that the nexus fee is higher than the financially feasible fee for any of the market scenarios, especially for the single-family homes. As a result, if the City and the County choose to implement a residential in-lieu fee, the level of appropriate fees might be constrained by market conditions as indicated by the maximum financially justifiable fee levels shown in Table 14.

Table 14: Summary of Residential Impact Fee Analysis

	Fee per Square Foot				
	Condominium Strong	Townhome Moderate	Townhome Strong	Single-Family Moderate	Single-Family Strong
Maximum Financially Feasible Fee	$5.18	$4.64	$8.77	$1.13	$1.62
Maximum Justifiable Fee	$10.19	$7.58	$9.29	$7.43	$5.31

Source: BAE, 2018, based on sources as described in previous tables.

CONSIDERATIONS FOR IMPLEMENTATION

Following is a more detailed discussion of some key factors to take into account in implementation of affordable housing impact fees for Moab and Grand County, including issues discussed previously in Phase I.

Maximum Justifiable Fees vs. Maximum Financially Feasible Fees

As noted in the Introduction, the maximum justifiable fees have been derived from the nexus analysis, and thus represent the maximum fee based on the demand for additional affordable housing driven by new commercial and residential development. However, as indicated in the analysis here and in Phase I, applying a fee to some commercial and residential development might result in projects which would no longer generate high enough returns to be financially feasible, and for projects where a fee might be feasible, the maximum feasible fee might be lower than the maximum justifiable fee as determined by the nexus analysis.

As shown in the analysis, for residential uses, the maximum financially feasible fees were lower than the maximum justifiable fees from the nexus analysis, indicating that the City and County should consider setting fees at or below the maximum financially feasible fees. This is unlike the hotel/commercial fees, where the maximum financially feasible fees are higher than the maximum justifiable fees.

It should be noted that when setting the in-lieu fee at a level that is less than the maximum justifiable fee, the funds collected would be lower than necessary to subsidize the needed amount of affordable housing, meaning that the fee proceeds would need to be leveraged with other sources of subsidy to produce the desired level of affordable units.

Market Conditions

Changes in the economy, locally or nationally, could impact both the financial feasibility and the justifiable nexus fees for the different development types. The analysis here presents two scenarios, categorized as moderate market conditions and strong market conditions. Changes in economic conditions that could influence feasibility of different fee levels would include interest rates for development and for mortgages, changes in rents, home sale prices, land costs, operating expenses, acceptable rates of return for developers, and other factors.

While these factors are interdependent, the following illustrative example shows a simple sensitivity analysis for a change in just the interest rate for a developer loan for affordable rental housing. The financing gap analysis above shows the per unit subsidy required to support a loan at a 5.5 percent interest rate based on rents affordable to extremely low- to moderate-income households, with a per unit financing gap ranging from $4,076 for moderate income units to $172,000 for extremely low-income units. A one percent increase in interest

rates to 6.5 percent leads to a higher financing gap, as shown below in Table 15, to $21,153 for moderate income units to $172,000 for extremely low income units.[6] The higher interest rate leads to an increase of approximately 14 percent in the maximum justifiable nexus fees, since the cost of providing affordable units has increased (see Table 16 below).[7]

Table 15: Financing Gap Analysis – Comparative Interest Rates

	Income Group			
	Extremely Low	**Very Low**	**Low**	**Moderate**
Household Income Limit (a)	$20,420	$30,500	$48,750	$73,200
Maximum Affordable Monthly Rent per Unit (b)	$418	$670	$1,126	$1,737
Monthly Operating Expenses (c)	$458	$458	$458	$458
Vacancy (d)	5%	5%	5%	5%
Net Operating Income per Unit (e)	-$62	$178	$611	$1,192
Operating Subsidy from Other Sources (f)	$62	$0	$0	$0
Monthly Supportable Debt Service per Unit (g)	$0	$142	$489	$953
Loan Amount (h)	$0	$22,490	$77,350	$150,847
Financing Gap per Affordable Unit @ 6.5% Interest Rate (i)	**$172,000**	**$149,510**	**$94,650**	**$21,153**
Financing Gap per Affordable Unit @ 5.5% Interest Rate (i)	**$172,000**	**$146,964**	**$85,893**	**$4,076**
Assumptions				
Total Affordable Unit Development Costs (j)	$172,000			
Financing Terms				
Debt Coverage Ratio	1.25			
Interest Rate	6.50%			
Term of Loan (years)	30			

Notes:
(a) Based on a 3-person household, HUD, 2017.
(b) 30% of income to rent and utilities.
(c) Based on proforma analysis from Phase I.
(d) Standard required assumption for financing applications.
(e) Affordable Monthly Rent less Operating Expenses & Vacancy.
(f) Operating subsidy is necessary for units with negative NOI.
(g) Net Operating Income plus Operating Subsidy, divided by Debt Coverage Ratio.
(h) Based on financing terms assumptions.
(i) Total Development Costs less Loan Amount.
(j) Based on proforma analysis from Phase I.

Sources: HUD, 2017; Southeastern Utah Housing Authority; BAE, 2018.

In fact, the Phase I analysis presented two scenarios, for a moderate market based on conditions in 2014 and a strong market scenario based on 2017 conditions. Generally, the

[6] The financing gap for the extremely low income units is the same as the subsidy required in both cases is the entire cost of building the unit.
[7] The hypothetical interest rate change here does not change the maximum financially feasible fee. In real world conditions, interest costs for market rate development might also rise, but for the sake of simplicity that possibility is not considered in this hypothetical scenario.

moderate market scenarios present a lower fee. To be more conservative, the City and County could choose the fee levels associated with the moderate market scenario, making it less likely that the fee structure would need to be adjusted as often to account for changing market conditions. However, when economic conditions reflect the strong market scenario, those conditions result in higher per unit costs and make it more expensive for the City and County to use in-lieu fees to subsidize an affordable development. As discussed in further detail below, it is recommended that the technical analysis underpinning assured housing policies and establishment of jobs-housing linkage fees and affordable housing in-lieu fees be updated on a periodic basis, to account for changing conditions.

Table 16: Impact Fee Analysis – Comparative Interest Rates

	Fee per Square Foot	
	Hotel Moderate	Hotel Strong
Maximum Financially Feasible Fee	$30.86	$54.14
Maximum Justifiable Fee @ 5.5% Interest	$15.57	$15.57
Maximum Justifiable Fee @ 6.5% Interest	$17.71	$17.71

	Fee per Square Foot				
	Condominium Strong	Townhome Moderate	Townhome Strong	Single-Family Moderate	Single-Family Strong
Maximum Financially Feasible Fee	$5.18	$4.64	$8.77	$1.13	$1.62
Maximum Justifiable Fee @ 5.5% Interest	$10.19	$7.58	$9.29	$7.43	$5.31
Maximum Justifiable Fee @ 6.5% Interest	$11.60	$8.63	$10.58	$8.46	$6.05

Source: BAE, 2018, based on sources as described in previous tables.

Phase-In of Requirements

As discussed in the Phase I study, when adopting a fee or inclusionary policy, some communities do so with a phase-in schedule. For instance, when first adopting a policy like this, some jurisdictions set a future date for its implementation, and define how to treat current "pipeline" projects that would have been started without knowledge of this fee. A phase-in allows developers to adjust their bidding for development sites with the knowledge of how the applicable requirements affect the residual land value that they can afford to pay for a site and achieve financial feasibility. In the case of Moab, we understand that there have been

public discussions about establishing assured housing requirements for the last couple of years, in which case a phase-in feature may not be as important.

Fees per Unit versus Fees per Square Foot

When inclusionary requirements or in-lieu fees are fixed on a "per unit" basis, rather than varying by the size of the market rate units, this creates an incentive for builders to maximize the size of their market rate units, so that they can spread the cost of compliance over a greater quantity of saleable square footage, making market rate housing units less attainable to middle-income households. This report recommends tying the fee to square feet instead of units.

Policy Flexibility

During economic downturns, some jurisdictions have either created special deferral programs or lowered fees across the board. Some places have built-in mechanisms that require the fees or inclusionary policy to be re-analyzed at defined time intervals or when there are substantial changes in economic indicators such as interest rates or development costs. These approaches demonstrate that the requirements can be customized to adapt to changes in economic conditions. Because there are many constantly changing variables that influence affordable housing needs, costs of providing affordable housing units, and feasibility for market rate development, best practices dictate that analysis underpinning affordable housing requirements should be updated on a periodic basis, to determine if changes to policy or program parameters are appropriate.

Another important component of policy flexibility is to offer builders a range of options to comply with assured housing requirements. Every development project has a unique set of financial circumstances, and while a given project may not be able to afford to pay adopted in-lieu fees, there may be other options that would be feasible, such as providing on-site affordable units, dedicating land that could be utilized by others to construct affordable housing, or potentially complying with a reduced affordable housing requirement if a reduction could be justified, based on a finding of reduced affordable housing need or a lack of financial feasibility to meet the full requirements. An important caveat is to avoid making any of the options inherently more economically attractive than others, to avoid encouraging builders to all select the same compliance option. For example, when in-lieu fees are set at levels that are substantially below the actual cost to subsidize affordable housing units, developers will rarely build affordable units onsite. To achieve better economic parity between payment of in-lieu fees and production of below market rate units onsite, if an in-lieu fee is set at less than the full rate justifiable by the nexus analysis, then the City and County should also consider reducing the assured housing inclusionary percentages commensurately. As previously noted, when requirements are set below the maximum justifiable levels identified in the nexus analysis, the City and County might have to leverage other sources of financing to support development of affordable housing in quantities sufficient to mitigate the impacts.

Finally, the feasibility analysis and the nexus analysis conducted for prototype development projects in this study cannot

Revenue Estimate

For projects where a linkage fee was feasible, the maximum potentially feasible fee levels were applied to historic building permit data to estimate revenue that could potentially be generated from an in-lieu fee program. To partially take into account the variation in feasibility due to fluctuations in economic conditions over time, the assumed fees were rounded down to the nearest dollar, and were based on the moderate market scenario, with the exception of condominiums, where the fee for the strong market was used since a fee was deemed not feasible under the moderate market scenario.

This assumed fee structure could generate an estimated average annual revenue of approximately $1.3 million if applied in both the City of Moab and Grand County, assuming the same rate of development as between 2010 and 2017.[8] The City could be expected to generate substantially more revenue from hotel development than from residential development, while slightly more than half of Grand County's revenue would come from residential projects. The City's annual projected share is slightly less than $800,000, and the County's share is estimated at about $523,000. These average annual revenue estimates may under- or overstate actual revenue in any given year, depending on the overall economic cycle.

Table 17: Annual Estimated Fee Revenue Based on Historic Permit Activity

	Proposed Fee	City of Moab	Grand County	Est. Annual Revenue
Residential Projects				
Single-Family Detached	$ 1.00	$ 31,898	$ 44,796	76,694
Townhomes / SFR Nightly Rentals	$ 4.00	$ 64,763	$ 82,891	147,653
Condominiums	$ 5.00	$ 5,159	$ 150,105	155,264
Apartments	$ -	$ -	$ -	$ -
Annual Revenue, Residential Projects (a)		**$ 101,819**	**$ 277,791**	**$ 379,611**
Commercial Projects				
Retail	$ -	$ -	$ -	$ -
Office (b)	$ -	$ -	$ -	$ -
Hotel	$ 15.00	$ 694,714	$ 245,010	$ 939,724
Annual Revenue, Commercial Projects (a)		**$ 694,714**	**$ 245,010**	**$ 939,724**
Annual Revenue by Place		**$ 796,533**	**$ 522,801**	**$ 1,319,334**

Notes:
(a) The annual revenue is based the average annual square feet permitted between 2010 and 2017 in the City of Moab and Grand County. Revenue will vary year to year based on actual development activity.

[8] These calculations assume that all assured housing obligations are met by payment of fees, rather than construction of inclusionary housing units.

(b) The building permit data did not contain square footage data for newly constructed office projects. Each office project was estimated at 8,000 square feet based on the recently built office buildings profiled in the Phase I study.

Sources: City of Moab, 2017; Grand County, 2017; BAE, 2018.

Summary

The analysis here and in the Phase I study of this Assured Housing Study indicates that although charging an affordable housing nexus fee increases the cost to build, the fee can be set at a reasonable level for some land uses by estimating a maximum financially feasible fee as well as a maximum justifiable fee, and ensuring that the fee is below the lower of these two thresholds. In establishing a policy for such a fee, the City and County could build in some flexibility by considering a gradual phase-in, and monitoring market conditions on an ongoing basis. Assuming current development trends continue, a nexus fee could bring in over $1 million annually to assist in the production of affordable housing units.

APPENDICES

Appendix A: Overview of IMPLAN

This appendix provides additional clarification of the workings of the IMPLAN input-output model. It provides a step-by-step account of how IMPLAN estimates economic impacts using new residential development as an illustrative example. Definitions of key *italicized* terms are provided in footnotes for the benefit of the reader. This section begins with an overview of the data that IMPLAN uses internally, and moves forward through the process of how the model estimates the impacts of new commercial and housing projects.

What is IMPLAN?

IMPLAN is an input-output model that estimates the total economic implications of new economic activity within a specified geography. The model uses national industry data and county-level economic data to generate a series of multipliers, which in turn estimate the total economic implications of economic activity.

At the heart of the model is a national input-output dollar flow table called the Social Accounting Matrix (SAM). Unlike other static input-output models, which just measure the purchasing relationships between industry and household sectors, SAM also measures the economic relationships between government, industry, and household sectors, allowing IMPLAN to model transfer payments such as unemployment insurance. Thus, for the specified region, the input-output table accounts for all the dollar flows between the different sectors within the economy.

National Industry Data. The model uses national production functions for 536 sectors to determine how an industry spends its operating receipts to produce its commodities. The model also uses a national matrix to determine the *byproducts*[9] that each industry generates. To analyze the impacts of household spending, the model treats households as an "industry" to determining their expenditure patterns. IMPLAN couples the national production functions with a variety of county-level economic data to determine the impacts for our example.

County-Level Economic Data. In order to estimate the county-level impacts, IMPLAN combines national industry production functions with county-level economic data. IMPLAN collects data from a variety of economic data sources to generate average output, employment, and productivity for each of the industries in a given county. It also collects data on average prices for all of the goods sold in the local economy. In this analysis, IMPLAN uses economic data for Grand County. IMPLAN gathers data on the types and amount of output that each industry generates within the region. In addition, the IMPLAN model uses county-level data on the prices of goods and household expenditures to determine the consumption functions of

[9] The byproducts refer to any secondary commodities that the industry creates.

regional households and local government, taking into account the availability of each commodity within the specified geography.

Multipliers. IMPLAN combines this data to generate a series of SAM-type multipliers for the local economy. The multiplier measures the amount of total economic activity that results from an industry (or household) spending an additional dollar in the local economy. Based on these multipliers, IMPLAN generates a series of tables to show the economic event's *direct*, *indirect*, and *induced* impacts to gross receipts, or output, within each of the model's 536 sectors. These outputs are described below:

- Direct Impacts. Direct impacts refer to the dollar value of economic activity available to circulate through the economy. In the case of new residential development, the direct impacts are equal to the new households' discretionary spending. The direct impacts do not include household savings and payments to federal, state, and local taxes, as these payments do not circulate through the economy.

  It should be noted that impacts from retail expenditures differ significantly between the total economic value of retail and the amount available to circulate through the local economy. The nature of retail expenditures accounts for this difference. The model assumes that only the retail markup impacts the local economy, particularly for industries heavily populated with national firms such as gas stations and grocery stores. Since local stores buy goods from wholesalers and manufacturers outside of the area, and corporate profits also leave the local economy, only the retail markup will be available for distribution within the local economy. To the extent that retailers' headquarters are located within the county or region, the model allocates their portions of the impacts to the local economy.

- Indirect Impacts. The indirect impacts refer to the inter-industry impacts of the input-output analysis. Since IMPLAN is only used for the housing analysis for this report to assess the impacts of new resident household expenditures, there are no indirect impacts to assess as there are no industry expenditures as inputs to the model.

- Induced Impacts. The induced impacts refer to the impacts of household spending by the employees generated by the direct and indirect impacts. In other words, induced impacts result from the household spending of employees of business establishments that the new households patronize (direct) and their suppliers (indirect). The model accounts for local commute patterns in the geography. For example, if 20 percent of construction workers who work in the region live outside of the region, the model will allocate 80 percent of labor's disposable income into the model to generate induced impacts. The model excludes payments to federal and state taxes and savings based on the geography's average local tax and savings rates. Thus, only the disposable incomes from local workers are included in the model.

Specifying the "Event" and Running the Model

Once the model is built for the specified geographies, it is time to specify the "event" that the model will analyze and run the model.

Specifying the "Event." The "event" refers to the total economic value of industry output that we are interested in analyzing. In the case of the ongoing economic impacts of a new residential development, the "event" would be the total household incomes of the households that buy or rent the homes.

Running the Model. Once the event is specified, IMPLAN runs the event through the model to generate the results. IMPLAN applies the local data on average output per worker and compensation per worker to determine the direct impacts. It then applies the value of the event to the national production functions and runs a number of iterations of this value through the production functions for the local economy to determine the indirect and induced impacts. For each iteration, the model removes expenditures to government, savings, and for goods bought outside of the local economy so that the results only include those dollars that impact the local economy.

Summarizing the Impacts

Once the model is run, IMPLAN generates a series of output tables to show the direct, indirect, and induced impacts within each of the model's 536 sectors. IMPLAN generates these tables for three types of impacts: output, employment, and value added. This nexus study is concerned with the employment impacts.

- *Output* refers to the total economic value of the project in the local economy.
- *Employment* shows the number of employees needed to support the economic activity in the local economy. It should be noted that for annual impacts of ongoing operations, the employment figure shown represents the amount of employment needed to support that activity for a year. Furthermore, IMPLAN reports the number of jobs based on average output per employee for a given industry within the geography. This is not the same as the number of full-time positions.
- *Value Added* shows the total income that the event generates in the local economy. This income includes:
    - *Employee Compensation* – total payroll costs, including benefits
    - *Proprietary Income* – payments received by self-employed individuals as income
    - *Other Property Type Income* – payments for rents, royalties, and dividends
    - *Indirect Business Taxes* – excise taxes, property taxes, fees, and sales taxes paid by businesses. These taxes occur during the normal operation of businesses, but do not include taxes on profits or income.

Appendix B: Detailed Calculation of Employment Supported by New Market-Rate Housing

Appendix B - 1: Induced Employment Generation from Household Expenditures

NAICS Code	Industry	Number of Jobs per 100 Housing Units (a) Condominium Strong	Townhome Moderate	Townhome Strong	Single-Family Moderate	Single-Family Strong
11, 21	Natural Resources	0.07	0.06	0.08	0.09	0.08
23	Construction	0.74	0.68	0.85	0.92	0.87
31-33	Manufacturing	0.04	0.03	0.04	0.04	0.04
42	Wholesale Trade	1.00	0.91	1.11	1.21	1.11
44-45	Retail Trade	9.46	8.60	10.42	11.37	11.02
48-49, 22	Transportation, Warehousing, & Utilities	1.39	1.27	1.60	1.75	1.86
51	Information	0.64	0.58	0.68	0.74	0.63
52	Finance & Insurance	1.54	1.40	1.63	1.77	1.22
53	Real Estate & Rental & Leasing	4.93	4.49	4.71	5.14	4.75
54-55	Professional & Technical Services; Management of Companies & Enterprises	3.17	2.88	3.57	3.89	3.95
56	Administrative & Waste Services	2.05	1.87	2.29	2.50	2.74
61	Educational Services	1.19	1.08	1.63	1.78	3.21
62	Health Care & Social Assistance	10.87	9.89	12.37	13.50	12.33
71-72	Arts, Entertainment & Recreation; Accommodation & Food Services	11.67	10.61	13.22	14.42	13.33
81	Other Services, except Public Administration	6.98	6.35	7.87	8.59	7.54
0	Government	0.65	0.59	0.78	0.85	0.78
	Total Jobs	**56.42**	**51.30**	**62.85**	**68.56**	**65.45**

Note:
(a) Job generation is output of the IMPLAN model, and shows induced employment generated by household spending per 100 new housing units.

Sources: IMPLAN; BAE, 2018.

Appendix B - 2: Employment Generation by Income Level from New Condominium Housing by Income Level, per 100 Units (Strong Market)

NAICS Code	Industry	Total Jobs (b)	Estimated Jobs by Percent of AMI (a) Extremely Low	Very Low	Low	Moderate	Above Moderate
Private Sector							
11, 21	Agriculture & Natural Resources	0.07	0.00	0.00	0.00	0.01	0.05
23	Construction	0.74	0.04	0.04	0.16	0.20	0.31
31-33	Manufacturing	0.04	0.00	0.00	0.00	0.01	0.02
42	Wholesale Trade	1.00	0.09	0.02	0.10	0.17	0.63
44-45	Retail Trade	9.46	0.76	0.45	1.49	2.26	4.50
48-49, 22	Transportation, Warehousing, & Utilities	1.39	0.02	0.02	0.18	0.32	0.86
51	Information	0.64	0.04	0.08	0.06	0.12	0.34
52-53	Finance, Insurance, & Real Estate	6.47	0.38	0.24	0.82	1.70	3.32
54-55	Professional, Scientific, & Technical Services, & Mgmt of Companies	3.17	0.23	0.05	0.31	0.68	1.90
56	Admin, Support, & Waste Mgmt Srvcs	2.05	0.44	0.01	0.38	0.54	0.68
61	Educational Services	1.19	0.02	0.07	0.21	0.29	0.60
62	Health Care & Social Assistance	10.87	0.25	0.48	1.48	2.68	5.99
71-72	Leisure & Hospitality	11.67	0.89	1.29	1.82	2.20	5.47
81	Other Services Except Public Admin	6.98	0.32	0.41	1.75	1.64	2.87
All Government Employment		0.65	0.02	0.02	0.08	0.15	0.39
	Total Jobs	**56.42**	**3.51**	**3.19**	**8.82**	**12.96**	**27.93**
	Workers per Households (c)	1.70	1.22	1.43	1.44	1.69	1.95
	Number of Households	**33.17**	**2.86**	**2.23**	**6.11**	**7.67**	**14.30**

Notes:
(a) Based on 2016 HUD Income Limits.
(b) Job estimates are the output of the IMPLAN model, and shows employment generated by household spending. Columns to right may not sum to Total Jobs due to independent rounding.
(c) Average number of workers per worker household calculated based on American Community Survey PUMS Analysis, 2012-2016.

Sources: American Community Survey, 2012-2016, including the Public User Microdata Sample; HUD; IMPLAN; BAE, 2018.

Appendix B - 3: Employment Generation by Income Level from New Townhome Housing by Income Level, per 100 Units (Moderate Market)

			Estimated Jobs by Percent of AMI (a)				
NAICS Code	Industry	Total Jobs (b)	Extremely Low	Very Low	Low	Moderate	Above Moderate
Private Sector							
11, 21	Agriculture & Natural Resources	0.06	0.00	0.00	0.00	0.01	0.05
23	Construction	0.68	0.04	0.03	0.14	0.18	0.28
31-33	Manufacturing	0.03	0.00	0.00	0.00	0.01	0.02
42	Wholesale Trade	0.91	0.08	0.02	0.09	0.15	0.57
44-45	Retail Trade	8.60	0.69	0.41	1.35	2.05	4.09
48-49, 22	Transportation, Warehousing, & Utilities	1.27	0.02	0.01	0.16	0.29	0.78
51	Information	0.58	0.03	0.07	0.05	0.11	0.31
52-53	Finance, Insurance, & Real Estate	5.89	0.35	0.22	0.75	1.54	3.02
54-55	Professional, Scientific, & Technical Services, & Mgmt of Companies	2.88	0.21	0.05	0.28	0.62	1.72
56	Admin, Support, & Waste Mgmt Srvcs	1.87	0.40	0.01	0.34	0.49	0.62
61	Educational Services	1.08	0.02	0.07	0.19	0.26	0.55
62	Health Care & Social Assistance	9.89	0.23	0.44	1.34	2.44	5.44
71-72	Leisure & Hospitality	10.61	0.81	1.17	1.66	2.00	4.97
81	Other Services Except Public Admin	6.35	0.29	0.38	1.59	1.49	2.61
All Government Employment		0.59	0.02	0.02	0.07	0.13	0.36
	Total Jobs	**51.30**	**3.19**	**2.90**	**8.02**	**11.79**	**25.40**
	Workers per Households (c)	1.70	1.22	1.43	1.44	1.69	1.95
	Number of Households	**30.16**	**2.60**	**2.02**	**5.55**	**6.98**	**13.00**

Notes:
(a) Based on 2016 HUD Income Limits.
(b) Job estimates are the output of the IMPLAN model, and shows employment generated by household spending. Columns to right may not sum to Total Jobs due to independent rounding.
(c) Average number of workers per worker household calculated based on American Community Survey PUMS Analysis, 2012-2016.

Sources: American Community Survey, 2012-2016, including the Public User Microdata Sample; HUD; IMPLAN; BAE, 2018.

Appendix B - 4: Employment Generation by Income Level from New Townhome Housing by Income Level, per 100 Units (Strong Market)

			Estimated Jobs by Percent of AMI (a)				
NAICS Code	Industry	Total Jobs (b)	Extremely Low	Very Low	Low	Moderate	Above Moderate
Private Sector							
11, 21	Agriculture & Natural Resources	0.08	0.00	0.00	0.01	0.01	0.06
23	Construction	0.85	0.05	0.04	0.18	0.23	0.35
31-33	Manufacturing	0.04	0.00	0.00	0.00	0.01	0.02
42	Wholesale Trade	1.11	0.09	0.02	0.11	0.19	0.70
44-45	Retail Trade	10.42	0.84	0.50	1.64	2.49	4.96
48-49, 22	Transportation, Warehousing, & Utilities	1.60	0.02	0.02	0.20	0.37	0.99
51	Information	0.68	0.04	0.08	0.06	0.13	0.36
52-53	Finance, Insurance, & Real Estate	6.33	0.38	0.24	0.80	1.66	3.25
54-55	Professional, Scientific, & Technical Services, & Mgmt of Companies	3.57	0.26	0.06	0.34	0.77	2.14
56	Admin, Support, & Waste Mgmt Srvcs	2.29	0.49	0.02	0.42	0.60	0.76
61	Educational Services	1.63	0.03	0.10	0.28	0.39	0.83
62	Health Care & Social Assistance	12.37	0.28	0.55	1.68	3.05	6.81
71-72	Leisure & Hospitality	13.22	1.01	1.46	2.06	2.49	6.19
81	Other Services Except Public Admin	7.87	0.36	0.47	1.97	1.85	3.23
All Government Employment		0.78	0.02	0.02	0.09	0.17	0.47
	Total Jobs	**62.85**	**3.88**	**3.58**	**9.86**	**14.41**	**31.12**
	Workers per Households (c)	1.70	1.22	1.43	1.44	1.69	1.95
	Number of Households	**36.96**	**3.17**	**2.49**	**6.83**	**8.53**	**15.93**

Notes:
(a) Based on 2016 HUD Income Limits.
(b) Job estimates are the output of the IMPLAN model, and shows employment generated by household spending. Columns to right may not sum to Total Jobs due to independent rounding.
(c) Average number of workers per worker household calculated based on American Community Survey PUMS Analysis, 2012-2016.

Sources: American Community Survey, 2012-2016, including the Public User Microdata Sample; HUD; IMPLAN; BAE, 2018.

Appendix B - 5: Employment Generation by Income Level from New Single Family Detached Housing by Income Level, per 100 Units (Moderate Market)

			Estimated Jobs by Percent of AMI (a)				
NAICS Code	Industry	Total Jobs (b)	Extremely Low	Very Low	Low	Moderate	Above Moderate
Private Sector							
11, 21	Agriculture & Natural Resources	0.09	0.00	0.00	0.01	0.01	0.06
23	Construction	0.92	0.06	0.05	0.19	0.25	0.38
31-33	Manufacturing	0.04	0.00	0.00	0.00	0.01	0.03
42	Wholesale Trade	1.21	0.10	0.02	0.12	0.20	0.76
44-45	Retail Trade	11.37	0.91	0.54	1.79	2.71	5.41
48-49, 22	Transportation, Warehousing, & Utilities	1.75	0.03	0.02	0.22	0.40	1.08
51	Information	0.74	0.04	0.09	0.07	0.14	0.39
52-53	Finance, Insurance, & Real Estate	6.91	0.41	0.26	0.88	1.81	3.55
54-55	Professional, Scientific, & Technical Services, & Mgmt of Companies	3.89	0.29	0.06	0.38	0.84	2.33
56	Admin, Support, & Waste Mgmt Srvcs	2.50	0.53	0.02	0.46	0.66	0.83
61	Educational Services	1.78	0.03	0.11	0.31	0.43	0.90
62	Health Care & Social Assistance	13.50	0.31	0.60	1.83	3.33	7.43
71-72	Leisure & Hospitality	14.42	1.10	1.60	2.25	2.72	6.75
81	Other Services Except Public Admin	8.59	0.39	0.51	2.15	2.01	3.53
All Government Employment		0.85	0.03	0.02	0.10	0.19	0.51
	Total Jobs	**68.56**	**4.23**	**3.90**	**10.76**	**15.72**	**33.95**
	Workers per Households (c)	1.70	1.22	1.43	1.44	1.69	1.95
	Number of Households	**40.32**	**3.46**	**2.72**	**7.45**	**9.30**	**17.38**

Notes:
(a) Based on 2016 HUD Income Limits.
(b) Job estimates are the output of the IMPLAN model, and shows employment generated by household spending. Columns to right may not sum to Total Jobs due to independent rounding.
(c) Average number of workers per worker household calculated based on American Community Survey PUMS Analysis, 2012-2016.

Sources: American Community Survey, 2012-2016, including the Public User Microdata Sample; HUD; IMPLAN; BAE, 2018.

Appendix B - 6: Employment Generation by Income Level from New Single Family Detached Housing by Income Level, per 100 Units (Strong Market)

			Estimated Jobs by Percent of AMI (a)				
NAICS Code	Industry	Total Jobs (b)	Extremely Low	Very Low	Low	Moderate	Above Moderate
Private Sector							
11, 21	Agriculture & Natural Resources	0.08	0.00	0.00	0.01	0.01	0.06
23	Construction	0.87	0.05	0.04	0.18	0.24	0.36
31-33	Manufacturing	0.04	0.00	0.00	0.00	0.01	0.02
42	Wholesale Trade	1.11	0.09	0.02	0.11	0.19	0.70
44-45	Retail Trade	11.02	0.88	0.53	1.73	2.63	5.24
48-49, 22	Transportation, Warehousing, & Utilities	1.86	0.03	0.02	0.24	0.43	1.15
51	Information	0.63	0.04	0.08	0.06	0.12	0.34
52-53	Finance, Insurance, & Real Estate	5.97	0.35	0.23	0.76	1.57	3.07
54-55	Professional, Scientific, & Technical Services, & Mgmt of Companies	3.95	0.29	0.06	0.38	0.85	2.37
56	Admin, Support, & Waste Mgmt Srvcs	2.74	0.58	0.02	0.50	0.72	0.91
61	Educational Services	3.21	0.05	0.20	0.56	0.78	1.62
62	Health Care & Social Assistance	12.33	0.28	0.55	1.67	3.04	6.79
71-72	Leisure & Hospitality	13.33	1.02	1.48	2.08	2.51	6.24
81	Other Services Except Public Admin	7.54	0.34	0.45	1.89	1.77	3.10
All Government Employment		0.78	0.02	0.02	0.09	0.17	0.47
	Total Jobs	**65.45**	**4.05**	**3.69**	**10.26**	**15.03**	**32.43**
	Workers per Households (c)	1.70	1.22	1.43	1.44	1.69	1.95
	Number of Households	**38.48**	**3.31**	**2.57**	**7.11**	**8.89**	**16.60**

Notes:
(a) Based on 2016 HUD Income Limits.
(b) Job estimates are the output of the IMPLAN model, and shows employment generated by household spending. Columns to right may not sum to Total Jobs due to independent rounding.
(c) Average number of workers per worker household calculated based on American Community Survey PUMS Analysis, 2012-2016.

Sources: American Community Survey, 2012-2016, including the Public User Microdata Sample; HUD; IMPLAN; BAE, 2018.

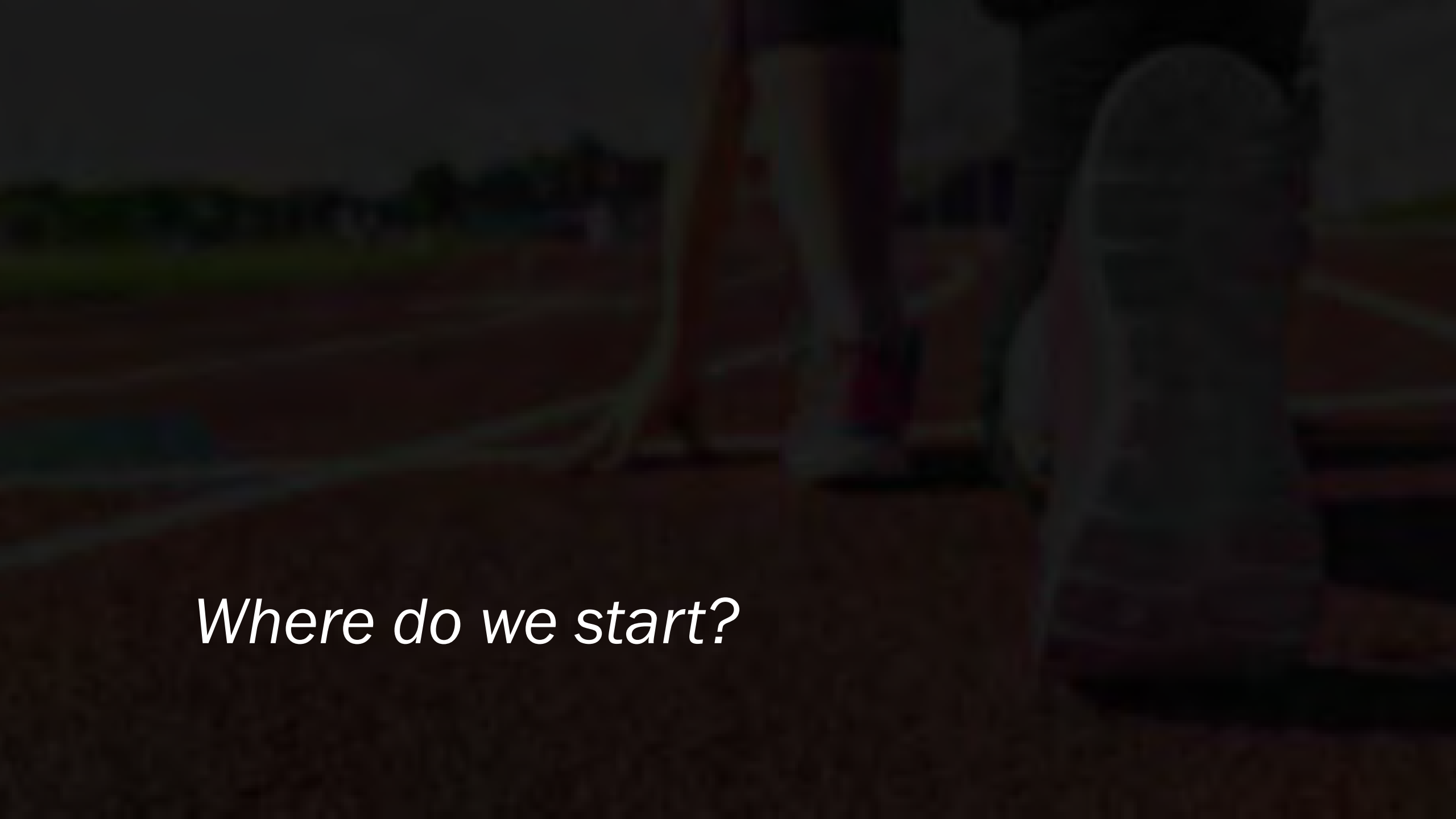
Land Use and Housing Policy Workshop

October 16, 2018

Zacharia Levine, Community & Economic Development Director
Kaitlin Myers, Community & Economic Development Specialist
JD McClanahan, AmeriCorps VISTA

Context: *We have a problem.*

Context: *There is no silver bullet.*


Where do we start?

Guiding Documents: General Plan

3.2 Vision: Diverse, Prosperous, and Sustainable Economy

- Goal 3 – Support the development and maintenance of infrastructure necessary for a sustainable local economy.

Guiding Documents: General Plan

3.2 Vision: Development Patterns

- Goal 1 – Support and participate in the implementation of the **Affordable Housing Plan**
- Goal 2 – Focus future development in centers where existing infrastructure can accommodate it **so that people can live close to where they work and obtain goods and services**
    - Encourage mixed residential and business development in the commercial zone districts *in the US 191 corridor.*

Guiding Documents: General Plan

FLUP 4.3: Incentive-Based Affordable Housing

- FLUP supports **incentives to build affordable housing in exchange for higher levels of residential density**… according to the county's adopted parameters for determining and maintaining affordability.
- FLUP proposes option to pay a **fee-in-lieu** for **voluntarily-built** affordable housing units

And… the world has changed.

General Plan development period: 2010–2011

- "…this system needs to be monitored as the housing market recovers from the **2008-09 recession**…"

And… the world has changed.

General Plan development period: 2010–2011



- 2011 – **Airbnb** starts to take off



- 2013 – Utah begins **Mighty 5 campaign**
  - "In 2008, the two parks had a combined visitation greater than 1.3 million, state parks had 200,000 visitors."
  - 2017: two national parks saw 2.2 million, Dead Horse saw more than 765,000.

And... the world has changed.

Housing prices have increased...

$225,000 (2012) → **$340,000** (YTD) *-- 51% increase*

...while monthly wages have remained virtually the same.

$2,394 (2012) → **$2,693** (2017) *-- 12.5% increase*

Guiding Documents: Affordable Housing Plan



Vision:

A community that includes an **affordable housing opportunity** available to **each resident** of the Moab Area.

Guiding Documents: Affordable Housing Plan

Goals:

2. Create & protect enough affordable housing in the Moab Area so that it is **not a limiting factor for the community's evolution.**

3. Upgrade and improve existing low-quality housing.

4. Construct a wider range of housing and development types, **especially attached dwellings and apartments.**

8. Expand the housing stock through the development of **compact, walkable neighborhoods** served by **reliable infrastructure.**

Guiding Documents: Affordable Housing Plan

Strategies:

4a. Adopt an assured housing ordinance

4b. Strategically increase zoning densities to facilitate compact development patterns

4d. Strengthen and formalize incentives for housing developers

4h. Expand infill development opportunities by allowing ADUs and variable zoning designations



High Density Housing Overlay
Assured Housing
Support Community Land Trust
Support Housing Authority

Impact Fee Waivers
Development Review Fee Waivers
Development Requirement Waivers

TRT Funding
CRA Housing Set-Aside Funds
Affordable Housing Fund
Affordable Housing Tax

Public Private Partnerships (PPP)
Develop Housing on Publicly Owned Land
Accessory Dwelling Units (ADUs)



High Density Housing Overlay
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Support Community Land Trust
Support Housing Authority

Impact Fee Waivers
Development Review Fee Waivers
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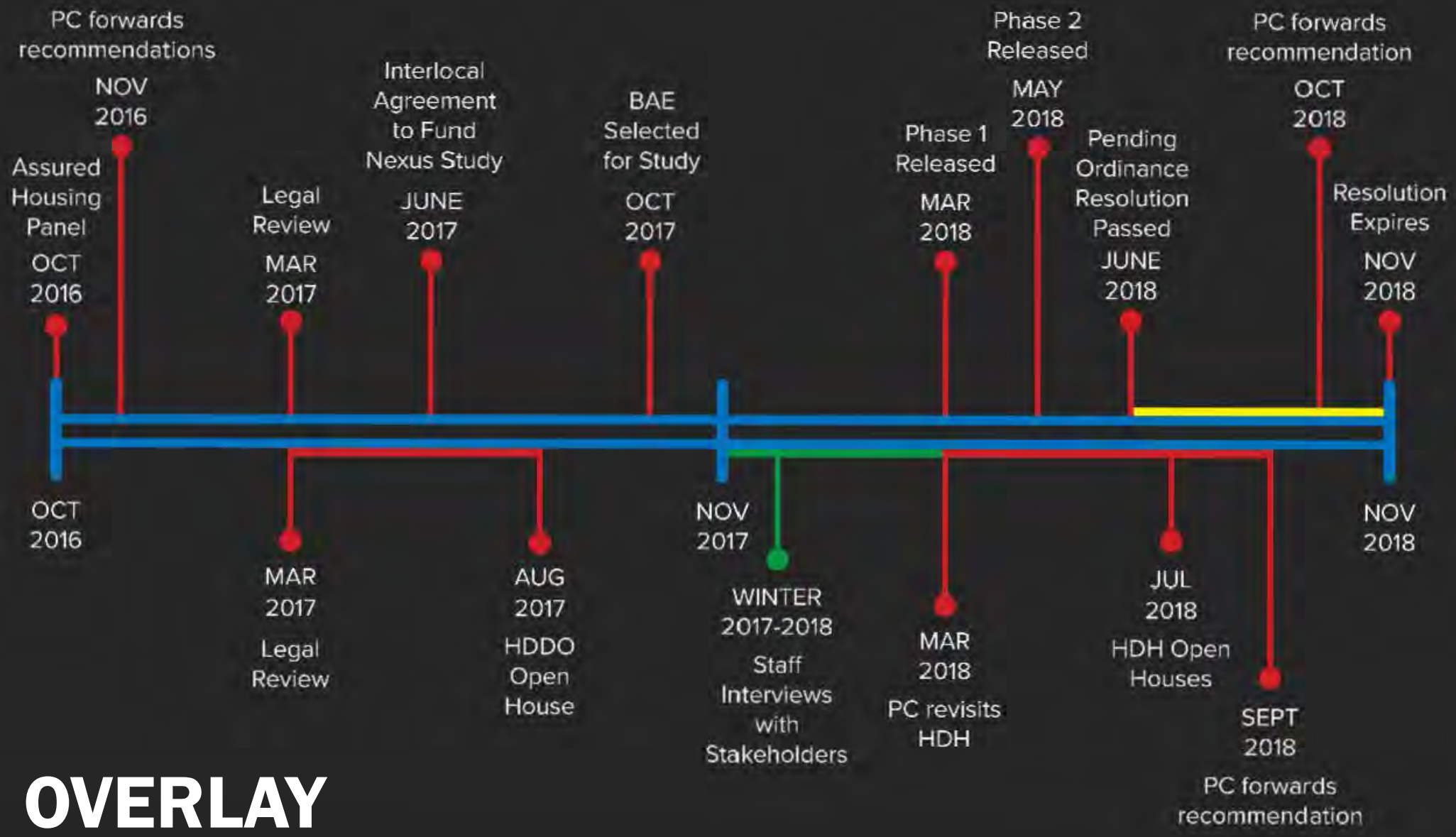
Affordable Housing Fund
Affordable Housing Tax

Public Private Partnerships (PPP)
Develop Housing on Publicly Owned Land
Accessory Dwelling Units (ADUs)

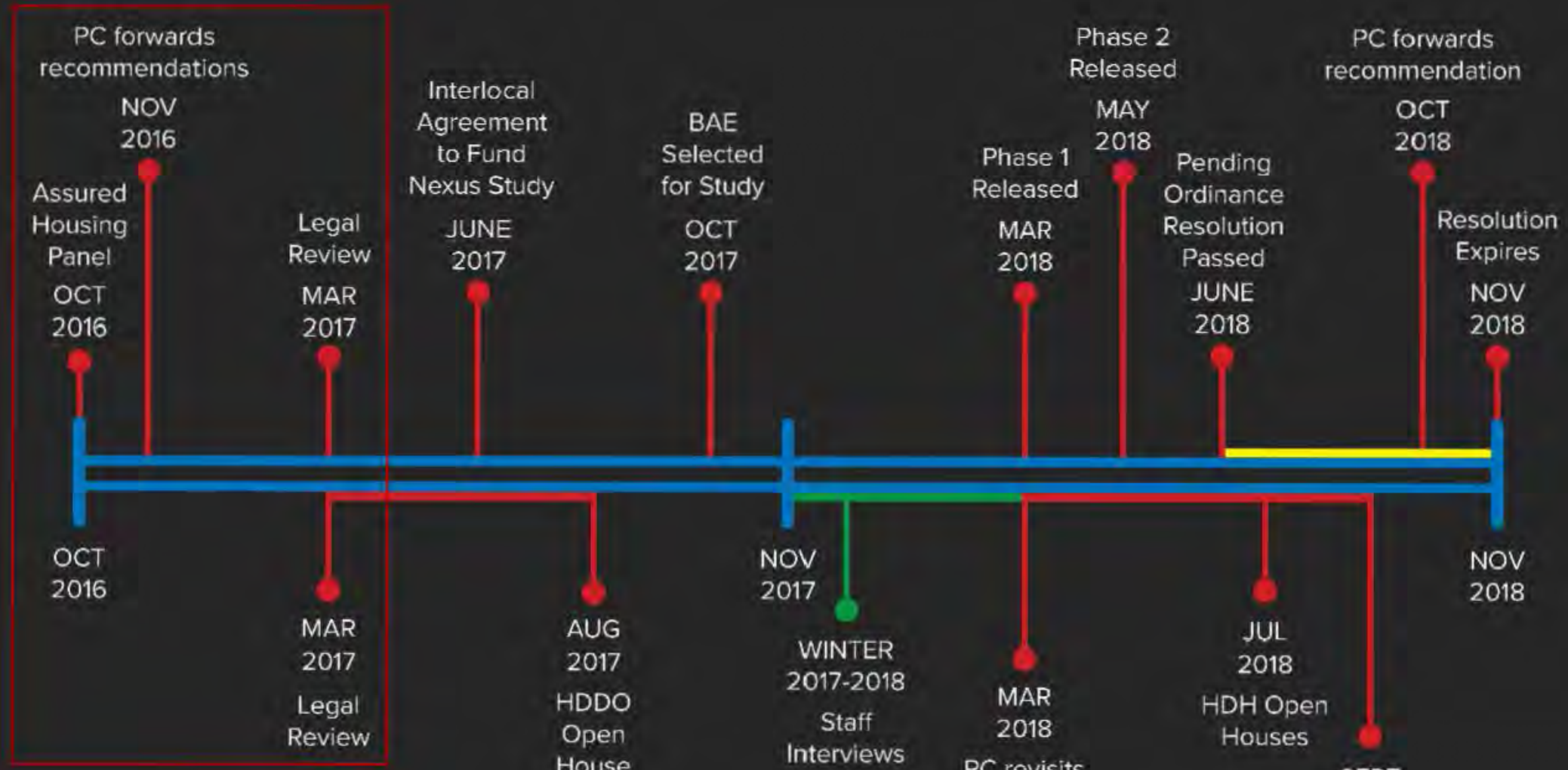
Concurrent Timelines

ASSURED HOUSING



HDH OVERLAY

ASSURED HOUSING



HDH OVERLAY

November 17, 2016: Planning Commission

Planning Commission forwards favorable recommendation to:

- Adopt an **assured housing ordinance** for residential and commercial development
- **Remove residential units used for overnight accommodations** from the Highway Commercial (HC) district

County Council Responses

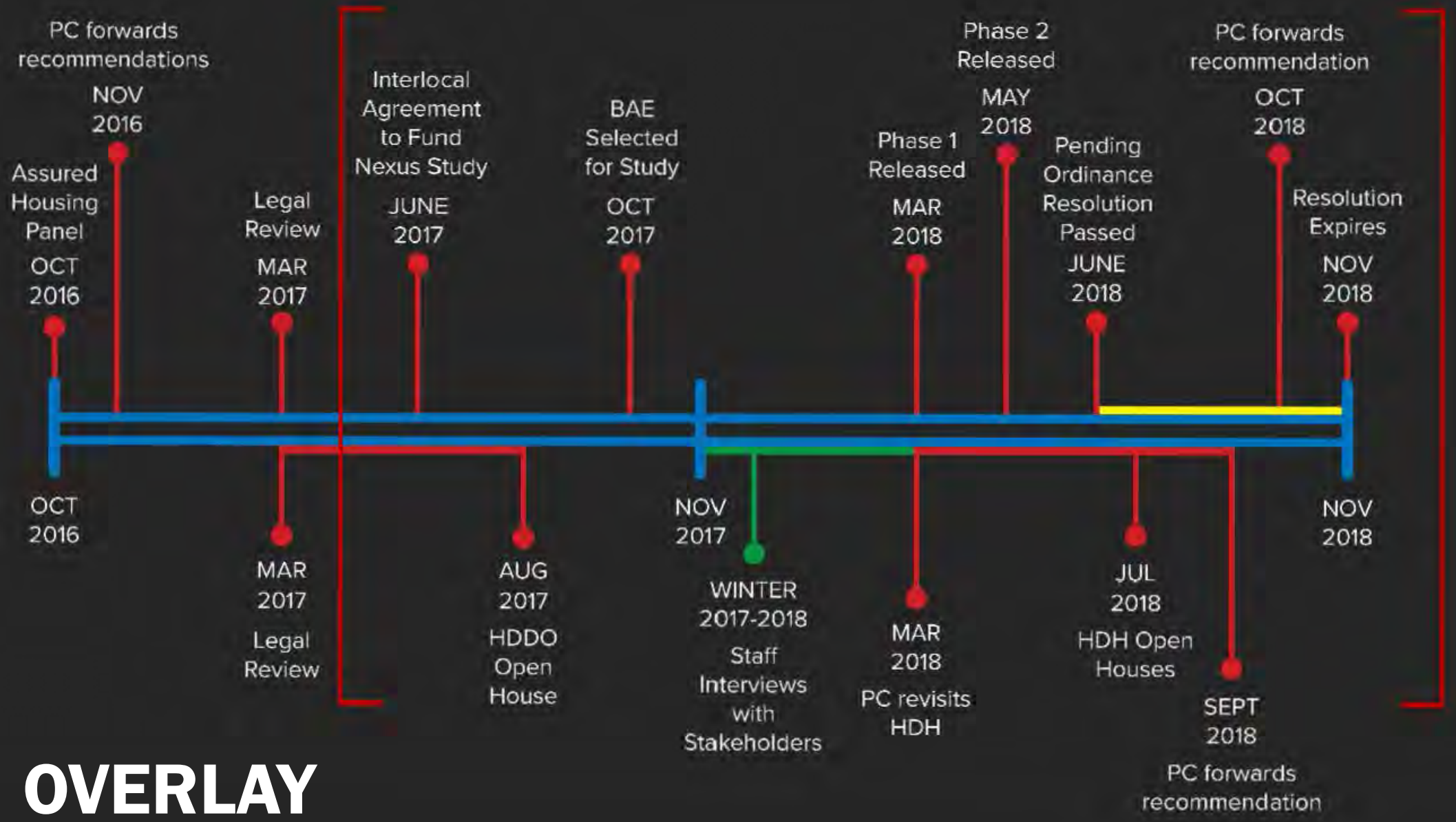
December 2016: Remove ONR from HC district

- *Motion died for lack of second.*

March 2017: Assured Housing Ordinance

- *Legal review suggests:*
  - *Perform economic nexus study for mandatory assured housing policy*
  - *Develop incentive approach: High Density Development Overlays*

ASSURED HOUSING



HDH OVERLAY

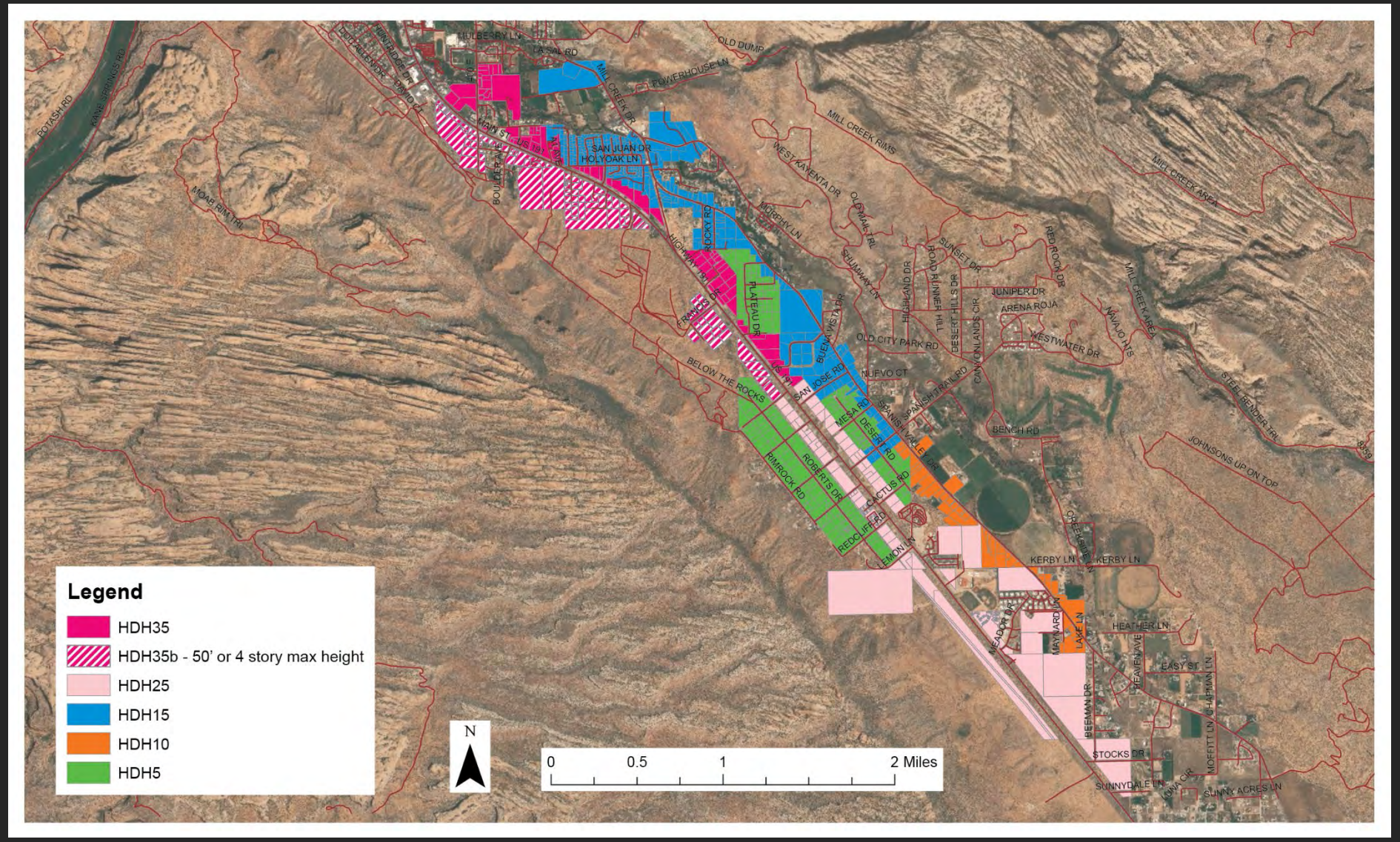
High Density Housing (HDH) Overlay

What, Where, Who, and Why?

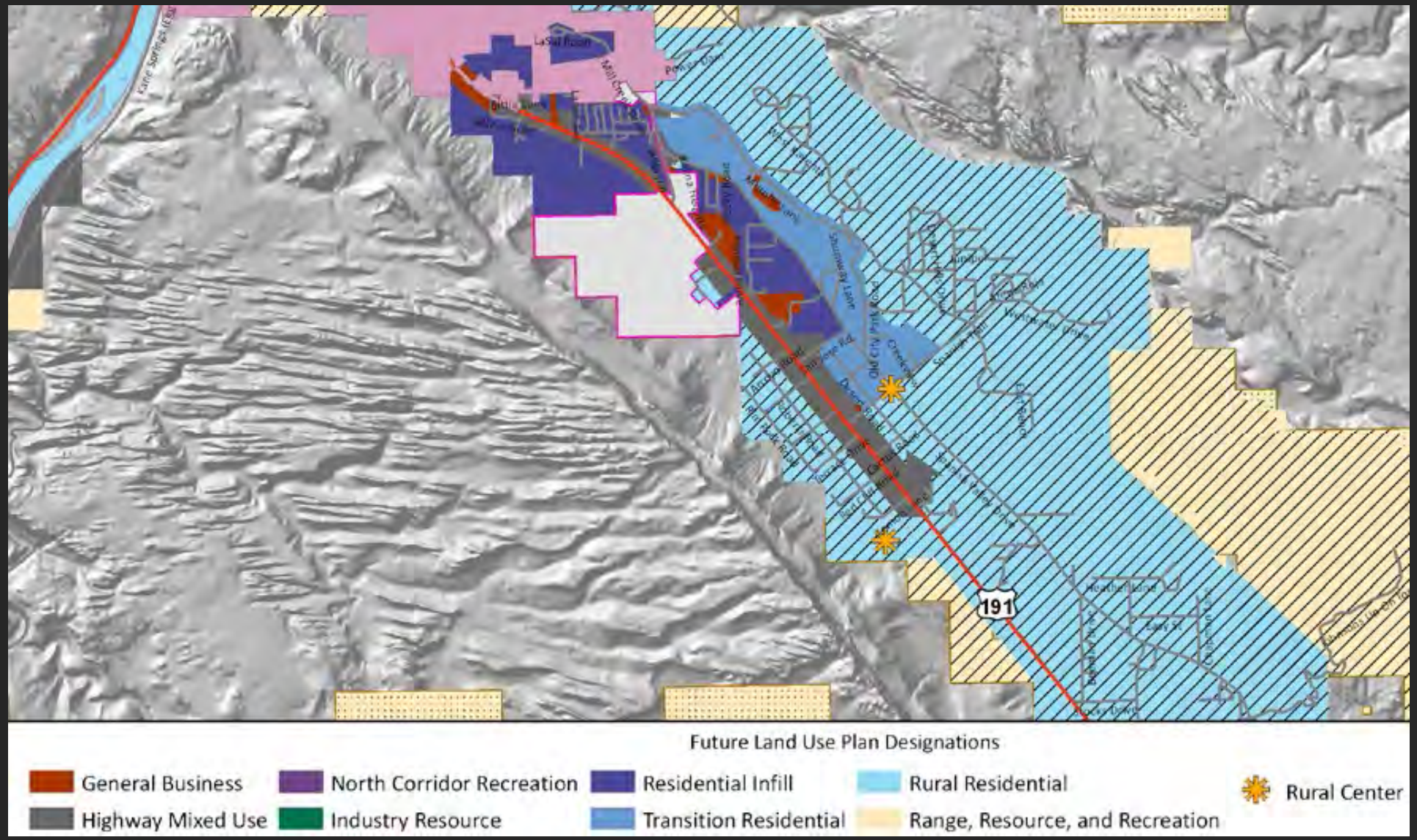
High Density Housing (HDH) Overlay: What?

- **Applicability:** Voluntary, incentive-based overlay
- **Legislative process:** PC & CC approvals via public hearing
- Allows residential developments at a **density greater than normally permitted.**
- **80%** of housing units must be deed restricted for **primary residential occupancy by actively employed households.**
- Deed restricted units may be **owner-occupied or renter-occupied** as long as the residents meet the requirements.

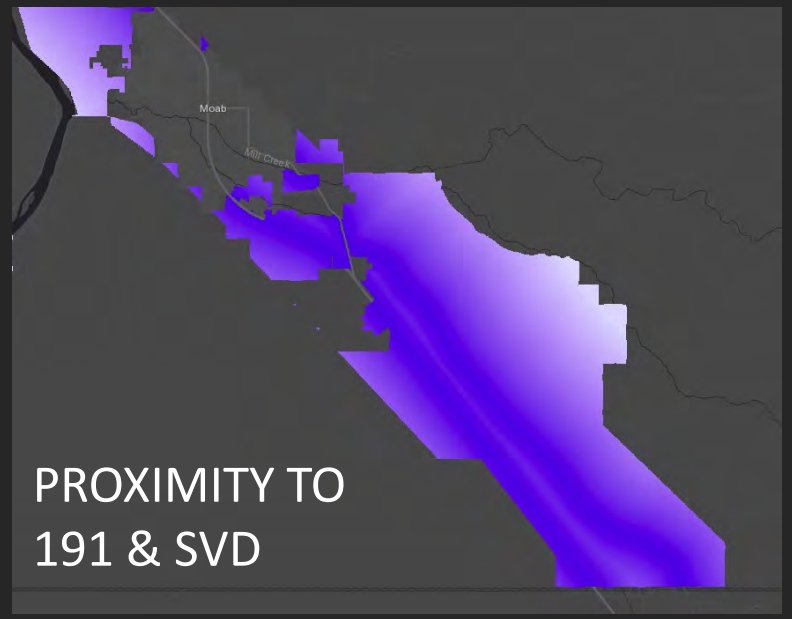
High Density Housing (HDH) Overlay: Where?

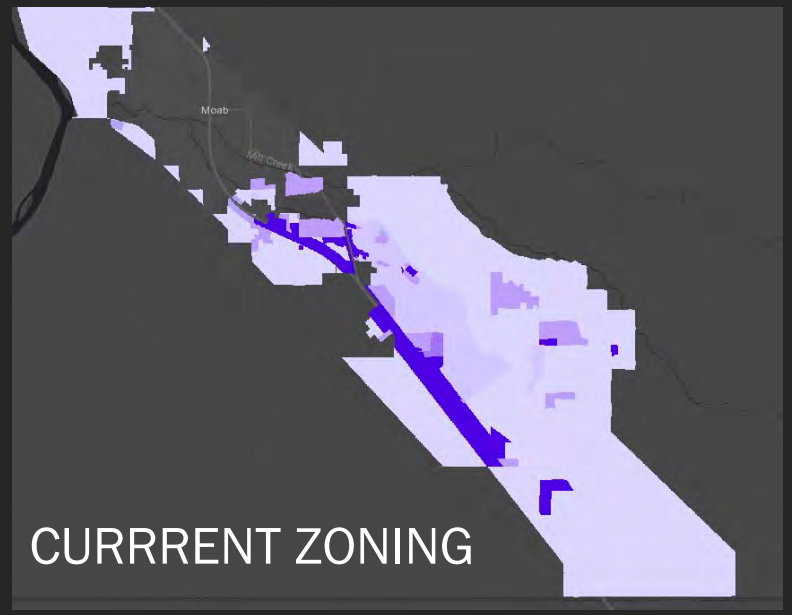


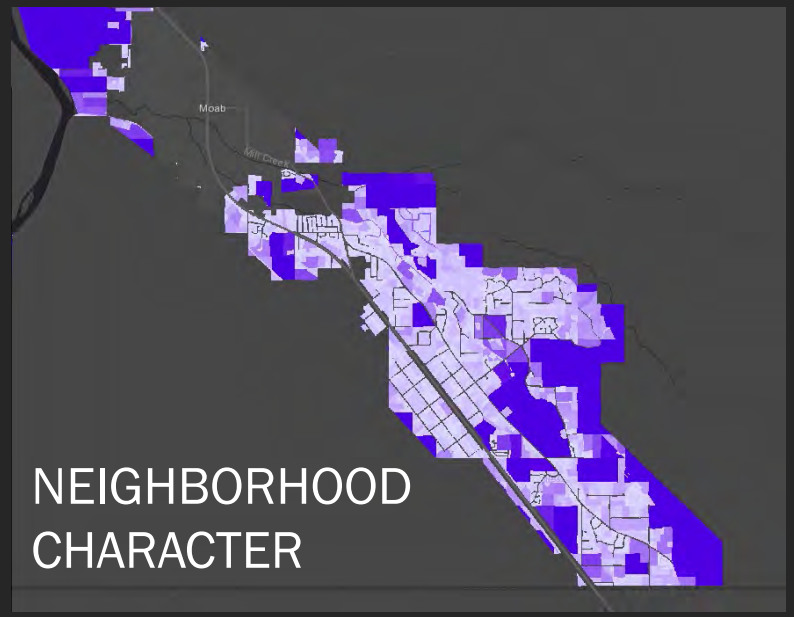
High Density Housing (HDH) Overlay: Where?

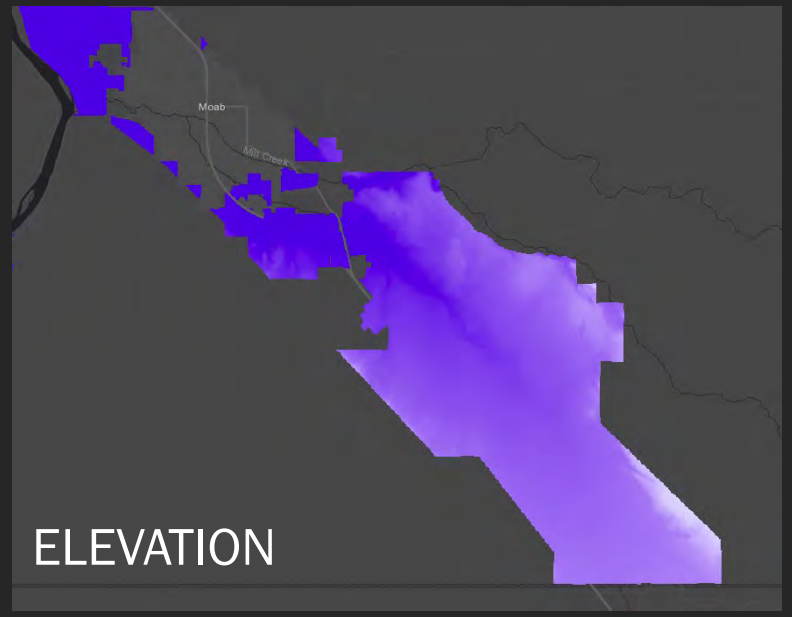


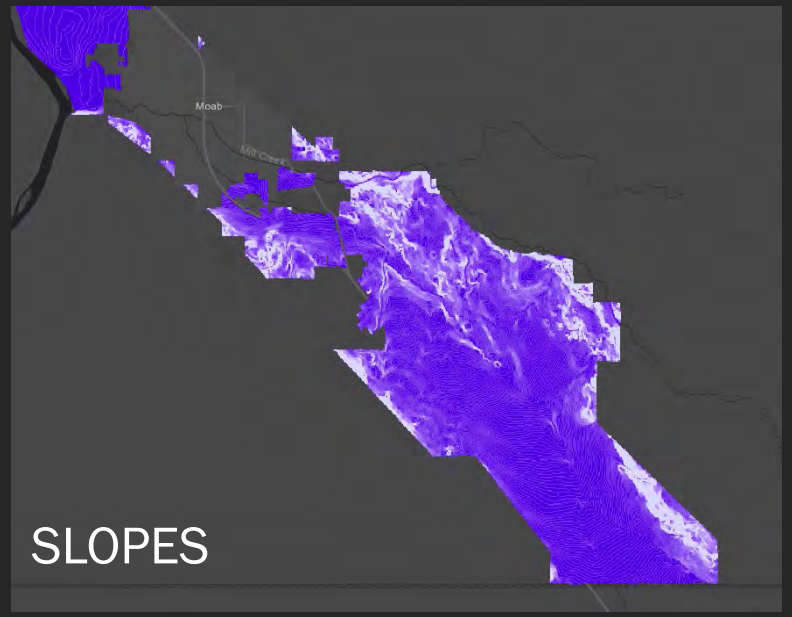

Moab
Mill Creek
PROXIMITY TO CITY

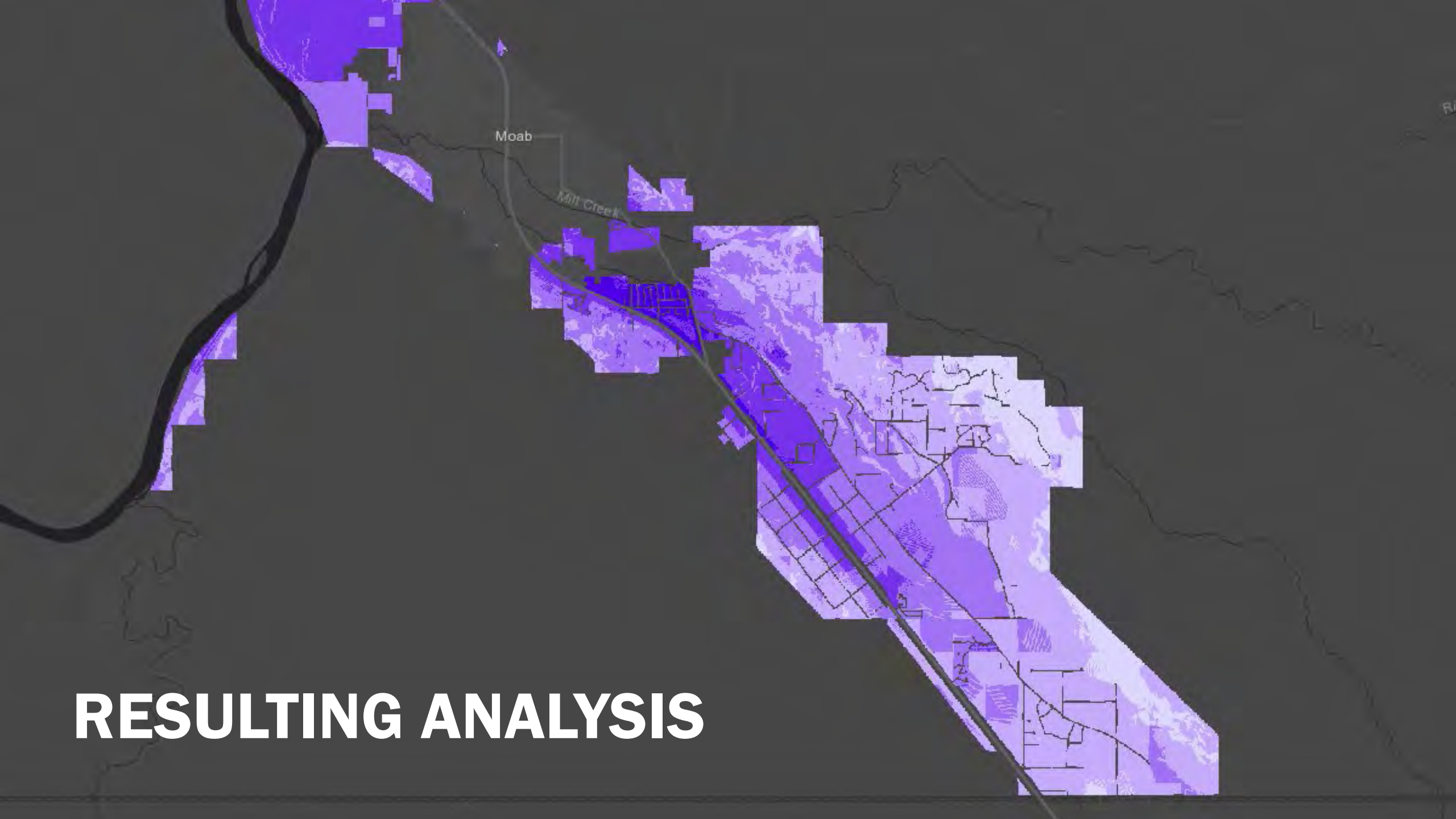

Moab
Mill Creek
PROXIMITY TO
191 & SVD


Moab
Mill Creek
CURRRENT ZONING


Moab
Mill Creek
NEIGHBORHOOD
CHARACTER

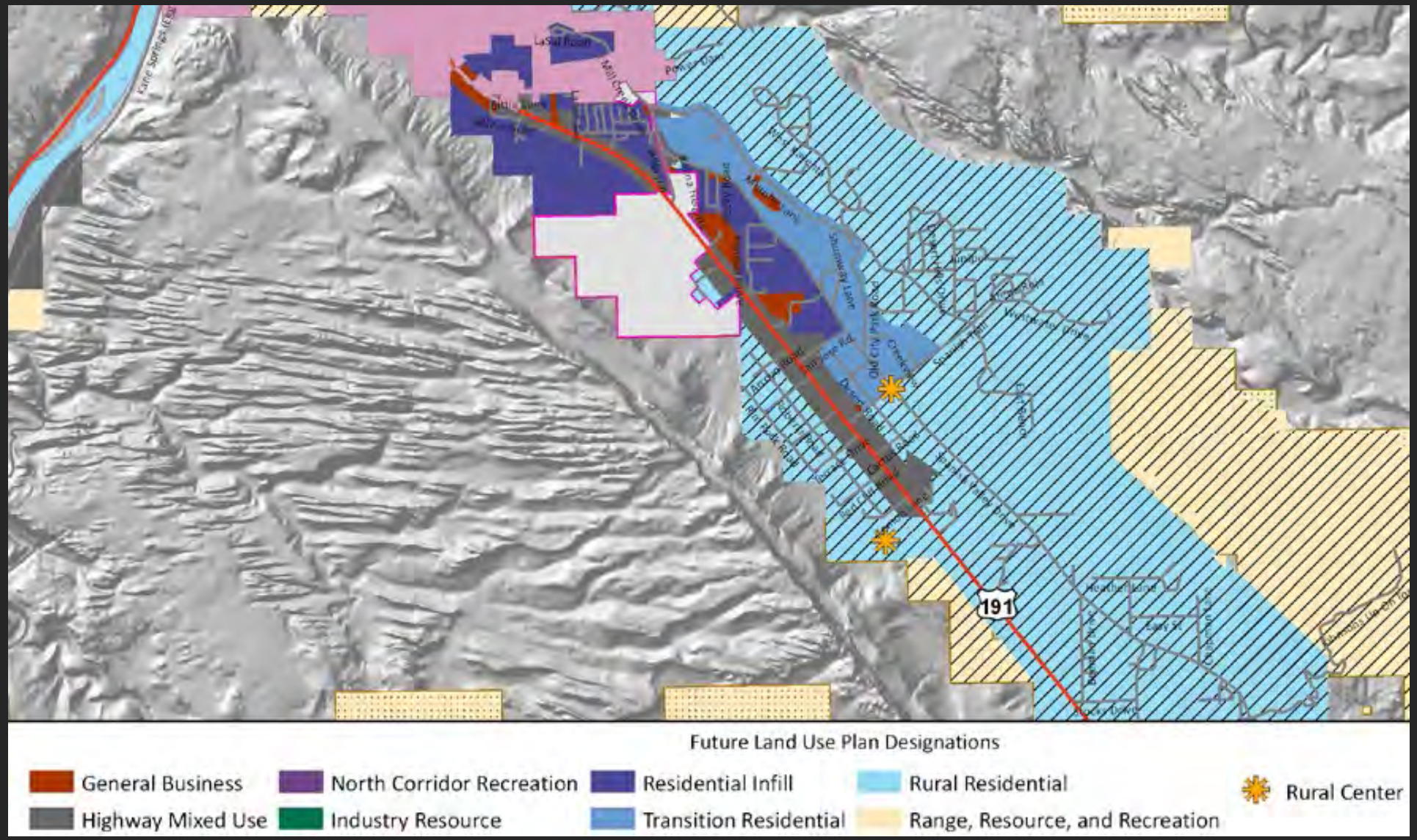

Moab
Mill Creek
ELEVATION


Moab
Mill Creek
SLOPES

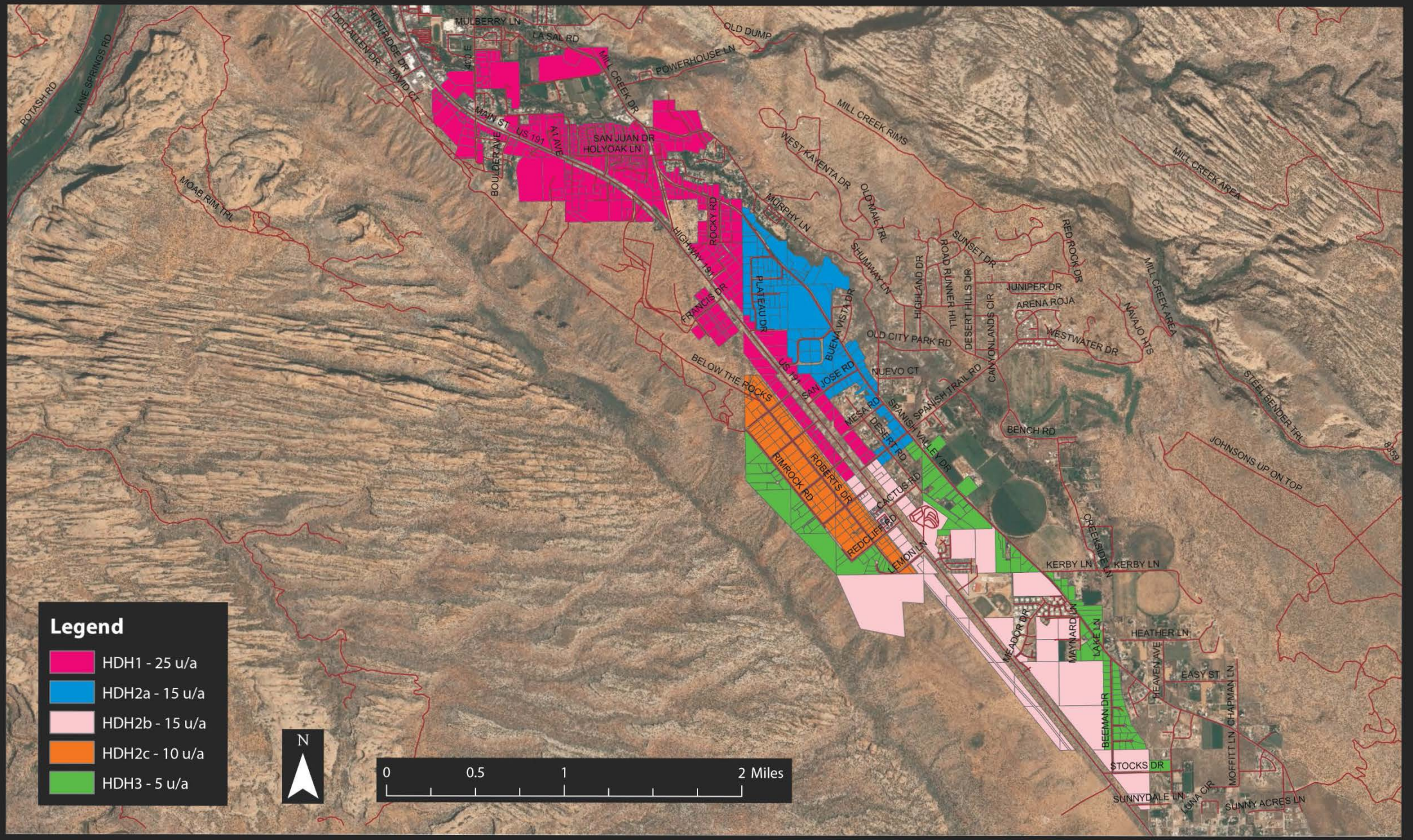


RESULTING ANALYSIS

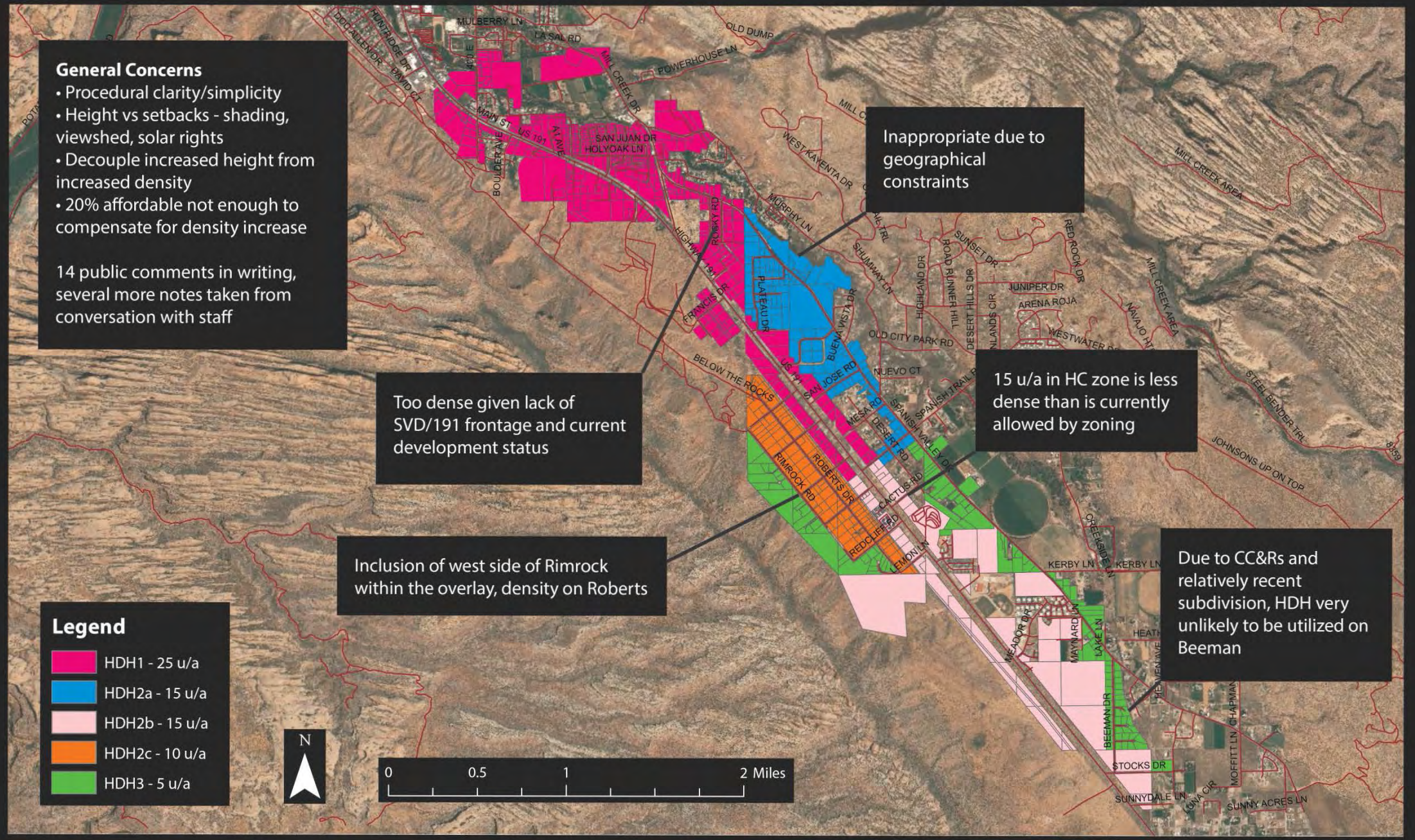
Analysis vs. FLUP



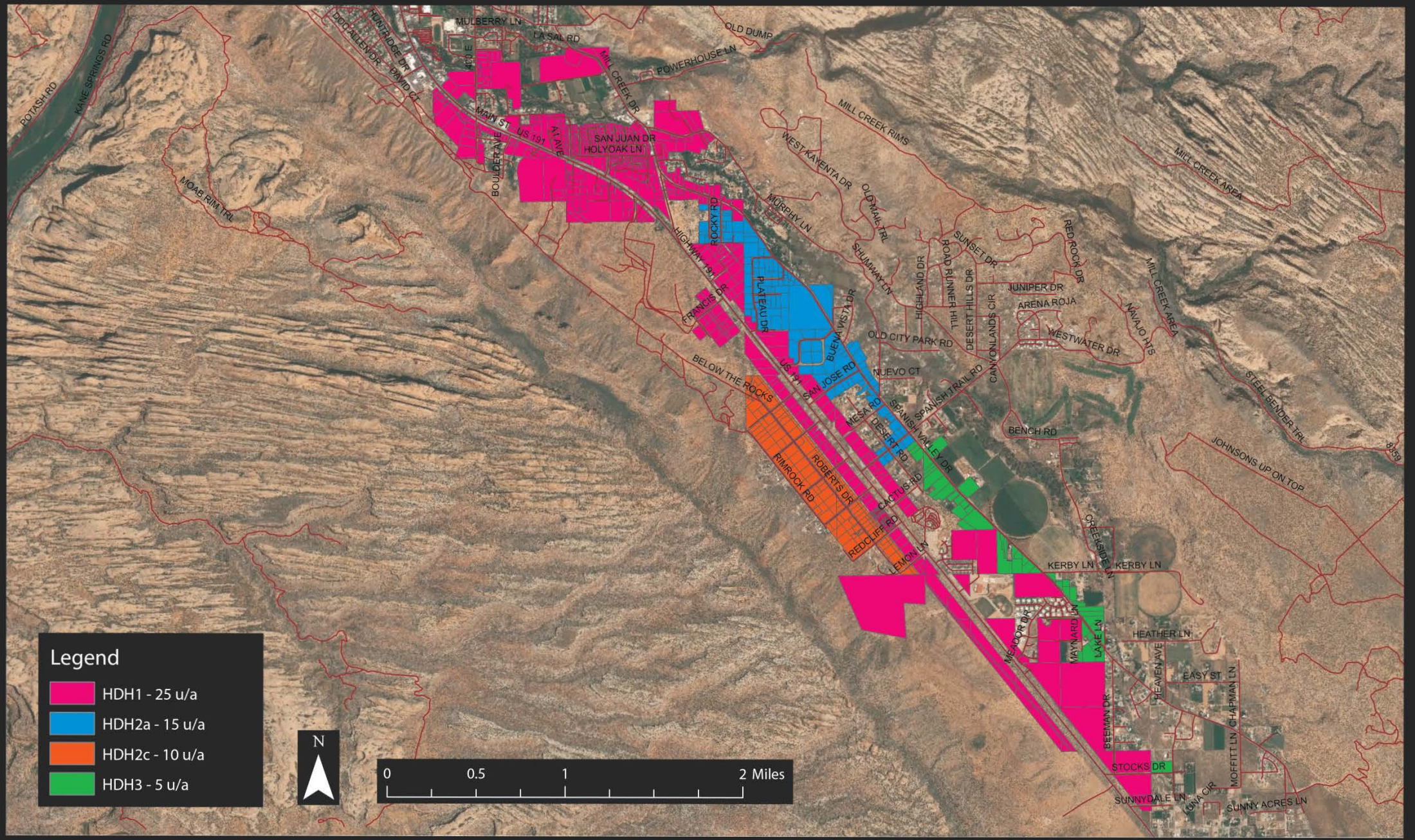
HDH - August 2017 Open House



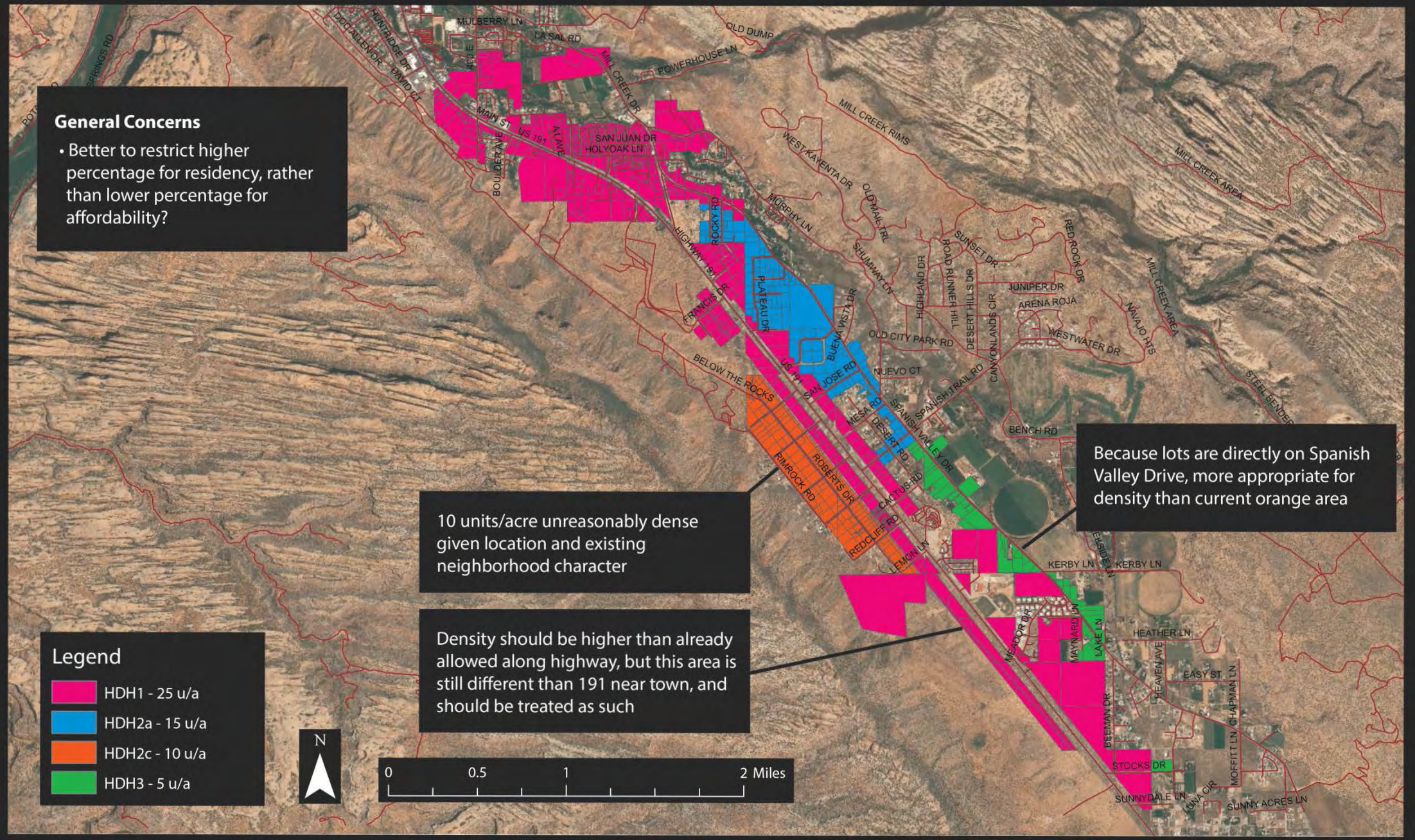
HDH - August 2017 Open House



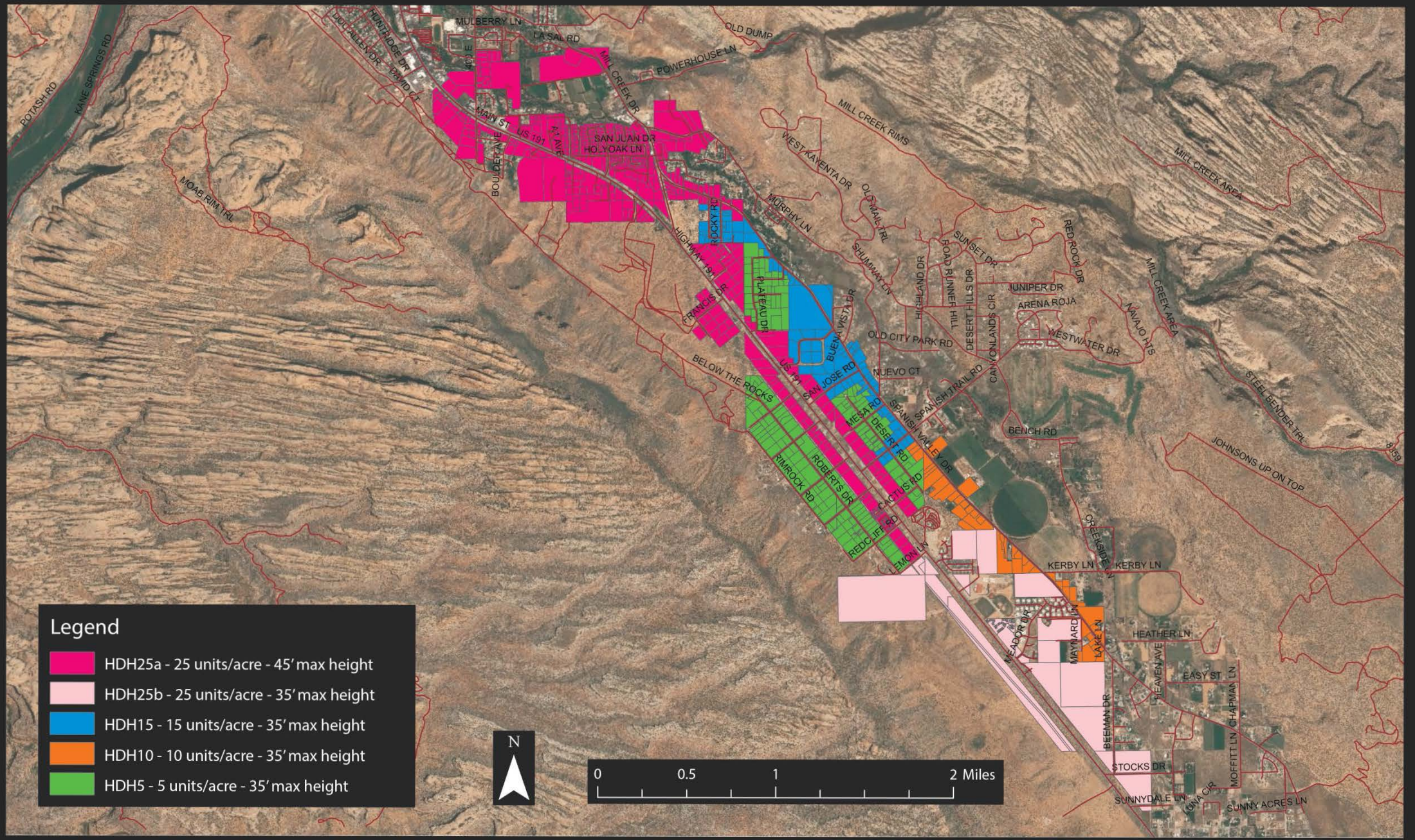
HDH - March 2018 Revisions



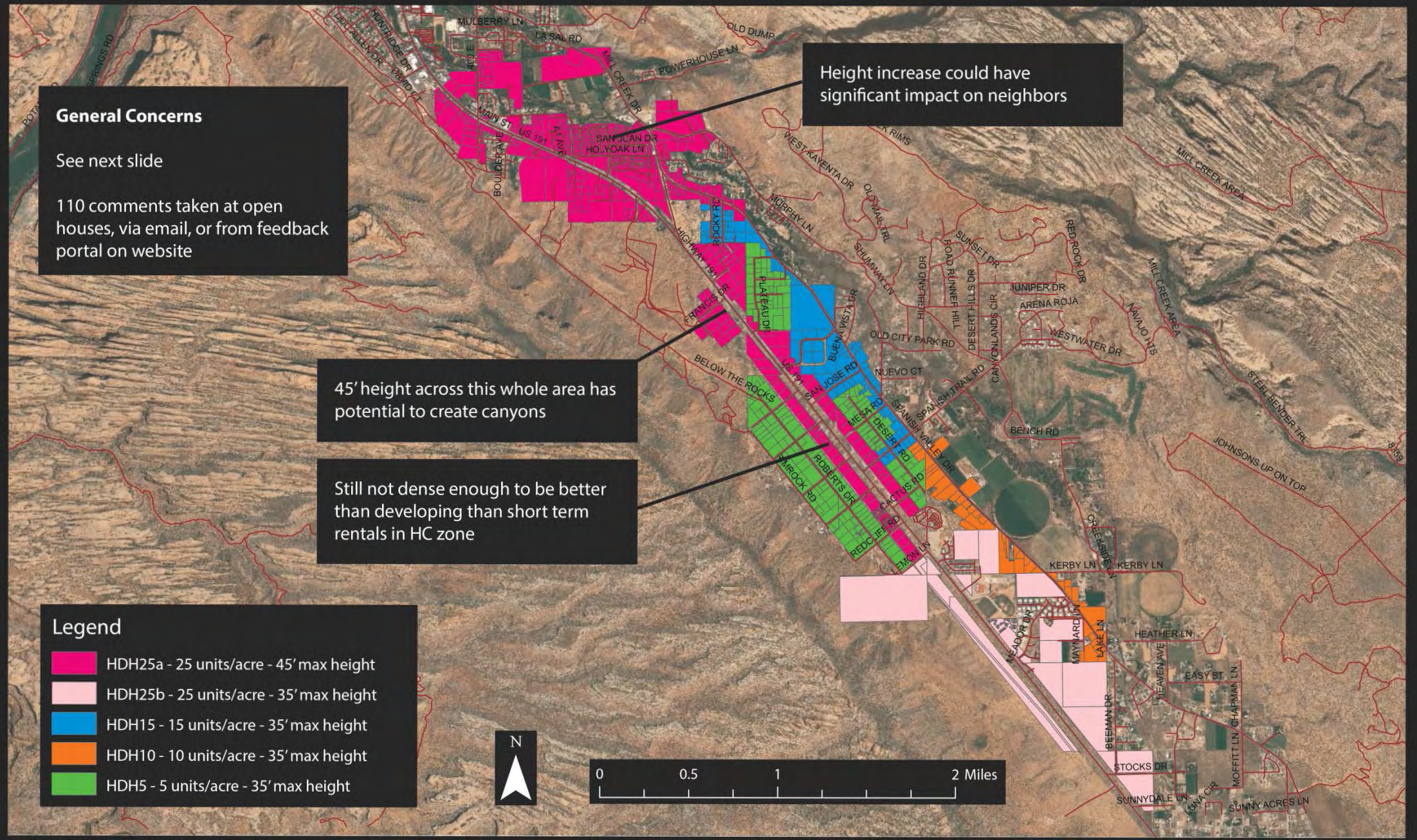
HDH - March 2018 Revisions



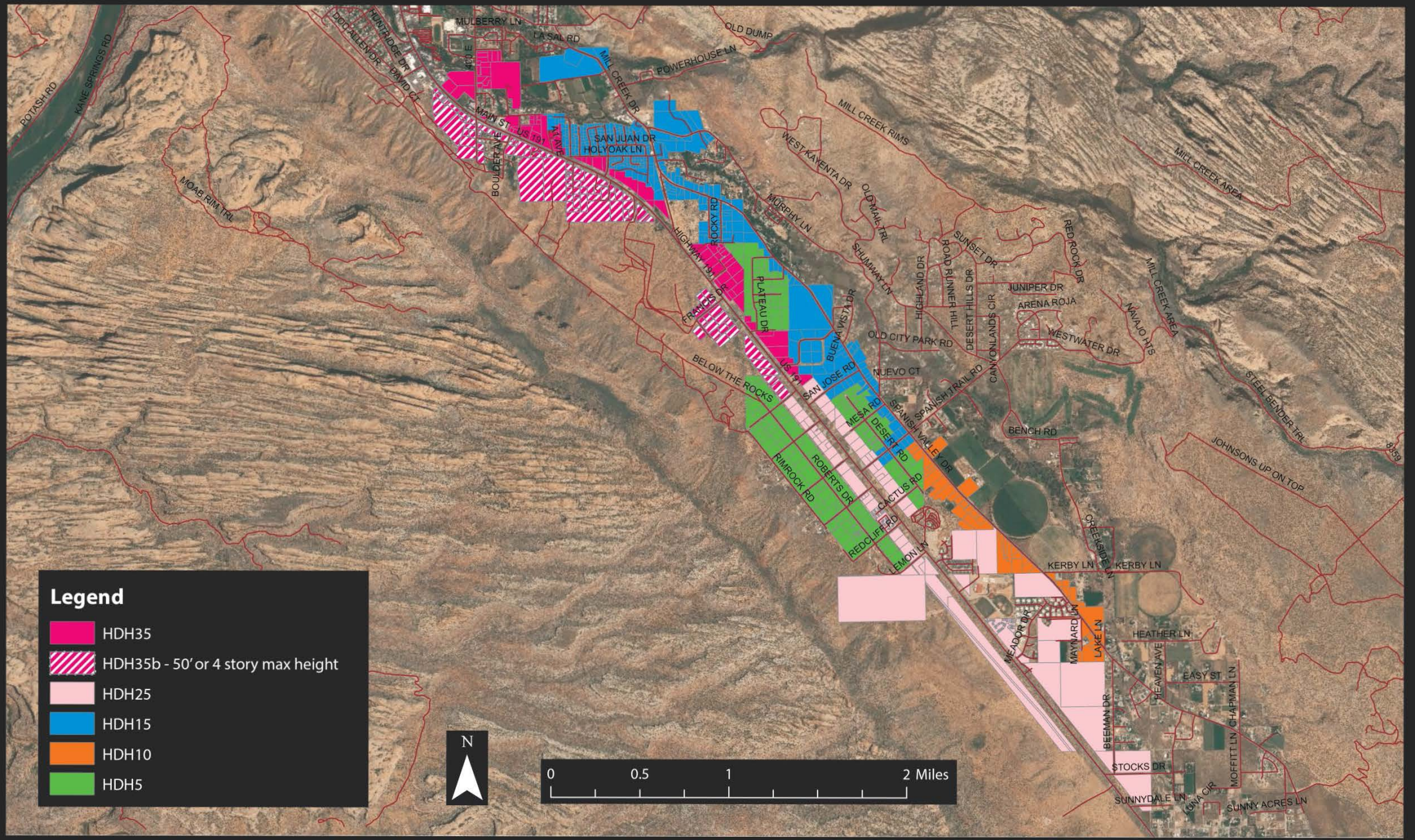
HDH - July 2018 Open House



HDH - July 2018 Open House

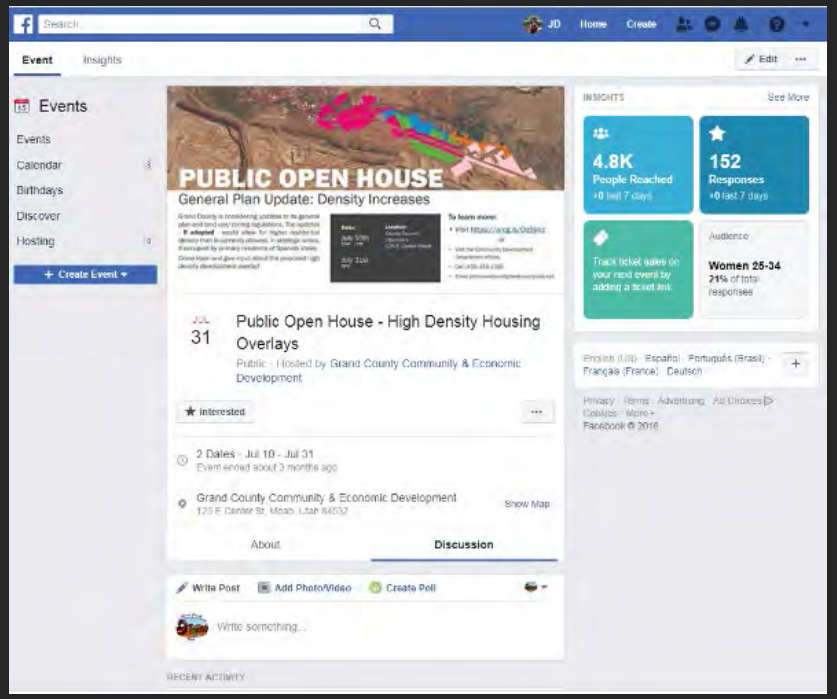


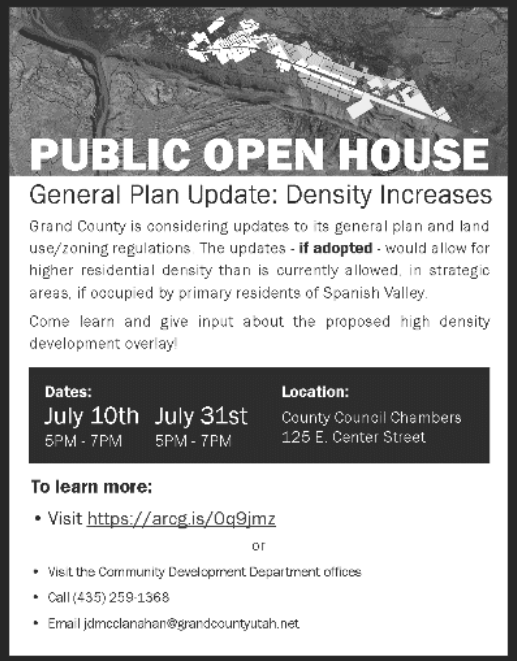
HDH - Current Proposal



Public Outreach

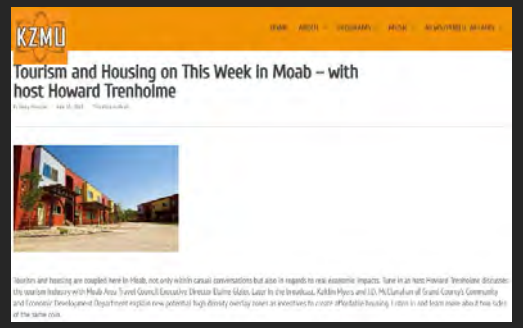
- Advertising
- Public Information
- Open House
- Website Survey/Cont. Feedback

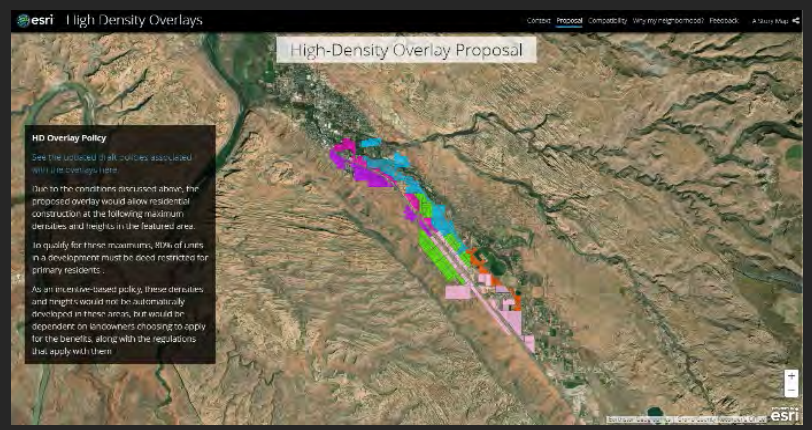


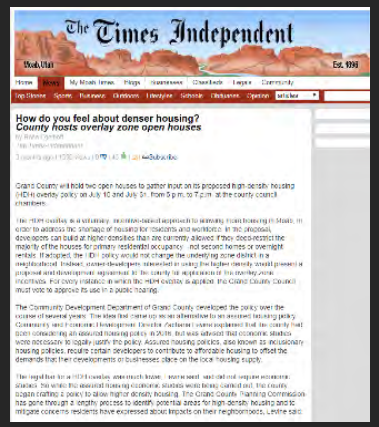














Written Comments from Summer/Fall 2018 Outreach

Sorted by Subject

110 **Total Comments**

- **39** Infrastructure
- **38** Affordability/Deed Restrictions
- **32** Density
- **28** Location
- **20** Design
- **16** Process
- **15** Other Policies/General Plan/Etc
- **13** Financing/Construction Cost
- **12** Height
- **10** Dark Skies
- **10** Miscellaneous

*Comment totals include both positive and negative comments on given subject

Written Comments from Summer/Fall 2018 Outreach

Sorted by Subject



Infrastructure



Design

Quality of Life Concerns



Density



Height



Dark Skies

High Density Housing (HDH) Overlay: Who?

Deed restrictions create new housing opportunities for **people who live and work** in Grand County

Density bonus and other incentives create opportunities for **land owners and developers** in Grand County

Deed Restrictions:
Live & Work Requirements

"Grand County has established High Density Housing (HDH) districts to facilitate the provision of new housing units used for ***primary residential occupancy*** *by* ***actively employed households****."*

Deed Restrictions: Live Requirements

"Primary residential occupancy" –

- Owner occupies the unit for a minimum of **9 months** out of any 12 month period.
- Renter occupies the unit through a lease term no shorter than **6 months** out of any 12 month period.

Deed Restrictions: Work Requirements

"Active Employment" –

- A **full-time (30 hours/week) employee** of an entity/entities located in Grand County
- An **owner or owner's representative of a business** primarily located in Grand County
- A full-time (30 hours/week) self-employed/remote worker must provide their entire list of clients/workload so that it can be verified that a **minimum of 75% of their work/clients are based within Grand County**

Deed Restrictions: Work Requirements

"Active Employment" –

- A **retired person** who was a full-time employee in Grand County for **at least 5 continuous years** immediately preceding his or her retirement
- A person who is unable to work or does not have a work history required due to a **Disability.**
- A person who is legally responsible for a minor child who resides primarily with them, who is **primarily responsible for the child's safety and well-being for at least 60 hours/week** in their home, and can document that they or the child have resided in Grand County for at least five continuous years or the entirety of their lives preceding their occupancy of an HDH housing unit*

* Pending legal review.

Household Example	Percent of Area Median Income	Household Size	Income	Affordable Home Price	Affordable Monthly Payment
Hotel desk clerk and **waiter** with **two children**	60% AMI		$39,370/ YEAR	$144,018	$984/ MONTH
Part-time retail and **construction worker** with **one child**	80% AMI		$45,025/ YEAR	$164,802	$1,126/ MONTH
Firefighter and **elementary school teacher** with **two children**	100% AMI		$64,670/ YEAR	$236,664	$1,617/ MONTH

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Household Example	Percent of Area Median Income	Household Size	Income	Affordable Home Price	Affordable Monthly Payment
Hotel desk clerk and **waiter** with **two children**	60% AMI		$39,370/ YEAR	$144,018	$984/ MONTH
Part-time retail and **construction worker** with **one child**	80% AMI		$45,025/ YEAR	$164,802	$1,126/ MONTH
Firefighter and **elementary school teacher** with **two children**	100% AMI		$64,670/ YEAR	$236,664	$1,617/ MONTH

CITYLAB

DESIGN / TRANSPORTATION / ENVIRONMENT / EQUITY / LIFE



Grrrr. // Lucy Nicholson/Reuters

NIMBYs Really Hate Developers When They Turn a Profit

SARAH HOLDER SEP 14, 2018

A new study unpacks the many motivations behind the "evil developer" narrative.

SHARE TWEET ...

NIMBYs—foes of new development, especially the kind that's located near their backyards—are often described as risk averse. Building more housing in their neighborhoods, they worry, could lead to more traffic, lower property values, strained services, lost parking places, lower and/or higher rents, and all manner of undesirable changes to "neighborhood character."

But, according to a study out of UCLA, their resistance to development might have another, more straightforward explanation: They hate developers.

HDH Overlay: Who?

"Make less-expensive housing legal and more developers will build it, the argument goes—and not just the fat-cigar developers people know and loathe. ***If it gets easier to build...mom-and-pop developers could find it more feasible to enter the housing market.*** *And everyone loves moms and pops."*

- CityLab

High Density Housing (HDH) Overlay: Who are the developers?



Mr. Potter



Mr. Rogers

High Density Housing (HDH) Overlay: Who are the developers?



Infill Development



Mr. Rogers

High Density Housing (HDH) Overlay: Why?

- Rising land and development costs
  - Economy of scale: difficult to develop without density
- Opportunities for upward filtering
- Workforce/essential housing
- Deed restrictions: one size does not fit all



High Density Housing Overlay
Assured Housing
Support Community Land Trust
Support Housing Authority

Impact Fee Waivers
Development Review Fee Waivers
Development Requirement Waivers

TRT Funding
CRA Housing Set-Aside Funds
Affordable Housing Fund
Affordable Housing Tax

Public Private Partnerships (PPP)
Develop Housing on Publicly Owned Land
Accessory Dwelling Units (ADUs)

Assured Housing Ordinance

Background

Assured Housing: Basic Principles

Utah Exactions Law ***(Utah Code §§ 17-27a-507)***

An exaction may be imposed on a proposed development provided that it meets **"rough proportionality" analysis**, which is:

1. An **essential link** exists between the exaction and a legitimate governmental interest

2. Each exaction is roughly proportionate, both in **nature** and **extent**, to the impact of the development.

Assured Housing: Basic Principles

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exaction addresses a need created by the development

Assured Housing: Basic Principles

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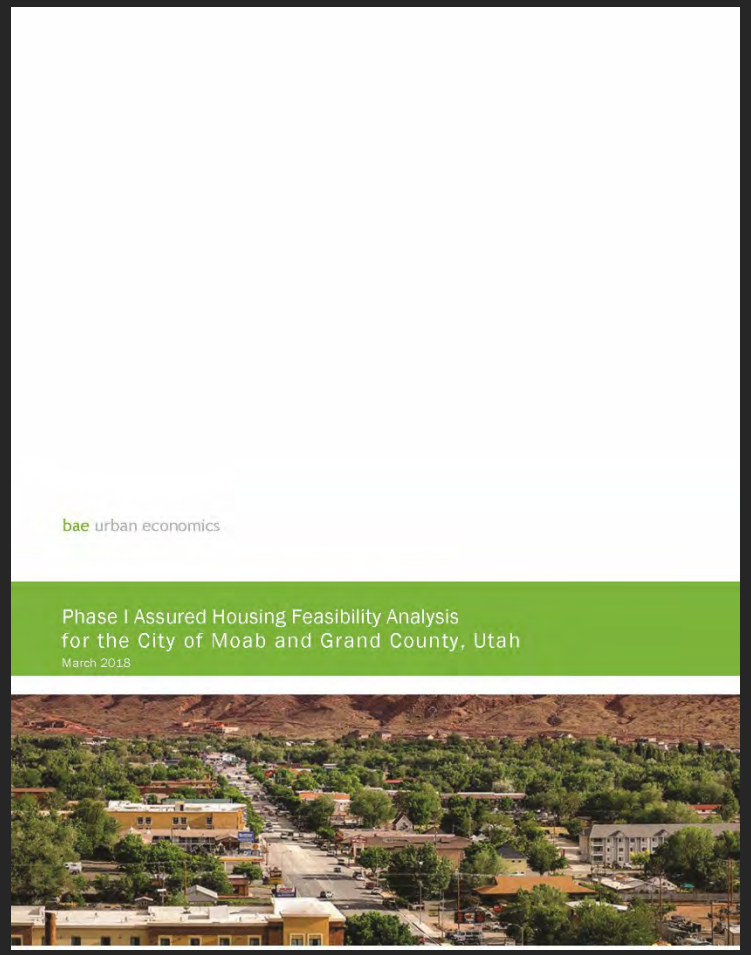
expense of compliance is roughly equal to the cost necessary to address the impact.

Feasibility Analysis: Phase 1



Key Question:

Which land use types can accommodate an affordable housing requirement and still generate profits that exceed industry expectations?

(Rough proportionality/maximum feasible fee analysis)

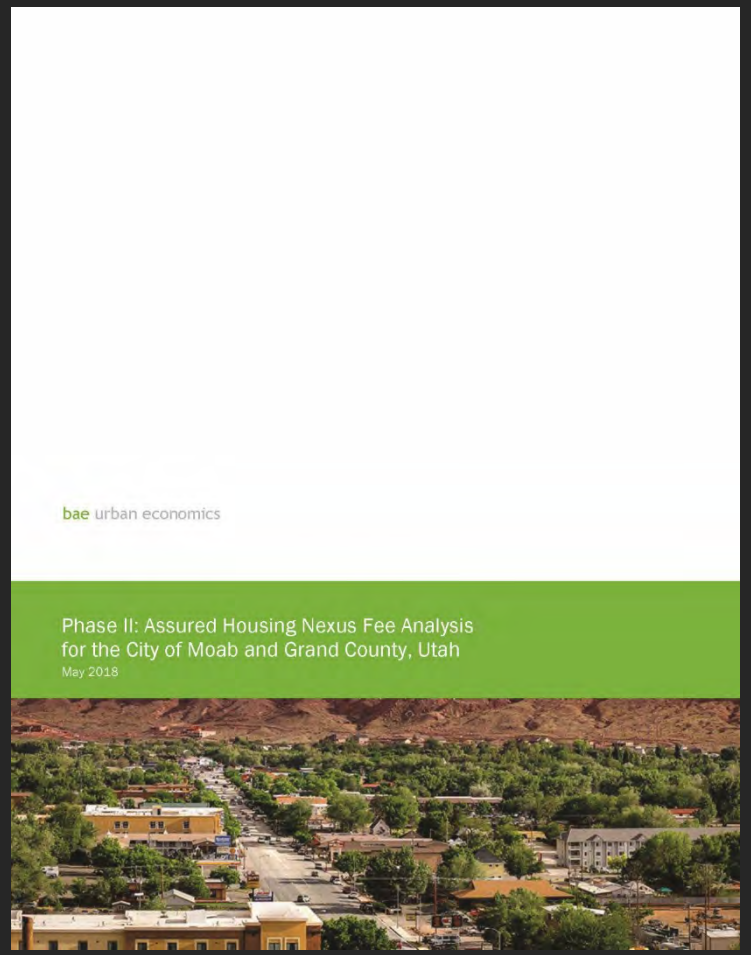
Nexus Analysis: Phase 1 Commercial Use Analysis

	Office	Retail	Hotel
Size	10,000 sq. ft.	10,000 sq. ft.	60,000 sq. ft.
Baseline Feasible?	No	No	Yes
Fee Tested	n.a.	n.a.	$5 to $15/sq. ft.
Feasible w/Fee?	n.a.	n.a.	Yes

Nexus Analysis: Phase 1 Residential Use Analysis

	Apartments	Condo Overnight Rentals	Townhome Overnight Rental	Single-family Detached
Size	40 units	25 units	48 units	1 unit
Baseline Feasible?	No	Strong market only	Yes	Yes
Fee level tested	n.a.	$5/sq. ft.	$4-8/sq. ft.	$1/sq. ft.
Feasible w/Fee?	n.a.	Yes	Yes	Yes

Nexus Analysis: Phase 2



Key Question:

For the feasible land use types, can we verify the nexus between new development and new affordable housing demand?

(Essential nexus/maximum justifiable fee analysis)

Comparison Analysis:
Maximum Justifiable vs. Feasible Fees

	Condo Strong	Townhome Moderate	Townhome Strong	Single-Family Moderate	Single-Family Strong	Hotel Moderate	Hotel Strong
Maximum Justifiable Fee	$10.19	$7.58	$9.29	$7.43	$5.31	$15.57	$15.57
Maximum Feasible Fee	$5.18	$4.64	$8.77	$1.13	$1.62	$30.86	$54.14
Recommended Fee	</= $5.18	</=$4.64	</= $8.77	</= $1.13	</= $1.62	</= $15.57	</= $15.57

Assured Housing Ordinance

As Currently Drafted

Assured Housing: Applicable Developments

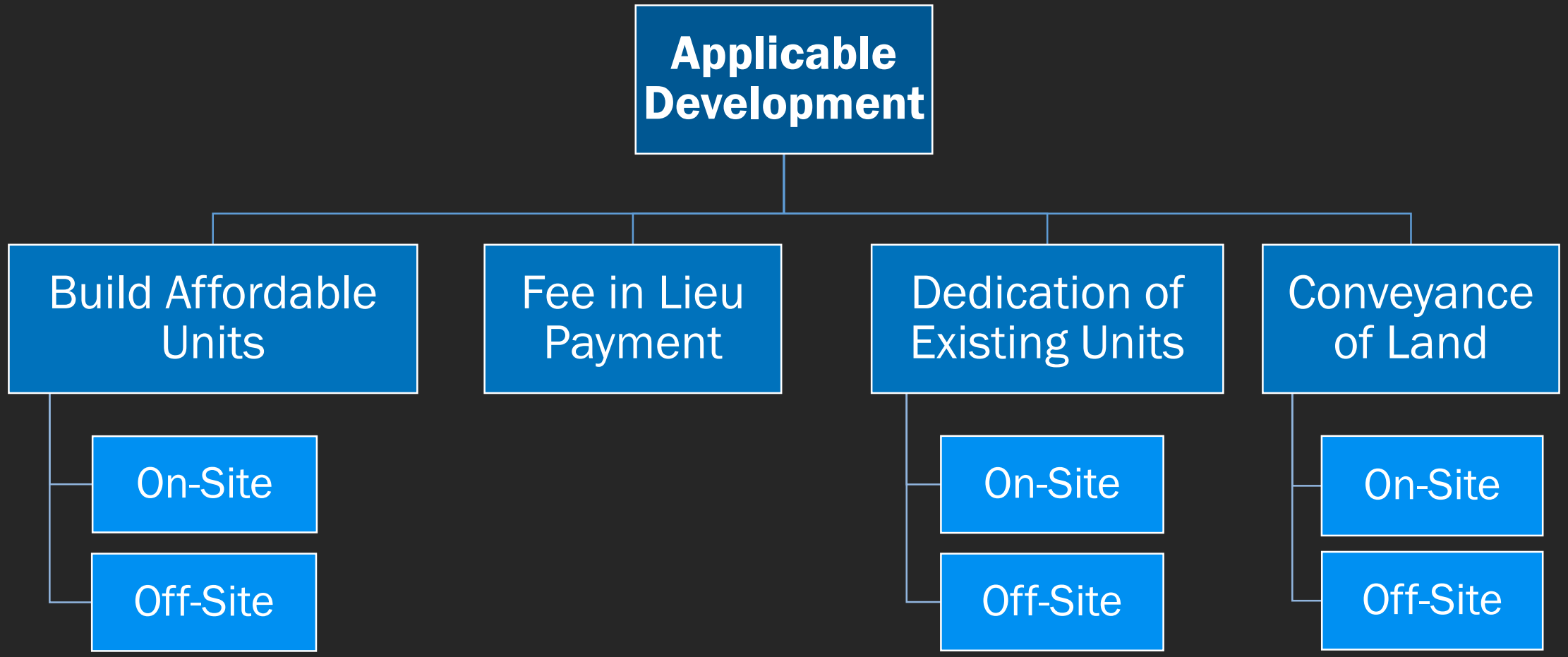
Hotel, motel, condo, and any other Accommodations Development other than campgrounds, including conversions from residential to accommodations-based uses.

Single family residential development that meets at least one of the following conditions: *

- The combined square footage of all primary and secondary or accessory structures exceeds *[3,000]* sq. ft.*
- The combined assessed value of all land, primary, and secondary or accessory structures exceeds *[$800,000]* at the time a certificate of occupancy is granted.*

*Pending legal review.

Assured Housing: Compliance Options



Assured Housing: Compliance Options

Project Type	Income Category	AH Unit Mitigation*	Per _____	AH $ Mitigation*	Per _____
Hotel/Motel	Extremely Low-Income	5.43	60,000 sq. ft.	$15.57	Sq. Ft.
	Very Low-Income	6.36	60,000 sq. ft.	$15.57	Sq. Ft.
	Low-Income	10.87	60,000 sq. ft.	$15.57	Sq. Ft.
Condo (w/STR)	Extremely Low-Income	4.07	100 condo units	$5.18	Sq. Ft.
	Very Low-Income	4.76	100 condo units	$5.18	Sq. Ft.
	Low-Income	8.14	100 condo units	$5.18	Sq. Ft.
Townhome (w/STR)	Extremely Low-Income	8.41	100 townhomes	$8.77	Sq. Ft.
	Very Low-Income	9.85	100 townhomes	$8.77	Sq. Ft.
	Low-Income	16.85	100 townhomes	$8.77	Sq. Ft.
Large/high-end SFR	Extremely Low-Income	2.83	100 SFR homes	$1.62	Sq. Ft.
	Very Low-Income	3.31	100 SFR homes	$1.62	Sq. Ft.
	Low-Income	5.66	100 SFR homes	$1.62	Sq. Ft.

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Development Example: Option 1

The developer chooses to build units deed restricted for occupancy by **low-income households (<80% AMI).**

50 units * (16.85AH/100U) = 8.425 units.

When rounded up to the next whole number, the assured housing requirement shall be **9 units.**

Development Example: Option 2

The developer chooses to build units deed restricted for occupancy by **very low-income households (<50% AMI).**

50 units * (9.85AH/100U) = 4.925 units.

When rounded up to the next whole number, the assured housing requirement shall be **5 units.**

Development Example: Option 3

The developer chooses to build units deed restricted for **both low-income and very low-income households in equal proportions.**

LIH: 50 units * (16.85AH/100U) * 50% = 4.2125 units

VLIH: 50 units * (9.85AH/100U) * 50% = 2.4625 units

When rounded up to the next whole number, the assured housing requirement shall be **5 units and 3 units respectively.**

Development Example: Option 4

The developer chooses to utilize the **fee in lieu** option to meet the assured housing requirement.

The assured housing requirement will be a function of the total square footage of all primary and accessory structures associated with the development at a rate of $8.77/sq. ft.

If the townhome development totals 50,000 sq. ft.:

50,000 sq. ft. * $8.77 = **$438,500 paid in lieu** of AH development, or **$8,770 per unit.**


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CIVIL
LIBERTIES
SECUR-
-ITY
the BALANCING ACT



High Density Housing Overlay
Assured Housing
Support Community Land Trust
Support Housing Authority

Impact Fee Waivers
Development Review Fee Waivers
Development Requirement Waivers

TRT Funding
CRA Housing Set-Aside Funds
Affordable Housing Fund
Affordable Housing Tax

Public Private Partnerships (PPP)
Develop Housing on Publicly Owned Land
Accessory Dwelling Units (ADUs)

citizen comments related to 10/16/2018 workshop.

From: savoie joanne [savoieferro@yahoo.com]
Sent: Wednesday, June 20, 2018 3:30 PM
To: Jaylyn Hawks
Subject: Citizen Concerns

Dear Jaylyn, First of all, thank you for your informative emails regarding all the work that council has been doing. Secondly, thank you for giving county employees a pay raise.
The reason for this letter is to share how we, my husband Jimmy Ferro and I, feel about the plans underfoot to increase the density of housing in our neighborhood. We live in the Roberts Rd. neighborhood, and the current zoning allows for one home per acre with agriculture and animal allowances. That is a big draw for some of my neighbors. There are many horses/dogs/chickens/grapes/fruit trees/ and of course vegetable gardens as well as vacant and/or junky acres. It is semi-rural. We chose that 34 years ago with no plans to sell out or move away someday. Perhaps you feel the same. Now we must argue in favor of maintaining that character against the tide of developer greed and short term housing lust.
When we became aware of the HDH Overlay, it was all about creating opportunities for affordable housing. With a heartstring-plucking plea to give up my neighborhood for affordable housing for "teachers and police officers", a plan was hatched to create incentives for property owners and/or developers to "buy up and build up",but "make some affordable". We attended meetings, scheduled our own with Zacharia, and the plan has changed. But we are still not ok with it. Hence the following objections.
1. Increasing the density of an acre will be in direct conflict with animal and agricultural usage of that acre. Once built there will be no going back to current zoning allowances..
2. Our neighbors drive around our corner respectfully and with caution. We know each other's patterns of coming and going, dogs, children, horses etc. We recently witnessed an increase of visiting ATV's zipping around these streets with no interest in who lives here or who might be sharing the road. Increasing the density will only encourage that activity.
3. We do not want to see curb/ gutter/ streetlights. Increased density will erode the existing infrastructure and lead down the road towards that.
4. Our water pressure is currently wholly inadequate. There have been stated promises to rectify that but when will it happen and is there really enough water to keep this up?
5. We have seen news about plans to create affordable/mixed density housing (Arroyo Crossing), which is excellent news so why the push to fracture our existing neighborhoods?

We are in favor of maintaining the highway corridor for local housing and local business. It's distressing to see what is happening where High Desert Gardens used to be. Sure won't be locals living there! We are in favor of an Assured Housing Policy. Perhaps the behemoths who come with very deep pockets to build should be required to do a "workforce analysis" before signing up to build. Thank you for listening. Our time is up. sincerely Joanne Savoie and Jimmy Ferro

Dear Ms. Hawks, and other members of the Grand County Counsel.

I am a long time resident of District 3. I have also been a lifelong visitor to and resident of Moab. My father, an attorney for Utah League of /Cities and Towns, acted as Moab's attorney and would combine work and vacation. I grew up convinced that the river by Moab was paradise. In 1972 nearly all of my friends who were just graduating from the U of U moved here and became miners, boatmen, cowboys, cooks or road bike enthusiasts. In 1984 I finally escaped SLC with a job offer from Four Corners Mental Health. That same year I searched for a place to settle and desiring the remoteness of the edge of town and the unparalleled view bought in "Angel Heights" just below Disappearing Angel.

My plan was to create a small homestead (with my 3 and now 4 acres) and transform the barren, scraped area and the rolling blackbrush, into garden, orchard, animal habitat and oxygen replenishing "forest". All of my accumulated "retirement" and any windfall wealth from work on a movie filming or a disaster relief deployment has gone into creating my home. This is the community to which I have envisioned my future. You might say that all my eggs are in one basket.

Moab has grown and my neighborhood developed. But still, living on the edge of town (Rimrock Road), has allowed a sense of space and distance from the onslaught of humanity. Walking the infrequently used trails in the adjacent BLM and the rarer moment of calm in the early and late hours, have been the cornerstones of my rural-as-possible lifestyle.

Now to the point..... I am terrified at the prospects of the High Density Overlay that is being spearheaded by Mr. Levine, et.al.

Already my neighborhood, Roberts Road and above are zoned agracultural/residentil 1. This is 1 residence per acre with the allowance of an accessory home. (So basically 2 homes per acre.) Most of the lots, on average, are 2 acres. That would allow an increased density of 4 X or approximately a home every 1/2 acre. In my standards that is crowded. I moved to the edge of town to allow space, privacy and occasional calm. I believe that if the neighbors with a vested interest in the neighborhood wanted to subdivide into still somewhat spacious housing, it would be done,in a more integrate respectful manner. Currently interspersed in the area are virtual junkyards, mobile homes that are decrepit and abandoned, owned now or soon by children who've settled elsewhere and a few large undeveloped lots. The money that might be made by selling out to a High Density developer would be a compelling reason to sell with no regard for the neighborhood. The prospects of increased traffic, noise (to include unattended barking dogs), light pollution and the disruption of the fallow habitat of animal life, all seem horrifying. The whole quality of my future seems at stake.

As soon as we neighbors became aware of the proposal we attended P&Z meetins to express our fears.The earlier public notices were not effective in warning us and since we weren't present the "stakeholders" who had been instrumental in the plans early formation had already laid the groundwork for the HDO. During the numerous P&Z meeting I, or my wife, Joanne Savoie, have attended the stakeholders have been absent. I would surmise that their primary economic incentive (the committment to creating the HDO in areas with existing infrastruture) had already been achieved.

When distilled down to the reality of this proposal, it appears that the creation of more accessable housing, for those current residents of Moab, that may still not either afford or desire it, as well as those non-exsistent, hypothetical persons, will come at the expense of those here and now rresidences who, in large part, have committed themselves to the community. This is to be done by the allowance of builders and developer to maximise the money saved by upgrading existing infrastructure in lieu of working from scratch. This is largely planning for the welfare of hypothetical persons while degrading the living conditions of we who are current residence and neighbors.

Since only 20% of the proposed housing is to be "affordable" anyway why not let the addional expense go to the buyer. Put the high density areas where there are either compatible neighbors or in some of the many undeveloped acres that exist in the county. Additionally crowding the HDO along

ARCHITECTURAL 2

Courtney Kizer, AIA, LEED BD&C, NCARB
512.656.1745
CourtneyKizer@gmail.com
PO Box 1153, Moab, UT 84532

RECEIVED
OCT 10 2018
BY:

Grand County Council
Attn: Grand County Council Members
125 E. Center Street
Moab, UT 84532

REF: High Density Housing Overlay at 1187 & 1189 Murphy Lane

To the members of the Grand County Council -

I am a member of the local community, board member for the Housing Authority of Southeastern Utah, and small business owner that has a strong and vested interest in creating housing in Grand County. My friends, my colleagues and I all struggle with the high cost of housing, barriers to ownership and low inventory that plagues this region. As an architect, I have an opportunity to create a housing project for the benefit of our local citizens, but I need your help to pave a pathway to make that dream a reality.

My family and I are under contract on a 1.4 acre piece of property at 1187 & 1189 Murphy Lane, currently zoned Rural Residential. Our hope is to use the proposed HDH 15 incentive to create a small housing project tailored to the needs of our long-term residents. We will follow the process as outlined:

1. Work with the Community & Economic Development staff to fully understand how the overlay would pertain to this specific site.
2. Submit a standard development application form, associated documents and plans to demonstrate the use of the property for primary residential housing.
3. Sign development agreement confirming the use of the property for only primary residential housing.
4. Work with HASU to determine the required deed restrictions for the project.

One item that has been discussed frequently in planning sessions for the HDH Overlay is that it does not provide blanket approval for development. However, it does provide the opportunity for approval for development. I am asking that I be given the opportunity to propose a responsible, sensitive and well-designed housing option for our community on a piece of land that I view as having strong potential for several reasons:

- PROXIMITY TO CURRENT ZONING - The property is currently zoned Rural Residential but is directly adjacent to Large Lot Residential Properties. The current size of the property (1.4 acres) is underutilized under the current zoning designation.
- PROXIMITY TO PROPOSED OVERLAY - The property is directly adjacent, to the West and across Murphy Lane, to properties already slated for the HDH15 overlay district.
- 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.

ARCHITECTURAL^2

Courtney Kizer, AIA, LEED BD&C, NCARB
512.656.1745
CourtneyKizer@gmail.com
PO Box 1153, Moab, UT 84532

- PROXIMITY TO MULTI FAMILY RESIDENTIAL OVERLAY - The property is .5 miles away from the current 20 unit/acre Multi Family Residential Overlay. Thus, current, dense multifamily projects are already nearby.
- 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.
- LOT SIZE - Current properties in the close vicinity are far more densely developed than the lot. There are few lots in this area of this size remaining (1.4 acres).
- 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. The variation in slope allows for multiple base elevations within the project for vertical design interest.
- SERVICES - Municipal services are already in place to the site.

I sincerely appreciate your consideration of our request. If given the opportunity by inclusion in the HDH 15 Overlay district, my family and I hope to be among the first applications for a project. We are eager to work with the Community and Economic Development Department, the Planning Commission & the County Council to create a plan that benefits as many Grand County residents as possible.

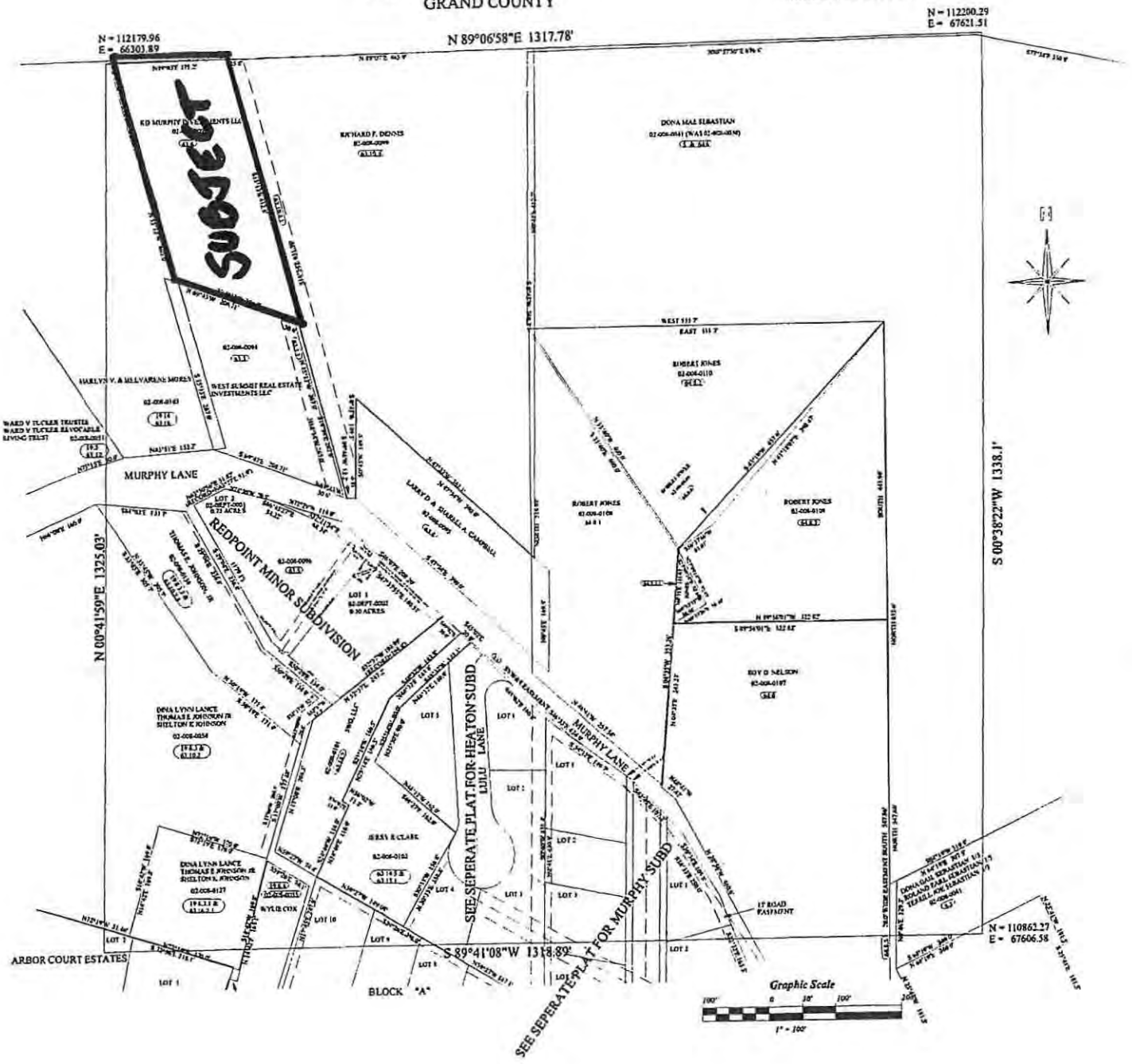
Yours Truly,

Courtney Kizer
HASU Board Member
Grand County Resident
Principal at Architectural Squared

NE1/4SW1/4 SECTION 8 T26S R22E

SALT LAKE BASE & MERIDIAN
GRAND COUNTY

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS IF ANY, WITH AN ACTUAL SURVEY.



1187 & 1189 Murphy Lane



October 9, 2018

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Bryony Chamberlain

From:	moabpage@frontiernet.net
Sent:	Monday, October 15, 2018 11:52 AM
To:	Grand County Council; Mary McGann; Curtis Wells; Ruth Dillon; Zacharia Levine
Subject:	Opinion piece RE: HDHO zone for the TI
Attachments:	Grand County Proposed Housing Overlay Zone.docx

Dear Grand County Council, Grand County Planning and Zoning.

I am extremely concerned about the new High Density Housing Overlay proposal. Though I had to be out of town for every one of the three Open Houses, I have followed this issue carefully over the last several months, and have searched the website and tried to understand when and how it is appropriate to weigh in.

My beloved home is going to be impacted drastically and I feel there are better options. I also feel that the Public Hearing component that is tacked on at the end of these processes is severely hamstrung, as opinions and decisions are a long way down the road to approval by then.

I have sent the following "My View" piece to the Times Independent this morning. I wanted to give you the heads up.

Thank you for your time and service.

Page Holland
1460 Overlook Rd.
Moab

Grand County's High Density Overlay Zone Proposal.

I have spent months studying the new density overlay proposal with increasing dread. I think we can all agree that Moab needs more primary housing, and the High Density Housing Overlay Zone Proposal is touted as the solution to the problem. I hear, "Yay, Grand County is finally taking concrete steps to plan for affordable housing."

I've lived 40 years in a beloved neighborhood where the highest density (35 units per acre) is proposed. My home is currently RR, a density of 1 house per acre. I am freaking out envisioning the future, this plan would wreak havoc all through the valley.

Likely scenario: 8 to 10 modest homes were built in an area zoned for two houses per acre. A few on 1/2 acre lots, most 1 acre, some are on lots as big as 3. All are family homes with great views, great yards, xeric spaces, lots of elbow room, and are comfortable with the fact that even if neighbors decide to divide off an acre or half acre for new houses, the neighborhood will still retain its character. Then, without any consent from property owners an overlay zone of 35 units per acre is imposed.

One house goes on the market, on a nice one acre lot. A developer decides that dozing the house, constructing a big new complex to sell as second homes is a great investment. Grand County goes along because, hey, Moab will have five more small apartments to be rented to seasonal help. Never mind that all this profit from sales and rent is going out of town. Suddenly several residents' best views are gone: they are looking at a 50' high wall instead of the La Sal Mountains. Windows look down into their yards. Thirty to fifty more cars are on their street daily, the stars are no longer visible because of light shine. Noise levels are shocking, privacy gone. Then one more neighbor decides to sell to find a more peaceful place to live.....

I remember the late '80s when Moab City just started promoting tourism. During the mining booms and busts, Grand County zoning was pretty willy nilly , also fairly easy to get a zoning variance for any kind of construction. Realtors, developers and potential new residents complained mightily that unless Grand County tightened up its zoning, few would want to invest for the long term. Investors needed assurance that zoning wouldn't be a moving target. Well guess what? The new overlay zone creates a HUGE target on virtually all housing anywhere near Highway 191 and Spanish Valley Drive. Forget restrictive covenants, the County has no mandate to enforce them. Forget neighborhood cohesiveness. Forget peace of mind that it won't happen to you.

At regular intervals Grand County spends a huge amount of money, time and volunteer effort to draft an updated General Plan, including a Future Land Use Plan. The first page of the recent 2012 GP describes its purpose and summarizes: "The General Plan is written to provide general policy direction while also providing enough detail to guide decision making and set priorities." It is a 20 year vision, 113 pages and "provides general guidance on where and how growth and various land uses should occur". To create it, a broad range of residents were surveyed for input, and it clearly summarizes the results. For instance, views are important to the populace. Green space and neighborhood character is extremely

important. I'd venture that to most, the value of our home and neighborhood is much, much more than dollars!

The Grand County General Plan addresses future Spanish Valley build-out. To protect the character of neighborhoods, the 2012 General Plan recommends a graduated density infill where larger lots are gradually transitioned to higher density properties, transitioning further to denser light commercial zones. The plan cites 3.2 units per acre as the highest level for housing. This is a far cry from the High Density Housing Overlay recommendations, blanket zones of 4, 10, 15, 25 and 35 per acre. This infill can fall anywhere within the overlay, no transitions required.

Why is the county ignoring the General Plan? The General Plan's stated purpose is to guide development consistent with residents' values. The bones are there: it specifies areas of residential density infill and includes recommendations for small commercial development clusters, smoother highway traffic patterns, integrated neighborhoods. The Planning and Zoning department should start here to plan infill. Instead, the General Plan is basically garbage to them, residents hard work and opinions completely tossed aside. I am left wondering who exactly is Planning and Zoning and the County Council working for?

GRAND COUNTY BILLS TO BE APPROVED
10/16/2018

102675-102769	A/P Checks	~~9/7/2018~~ 10/5	$335,615.86
102770-102853	A/P Checks	~~9/28/2018~~ 10/15	$175,397.01

TOTAL BILLS	**$511,012.87**

101218101-101218312	9/24/2018-10/7/2018	10/12/2018	$222,980.70

TOTAL PAYROLL	**$222,980.70**

TOTAL BILLS & PAYROLL	**$733,993.57**

Total AIRPORT:	8	.00	.00	8,865.59
Total AMBULANCE:	29	.00	.00	21,659.85
Total ASSESSOR:	4	.00	.00	4,047.75
Total ATTORNEY:	5	.00	.00	7,303.75
Total BUILDING INSPECTOR:	4	.00	.00	5,630.21
Total CEMETARY DISTRICT:	3	.00	.00	4,426.15
Total CHILD JUST CTR:	2	.00	.00	2,581.41
Total CLERK/AUDITOR:	6	.00	.00	6,455.52
Total COUNTY ADMINISTRATOR:	4	.00	.00	5,602.22
Total COUNTY COUNCIL:	6	.00	.00	2,625.02
Total COURTHOUSE:	6	.00	.00	6,427.81
Total FAMILY SUPPORT CENTE:	7	.00	.00	5,539.15
Total HUMAN RESOURCES:	1	.00	.00	1,821.35
Total JAIL:	15	.00	.00	20,953.68
Total JUSTICE COURT:	4	.00	.00	3,945.50
Total LIBRARY:	19	.00	.00	13,811.11
Total MOAB MOSQUITO DISTRI:	4	.00	.00	3,767.26
Total MOAB PROMOTION:	4	.00	.00	5,062.51
Total PLANNING & ZONING:	4	.00	.00	4,825.98
Total RECORDER:	3	.00	.00	3,580.09
Total ROADS - CLASS B:	19	.00	.00	25,724.23
Total SANDFLATS RECREATION:	7	.00	.00	7,195.56
Total SEARCH & RESCUE:	15	.00	.00	3,757.41
Total SENIOR CITIZENS:	6	.00	.00	5,065.69
Total SHERIFF:	18	.00	.00	32,101.00
Total SPANISH TRAIL ARENA:	4	.00	.00	4,377.81
Total TREASURER:	3	.00	.00	2,909.13
Total WEED CONTROL:	3	.00	.00	2,917.97
Grand Totals:	213	.00	.00	222,980.71

DATE: 10-16-18
CHECK #: 332934
TRANSMITTAL #: 10240101-102-18312
COUNTY AUDITOR:
COUNCIL CHAIR:
COUNCIL MEMBER:
COUNCIL MEMBER:

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Paid and unpaid invoices included.
Vendor.Last Check Number = 102770-102853

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
AARON P. WISE, ATTORNEY AT LAW, PLLC							
102771	35915	AARON P. WISE, ATTORNEY AT	1011	PUBLIC DEFENDER	6,666.66	6,666.66	10/15/2018
Total AARON P. WISE, ATTORNEY AT LAW, PLLC:					6,666.66	6,666.66	
ABBOTT & ASSOCIATES, P.C.							
102772	35102	ABBOTT & ASSOCIATES, P.C.	22646	COMMITMENT HEARINGS-GRA	340.00	340.00	09/21/2018
102772	35102	ABBOTT & ASSOCIATES, P.C.	22709	COMMITMENT HEARINGS-GRA	340.00	340.00	10/15/2018
Total ABBOTT & ASSOCIATES, P.C.:					680.00	680.00	
ADVERTISER							
102773	30946	ADVERTISER	A20189162	EXTENSION	54.00	54.00	10/05/2018
102773	30946	ADVERTISER	A201809251	EMS	31.50	31.50	10/05/2018
102773	30946	ADVERTISER	A201809253	SANDFLATS	14.00	14.00	10/05/2018
102773	30946	ADVERTISER	A201809026	ROAD	76.50	76.50	10/15/2018
Total ADVERTISER:					176.00	176.00	
AIRGAS USA							
102774	33971	AIRGAS USA	9956660546	MMAD	1.65	1.65	10/15/2018
102774	33971	AIRGAS USA	9955955279	MMAD	7.80	7.80	09/21/2018
Total AIRGAS USA:					9.45	9.45	
APPLE BOOKS							
102775	31831	APPLE BOOKS	109288	LIBRARY	844.49	844.49	10/15/2018
Total APPLE BOOKS:					844.49	844.49	
ARNOLD MACHINERY COMPANY							
102776	34627	ARNOLD MACHINERY COMPAN	P5N957	ROAD	565.33	565.33	10/15/2018
Total ARNOLD MACHINERY COMPANY:					565.33	565.33	
ASAP							
102777	35988	ASAP	011781	MMAD	290.00	290.00	10/15/2018
Total ASAP:					290.00	290.00	
AUDIO EDITIONS							
102778	31065	AUDIO EDITIONS	1673404	LIBRARY	25.59	25.59	10/15/2018
102778	31065	AUDIO EDITIONS	1669385	LIBRARY	32.00	32.00	10/05/2018
102778	31065	AUDIO EDITIONS	257775	LIBRARY	595.06	595.06	10/05/2018
102778	31065	AUDIO EDITIONS	1663930	LIBRARY	25.60	25.60	10/05/2018
102778	31065	AUDIO EDITIONS	1672084	LIBRARY	32.00	32.00	09/28/2018
Total AUDIO EDITIONS:					710.25	710.25	
BACK OF BEYOND BOOKS							
102779	32887	BACK OF BEYOND BOOKS	2467	LIBRARY	19.16	19.16	10/15/2018
102779	32887	BACK OF BEYOND BOOKS	2438	LIBRARY	48.00	48.00	09/21/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
102779	32887	BACK OF BEYOND BOOKS	2437	LIBRARY	180.69	180.69	09/21/2018
Total BACK OF BEYOND BOOKS:					247.85	247.85	
BAKER & TAYLOR							
102780	32963	BAKER & TAYLOR	T86142910	LIBRARY	14.24	14.24	10/15/2018
102780	32963	BAKER & TAYLOR	T86209230	LIBRARY	26.96	26.96	10/15/2018
Total BAKER & TAYLOR:					41.20	41.20	
BCL DISTRIBUTING CO.							
102781	34200	BCL DISTRIBUTING CO.	32058	UNLEADED FUEL	5,268.42	5,268.42	10/15/2018
102781	34200	BCL DISTRIBUTING CO.	32058	DIESEL FUEL	15,388.38	15,388.38	10/15/2018
Total BCL DISTRIBUTING CO.:					20,656.80	20,656.80	
BOUND TREE MEDICAL, LLC							
102782	11935	BOUND TREE MEDICAL, LLC	82982244	EMS SUPPLIES	125.62	125.62	09/28/2018
102782	11935	BOUND TREE MEDICAL, LLC	82986120	EMS SUPPLIES	68.29	68.29	09/28/2018
102782	11935	BOUND TREE MEDICAL, LLC	82996452	EMS SUPPLIES	121.98	121.98	10/15/2018
Total BOUND TREE MEDICAL, LLC:					315.89	315.89	
BRANTLEY DISTRIBUTING							
102783	12045	BRANTLEY DISTRIBUTING	1804390	ROAD DEPT SUPPLIES	91.20	91.20	10/15/2018
Total BRANTLEY DISTRIBUTING:					91.20	91.20	
BUSINESS SOLUTIONS GROUP LLC							
102784	31033	BUSINESS SOLUTIONS GROUP	14536	CLERK	225.42	225.42	10/15/2018
Total BUSINESS SOLUTIONS GROUP LLC:					225.42	225.42	
CANYONLANDS ADVERTISING							
102785	12505	CANYONLANDS ADVERTISING	CCC32328	ROAD	7.30	7.30	10/05/2018
102785	12505	CANYONLANDS ADVERTISING	MH117757	OSTA	25.00	25.00	10/05/2018
102785	12505	CANYONLANDS ADVERTISING	MH117656	TRAVEL COUNCIL	395.00	395.00	10/05/2018
102785	12505	CANYONLANDS ADVERTISING	1798	SHERIFF	14.14	14.14	10/05/2018
102785	12505	CANYONLANDS ADVERTISING	2192	EMERGENCY MANAGEMENT	46.47	46.47	10/05/2018
102785	12505	CANYONLANDS ADVERTISING	1899	SHERIFF	11.43	11.43	10/05/2018
102785	12505	CANYONLANDS ADVERTISING	2029	SHERIFF	11.43	11.43	10/05/2018
102785	12505	CANYONLANDS ADVERTISING	MC1851	MMAD EXPENSE	11.91	11.91	10/15/2018
102785	12505	CANYONLANDS ADVERTISING	MC1957	MMAD EXPENSE	49.87	49.87	10/15/2018
Total CANYONLANDS ADVERTISING:					572.55	572.55	
CANYONLANDS NATURAL HISTORY							
102786	12560	CANYONLANDS NATURAL HIS	785	TRAVEL COUNCIL	8,050.00	8,050.00	09/21/2018
102786	12560	CANYONLANDS NATURAL HIS	786	TRAVEL COUNCIL	762.40	762.40	10/05/2018
102786	12560	CANYONLANDS NATURAL HIS	789	TRAVEL COUNCIL	483.11	483.11	10/15/2018
Total CANYONLANDS NATURAL HISTORY:					9,295.51	9,295.51	
CDW GOVERNMENT INC.							
102787	12830	CDW GOVERNMENT INC.	NXW1695	JAIL	108.77	108.77	09/21/2018
102787	12830	CDW GOVERNMENT INC.	NZN4263	JUSTICE COURT	68.98	68.98	09/21/2018
102787	12830	CDW GOVERNMENT INC.	NXR9060	JUSTICE COURT	115.50	115.50	09/21/2018
102787	12830	CDW GOVERNMENT INC.	NTF4444	SHERIFF	10,952.96	10,952.96	09/21/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
102787	12830	CDW GOVERNMENT INC.	NXM5674	SHERIFF	2,197.84	2,197.84	09/21/2018
102787	12830	CDW GOVERNMENT INC.	PJP1298	SHERIFF	137.30	137.30	10/15/2018
102787	12830	CDW GOVERNMENT INC.	PKB1913	SHERIFF	147.72	147.72	10/15/2018
102787	12830	CDW GOVERNMENT INC.	PHX7103	ROAD	286.64	286.64	10/15/2018
Total CDW GOVERNMENT INC.:					14,015.71	14,015.71	
CENTER POINT LARGE PRINT							
102788	29790	CENTER POINT LARGE PRINT	1614634	LIBRARY	41.94	41.94	09/21/2018
102788	29790	CENTER POINT LARGE PRINT	1624030	LIBRARY	41.99	41.99	09/28/2018
102788	29790	CENTER POINT LARGE PRINT	1626060	LIBRARY	129.42	129.42	10/15/2018
102788	29790	CENTER POINT LARGE PRINT	1598649	LIBRARY	42.54	42.54	10/05/2018
Total CENTER POINT LARGE PRINT:					255.89	255.89	
CIRONE COMPUTER CONSULTING INC							
102789	13095	CIRONE COMPUTER CONSULTI	5649	UPGRADE/MAINTENANCE	3,000.00	3,000.00	10/15/2018
Total CIRONE COMPUTER CONSULTING INC:					3,000.00	3,000.00	
COMPUTERWISE							
102790	35474	COMPUTERWISE	2416	LIBRARY	350.00	350.00	10/05/2018
102790	35474	COMPUTERWISE	2426	LIBRARY	246.00	246.00	10/15/2018
102790	35474	COMPUTERWISE	2426	LIBRARY	384.00	384.00	10/15/2018
Total COMPUTERWISE:					980.00	980.00	
CREATIVE CULTURE INSIGNIA, LLC							
102791	33053	CREATIVE CULTURE INSIGNIA,	7365	SHERIFF	1,629.00	1,629.00	10/15/2018
102791	33053	CREATIVE CULTURE INSIGNIA,	6628	MECHAM/CLOTHING	98.75	98.75	10/15/2018
Total CREATIVE CULTURE INSIGNIA, LLC:					1,727.75	1,727.75	
CUTLER'S INC.							
102792	34501	CUTLER'S INC.	425076	CEMETERY DISTRICT	9.76	9.76	10/15/2018
Total CUTLER'S INC.:					9.76	9.76	
DELTA RIGGING & TOOLS, INC.							
102793	13890	DELTA RIGGING & TOOLS, INC.	GRA_PSI0004	ROAD	91.84	91.84	10/15/2018
Total DELTA RIGGING & TOOLS, INC.:					91.84	91.84	
DIRECTV							
102794	31998	DIRECTV	35195329662	AIRPORT	168.92	168.92	10/15/2018
102794	31998	DIRECTV	35029487301	SHERIFF	154.04	154.04	09/21/2018
Total DIRECTV:					322.96	322.96	
DOMINION ENERGY							
102795	35579	DOMINION ENERGY	SEPT 2018	Bus GR 25%	3.48	3.48	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Bus GR 75%	10.39	10.39	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Civic Center/EMS	6.95	6.95	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Civic Center/EMS	6.95	6.95	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Grand Center/50% Civic	82.38	82.38	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Grand Center/50% Senior	82.38	82.38	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Star Hall	18.80	18.80	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Weed	6.95	6.95	10/15/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
102795	35579	DOMINION ENERGY	SEPT 2018	MMAD 80%	13.73	13.73	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Weed 20%	3.43	3.43	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Museum	6.95	6.95	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	OSTA	73.17	73.17	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Road Shop	36.59	36.59	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Travel Council	9.00	9.00	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Grand County Cemetery	6.75	6.75	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Courthouse	304.00	304.00	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	EMS	6.95	6.95	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	EOC	11.24	11.24	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Family Support Center	13.78	13.78	10/15/2018
102795	35579	DOMINION ENERGY	SEPT 2018	Grand Co. Trans	15.31	15.31	10/15/2018
Total DOMINION ENERGY:					719.18	719.18	
EASTWOOD, LORETTE							
102796	33450	EASTWOOD, LORETTE	JULY 13-15	PER DIEM	168.00	168.00	10/15/2018
102796	33450	EASTWOOD, LORETTE	OCT 4 2018	REIMBURSEMENT	39.61	39.61	10/15/2018
Total EASTWOOD, LORETTE:					207.61	207.61	
EMERY TELCOM							
102797	14995	EMERY TELCOM	OCT 2018	1105700 - SHERIFF	74.47	74.47	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	1106500 - LIBRARY	395.40	395.40	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	1141900 - EMS	124.47	124.47	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3315200 - CEMETERY	105.12	105.12	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3207000 - GRAND CENTER	50.44	50.44	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3207200 - EOC	155.06	155.06	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	1052200 - COURTHOUSE INTER	840.00	840.00	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3556900 - FAMILY SUPPORT	192.43	192.43	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3066900 - CJC	75.00	75.00	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3196900 - AIRPORT	200.09	200.09	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3197000 - OSTA	146.76	146.76	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3197100 - WEED	106.16	106.16	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3206900 - ROAD	106.34	106.34	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	3207000 - GRAND CENTER	50.44	50.44	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	1007100 - SEARCH & RESCUE	72.55	72.55	10/15/2018
102797	14995	EMERY TELCOM	OCT 2018	1082600 - EMS	101.79	101.79	10/15/2018
Total EMERY TELCOM:					2,796.52	2,796.52	
FARM & CITY GENERAL STORES							
102798	15275	FARM & CITY GENERAL STORE	77375	ROAD	37.11	37.11	10/15/2018
102798	15275	FARM & CITY GENERAL STORE	77044	ROAD	65.84	65.84	10/05/2018
102798	15275	FARM & CITY GENERAL STORE	76822	MAINT	45.49	45.49	10/05/2018
Total FARM & CITY GENERAL STORES:					148.44	148.44	
FRONTIER							
102799	15810	FRONTIER	196-0386	e911/0386	981.14	981.14	10/15/2018
102799	15810	FRONTIER	196-1799	e911-435-196-1799	278.21	278.21	10/15/2018
102799	15810	FRONTIER	AUG2018	e911-435-196-1354	92.64	92.64	09/21/2018
102799	15810	FRONTIER	AUG2018	e911-435-196-1355	92.64	92.64	09/21/2018
102852	15815	FRONTIER	SEPT 2018	ATTORNEY	169.78	169.78	10/15/2018
102852	15815	FRONTIER	SEPT 2018	DV	13.70	13.70	10/15/2018
102852	15815	FRONTIER	SEPT 2018	SHERIFF'S ENC	302.87	302.87	10/15/2018
102852	15815	FRONTIER	SEPT 2018	EMC	57.45	57.45	10/15/2018
102852	15815	FRONTIER	SEPT 2018	EXTENSION	138.73	138.73	10/15/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
102852	15815	FRONTIER	SEPT 2018	JUSTICE CT	38.62	38.62	10/15/2018
102852	15815	FRONTIER	SEPT 2018	STAR HALL ALARM LINE	58.42	58.42	10/15/2018
102852	15815	FRONTIER	SEPT 2018	TRAVEL CNL	76.51	76.51	10/15/2018
102852	15815	FRONTIER	SEPT 2018	JUSTICE CT LOBBY PAY PHON	45.54	45.54	10/15/2018
102852	15815	FRONTIER	SEPT 2018	MUSEUM	205.86	205.86	10/15/2018
102852	15815	FRONTIER	SEPT 2018	ROAD	64.90	64.90	10/15/2018
102852	15815	FRONTIER	SEPT 2018	SHERIFF	484.86	484.86	10/15/2018
102852	15815	FRONTIER	SEPT 2018	SHERIFF	1,659.03	1,659.03	10/15/2018
102852	15815	FRONTIER	SEPT 2018	SHERIFF - WILSON BASIN	179.88	179.88	10/15/2018
102852	15815	FRONTIER	SEPT 2018	FAMILY SUPPORT CENTER	.00	.00	
102852	15815	FRONTIER	SEPT 2018	CASTLE VALLEY LIBRARY	.00	.00	
102852	15815	FRONTIER	SEPT 2018	MOAB MOSQUITO	.00	.00	
Total FRONTIER:					4,940.78	4,940.78	
GALE GROUP, THE							
102800	15875	GALE GROUP, THE	64983960	LIBRARY	67.98	67.98	09/28/2018
102800	15875	GALE GROUP, THE	65202084	books	30.39	30.39	10/05/2018
102800	15875	GALE GROUP, THE	65187083	books	26.39	26.39	10/05/2018
102800	15875	GALE GROUP, THE	65168029	books	25.59	25.59	10/15/2018
Total GALE GROUP, THE:					150.35	150.35	
GIZLER, ELAINE							
102770	34892	GIZLER, ELAINE	OCT 8-11	PER DIEM	126.00	126.00	10/05/2018
102770	34892	GIZLER, ELAINE	OCT 15- 19 20	PER DIEM	277.00	277.00	10/12/2018
Total GIZLER, ELAINE:					403.00	403.00	
GRAND COUNTY SOLID WASTE							
102801	16460	GRAND COUNTY SOLID WASTE	108037-3	WEED	233.25	233.25	10/15/2018
102801	16460	GRAND COUNTY SOLID WASTE	108069	WEED	103.00	103.00	10/15/2018
102801	16460	GRAND COUNTY SOLID WASTE	108349	MAINTENANCE	13.25	13.25	10/15/2018
102801	16460	GRAND COUNTY SOLID WASTE	108287-2	ROAD	116.75	116.75	10/15/2018
102801	16460	GRAND COUNTY SOLID WASTE	108320	WEED	37.75	37.75	10/05/2018
102801	16460	GRAND COUNTY SOLID WASTE	3019	ROAD	40.00	40.00	10/05/2018
Total GRAND COUNTY SOLID WASTE:					544.00	544.00	
GRANITE SEED AND EROSION CONTROL							
102802	34615	GRANITE SEED AND EROSION	1-50945	CEMETERY	840.00	840.00	09/28/2018
102802	34615	GRANITE SEED AND EROSION	1-51388	CEMETERY	590.00	590.00	10/15/2018
Total GRANITE SEED AND EROSION CONTROL:					1,430.00	1,430.00	
GREEN SOLUTIONS							
102803	29615	GREEN SOLUTIONS	20902	GRAND CENTER	45.00	45.00	10/05/2018
102803	29615	GREEN SOLUTIONS	20905	SANDFLATS	225.00	225.00	10/15/2018
102803	29615	GREEN SOLUTIONS	20904	HUB	105.00	105.00	10/15/2018
102803	29615	GREEN SOLUTIONS	20903	LIBRARY	60.00	60.00	10/15/2018
Total GREEN SOLUTIONS:					435.00	435.00	
HIGGS, TIM							
102804	17375	HIGGS, TIM	OCT 14-18 201	per diem	122.00	122.00	10/15/2018
Total HIGGS, TIM:					122.00	122.00	

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HIGH COUNTRY SIGNS & OUTDOOR ADVERTISING							
102805	17385	HIGH COUNTRY SIGNS & OUTD	SEPT 2018	ADVERTISING	340.00	340.00	10/15/2018
Total HIGH COUNTRY SIGNS & OUTDOOR ADVERTISING:					340.00	340.00	
INGRAM LIBRARY SERVICES							
102806	18085	INGRAM LIBRARY SERVICES	36351872	LIBRARY	120.58	120.58	10/15/2018
102806	18085	INGRAM LIBRARY SERVICES	36371760	LIBRARY	210.79	210.79	10/15/2018
102806	18085	INGRAM LIBRARY SERVICES	36487686	LIBRARY	192.74	192.74	10/15/2018
102806	18085	INGRAM LIBRARY SERVICES	36541893	LIBRARY	523.36	523.36	10/15/2018
102806	18085	INGRAM LIBRARY SERVICES	36656814	LIBRARY	84.35	84.35	10/15/2018
102806	18085	INGRAM LIBRARY SERVICES	36699774	LIBRARY	342.14	342.14	10/15/2018
Total INGRAM LIBRARY SERVICES:					1,473.96	1,473.96	
L.N. CURTIS & SONS							
102807	32698	L.N. CURTIS & SONS	INV221672	SHERIFF	150.00	150.00	10/15/2018
Total L.N. CURTIS & SONS:					150.00	150.00	
LEGRAND JOHNSON CONSTRUCTION							
102808	32515	LEGRAND JOHNSON CONSTRU	523595	ROAD	278.35	278.35	10/15/2018
102808	32515	LEGRAND JOHNSON CONSTRU	527853	ROAD	13,291.47	13,291.47	10/15/2018
102808	32515	LEGRAND JOHNSON CONSTRU	529941	ROAD	2,558.85	2,558.85	10/15/2018
102808	32515	LEGRAND JOHNSON CONSTRU	529977	ROAD	10,166.73	10,166.73	10/15/2018
102808	32515	LEGRAND JOHNSON CONSTRU	531399	ROAD	11,747.50	11,747.50	10/15/2018
Total LEGRAND JOHNSON CONSTRUCTION:					38,042.90	38,042.90	
LEVEL 42 SPORTS							
102809	35135	LEVEL 42 SPORTS	OCT 5 2018	JAIL/RUSSO	165.30	165.30	10/15/2018
102809	35135	LEVEL 42 SPORTS	OCT 6 2018	SHERIFF/MEACHAM	109.50	109.50	10/15/2018
Total LEVEL 42 SPORTS:					274.80	274.80	
LIFE ASSIST, INC							
102810	32666	LIFE ASSIST, INC	879264	EMS	311.88	311.88	10/15/2018
102810	32666	LIFE ASSIST, INC	878751	EMS	1,260.41	1,260.41	10/05/2018
102810	32666	LIFE ASSIST, INC	878363	EMS	188.17	188.17	10/05/2018
102810	32666	LIFE ASSIST, INC	878112	EMS	711.92	711.92	10/05/2018
102810	32666	LIFE ASSIST, INC	877592	EMS	142.40	142.40	09/28/2018
102810	32666	LIFE ASSIST, INC	875939	EMS	38.50	38.50	09/21/2018
102810	32666	LIFE ASSIST, INC	876631	EMS	676.00	676.00	09/21/2018
102810	32666	LIFE ASSIST, INC	876618	EMS	680.88	680.88	09/21/2018
Total LIFE ASSIST, INC:					4,010.16	4,010.16	
LONE STAR BOOTS							
102811	33570	LONE STAR BOOTS	24380	ROAD	124.95	124.95	10/15/2018
Total LONE STAR BOOTS:					124.95	124.95	
LOWER VALLEY FIRE DISTRICT							
102812	35993	LOWER VALLEY FIRE DISTRICT	180919-2052	TRANSPORT ON BEHALF OF G	351.00	351.00	10/15/2018
Total LOWER VALLEY FIRE DISTRICT:					351.00	351.00	

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MATTHEW BENDER & CO., INC							
102813	35563	MATTHEW BENDER & CO., INC	OCT 2018	ASSESSORS	92.08	92.08	10/15/2018
Total MATTHEW BENDER & CO., INC:					92.08	92.08	
MOAB SUN NEWS							
102814	33869	MOAB SUN NEWS	7752	CLERK	57.00	57.00	10/15/2018
102814	33869	MOAB SUN NEWS	7676	FAMILY SUPPORT	225.00	225.00	10/15/2018
Total MOAB SUN NEWS:					282.00	282.00	
MOAB VETERINARY CLINIC							
102815	20995	MOAB VETERINARY CLINIC	643227	SHERIFF/ROCKY	65.99	65.99	10/15/2018
102815	20995	MOAB VETERINARY CLINIC	643521	SHERIFF/ROCKY	140.45	140.45	10/15/2018
102815	20995	MOAB VETERINARY CLINIC	643522	SHERIFF/ROCKY	22.00	22.00	10/15/2018
Total MOAB VETERINARY CLINIC:					228.44	228.44	
MOAB WASH AND FOLD							
102816	35989	MOAB WASH AND FOLD	18-527	SAR	11.00	11.00	10/15/2018
Total MOAB WASH AND FOLD:					11.00	11.00	
MOUNT OLYMPUS WATERS, INC.							
102817	31323	MOUNT OLYMPUS WATERS, IN	12004211 0920	CLERK	16.39	16.39	10/05/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	10202973 0901	SHERIFF	5.69	5.69	09/28/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	10202973 0901	JAIL	50.77	50.77	09/28/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	14103665 0901	EMS	33.70	33.70	09/28/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	10553701 0914	ATTORNEY	34.11	34.11	09/28/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	16415685 0920	COUNCIL	12.10	12.10	10/15/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	13102128 0920	MAINT	12.10	12.10	10/15/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	12344492 0921	JUSTICE COURT	16.21	16.21	10/15/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	16266207 0920	ASSESSOR	5.12	5.12	10/15/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	10202973 1001	SHERFF	67.84	67.84	10/15/2018
102817	31323	MOUNT OLYMPUS WATERS, IN	14103665 1001	EMS	10.94	10.94	10/15/2018
Total MOUNT OLYMPUS WATERS, INC.:					264.97	264.97	
NATIONS TOWING							
102818	21575	NATIONS TOWING	28993	MMAD	65.00	65.00	10/15/2018
Total NATIONS TOWING:					65.00	65.00	
NEOPOST USA INC.							
102819	35053	NEOPOST USA INC.	OCT 2018	POSTAGE #8024084	1,000.00	1,000.00	10/15/2018
Total NEOPOST USA INC.:					1,000.00	1,000.00	
NICHOLAS AND COMPANY							
102820	21780	NICHOLAS AND COMPANY	6519385	JAIL	1,673.83	1,673.83	10/15/2018
102820	21780	NICHOLAS AND COMPANY	6528016	JAIL	1,341.21	1,341.21	10/15/2018
102820	21780	NICHOLAS AND COMPANY	6528016	JAIL	81.64	81.64	10/15/2018
102820	21780	NICHOLAS AND COMPANY	6528016	JAIL	112.23	112.23	10/15/2018
102820	21780	NICHOLAS AND COMPANY	6528016	JAIL	24.48	24.48	10/15/2018
102820	21780	NICHOLAS AND COMPANY	6536458	JAIL	1,344.04	1,344.04	10/15/2018
102820	21780	NICHOLAS AND COMPANY	6536458	JAIL	48.00	48.00	10/15/2018
102820	21780	NICHOLAS AND COMPANY	6538233	JAIL	55.83	55.83	10/15/2018
102820	21780	NICHOLAS AND COMPANY	6544919	JAIL	1,372.45	1,372.45	10/15/2018

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102820	21780	NICHOLAS AND COMPANY	6544919	JAIL	38.60	38.60	10/15/2018
Total NICHOLAS AND COMPANY:					6,092.31	6,092.31	
OFFICE DEPOT, INC							
102821	22060	OFFICE DEPOT, INC	199227372001	LIBRARY	7.73	7.73	09/21/2018
102821	22060	OFFICE DEPOT, INC	199227198001	LIBRARY	108.34	108.34	09/21/2018
102821	22060	OFFICE DEPOT, INC	202026753001	AIRPORT	18.17	18.17	09/21/2018
102821	22060	OFFICE DEPOT, INC	207498669001	LIBRARY	48.77	48.77	10/05/2018
102821	22060	OFFICE DEPOT, INC	207498957001	LIBRARY	9.68	9.68	10/05/2018
102821	22060	OFFICE DEPOT, INC	207498958001	LIBRARY	27.06	27.06	10/05/2018
102821	22060	OFFICE DEPOT, INC	211430727001	LIBRARY	20.55	20.55	10/15/2018
102821	22060	OFFICE DEPOT, INC	211430476000	LIBRARY	128.38	128.38	10/15/2018
Total OFFICE DEPOT, INC:					368.68	368.68	
OLIVER & SITTERUD ATTORNEY AT LAW							
102822	33873	OLIVER & SITTERUD ATTORNE	1162396	CASE #1162396	1,200.00	1,200.00	10/15/2018
Total OLIVER & SITTERUD ATTORNEY AT LAW:					1,200.00	1,200.00	
PACKARD WHOLESALE DIST							
102823	22400	PACKARD WHOLESALE DIST	INV121433	library supplies	33.87	33.87	10/15/2018
102823	22400	PACKARD WHOLESALE DIST	INV121514	ROAD	112.48	112.48	10/15/2018
102823	22400	PACKARD WHOLESALE DIST	INV121515	GRAND CENTER	166.76	166.76	10/15/2018
102823	22400	PACKARD WHOLESALE DIST	INV121525	GRAND CENTER	9.20	9.20	10/15/2018
102823	22400	PACKARD WHOLESALE DIST	INV121710	HUB	56.26	56.26	10/15/2018
102823	22400	PACKARD WHOLESALE DIST	INV121999	osta supplies	753.79	753.79	10/15/2018
102823	22400	PACKARD WHOLESALE DIST	INV122040	jail	226.18	226.18	10/15/2018
102823	22400	PACKARD WHOLESALE DIST	INV122040	jail	45.85	45.85	10/15/2018
102823	22400	PACKARD WHOLESALE DIST	INV122040	jail	3.50	3.50	10/15/2018
102823	22400	PACKARD WHOLESALE DIST	INV122175	SANDFLATS	337.00	337.00	10/15/2018
Total PACKARD WHOLESALE DIST:					1,744.89	1,744.89	
PARR BROWN GEE & LOVELESS							
102824	34946	PARR BROWN GEE & LOVELES	857818	ATTORNEY	4,767.64	4,767.64	10/15/2018
Total PARR BROWN GEE & LOVELESS:					4,767.64	4,767.64	
POSTMASTER							
102825	32293	POSTMASTER	PO BOX 1152	USU EXTENSION PO BOX	82.00	82.00	10/15/2018
102825	32293	POSTMASTER	OCT 2018	BALLOT POSTAGE DEPOSIT	500.00	500.00	10/05/2018
Total POSTMASTER:					582.00	582.00	
PRAXAIR DISTRIBUTION INC.							
102826	31524	PRAXAIR DISTRIBUTION INC.	64740441	AIRPORT	76.13	76.13	10/15/2018
Total PRAXAIR DISTRIBUTION INC.:					76.13	76.13	
PUBLIC AGENCY TRAINING COUNCIL							
102827	23195	PUBLIC AGENCY TRAINING CO	234240	NATHAN WHITNEY/REGISTRAT	375.00	375.00	10/15/2018
Total PUBLIC AGENCY TRAINING COUNCIL:					375.00	375.00	
RED ROCK BACKFLOW							
102828	35961	RED ROCK BACKFLOW	OCT 9 2018	COURTHOUSE	296.20	296.20	10/15/2018

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102828	35961	RED ROCK BACKFLOW	09192018	OSTA	175.00	175.00	09/21/2018
Total RED ROCK BACKFLOW:					471.20	471.20	
RICKS GLASS							
102829	23855	RICKS GLASS	5945	SHERIFF	35.00	35.00	10/15/2018
102829	23855	RICKS GLASS	5970	road supplies	91.00	91.00	10/15/2018
102829	23855	RICKS GLASS	5940	ROAD/ DEE SHEPARD	345.04	345.04	10/15/2018
Total RICKS GLASS:					471.04	471.04	
RIM SUPPLY							
102830	23875	RIM SUPPLY	159395	ROAD DEPT SUPPLIES	.00	.00	
102830	23875	RIM SUPPLY	159170	mAINTENANCE	51.79	51.79	10/15/2018
102830	23875	RIM SUPPLY	159395	ROAD DEPT SUPPLIES	150.00	150.00	10/15/2018
Total RIM SUPPLY:					201.79	201.79	
ROUZER, STEVE M.D.							
102831	32994	ROUZER, STEVE M.D.	20180008	R. CLARK	50.00	50.00	09/21/2018
102831	32994	ROUZER, STEVE M.D.	20180008	E. BRADY	50.00	50.00	09/21/2018
102831	32994	ROUZER, STEVE M.D.	20180008	K. YAZZIE	50.00	50.00	09/21/2018
102831	32994	ROUZER, STEVE M.D.	20180008	D. WILLIAMSEN	50.00	50.00	09/21/2018
102831	32994	ROUZER, STEVE M.D.	20180008	P. BALLINGER	50.00	50.00	09/21/2018
102831	32994	ROUZER, STEVE M.D.	20180009	A. JOE	50.00	50.00	10/15/2018
102831	32994	ROUZER, STEVE M.D.	20180009	N. SLIGHTING	50.00	50.00	10/15/2018
102831	32994	ROUZER, STEVE M.D.	20180009	J. NELSON	50.00	50.00	10/15/2018
Total ROUZER, STEVE M.D.:					400.00	400.00	
ROYCES ELECTRONICS, INC							
102832	24195	ROYCES ELECTRONICS, INC	10316622	CLERK	34.97	34.97	10/15/2018
102832	24195	ROYCES ELECTRONICS, INC	10316741	SHERIFF	11.99	11.99	10/15/2018
102832	24195	ROYCES ELECTRONICS, INC	10316749	sAR	19.99	19.99	10/15/2018
102832	24195	ROYCES ELECTRONICS, INC	10316753	WEED	14.99	14.99	10/15/2018
Total ROYCES ELECTRONICS, INC:					81.94	81.94	
SHOPKO STORES							
102833	34768	SHOPKO STORES	3012	MAINT	99.99	99.99	10/15/2018
102833	34768	SHOPKO STORES	5206	FSC/TANF	78.95	78.95	10/15/2018
102833	34768	SHOPKO STORES	4340	FSC/TANF	66.53	66.53	10/15/2018
102833	34768	SHOPKO STORES	4436	FSC/TANF	34.97	34.97	10/15/2018
102833	34768	SHOPKO STORES	4456	FSC/TANF	13.68	13.68	10/15/2018
102833	34768	SHOPKO STORES	4832	FSC/TANF	44.99-	44.99-	10/15/2018
102833	34768	SHOPKO STORES	4953	SHERIFF	51.98	51.98	10/15/2018
Total SHOPKO STORES:					301.11	301.11	
SMUIN, RICH & MARSING							
102834	25230	SMUIN, RICH & MARSING	38344	AUDITING SERVICES	5,000.00	5,000.00	10/15/2018
102834	25230	SMUIN, RICH & MARSING	38305	mmad	1,265.00	1,265.00	09/21/2018
Total SMUIN, RICH & MARSING:					6,265.00	6,265.00	
SPANISH VALLEY PEST CONTROL							
102835	25415	SPANISH VALLEY PEST CONTR	12739	GRAND CENTER	75.00	75.00	09/28/2018
102835	25415	SPANISH VALLEY PEST CONTR	12736	SHERIFF'S OFFICE	50.00	50.00	10/15/2018

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102835	25415	SPANISH VALLEY PEST CONTR	12507	LIBRARY	70.00	70.00	10/15/2018
102835	25415	SPANISH VALLEY PEST CONTR	12697	AIRPORT	80.00	80.00	10/15/2018
Total SPANISH VALLEY PEST CONTROL:					275.00	275.00	
STANDARD PLUMBING SUPPLY CO							
102836	25570	STANDARD PLUMBING SUPPLY	HRFX08	MAINT/JAIL	14.95	14.95	10/15/2018
102836	25570	STANDARD PLUMBING SUPPLY	HRH323	OSTA	100.06	100.06	10/15/2018
102836	25570	STANDARD PLUMBING SUPPLY	HTMR66	GRAND CENTER	3.69	3.69	10/15/2018
102836	25570	STANDARD PLUMBING SUPPLY	HTXK19	AIRPORT	147.40	147.40	10/15/2018
Total STANDARD PLUMBING SUPPLY CO:					266.10	266.10	
STATE FIRE SALES & SERVICE							
102837	29764	STATE FIRE SALES & SERVICE	U6947A	STAR HALL	1,222.05	1,222.05	10/15/2018
Total STATE FIRE SALES & SERVICE:					1,222.05	1,222.05	
STEVE JAMES PRODUCTIONS							
102838	35987	STEVE JAMES PRODUCTIONS	SJ98S1313	SAN JUAN TOUR	3,968.16	3,968.16	10/15/2018
Total STEVE JAMES PRODUCTIONS:					3,968.16	3,968.16	
SWANK MOVIE LICENSING USA							
102839	35991	SWANK MOVIE LICENSING USA	2580335	LIBRARY	674.00	674.00	10/15/2018
Total SWANK MOVIE LICENSING USA:					674.00	674.00	
THE APPRAISERS, INC.							
102840	32492	THE APPRAISERS, INC.	2466	ASSESSOR	7,923.15	7,923.15	10/15/2018
Total THE APPRAISERS, INC.:					7,923.15	7,923.15	
TIMES INDEPENDENT							
102841	26580	TIMES INDEPENDENT	25722	FAMILY SUPPORT	230.00	230.00	10/15/2018
102841	26580	TIMES INDEPENDENT	25714	sheriff	35.00	35.00	10/05/2018
102841	26580	TIMES INDEPENDENT	25605	EXTENSION	48.00	48.00	09/21/2018
Total TIMES INDEPENDENT:					313.00	313.00	
TURNER LUMBER COMPANY							
102853	26920	TURNER LUMBER COMPANY	1809-070335	FSC/TANF	169.62	169.62	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1808-066585	FSC/TANF	35.17	35.17	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1808-067210	GRAND CENTER	177.98	177.98	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-067483	SAND FLATS	32.98	32.98	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-068010	OSTA	11.18	11.18	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-068171	OSTA	41.42	41.42	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-068206	FSC/TANF	32.50	32.50	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-067667	CEMETERY	6.00	6.00	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-068169	CEMETERY	7.59	7.59	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-070817	CEMETERY	13.69	13.69	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-071360	CEMETERY	6.78	6.78	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1089-068654	airport	10.76	10.76	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1808-066549	SAR	56.03	56.03	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-068638	FSC/TANF	27.91-	27.91-	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-070404	FSC/TANF	11.74-	11.74-	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-070401	FSC/TANF	33.15	33.15	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-070406	AIRPORT	19.40	19.40	10/15/2018

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102853	26920	TURNER LUMBER COMPANY	1809-070407	FSC/TANF	35.28	35.28	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-070541	OSTA	101.43	101.43	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-070966	OSTA	127.92	127.92	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-071320	SAND FLATS	32.98	32.98	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-068262	FSC/TANF	37.39	37.39	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-068314	FSC/TANF	14.22	14.22	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-068654	AIRPORT	10.76	10.76	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-068993	OSTA	138.55	138.55	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1809-070306	FSC/TANF	390.32	390.32	10/15/2018
102853	26920	TURNER LUMBER COMPANY	1808-066442	SAR	19.52	19.52	10/05/2018
102853	26920	TURNER LUMBER COMPANY	1808067335	SAR	28.61	28.61	10/05/2018
Total TURNER LUMBER COMPANY:					1,551.58	1,551.58	
UTAH LOCAL GOVERNMENT TRUST							
102842	30551	UTAH LOCAL GOVERNMENT T	1569762	THOMPSON FIRE SSFD	98.20-	98.20-	10/15/2018
102842	30551	UTAH LOCAL GOVERNMENT T	1569762	THOMPSON FIRE SSFD	2,000.00	2,000.00	10/15/2018
102842	30551	UTAH LOCAL GOVERNMENT T	1569761	THOMPSON FIRE SSFD	2,064.08	2,064.08	10/15/2018
102842	30551	UTAH LOCAL GOVERNMENT T	1569915	CEMETARY	384.34	384.34	10/05/2018
102842	30551	UTAH LOCAL GOVERNMENT T	1569763	THOMPSON FIRE SSFD	492.00	492.00	10/05/2018
Total UTAH LOCAL GOVERNMENT TRUST:					4,842.22	4,842.22	
UTAH PUBLIC RADIO							
102843	35022	UTAH PUBLIC RADIO	11452	MOAB TRAVEL COUNCIL	756.00	756.00	10/15/2018
Total UTAH PUBLIC RADIO:					756.00	756.00	
VAPUR							
102844	35990	VAPUR	8-23-2018	MIC- WATER STATION	478.40	478.40	10/15/2018
Total VAPUR:					478.40	478.40	
VLCM							
102845	33927	VLCM	593026	VMWARE RENEWAL	1,083.86	1,083.86	10/15/2018
Total VLCM:					1,083.86	1,083.86	
WESTERN IMPLEMENT CO							
102846	28630	WESTERN IMPLEMENT CO	IN54951	ROAD	37.83	37.83	10/15/2018
Total WESTERN IMPLEMENT CO:					37.83	37.83	
WF COMMUNICATIONS							
102847	28915	WF COMMUNICATIONS	250391	SAR	39.95	39.95	10/15/2018
102847	28915	WF COMMUNICATIONS	250371	sheriff	250.00	250.00	09/21/2018
102847	28915	WF COMMUNICATIONS	250383	sheriff	116.10	116.10	10/05/2018
Total WF COMMUNICATIONS:					406.05	406.05	
WILLDAN ENERGY SOLUTIONS							
102848	35986	WILLDAN ENERGY SOLUTIONS	0021-02766	TRAVEL COUNCIL	474.86	474.86	10/15/2018
102848	35986	WILLDAN ENERGY SOLUTIONS	0021-02706	MIC	931.90	931.90	10/15/2018
102848	35986	WILLDAN ENERGY SOLUTIONS	0021-02709	ROAD	959.85	959.85	10/15/2018
102848	35986	WILLDAN ENERGY SOLUTIONS	0021-02704	OSTA	138.28	138.28	10/15/2018
102848	35986	WILLDAN ENERGY SOLUTIONS	0021-02703	EOC	1,087.45	1,087.45	10/15/2018
102848	35986	WILLDAN ENERGY SOLUTIONS	0021-02708	COURTHOUSE	1,276.90	1,276.90	10/15/2018
102848	35986	WILLDAN ENERGY SOLUTIONS	SHERIFFS	SHERIFF	379.75	379.75	10/15/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
Total WILLDAN ENERGY SOLUTIONS:					5,248.99	5,248.99	
XEROX CORPORATION							
102849	29100	XEROX CORPORATION	094697605	recorder	53.24	53.24	10/15/2018
Total XEROX CORPORATION:					53.24	53.24	
ZUNICH BROS MECHANICAL							
102850	33851	ZUNICH BROS MECHANICAL	M23279	CINEMA COURT FIRE	186.00	186.00	10/05/2018
102850	33851	ZUNICH BROS MECHANICAL	M24078	SANDFLATS	253.00	253.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M24084	SANDFLATS	253.00	253.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M23993	SANDFLATS	96.00	96.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M24163	SANDFLATS	96.00	96.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M23992	SANDFLATS	48.00	48.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M24071	SANDFLATS	253.00	253.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M24162	SANDFLATS	48.00	48.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M23866	SANDFLATS	253.00	253.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M23921	SANDFLATS	253.00	253.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M23927	SANDFLATS	253.00	253.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M23928	SANDFLATS	253.00	253.00	10/15/2018
102850	33851	ZUNICH BROS MECHANICAL	M24068	SANDFLATS	253.00	253.00	10/15/2018
Total ZUNICH BROS MECHANICAL:					2,498.00	2,498.00	
Grand Totals:					175,397.01	175,397.01	

Dated: 10·16·18

County Auditor: Dana Carroll

Council Chairperson: Mary McGann

Council: [signature]

Council: Mary Morse

Check No. 102770-102853

Report Criteria:

Detail report.

Invoices with totals above $0 included.

Paid and unpaid invoices included.

Vendor.Last Check Number = 102770-102853

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Paid and unpaid invoices included.
Vendor.Last Check Number = 102675-102769

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
AMERICAN ASSOCIATION OF							
102677	32851	AMERICAN ASSOCIATION OF	1042940	RENEW AAAE MEMBERSHIP D	275.00	275.00	10/05/2018
Total AMERICAN ASSOCIATION OF:					275.00	275.00	
ARROW INTERNATIONAL INC.							
102678	34792	ARROW INTERNATIONAL INC.	0272018	EMS	560.90	560.90	10/05/2018
Total ARROW INTERNATIONAL INC.:					560.90	560.90	
ARTHUR, GLEN							
102679	10880	ARTHUR, GLEN	OCT 2 2018	REIMBURSEMENT	23.60	23.60	10/05/2018
Total ARTHUR, GLEN:					23.60	23.60	
BEST WESTERN PLUS- WESTON INN							
102768	35992	BEST WESTERN PLUS- WESTO	OCT 11 2018	ONE NIGHT- SHERILYN SOWEL	85.00	85.00	10/10/2018
102768	35992	BEST WESTERN PLUS- WESTO	OCT 11 2018	HOTEL TAX	10.55	10.55	10/10/2018
Total BEST WESTERN PLUS- WESTON INN:					95.55	95.55	
BLOMQUIST HALE CONSULTING INC.							
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Sandflats	25.20	25.20	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Search & Rescue	61.60	61.60	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Senior Citizens	16.80	16.80	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Sheriff	56.00	56.00	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Spanish Trail Arena	8.40	8.40	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Jail	39.20	39.20	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Justice Court	11.20	11.20	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Library	56.00	56.00	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Travel Council	11.20	11.20	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Planning	14.00	14.00	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Recorder	8.40	8.40	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Clerk/Auditor	16.80	16.80	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-County Administration	8.40	8.40	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Courthouse	16.80	16.80	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Family Support	22.40	22.40	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Human Resources	2.80	2.80	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-IT	2.80	2.80	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Airport	25.20	25.20	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Ambulance	109.20	109.20	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Assessor	11.20	11.20	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Attorney	14.00	14.00	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Bldg. Inspector	11.20	11.20	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Child Justice Ctr	5.60	5.60	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Treasurer	11.20	11.20	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Weed Control	16.80	16.80	10/05/2018
102681	34325	BLOMQUIST HALE CONSULTIN	OCT 2018	EAC-Roads	53.20	53.20	10/05/2018
Total BLOMQUIST HALE CONSULTING INC.:					635.60	635.60	

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
BOOK, ANGELA							
102682	35972	BOOK, ANGELA	SEPT 28 18	REIMBURSEMENT	144.99	144.99	10/05/2018
Total BOOK, ANGELA:					144.99	144.99	
CANYONLANDS AUTO							
102684	12515	CANYONLANDS AUTO	518466	MMAD	23.48	23.48	10/05/2018
102684	12515	CANYONLANDS AUTO	518695	GRAND CENTER	7.29	7.29	10/05/2018
102684	12515	CANYONLANDS AUTO	519657	GRAND CENTER	19.98	19.98	10/05/2018
102684	12515	CANYONLANDS AUTO	519718	SANDFLATS	16.96	16.96	10/05/2018
102684	12515	CANYONLANDS AUTO	519394	sheriff	329.96	329.96	10/05/2018
102684	12515	CANYONLANDS AUTO	518909	CEMETERY	59.99	59.99	10/05/2018
102684	12515	CANYONLANDS AUTO	519706	COURTHOUSE	19.61	19.61	10/05/2018
102684	12515	CANYONLANDS AUTO	519714	SHERIFF	19.52	19.52	10/05/2018
102684	12515	CANYONLANDS AUTO	519715	ROAD	27.27	27.27	10/05/2018
102684	12515	CANYONLANDS AUTO	519037	ROAD	16.50-	16.50-	10/05/2018
102684	12515	CANYONLANDS AUTO	519200	ROAD	19.38	19.38	10/05/2018
102684	12515	CANYONLANDS AUTO	519258	ROAD	2.44	2.44	10/05/2018
102684	12515	CANYONLANDS AUTO	519284	ROAD	102.62	102.62	10/05/2018
102684	12515	CANYONLANDS AUTO	519523	ROAD	284.18	284.18	10/05/2018
102684	12515	CANYONLANDS AUTO	519610	ROAD	45.71	45.71	10/05/2018
102684	12515	CANYONLANDS AUTO	519640	ROAD	25.94	25.94	10/05/2018
102684	12515	CANYONLANDS AUTO	518474	ROAD	7.74	7.74	10/05/2018
102684	12515	CANYONLANDS AUTO	518638	ROAD	150.04	150.04	10/05/2018
102684	12515	CANYONLANDS AUTO	518902	SHERIFF	87.83	87.83	10/05/2018
102684	12515	CANYONLANDS AUTO	519031	ROAD	63.94	63.94	10/05/2018
102684	12515	CANYONLANDS AUTO	519040	ROAD	334.23	334.23	10/05/2018
102684	12515	CANYONLANDS AUTO	519088	ROAD	5.52	5.52	10/05/2018
102684	12515	CANYONLANDS AUTO	518341	ROAD	35.98-	35.98-	10/05/2018
102684	12515	CANYONLANDS AUTO	518361	GRAND CENTER	108.83	108.83	10/05/2018
102684	12515	CANYONLANDS AUTO	518376	GRAND CENTER	21.88	21.88	10/05/2018
102684	12515	CANYONLANDS AUTO	518377	GRAND CENTER	34.28	34.28	10/05/2018
102684	12515	CANYONLANDS AUTO	518378	ROAD	29.58	29.58	10/05/2018
102684	12515	CANYONLANDS AUTO	518417	ROAD	37.52	37.52	10/05/2018
102684	12515	CANYONLANDS AUTO	517909	ROAD	659.91	659.91	10/05/2018
102684	12515	CANYONLANDS AUTO	517964	ROAD	39.96	39.96	10/05/2018
102684	12515	CANYONLANDS AUTO	517965	SHERIFF	107.32	107.32	10/05/2018
102684	12515	CANYONLANDS AUTO	518298	ROAD	100.63	100.63	10/05/2018
102684	12515	CANYONLANDS AUTO	518327	ROAD	42.50	42.50	10/05/2018
102684	12515	CANYONLANDS AUTO	518339	ROAD	32.38	32.38	10/05/2018
102684	12515	CANYONLANDS AUTO	519618	CEMETERY	2.69	2.69	10/05/2018
102684	12515	CANYONLANDS AUTO	517788	ROAD	60.63	60.63	10/05/2018
102684	12515	CANYONLANDS AUTO	517832	ROAD	5.63	5.63	10/05/2018
102684	12515	CANYONLANDS AUTO	517881	ROAD	23.38-	23.38-	10/05/2018
102684	12515	CANYONLANDS AUTO	517882	ROAD	323.02	323.02	10/05/2018
102684	12515	CANYONLANDS AUTO	517896	COURTHOUSE	63.50	63.50	10/05/2018
Total CANYONLANDS AUTO:					3,248.03	3,248.03	
CASELLE, INC.							
102686	12770	CASELLE, INC.	90579	clerks contract support	1,736.00	1,736.00	10/05/2018
Total CASELLE, INC.:					1,736.00	1,736.00	
CENTURYLINK							
102689	33538	CENTURYLINK	SEPT 2018	911 WIRELESS	2,174.60	2,174.60	10/05/2018
102689	33538	CENTURYLINK	SEPT2018	911 WIRELESS	2.61	2.61	10/05/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
Total CENTURYLINK:					2,177.21	2,177.21	
CHANNING BETE CO INC							
102690	12950	CHANNING BETE CO INC	53581601	ems supplies-textbooks	425.00	425.00	10/05/2018
102690	12950	CHANNING BETE CO INC	53579746	ems supplies-textbooks	430.21	430.21	10/05/2018
Total CHANNING BETE CO INC:					855.21	855.21	
CRUMP-REESE MOAB FORD							
102692	35554	CRUMP-REESE MOAB FORD	50010901	AIRPORT	4.80	4.80	10/05/2018
Total CRUMP-REESE MOAB FORD:					4.80	4.80	
CULLIGAN WATER TEK, INC							
102693	13815	CULLIGAN WATER TEK, INC	508827	ROAD DEPT	25.41	25.41	10/05/2018
102693	13815	CULLIGAN WATER TEK, INC	122853	CEMETERY	16.00	16.00	10/05/2018
102693	13815	CULLIGAN WATER TEK, INC	508600	ROAD DEPT	16.94	16.94	10/05/2018
102693	13815	CULLIGAN WATER TEK, INC	122855	ROAD DEPT	12.00	12.00	10/05/2018
Total CULLIGAN WATER TEK, INC:					70.35	70.35	
DAY, KELLI							
102694	35847	DAY, KELLI	OCT 8 -11	PER DIEM	126.00	126.00	10/05/2018
Total DAY, KELLI:					126.00	126.00	
DENCO SECURITY							
102695	30521	DENCO SECURITY	11951	GRAND CENTER	22.95	22.95	10/05/2018
102695	30521	DENCO SECURITY	119956	STAR HALL SECURITY	24.95	24.95	10/05/2018
102695	30521	DENCO SECURITY	119955	LIBRARY	22.95	22.95	10/05/2018
Total DENCO SECURITY:					70.85	70.85	
DESERT WEST OFFICE SUPPLY							
102696	14375	DESERT WEST OFFICE SUPPL	210655	COUNCIL	7.96	7.96	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210712	PLANNING	174.90	174.90	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210710	SHERIFF	85.98	85.98	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210747	JAIL	139.80	139.80	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210757	JAIL	8.77	8.77	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210724	ASSESSOR	40.34	40.34	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211445	JAIL	65.98	65.98	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	311491	LIBRARY	125.09	125.09	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210905	MMAD	13.80	13.80	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211246	MMAD	12.25	12.25	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211348	COUNCIL	8.50-	8.50-	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211360	SAR	65.51	65.51	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211392	COUNCIL	10.49	10.49	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211401	EMS	31.16	31.16	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211356	SHERIFF	88.35	88.35	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211441	CLERKS	19.68	19.68	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211234	OSTA	249.98	249.98	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211270	MAINT	3.99	3.99	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211271	SANDFLATS	51.52	51.52	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211242	SHERIFF	55.73	55.73	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211225	COUNCIL	22.99	22.99	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211345	EMS	29.16	29.16	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211078	OSTA	137.74	137.74	10/05/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
102696	14375	DESERT WEST OFFICE SUPPL	211133	ATTY	16.00	16.00	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211134	ROAD	71.66	71.66	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211147	OSTA	66.50	66.50	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211088	JAIL	84.98	84.98	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211208	TRAVEL	31.98	31.98	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210846	BULIDING INSPECTOR	449.88	449.88	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210805	JUSTICE COURT	112.83	112.83	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210983	AIRPORT	14.00	14.00	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	210808	JUSTICE COURT	89.00	89.00	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211042	SAR	24.08	24.08	10/05/2018
102696	14375	DESERT WEST OFFICE SUPPL	211059	AIRPORT	14.00	14.00	10/05/2018
Total DESERT WEST OFFICE SUPPLY:					2,407.58	2,407.58	
DISCOVER UTAH MAGAZINE							
102697	35676	DISCOVER UTAH MAGAZINE	1122	MOAB TRAVEL COUNCIL	1,700.00	1,700.00	10/05/2018
Total DISCOVER UTAH MAGAZINE:					1,700.00	1,700.00	
ELECTION SYSTEMS & SOFTWARE, LLC							
102698	35807	ELECTION SYSTEMS & SOFTW	1062276	ELECTION AUDIO	915.67	915.67	10/05/2018
102698	35807	ELECTION SYSTEMS & SOFTW	1061168	BY MAIL BALLOTS- GENERAL	9,831.80	9,831.80	10/05/2018
102698	35807	ELECTION SYSTEMS & SOFTW	1061107	ELECTION LAYOUT	496.08	496.08	10/05/2018
Total ELECTION SYSTEMS & SOFTWARE, LLC:					11,243.55	11,243.55	
ESPINOZA, MARTIN JOE							
102699	35806	ESPINOZA, MARTIN JOE	175002881	CASE#175002881	100.00	100.00	10/05/2018
Total ESPINOZA, MARTIN JOE:					100.00	100.00	
FOR GET ME KNOT FLOWERS & GIFTS							
102701	33776	FOR GET ME KNOT FLOWERS	1388	FLOWERS- TIBBITS, HALLIE	55.00	55.00	10/05/2018
Total FOR GET ME KNOT FLOWERS & GIFTS:					55.00	55.00	
FRANCIS LEE SHENTON							
102702	35968	FRANCIS LEE SHENTON	AUG 2018	UMTRA	3,210.00	3,210.00	09/21/2018
102702	35968	FRANCIS LEE SHENTON	SEPT 2018	UMTRA	510.00	510.00	10/05/2018
Total FRANCIS LEE SHENTON:					3,720.00	3,720.00	
FRANK VACCARO PLUMBING INC							
102703	30321	FRANK VACCARO PLUMBING I	59394	GRAND CENTER	530.91	530.91	10/05/2018
Total FRANK VACCARO PLUMBING INC:					530.91	530.91	
GC EMS SPECIAL SERVICE DISTRICT							
102705	35978	GC EMS SPECIAL SERVICE DI	OCT 2 2018 A	EMS FUND BALANCE	47,150.00	47,150.00	10/05/2018
Total GC EMS SPECIAL SERVICE DISTRICT:					47,150.00	47,150.00	
GORDON, KENNETH							
102707	35984	GORDON, KENNETH	OCT 3-5 2018	PER DIEM	84.00	84.00	10/05/2018
Total GORDON, KENNETH:					84.00	84.00	

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GRAND TIRE PROS							
102709	13035	GRAND TIRE PROS	85785	OSTA	892.00	892.00	10/05/2018
102709	13035	GRAND TIRE PROS	85313	ROAD	69.50	69.50	10/05/2018
102709	13035	GRAND TIRE PROS	85509	ROAD	47.98	47.98	10/05/2018
102709	13035	GRAND TIRE PROS	85441	ROAD	58.00	58.00	10/05/2018
102709	13035	GRAND TIRE PROS	85067	ROAD	262.36	262.36	10/05/2018
102709	13035	GRAND TIRE PROS	85515	ROAD	255.99	255.99	10/05/2018
Total GRAND TIRE PROS:					1,585.83	1,585.83	
GRAND WATER & SEWER S A							
102710	16530	GRAND WATER & SEWER S A	SEPT 2018	CEMETERY	58.70	58.70	10/05/2018
102710	16530	GRAND WATER & SEWER S A	SEPT 2018	OSTA - BALL FIELD	102.20	102.20	10/05/2018
102710	16530	GRAND WATER & SEWER S A	SEPT 2018	OSTA - SEWER	217.00	217.00	10/05/2018
102710	16530	GRAND WATER & SEWER S A	SEPT 2018	OSTA - IRRIGATION	55.40	55.40	10/05/2018
102710	16530	GRAND WATER & SEWER S A	SEPT 2018	ROAD	166.45	166.45	10/05/2018
102710	16530	GRAND WATER & SEWER S A	SEPT 2018	EOC	122.35	122.35	10/05/2018
Total GRAND WATER & SEWER S A:					722.10	722.10	
GUTIERREZ, CARLOS							
102712	35977	GUTIERREZ, CARLOS	185001100	RESTITUTION FOR CASE #1850	343.13	343.13	10/05/2018
Total GUTIERREZ, CARLOS:					343.13	343.13	
HILLSIDE ELECTRIC							
102713	17445	HILLSIDE ELECTRIC	8102	MAINTENANCE	97.50	97.50	10/05/2018
Total HILLSIDE ELECTRIC:					97.50	97.50	
HOLIDAY INN EXPRESS-LAYTON							
102714	34293	HOLIDAY INN EXPRESS-LAYTO	41234337	MINDY LAMMERT	279.00	279.00	10/05/2018
102714	34293	HOLIDAY INN EXPRESS-LAYTO	41234337	HOTEL TAX	34.65	34.65	10/05/2018
Total HOLIDAY INN EXPRESS-LAYTON:					313.65	313.65	
HORROCKS ENGINEERING, INC							
102715	17750	HORROCKS ENGINEERING, IN	48414	PG-008-1701	422.54	422.54	09/28/2018
102715	17750	HORROCKS ENGINEERING, IN	48384	PLANNING & ZONING	1,509.74	1,509.74	10/05/2018
102715	17750	HORROCKS ENGINEERING, IN	48411	WATCHMAN ESTATES	1,333.50	1,333.50	10/05/2018
102715	17750	HORROCKS ENGINEERING, IN	48411	JACKSON STREET DETENTION	6,558.50	6,558.50	10/05/2018
Total HORROCKS ENGINEERING, INC:					9,824.28	9,824.28	
IAAO UTAH CHAPTER							
102716	32749	IAAO UTAH CHAPTER	19-10170980	ASSESSORS/MEMBER DUES	210.00	210.00	10/05/2018
Total IAAO UTAH CHAPTER:					210.00	210.00	
INCONTACT, INC.							
102717	32140	INCONTACT, INC.	6151625	TRAVEL COUNCIL	37.09	37.09	10/05/2018
Total INCONTACT, INC.:					37.09	37.09	
IWORQ							
102718	34977	IWORQ	10754	BUILDING DEPT	3,500.00	3,500.00	10/05/2018

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Total IWORQ:					3,500.00	3,500.00	
KIMBALL MIDWEST							
102719	32638	KIMBALL MIDWEST	6585663	ROAD	179.00	179.00	09/21/2018
102719	32638	KIMBALL MIDWEST	6629898	ROAD	152.94	152.94	10/05/2018
Total KIMBALL MIDWEST:					331.94	331.94	
LANGSTON, BRENT							
102720	29425	LANGSTON, BRENT	SEPT 24 2018	CONFLICT PROSECUTOR 3RD	1,375.00	1,375.00	10/05/2018
Total LANGSTON, BRENT:					1,375.00	1,375.00	
LANGUAGE LINK							
102721	35979	LANGUAGE LINK	133184	SHERIFF- TRANSLATION SERVI	2.05	2.05	10/05/2018
Total LANGUAGE LINK:					2.05	2.05	
LARRY H MILLER FORD							
102722	30980	LARRY H MILLER FORD	1598742W	ROAD	70.49	70.49	09/21/2018
102722	30980	LARRY H MILLER FORD	1610202W	SHERIFF	145.05	145.05	10/05/2018
Total LARRY H MILLER FORD:					215.54	215.54	
LEMUS, JESSICA							
102723	35935	LEMUS, JESSICA	181000162	RESTITUTION FOR CASE #1810	50.00	50.00	10/05/2018
Total LEMUS, JESSICA:					50.00	50.00	
LOPEZ, MAYRA							
102725	35976	LOPEZ, MAYRA	181000278	BAIL REFUND-181000278	1,070.00	1,070.00	10/05/2018
Total LOPEZ, MAYRA:					1,070.00	1,070.00	
LOVE COMMUNICATIONS							
102726	35394	LOVE COMMUNICATIONS	048790-0000	MOAB TRAVEL COUNCIL	2,262.50	2,262.50	10/05/2018
Total LOVE COMMUNICATIONS:					2,262.50	2,262.50	
LYLE NORTHERN ELECTRIC INC.							
102727	34360	LYLE NORTHERN ELECTRIC IN	4780	AIRPORT- TERMINAL EXP.	605.77	605.77	10/05/2018
Total LYLE NORTHERN ELECTRIC INC.:					605.77	605.77	
LYNN'S EMBROIDERY							
102728	34333	LYNN'S EMBROIDERY	161779	SHERIFF	48.00	48.00	09/21/2018
102728	34333	LYNN'S EMBROIDERY	161781	MEACHAM/CLOTHING	118.00	118.00	10/05/2018
102728	34333	LYNN'S EMBROIDERY	161781	MOSHER/ CLOTHING	36.00	36.00	10/05/2018
102728	34333	LYNN'S EMBROIDERY	161781	J. PALMER/ CLOTHING	34.00	34.00	10/05/2018
Total LYNN'S EMBROIDERY:					236.00	236.00	
MADBRO SPORTS							
102729	30957	MADBRO SPORTS	60941	SHERIFF	165.54	165.54	10/05/2018
Total MADBRO SPORTS:					165.54	165.54	

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MCCLANAHAN, JAMES							
102730	35983	MCCLANAHAN, JAMES	OCT 3-5	PER DIEM	84.00	84.00	10/05/2018
Total MCCLANAHAN, JAMES:					84.00	84.00	
MERCEDES-BENZ OF DRAPER							
102731	35982	MERCEDES-BENZ OF DRAPER	166880	EMS	632.00	632.00	10/05/2018
Total MERCEDES-BENZ OF DRAPER:					632.00	632.00	
MGM CONSTRUCTION, INC							
102732	35718	MGM CONSTRUCTION, INC	SEPT 20 18	CNY TERMINAL ADDITION	86,898.41	86,898.41	10/05/2018
Total MGM CONSTRUCTION, INC:					86,898.41	86,898.41	
MOAB AUTO PARTS INC							
102733	34633	MOAB AUTO PARTS INC	ID-133453	SAR	232.21	232.21	10/05/2018
102733	34633	MOAB AUTO PARTS INC	ID-133535	SAR	7.99	7.99	10/05/2018
Total MOAB AUTO PARTS INC:					240.20	240.20	
MOAB HEAT N COOL, LLC							
102734	30302	MOAB HEAT N COOL, LLC	14852	EMS	4,839.00	4,839.00	09/21/2018
102734	30302	MOAB HEAT N COOL, LLC	14912	MUSEUM	174.50	174.50	09/21/2018
102734	30302	MOAB HEAT N COOL, LLC	14980	MAINTANCE	1,486.58	1,486.58	10/05/2018
102734	30302	MOAB HEAT N COOL, LLC	14755	OSTA	152.58	152.58	10/05/2018
Total MOAB HEAT N COOL, LLC:					6,652.66	6,652.66	
MOAB REGIONAL HOSPITAL							
102735	33329	MOAB REGIONAL HOSPITAL	14481-0016-00	14481-0016-001U/HONOUR, JO	46.00	46.00	09/21/2018
102735	33329	MOAB REGIONAL HOSPITAL	76521-0001	BALLINGER, ADAM- 76521-0001	83.09	83.09	10/05/2018
102735	33329	MOAB REGIONAL HOSPITAL	76521-0001	BALLINGER, ADAM- 76521-0001	47.51	47.51	10/05/2018
102735	33329	MOAB REGIONAL HOSPITAL	76419-002	BALLINGER, PENNIE 76419-000	20.90	20.90	10/05/2018
Total MOAB REGIONAL HOSPITAL:					197.50	197.50	
MYERS, KAITLIN							
102737	35314	MYERS, KAITLIN	09182018	MILAGE	120.99	120.99	09/28/2018
102737	35314	MYERS, KAITLIN	OCT 3-5 2018	PER DIEM	84.00	84.00	10/05/2018
Total MYERS, KAITLIN:					204.99	204.99	
NUTRIEN AG SOLUTIONS							
102738	35980	NUTRIEN AG SOLUTIONS	37448220	WEED DIST (1262328)	3,937.50	3,937.50	10/05/2018
Total NUTRIEN AG SOLUTIONS:					3,937.50	3,937.50	
OVERDRIVE, INC.							
102740	33832	OVERDRIVE, INC.	01506CO1817	LIBRARY	167.98	167.98	10/05/2018
Total OVERDRIVE, INC.:					167.98	167.98	
PASTA JAYS							
102741	32872	PASTA JAYS	10028	SHERIFF	180.15	180.15	10/05/2018
Total PASTA JAYS:					180.15	180.15	

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PINNACLE HELICOPTERS							
102742	35975	PINNACLE HELICOPTERS	202	TRAVEL COUNCIL	270.00	270.00	10/05/2018
Total PINNACLE HELICOPTERS:					270.00	270.00	
QUILL CORPORATION							
102744	32271	QUILL CORPORATION	1384803	LIBRARY	29.99	29.99	10/05/2018
102744	32271	QUILL CORPORATION	1383200	LIBRARY	219.66	219.66	10/05/2018
Total QUILL CORPORATION:					249.65	249.65	
RAHM TRANSPORT							
102745	35985	RAHM TRANSPORT	0108	ROAD	3,304.96	3,304.96	10/05/2018
Total RAHM TRANSPORT:					3,304.96	3,304.96	
RIM TO RIM FIRE & SAFETY							
102746	31513	RIM TO RIM FIRE & SAFETY	1707	MMAD	120.75	120.75	09/28/2018
102746	31513	RIM TO RIM FIRE & SAFETY	1711	MMAD	51.90	51.90	10/05/2018
Total RIM TO RIM FIRE & SAFETY:					172.65	172.65	
RIO ROJO DESIGN & SALES							
102747	33784	RIO ROJO DESIGN & SALES	048	GRAND CENTER	110.00	110.00	10/05/2018
Total RIO ROJO DESIGN & SALES:					110.00	110.00	
ROBERT I. MERRILL CO.							
102748	34210	ROBERT I. MERRILL CO.	785465	AIRPORT	831.25	831.25	09/21/2018
102748	34210	ROBERT I. MERRILL CO.	786150	AIRPORT	27.00	27.00	10/05/2018
Total ROBERT I. MERRILL CO.:					858.25	858.25	
ROPER LUMBER ACE HARDWARE							
102749	35973	ROPER LUMBER ACE HARDWA	369691	FSC/TANF	443.30	443.30	10/05/2018
Total ROPER LUMBER ACE HARDWARE:					443.30	443.30	
SEUALG							
102750	25325	SEUALG	GR CO JULY-	NUTRITION PROGRAM	44,500.00	44,500.00	10/05/2018
Total SEUALG:					44,500.00	44,500.00	
SHARON FREARSON							
102751	35666	SHARON FREARSON	SEPT 2018	THOMPSON SPRINGS FIRE ST	100.00	100.00	10/05/2018
Total SHARON FREARSON:					100.00	100.00	
SOWELL, SHERILYN							
102769	32376	SOWELL, SHERILYN	SEPT 14 2018	REIMBURSEMENT	46.17	46.17	10/05/2018
102769	32376	SOWELL, SHERILYN	OCT 11-12 201	PER DIEM	84.00	84.00	10/10/2018
Total SOWELL, SHERILYN:					130.17	130.17	
SPIRIT OF THE WEST PUBLISHING							
102753	31326	SPIRIT OF THE WEST PUBLISHI	2018_04_30	MOAB TRAVEL COUNCIL	2,100.00	2,100.00	10/05/2018

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Total SPIRIT OF THE WEST PUBLISHING:					2,100.00	2,100.00	
THE DATA CENTER							
102754	32155	THE DATA CENTER	43885	POSTAGE DUE FOR VALUATIO	1,820.00	1,820.00	10/05/2018
Total THE DATA CENTER:					1,820.00	1,820.00	
UTAH AVALACHE CENTER							
102757	35974	UTAH AVALACHE CENTER	SEPT 13 18	SEARCH AND RESCUE	550.00	550.00	10/05/2018
Total UTAH AVALACHE CENTER:					550.00	550.00	
UTAH COMMUNICATION AUTHORITY							
102758	34579	UTAH COMMUNICATION AUTH	67237	EMERGENCY MANAGEMENT	325.00	325.00	10/05/2018
Total UTAH COMMUNICATION AUTHORITY:					325.00	325.00	
VERIZON WIRELESS							
102760	27995	VERIZON WIRELESS	9815105201	TRANSWESTERN	57.16	57.16	10/05/2018
102760	27995	VERIZON WIRELESS	9814616060	Jeff Whitney Tablet	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Monty Risenhover	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Matt Sheriff	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Nate Whitney	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	CURT	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Matt Sheriff	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Grand Ctr Air Card	28.38-	28.38-	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Brandon Black	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Veronica's Air Card	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Darrel Mecham	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Drug Tracker	54.56	54.56	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	New USB Modem SHERIFF	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	EMS	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	EMS	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	EMS	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	On Call Building Inspector	31.22	31.22	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Sandflats	54.56	54.56	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Al Cymbaluk	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Attorney	40.05	40.05	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Sandflats	31.20	31.20	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Cole/Building Inspectors	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Steve's Toughbook	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Family Support	55.26	55.26	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Kristin Marsh	64.56	64.56	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	EMS	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Rick Bailey	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Mike Thurston	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Dispatch smartphone	37.60	37.60	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Office	44.84	44.84	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Emergency Command 1	31.25	31.25	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Emergency Command 2	31.25	31.25	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	MMAD Cell	54.56	54.56	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Assessor Office	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Dan Malone	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Marvin I-Pad	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Drug Tracker	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Carlin Walker-Heath	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Fire Warden	40.01	40.01	09/28/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
102760	27995	VERIZON WIRELESS	9814616060	EMS On-Call	39.69	39.69	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Fire Warden	54.56	54.56	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Joshua Honour	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Bill Hulse	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Command Toughbook	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	John West	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Assessor's I-Pad	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Braydon Palmer	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Senior on call	68.24	68.24	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Colton Brimhall	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Levi Mallory	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Bill Jackson	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Command Toughbook	40.01	40.01	09/28/2018
102760	27995	VERIZON WIRELESS	9814616060	Steve's Air Card I-PAD	40.01	40.01	09/28/2018
Total VERIZON WIRELESS:					2,162.54	2,162.54	
VISA-ZIONS FIRST NAT. BANK							
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GATES/4692	19.27	19.27	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GATES/4692	21.39	21.39	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	32.57	32.57	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	15.42	15.42	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	500.00	500.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	1,314.64	1,314.64	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	138.14	138.14	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	60.00	60.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	SMITH/5457	102.00	102.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	SMITH/5457	102.00	102.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	36.00	36.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	70.80	70.80	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	60.00	60.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	832.17	832.17	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	10.21	10.21	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	100.00	100.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	13.12	13.12	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	SMITH/5457	16.28	16.28	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	SMITH/5457	102.00	102.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	SMITH/5457	102.00	102.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GATES/4692	186.00	186.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GATES/4692	89.98	89.98	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GATES/4692	12.78	12.78	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HAYCOCK/8759	17.50-	17.50-	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HAYCOCK/8759	92.00	92.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	M. DAY/8957	77.98	77.98	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	K. DAY/3215	86.34	86.34	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	K. DAY/3215	3.99	3.99	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	K. DAY/3215	60.00-	60.00-	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	K. DAY/3215	205.95	205.95	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WELLS/0840	200.00	200.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	DOWD/6599	75.00	75.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	DOWD/6599	75.00	75.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	DOWD/6599	16.24	16.24	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	DOWD/6599	304.07	304.07	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	K. DAY/3215	259.00	259.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HIGGS/1951	1.60	1.60	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	SMITH/5457	45.00	45.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	SMITH/5457	300.00	300.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HIGGS/1951	59.72	59.72	10/03/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HIGGS/1951	37.16	37.16	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HIGGS/1951	1.54	1.54	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	BLACK/7157	66.38	66.38	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	J. HILL/9559	90.90	90.90	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	KAUFFMAN/1050	330.00	330.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HIGGS/1951	775.60	775.60	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HIGGS/1951	6.91	6.91	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HIGGS/1951	49.95	49.95	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WEBSTER/1557	294.98	294.98	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	DILLON/4154	65.15	65.15	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	DILLON/4154	9.47	9.47	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HONOUR/6951	195.00	195.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HONOUR/6951	77.63	77.63	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	BLACK/7157	240.00	240.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	STRIBLEN/2058	453.60	453.60	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	STRIBLEN/2058	7.99	7.99	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	STRIBLEN/2058	60.39	60.39	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	STRIBLEN/2058	25.00	25.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	MECHAM/2454	58.90	58.90	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	MECHAM/2454	44.13	44.13	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	CARROLL TRAVEL/0755	79.95	79.95	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	CARROLL TRAVEL/0755	45.00	45.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	FITZGERLD/1654	45.98	45.98	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	FITZGERLD/1654	59.12	59.12	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE OFFICE/1753	29.00	29.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE OFFICE/1753	30.00	30.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	65.83	65.83	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	VALDES/0557	60.00	60.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	VALDES/0557	71.40	71.40	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	VALDES/0557	327.00	327.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	CARROLL TRAVEL/0755	135.00	135.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	CARROLL TRAVEL/0755	45.00	45.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	30.91	30.91	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	29.21	29.21	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	496.00	496.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	66.56	66.56	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	30.10	30.10	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	6.93	6.93	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	BAILEY/4453	4.99	4.99	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	MALLORY/9155	417.80	417.80	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	8.58	8.58	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	13.13	13.13	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	21.42	21.42	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	WHITE/9450	16.82	16.82	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	HACKWELL/5654	300.00	300.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	CYMBALUK/2757	286.73	286.73	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	J. WHITNEY/8556	301.12	301.12	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	J. WHITNEY/8556	484.00	484.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	J. WHITNEY/8556	209.00	209.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	JACKSON/3455	53.77	53.77	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	325.96	325.96	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	98.18	98.18	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	20.56	20.56	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	3.08	3.08	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	16.98	16.98	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	14.99	14.99	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	59.13	59.13	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	160.32	160.32	10/03/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	27.99	27.99	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	7.58	7.58	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	72.99	72.99	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	9.01	9.01	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	125.00	125.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	190.95	190.95	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7650	17.58	17.58	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	GIZLER/7651	136.00	136.00	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	CENICEROS/8659	169.99	169.99	10/03/2018
102675	28115	VISA-ZIONS FIRST NAT. BANK	SEPT 2018	LEVINE/4855	441.00	441.00	10/03/2018
Total VISA-ZIONS FIRST NAT. BANK:					14,219.48	14,219.48	
WALKER DRUG							
102761	29324	WALKER DRUG	156715	COMMUNITY DEVELOPMENT-	17.27	17.27	10/05/2018
102761	29324	WALKER DRUG	156718	GRAND CENTER	11.02	11.02	10/05/2018
102761	29324	WALKER DRUG	156763	EMS	5.96	5.96	10/05/2018
102761	29324	WALKER DRUG	156790	AIRPORT	9.98	9.98	10/05/2018
102761	29324	WALKER DRUG	156796	MAINTANCE	31.96	31.96	10/05/2018
102761	29324	WALKER DRUG	156866	SHERIFFF	31.97	31.97	10/05/2018
102761	29324	WALKER DRUG	156916	EMS	17.50	17.50	10/05/2018
102761	29324	WALKER DRUG	156933	EXTENSION	16.98	16.98	10/05/2018
102761	29324	WALKER DRUG	156966	AIRPORT	76.50	76.50	10/05/2018
102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
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102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
102761	29324	WALKER DRUG			.00	.00	
Total WALKER DRUG:					219.14	219.14	
WALKERS TRUE VALUE HARDWARE							
102762	28255	WALKERS TRUE VALUE HARD	783347	SANDFLATS	10.65	10.65	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783404	SANDFLATS	3.98	3.98	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783457	AIRPORT	149.21	149.21	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783484	LIBRARY	8.49	8.49	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783500	MAINTENCE	25.98	25.98	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783548	SANDFLATS	35.46	35.46	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784980	FSC/TANF	5.58	5.58	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785783	sandflats	11.60	11.60	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785593	SANDFLATS	599.98-	599.98-	10/05/2018

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
102762	28255	WALKERS TRUE VALUE HARD	785594	SANDFLATS	259.98	259.98	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785766	OSTA	19.98	19.98	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785866	MAINTENCE	23.97	23.97	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785920	LIBRARY	7.04	7.04	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785933	LIBRARY	46.57	46.57	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785020	LIBRARY	20.84	20.84	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785113	IT	14.46	14.46	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785145	SAR	57.82	57.82	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785151	IT	12.15	12.15	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785224	FSC/TANF	7.99	7.99	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785324	OSTA	12.99	12.99	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784785	FSC/TANF	17.45	17.45	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784923	SANDFLATS	23.98	23.98	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784934	SANDFLATS	24.77	24.77	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784950	OSTA	98.97	98.97	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785001	SANDFLATS	610.97	610.97	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	785011	FSC/TANF	19.92-	19.92-	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784473	SENIOR CENTER	23.06	23.06	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784481	SENIOR CENTER	64.23	64.23	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784534	AIRPORT	25.70	25.70	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784701	SANDFLATS	2.20	2.20	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784704	MAINTENCE	76.97	76.97	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784771	FSC/TANF	76.84	76.84	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784318	AIRPORT	18.36	18.36	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784347	OSTA	51.97	51.97	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784365	FSC/TANF	3.87	3.87	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784442	WEED	99.99	99.99	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784442	WEED	22.99	22.99	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784445	SAR	19.85	19.85	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784006	EMS	5.35	5.35	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784019	SANDFLATS	4.99	4.99	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784038	EMS	8.98	8.98	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784048	LIBRARY	9.99	9.99	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784050	SANDFLATS	29.98	29.98	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	784252	MAINTENCE	6.99	6.99	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783562	MAINTENCE- JAIL	9.98	9.98	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783690	ROAD	15.58	15.58	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783695	AIRPORT	7.98-	7.98-	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783696	AIRPORT	47.00	47.00	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783698	LIBRARY	57.88	57.88	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD	783763	FSC/TANF	11.98	11.98	10/05/2018
102762	28255	WALKERS TRUE VALUE HARD			.00	.00	
102762	28255	WALKERS TRUE VALUE HARD			.00	.00	
102762	28255	WALKERS TRUE VALUE HARD			.00	.00	
102762	28255	WALKERS TRUE VALUE HARD			.00	.00	
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102762	28255	WALKERS TRUE VALUE HARD			.00	.00	
102762	28255	WALKERS TRUE VALUE HARD			.00	.00	
102762	28255	WALKERS TRUE VALUE HARD			.00	.00	

Last Check Number	Vendor	Vendor Name	Invoice Number	Description	Net Invoice Amount	Amount Paid	Date Paid
Total WALKERS TRUE VALUE HARDWARE:					1,577.73	1,577.73	
WASH IT EXPRESS							
102763	30367	WASH IT EXPRESS	SEPT 2018	SHERIFF	254.76	254.76	10/05/2018
102763	30367	WASH IT EXPRESS	SEPT 2018 EM	EMS	136.26	136.26	10/05/2018
102763	30367	WASH IT EXPRESS	SEPT 2018- G	GRAND CENTER	2.50	2.50	10/05/2018
Total WASH IT EXPRESS:					393.52	393.52	
WENDY'S COLORADO SPRINGS							
102764	35981	WENDY'S COLORADO SPRING	185001100	RESTITUTION FOR CASE #1850	504.65	504.65	10/05/2018
Total WENDY'S COLORADO SPRINGS:					504.65	504.65	
WESTERN EMULSIONS INC.							
102765	35670	WESTERN EMULSIONS INC.	17-378500	ROAD	12,908.44	12,908.44	09/28/2018
102765	35670	WESTERN EMULSIONS INC.	17-377381	ROAD	16,209.93	16,209.93	09/28/2018
102765	35670	WESTERN EMULSIONS INC.	17-377379	ROAD	16,836.46	16,836.46	10/05/2018
102765	35670	WESTERN EMULSIONS INC.	17-377380	ROAD	16,491.55	16,491.55	10/05/2018
Total WESTERN EMULSIONS INC.:					62,446.38	62,446.38	
Grand Totals:					335,615.86	335,615.86	

Dated: 10·16·18

County Auditor: Diana Carroll

Council Chairperson: Mary McGann

Council: [signature]

Council: Terry Mince

Check No. 102675-102769

Report Criteria:
- Detail report.
- Invoices with totals above $0 included.
- Paid and unpaid invoices included.
- Vendor.Last Check Number = 102675-102769

AGENDA ITEM: H

GRAND COUNTY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2017

GRAND COUNTY
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GRAND COUNTY
BASIC FINANCIAL STATEMENTS
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INDEPENDENT AUDITORS' REPORT

Grand County Council
Grand County
Moab, Utah 84532

Ladies/Gentlemen:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Grand County, Utah (the County) as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the County's basic financial statements as listed in the table of contents.

Management's Responsibility for the 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 County'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 County'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 unmodified and qualified audit opinions.

Basis for Qualified Opinion on the Aggregate Discretely Presented Component Units

The financial statements of Thompson Special Service Fire District, Grand County Special Service Water District, Grand County Transportation Special Service District and Thompson Special Service District have not been audited, and we were not engaged to audit these discretely presented component unit financial statements as part of our audit of the County's basic financial statements. These discretely component units financial activities are included in the County's basic financial statements as discretely presented component units and represent 17.76 percent, 23.72 percent and 2.65 percent of the assets, net position and revenues respectively, of the County's aggregate discretely presented component units.

Qualified Opinion

In our opinion, except for the possible effects of the matter discussed in the "Basis for Qualified Opinion on the Aggregate Discretely Presented Component Units" paragraph, the financial statements referred to above present fairly, in all material respects, the financial position of the aggregate discretely presented component units of the County as of December 31, 2017, and the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the County, as of December 31, 2017, and the respective changes in financial position, and, where applicable, cash flows thereof 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 American require that the management's discussion and analysis and budgetary comparison information, schedule of the proportionate share of the net pension liability, schedule of contributions and notes to required supplementary information on pages 4 through 12 and pages 72 through 80 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 information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the County's basic financial statements. The combining nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and is also not a required part of the basic financial statements.

The combining nonmajor fund financial statements and the schedule of expenditures of federal awards 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 nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated September 28, 2018 on our consideration of the County'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 solely 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 the effectiveness of the County's 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 Grand County's internal control over financial reporting and compliance.

SMUIN, RICH & MARSING

Smuin, Rich & Marsing

Price, Utah

September 28, 2018

MANAGEMENT'S DISCUSSION AND ANALYSIS

INTRODUCTION

This Management's Discussion and Analysis (MD&A) of Grand County's financial performance is designed to assist readers in understanding the County's basic financial statements, the relationship of different types of statements, and the significant differences in the information they provide. The MD&A will identify changes in the County's ability to address the next and subsequent year's financial needs, based on currently known facts and is best understood if read in conjunction with Grand County's basic financial statements.

FINANCIAL HIGHLIGHTS
AS OF THE CLOSE OF FY2017

- The government-wide assets of Grand County exceeded its liabilities by $81,199,284 reflecting a change in net position from the prior period increasing the total by $2,492,521.
- The cost of capital assets are allocated over their estimated useful lives and reported as depreciation expense.
- The County's governmental funds reported combined ending fund balances of $14,608,537 increasing $711,931 for the current operations.
- Grand County had total overall revenue of $28,024,301, which was more than the total expenses of $25,771,047.
- The County issued long term debt in the amount of $1,090,000 and made principal debt payments in the amount of $539,000 during 2017.

OVERVIEW OF THE FINANCIAL STATEMENTS

Grand County's financial statements focus on both the County as a whole (government-wide), and on the major individual funds. "Funds" are resources segregated for the purposes of implementing specific activities in accordance with special regulations, restrictions, or limitations. Both government-wide and fund perspectives allow users to address relevant questions and understand changes in financial conditions. The structure of the financial statements is presented in the following pages of the MD&A.

The MD&A is intended to be an introduction to Grand County's basic financial statements and is comprised of three components, including government-wide financial statements, fund financial statements, and notes to financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed so that all governmental and business-type activities are reported in columns, which add to a total for the primary government. The Statement of Net Position provides the bottom line results of the County's activities as a whole and presents a longer-term view of the County's finances. The Statement of Net Position and the Statement of Activities report information about Grand County and its activities to reflect the financial position. These two statements divide the County into three kinds of activities:

- Governmental activities – Most of the County's basic services and governmental activities including general administration are reported here. Property taxes, fees, and state and federal grants finance most of these activities.
- Business-type activities – Provide information on the financial position of specific enterprise funds of the primary government.
- Component Units – The County includes separate legal entities in its report – Solid Waste Special Service District #1, Grand County Special Service Water District, Grand County Recreation Special Service District, Canyonlands Health Care Special Service District, Thompson Special Service District, Thompson Special Service Fire District, and Grand County Transportation Special Service District. Although legally separate, these component units are important because Grand County is financially accountable for them.

Fund Financial Statements

Funds are accounting devices that the County uses to keep track of specific sources of funding and spending for particular purposes. The fund financial statements provide detailed information that focus on the most significant funds rather than the County as a whole. Major funds are separately reported to control and manage money and to show that legal responsibilities are met for certain taxes, grants and other designated funds. Grand County uses the following types of funds:

Governmental Funds – Most of the County's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. Grand County has the following major governmental funds – General, Impact Fee, "B" Road, Municipal Building Authority and Loop Road. The services accounted for in the General Fund include general government, public safety, judicial, public health, highway and public improvements. The Impact Fee fund accounts for the accumulation and use of money assessed through impact fees to help pay the additional cost associated with the impact of fire, roads, drainage, law enforcement and parks & recreation from the increase in construction and growth. "B" Road Fund accounts for the receipt and use of grant moneys to be used for the repair, improvement and construction of class "B" road with-in the boundaries of the County. The Municipal Building Authority Fund is used for the construction of capital assets to be leased or used by other County departments. These capital assets are funded by issuing lease revenue bonds that are repaid through lease payments from other departments or funds of Grand County. The Loop Road fund accounts for the receipt and use of grant money to be used specifically for the Loop Road.

Fund Financial Statements (Continued)

Proprietary Funds – Consist of enterprise funds and internal service funds and are used to account for operations that are financed and operated in a manner similar to private businesses. Grand County has one enterprise fund – Sand Flats Recreation Area. The County also has one internal service fund used to track the costs of medical insurance and to charge the costs of this benefit out to the different departments of the County.

Fiduciary Funds – Fiduciary funds are used to account for resources held by Grand County in a trustee capacity or as an agent for the benefit of other individuals, governmental units or other funds. Fiduciary funds are not reflected in the government-wide financial statements as the resources of those funds are not available to support the County's activities. The County does maintain an agency fund, where funds are held for other agencies or governments.

FINANCIAL ANALYSIS OF GRAND COUNTY, UTAH: GOVERNMENT-WIDE FINANCIAL STATEMENTS

Comparative information for prior years is provided below:

Net Position

The County's assets and deferred outflow of resources exceeded its liabilities and deferred inflow of resources at the close of FY2017 by $81,199,284. The largest segment of the County's net position reflects its investment in capital assets (e.g., land, buildings, improvements, furniture, and infrastructure), less any related outstanding debt used to acquire those assets. Capital Asset resources are not available for future spending and cannot be liquidated to pay off related liabilities. Resources needed to repay capital-related debt must be provided from other funding sources.

Net Position (Continued)

Restricted net positions amount to $8,118,430 and represent resources that are subject to restrictions on how they may be used. Below is listed the net position of governmental and business-type activities as of December 31, 2017.

Table 1
Net Position

	Governmental Activities 2016	Governmental Activities 2017	Business-type Activities 2016	Business-type Activities 2017
Current and other assets	$ 17,769,965	$ 17,340,077	$ 375,499	$ 577,215
Capital assets, net	73,211,026	75,297,103	164,314	192,189
Total assets	$ 90,980,991	$ 92,637,180	$ 539,813	$ 769,404
Deferred outflow of resources	2,194,130	2,668,018	67,860	66,310
Total assets and deferred outflow of resources	$ 93,175,121	$ 95,305,198	$ 607,673	$ 835,714
Long-term debt outstanding	$ 7,042,000	$ 7,593,000		
Other liabilities	7,399,085	6,576,286	$ 131,829	$ 133,382
Total liabilities	$ 14,441,085	$ 14,169,286	$ 131,829	$ 133,382
Deferred inflow of resources	488,023	623,465	15,094	15,495
Total liabilities and deferred inflow of resources	$ 14,929,108	$ 14,792,751	$ 146,923	$ 148,877
Net Position:				
Investment in capital assets, net of debt	$ 66,103,302	$ 67,643,273	$ 164,314	$ 192,189
Restricted For:				
Class "B" Road	2,374,213	3,307,236		
Children's Justice	33,166	36,970		
Miscellaneous Grants	87,792	129,691		
Impact Fees	421,835	502,207		
Transient Room Tax	417,507	214,941		
Debt Service	2,443,635	1,598,267		
Restaurant and Car tax	139,362	282,536		
Family support Center	28,218	48,281		
Domestic Violence	21,153	17,459		
Travel Council	417,507	321,831		
Thompson Fire SSD		8,390		
Health care sales tax		53,807		
Drug Court	59,257			
Atlas Tailings	32,506	40,423		
911 Emergency Service	181,368	187,429		
RSVP	2,000	2,000		
Library	560,252	539,389		
Capital Projects	1,265,607	827,573		
Unrestricted	3,657,333	4,750,744	296,436	494,648
Total net position	$ 78,246,013	$ 80,512,447	$ 460,750	$ 686,837

Changes in Net Position

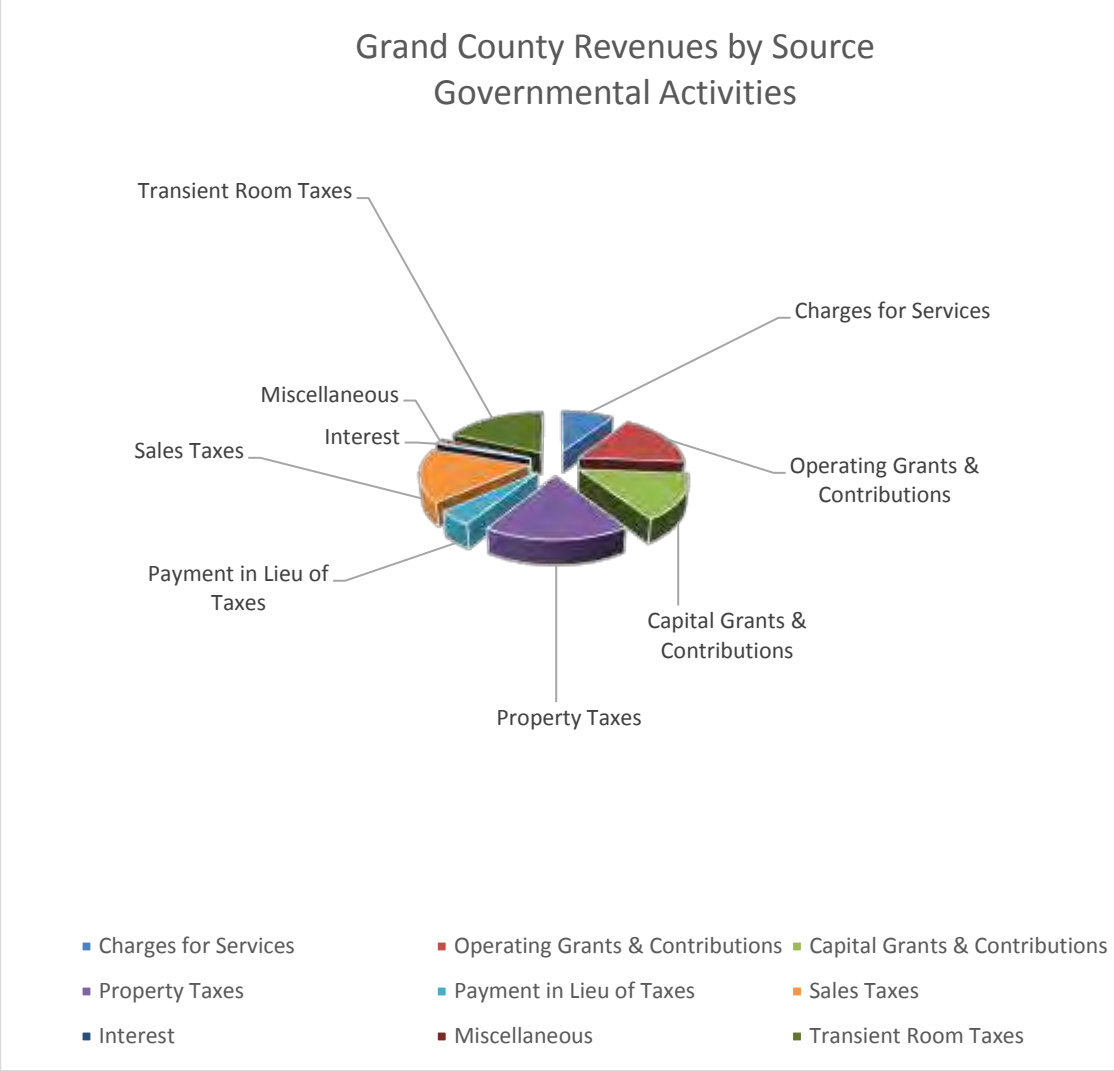
Grand County's combined ending net position totaled $81,199,284. A total increase of $2,492,521 over the prior year's ending net position balances. The cost of capital assets are allocated over their estimated useful lives and reported as depreciation expense. The following table summarizes the changes in Grand County's net position:

Table 2
Change in Net Position

	Governmental Activities 2016	Governmental Activities 2017	Business-type Activities 2016	Business-type Activities 2017
Revenues:				
Program Revenues:				
Charges for services	$ 3,201,647	$ 2,567,138	$ 577,253	$ 623,694
Operating grants and contrib.	4,188,584	4,635,832		
Capital grants and contrib.	741,623	3,956,771		
General Revenues:				
Property taxes	4,905,709	4,989,718		
Transient room tax	4,459,487	4,993,022		
Payment in lieu of taxes	1,168,164	1,235,366		
Sales taxes	2,634,449	4,594,633		
Aviation fuel tax	11,763	8,484		
Grants and contrib. not restricted to specific programs	71,484			
Interest	80,236	125,875	595	1,239
Loss on disposal of capital assets	(41,081)			
Miscellaneous	15,476	2,801		1,900
Special Item:				
Contributions from other gov't		287,828		
Total revenues	$ 21,437,541	$ 27,397,468	$ 577,848	$ 626,833
Expenses:				
General government	$ 4,107,230	$ 4,501,709		
Public safety	5,762,902	8,307,242		
Public health	894,370	536,467		
Highways and public improvements	5,479,884	6,203,684		
Parks and recreation	2,143,439	2,272,959		
Conservation and economic dev.	2,523,644	2,863,554		
Intergovernmental	537,524	220,412		
Interest on long-term debt	83,354	129,624		
Capital outlay		334,650		
Sandflats recreation			$ 402,160	$ 400,746
Total expenses	$ 21,532,347	$ 25,370,301	$ 402,160	$ 400,746
Change in net position	$ (94,806)	$ 2,027,167	$ 175,688	$ 226,087
Net position - Beginning	78,340,819	78,246,013	285,062	460,750
Prior period adjustment		239,267		
Net position - Ending	$ 78,246,013	$ 80,512,447	$ 460,750	$ 686,837

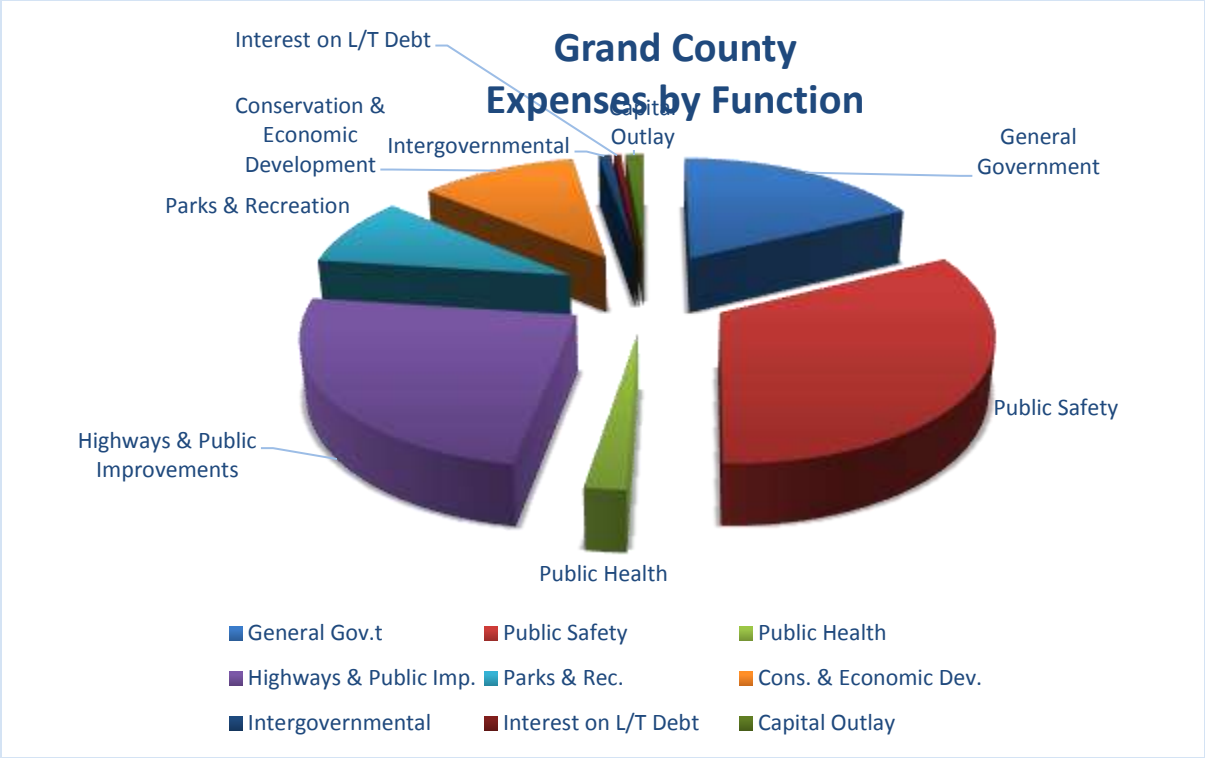
Governmental Activities

Sources of revenues for the County's governmental activities are comprised of the items listed below and total $27,397,468 for 2017.



Transient Room Tax & Property taxes constitute the largest source of Grand County revenues. Transient Room & Property taxes combined represent 36.44% of the total revenue and signify an increase of $617,544 from the previous reporting period.

The cost of all governmental activities for FY 2017 was $25,370,301, an increase of $3,837,954 over the previous reporting period. The following chart represents expenses by the County's largest functions.



Capital Assets and Debt Administration

Capital Assets

Grand County's investment in capital assets for the primary government activities as of December 31, 2017 amounted to $75,489,292. Capital asset investments include land, buildings, improvements other than buildings and equipment. Roads, highways, bridges and work in progress are incorporated in the infrastructure, as summarized below:

Table 3
Capital Assets at Year End
(Net of Depreciation)

	Governmental Activities 2016	Governmental Activities 2017	Business-type Activities 2016	Business-type Activities 2017
Land	$ 3,451,372	$ 3,455,032		
Right of ways	4,894,694	4,894,694		
Buildings	9,642,194	14,846,117	$ 71,265	$ 69,126
Improvements other than buildings	15,939,629	15,137,874	58,137	80,457
Equipment	3,005,147	2,721,027	34,912	42,606
Infrastructure	34,256,308	32,009,018		
Work in progress	2,021,682	2,233,341		
Total	$ 73,211,026	$ 75,297,103	$ 164,314	$ 192,189

Additional information on Grand County's capital assets can be found in the notes to the financial statements.

Long-term Debt

- The Debt Service Fund accounts for resources obtained and used for the payment of principal and interest on long-term obligations and on general obligation bonds, which are funded from general governmental fund operations. The amount of general obligation, debt a governmental entity may issue, is limited to two percent of its total fair market value of taxable property. Grand County currently has general obligation bonds and revenue bonds of $7,593,000. The following table is a summary of Grand County's gross outstanding long-term debt as of December 31, 2017.

	Governmental Activities 2016	Governmental Activities 2017	Business-type Activities 2016	Business-type Activities 2017
Net Pension Liability	$ 3,351,766	$ 3,733,860	$ 103,663	$ 92,800
G.O. Bonds payable	2,402,000	2,095,000		
Revenue Bonds payable	4,640,000	5,498,000		
Total	$ 10,393,766	$ 11,326,860	$ 103,663	$ 92,800

More detailed information about the County's long-term liabilities is available in the notes to the financial statements.

Business-type Activities

Enterprise Funds are used to report the functions presented as *business-type activities* shown in the above charts and in the government-wide statements. The activity of the Enterprise Fund experienced a $224,725 increase in net position this year. The fund financial statements provide more detail and additional information for the County's Enterprise Fund.

General Fund Budgetary Highlights

Differences between the original revenue budget of $11,393,616 and the final amended budget of $11,495,145 occurred because of changes made to revenue estimates of taxes, intergovernmental and contributions from fund surplus. The difference between the final adopted expenditure budget and the actual expenditures during the year was $515,436. The general fund is required to be in budget compliance at the department level. During the year, there was a substantial number of departments that over spent their budgets. Public Safety, Public Health, Capital Outlay and Intergovernmental functions were over spent. For the total budget, actual expenditures were less than the final adopted budget.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

Grand County Council will consider a number of factors when setting the FY2018 Budget, including, but not limited to, the construction/labor market and unemployment rate, increase/decrease in market values of property and certified tax rates. Capital project plans to be considered for 2018 consist of law enforcement vehicles, road department equipment purchases, jail and courthouse improvements, airport improvement projects, employee salaries and benefits.

Contacting the County's Financial Management

This financial report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of Grand County's finances and show accountability for the money it receives. Separately issued financial statements for component units of Grand County can be obtained from their administrative offices in Moab, Utah. If you have questions about this report or need additional financial information, contact Diana Carroll, Grand County Clerk/Auditor, 125 E. Center Street, Moab, Utah 84532.

GRAND COUNTY
STATEMENT OF NET POSITION
DECEMBER 31, 2017

	PRIMARY GOVERNMENT			
	GOVERN-MENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL	COMPONENT UNITS
ASSETS				
Cash and cash equivalents	$ 10,429,571	$ 570,357	$ 10,999,928	$ 2,026,672
Taxes receivable	996,399		996,399	
Accounts receivable - net		1,374	1,374	496,557
Contract receivable - due within one year	33,000		33,000	
Internal balances	(5,376)	5,376		
Due from other governmental units	1,724,680		1,724,680	427,312
Inventory	22,634		22,634	
Prepaid expenses	7,930		7,930	6,528
Restricted cash and cash equivalents	3,836,873		3,836,873	1,731,385
Contract receivable - due in more than one year	290,000		290,000	
Net pension asset	4,366	108	4,474	
Capital assets (net of accumulated depreciation):				
Land	3,455,032		3,455,032	1,231,526
Rights of Way	4,894,694		4,894,694	
Buildings	14,846,117	69,126	14,915,243	4,737,522
Improvements other than buildings	15,137,874	80,457	15,218,331	3,482,088
Equipment	2,721,027	42,606	2,763,633	1,057,852
Infrastructure	32,009,018		32,009,018	1,049,618
Work in progress	2,233,341		2,233,341	
Total assets	$ 92,637,180	$ 769,404	$ 93,406,584	$ 16,247,060
Deferred outflows of resources related to pensions	2,668,018	66,310	2,734,328	96,857
Total assets and deferred outflows of resources related to pensions	$ 95,305,198	$ 835,714	$ 96,140,912	$ 16,343,917
LIABILITIES				
Accounts payable	$ 767,192	$ 9,080	$ 776,272	$ 507,269
Unearned income	1,027,212		1,027,212	1,901
Accrued liabilities	373,075	7,047	380,122	62,169
Customer deposits				2,650
Bond interest payable	60,830		60,830	64,143
Revenue and G.O. bonds - Due within one year	549,000		549,000	308,000
Net pension liability	3,733,860	92,800	3,826,660	134,636
Revenue and G.O. bonds payable - Due in more than one year	7,044,000		7,044,000	3,436,106
Compensated absences	614,117	24,455	638,572	
Total liabilities	$ 14,169,286	$ 133,382	$ 14,302,668	$ 4,516,874
Deferred inflow of resources related to pensions	623,465	15,495	638,960	21,550
Total liabilities and deferred inflow of resources related to pensions	$ 14,792,751	$ 148,877	$ 14,941,628	$ 4,538,424

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
STATEMENT OF NET POSITION
DECEMBER 31, 2017

	PRIMARY GOVERNMENT			
	GOVERN-MENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL	COMPONENT UNITS
NET POSITION				
Net invested in capital assets	$ 67,643,273	$ 192,189	$ 67,835,462	$ 7,814,500
Restricted for:				
Class "B" roads	3,307,236		3,307,236	
Miscellaneous grants	129,692		129,692	
Children's justice	36,970		36,970	
Impact Fees	502,208		502,208	2,188
TRT - Capital projects	214,941		214,941	
Library debt service	481,110		481,110	
Courthouse debt service	676,900		676,900	
Municipal building authority	840,258		840,258	
Restaurant and car tax	282,536		282,536	
Family support center	48,281		48,281	
Domestic violence	17,459		17,459	
Travel council	321,831		321,831	
Thompson Fire SSD	8,390		8,390	
Health care sales tax	53,807		53,807	
Atlas tailings	40,423		40,423	
911 Emergency service	187,429		187,429	
RSVP	2,000		2,000	
Capital projects	827,573		827,573	
Library	539,389		539,389	
Debt service and closure costs				1,275,104
Unrestricted	4,350,741	494,648	4,845,389	2,713,701
Total net position	$ 80,512,447	$ 686,837	$ 81,199,284	$ 11,805,493

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2017

Function/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue & Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-Type Activities	Primary Government: Total	Component Units
Primary government:								
Governmental activities:								
General government	$ 4,501,709	$ 549,397	$ 133,624		$ (3,818,688)		$ (3,818,688)	
Public safety	8,307,242	1,588,543	1,116,000	$ 2,286,727	(3,315,972)		(3,315,972)	
Public health	536,467	25,445	27,439		(483,583)		(483,583)	
Highways and public improvements	6,203,684	231,263	2,917,795	1,670,044	(1,384,582)		(1,384,582)	
Parks and recreation	2,272,959	168,215	94,327		(2,010,417)		(2,010,417)	
Conservation & economic development	2,863,554	4,275	346,647		(2,512,632)		(2,512,632)	
Intergovernmental	220,412				(220,412)		(220,412)	
Capital outlay	334,650				(334,650)		(334,650)	
Interest on long-term debt	129,624				(129,624)		(129,624)	
Total governmental activities	$ 25,370,301	$ 2,567,138	$ 4,635,832	$ 3,956,771	$ (14,210,560)	$ …	$ (14,210,560)	
Business-type activities:								
Sandflats	$ 400,746	$ 623,694				$ 222,948	$ 222,948	
Total business-type activities	$ 400,746	$ 623,694	$ …	$ …	$ …	$ 222,948	$ 222,948	
Total primary government	$ 25,771,047	$ 3,190,832	$ 4,635,832	$ 3,956,771	$ (14,210,560)	$ 222,948	$ (13,987,612)	
Component Units:								
Canyonlands Health Care Special Service District	$ 4,211,695	$ 3,903,992						$ (307,703)
Grand County Special Service Water District	37,512							(37,512)
Solid Waste Special Service District #1	1,003,018	669,670						(333,348)
Grand County Recreation Special Service District	641,609							(641,609)
Thompson Special Service District	68,635	33,926						(34,709)
Thompson Special Service Fire District	34,538		$ 24,100					(10,438)
Grand County Transportation Special Service District	907,610		96,094					(811,516)
Total component units	$ 6,904,617	$ 4,607,588	$ 120,194	$ …	$ …	$ …	$ …	$ (2,176,835)
General revenues:								
Property taxes					$ 4,989,718		$ 4,989,718	$ 10
Transient room tax					4,993,022		4,993,022	
Payment in lieu of taxes					1,235,366		1,235,366	116,136
Sales taxes					4,594,633		4,594,633	
Aviation fuel tax					8,484		8,484	
Mineral lease revenue								728,659
Grants and contributions not restricted to specific programs								400,000
Unrestricted investment earnings					125,875	$ 1,239	127,114	40,527
Gain/(loss) on disposal of assets								846
Contribution to other governments								(287,828)
Miscellaneous					2,801	1,900	4,701	35,116
Special items:								
Contribution from other governments					287,828		287,828	
Total general revenues, transfers and special items					$ 16,237,727	$ 3,139	$ 16,240,866	$ 1,033,466
Change in net position					$ 2,027,167	$ 226,087	$ 2,253,254	$ (1,143,369)
Net position - beginning					78,246,013	460,750	78,706,763	12,958,950
Prior period adjustments					239,267		239,267	(10,088)
Net position - ending					$ 80,512,447	$ 686,837	$ 81,199,284	$ 11,805,493

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
BALANCE SHEET
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

		SPECIAL REVENUE FUNDS			CAPITAL PROJECT		
	GENERAL FUND	IMPACT FEES	"B" ROAD	MUNICIPAL BUILDING AUTHORITY	LOOP ROAD	OTHER GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
ASSETS							
Cash and cash equivalents	$ 3,512,936		$ 2,015,302			$ 5,104,241	$ 10,632,479
Receivables (net):							
Taxes	483,830					512,569	996,399
Inventory	22,634						22,634
Due from other funds	184,744		716,917				901,661
Due from other governments	479,003		635,730			609,947	1,724,680
Restricted cash and cash equivalents		$ 1,403,869		$ 1,855,987	$ 577,017		3,836,873
Total assets	$ 4,683,147	$ 1,403,869	$ 3,367,949	$ 1,855,987	$ 577,017	$ 6,226,757	$ 18,114,726
LIABILITIES AND FUND BALANCES							
Liabilities:							
Cash deficit				$ 402,779		$ 34,270	$ 437,049
Accounts payable	$ 236,053		$ 13,783	19,637	$ 143,118	354,601	767,192
Unearned revenue				593,313	433,899		1,027,212
Due to other funds		$ 901,661					901,661
Accrued liabilities	254,213		46,930			71,932	373,075
Total liabilities	$ 490,266	$ 901,661	$ 60,713	$ 1,015,729	$ 577,017	$ 460,803	$ 3,506,189
Fund balances:							
Nonspendable							
Inventory	$ 22,634						$ 22,634
Restricted							
Class "B" road			$ 3,307,236				3,307,236
Children's justice						$ 36,970	36,970
Miscellaneous grants						129,692	129,692
Impact fees		$ 502,208					502,208
Airport capital projects						827,573	827,573
TRT capital projects						214,941	214,941
Library debt service						481,110	481,110
Courthouse debt service						676,900	676,900
Municipal building authority				$ 840,258			840,258
Restaurant and car tax						282,536	282,536
Family support center						48,281	48,281
Domestic violence						17,459	17,459
Health care sales tax						53,807	53,807
Travel council						321,831	321,831
Thompson Fire SSD						8,390	8,390
Atlas tailings						40,423	40,423
911 Emergency service						187,429	187,429
RSVP						2,000	2,000
Library						539,389	539,389
Assigned:							
Storm water mitigation						161,876	161,876
General capital projects						290,558	290,558
Library capital projects						141,993	141,993
Road capital projects						100,000	100,000
Designated funds						823,677	823,677
Emergency medical services						379,119	379,119
Unassigned:							
General fund	4,170,247						4,170,247
Total fund balances	$ 4,192,881	$ 502,208	$ 3,307,236	$ 840,258	$ …	$ 5,765,954	$ 14,608,537
Total liabilities and fund balances	$ 4,683,147	$ 1,403,869	$ 3,367,949	$ 1,855,987	$ 577,017	$ 6,226,757	$ 18,114,726

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
RECONCILIATION OF THE BALANCE SHEET
OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF NET POSITION
DECEMBER 31, 2017

Total fund balances - governmental fund types:		$ 14,608,537
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds. These assets consist of:		75,297,103
Land	$ 3,455,032	
Rights of Way	4,894,694	
Buildings	14,846,117	
Improvements other than buildings	15,137,874	
Equipment	2,721,027	
Infrastructure	32,009,018	
Work in progress	2,233,341	
Total	$ 75,297,103	
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Bonds interest payable	$ (60,830)	(9,957,254)
Revenue and general obligation bonds - Due within one year	(549,000)	
Revenue and general obligation bonds - Due in more than one year	(7,044,000)	
Net pension liability	(3,733,860)	
Deferred inflow of resources related to pensions	(623,465)	
Deferred outflow of resources related to pensions	2,668,018	
Compensated absences	(614,117)	
Total	$ (9,957,254)	
The net pension asset is not an available resource, therefore, it is not reported in the governmental funds.		4,366
Internal service funds are used by management to charge the costs of various insurance to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the statement of net position.		236,695
Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues and the related receivables are recognized as soon as they are both measureable and available. Revenues and their related receivables are considered to be available if they are collected within 60 days of the end of the current fiscal period. Grand County entered into two 20-year sublease agreements with Moab Valley Fire Protection District. This is the amount MVFPD owes Grand County at year end.		323,000
Net position of government activities		$ 80,512,447

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

		SPECIAL REVENUE FUNDS			CAPITAL PROJECTS		
	GENERAL FUND	IMPACT FEES	"B" ROAD	MUNICIPAL BUILDING AUTHORITY	LOOP ROAD	OTHER GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
REVENUES:							
Taxes	$ 5,518,908		$ 636,461			$ 8,430,487	$ 14,585,856
Licenses and permits	347,004						347,004
Intergovernmental revenues	1,961,850		2,917,795	$ 2,423,727	$ 490,294	2,124,068	9,917,734
Charges for services	302,167	$ 76,908	3,625			834,430	1,217,130
Fines and forfeitures	427,985						427,985
Interest income	73,335	3,465	23,690	6,398		18,987	125,875
Miscellaneous	464,778					56,278	521,056
Total revenues	$ 9,096,027	$ 80,373	$ 3,581,571	$ 2,430,125	$ 490,294	$ 11,464,250	$ 27,142,640
EXPENDITURES:							
Current:							
General government	$ 4,203,488					$ 71,646	$ 4,275,134
Public safety	4,414,761					3,291,131	7,705,892
Highways and public improvements	392,867		$ 2,473,982		$ 490,294	120,358	3,477,501
Public health	506,066					4,272	510,338
Parks, recreation, and public property	720,319					1,088,591	1,808,910
Conservation and economic development	44,441					2,801,194	2,845,635
Intergovernmental	220,412						220,412
Capital outlay	8,656		246,867	$ 4,203,918		1,924,094	6,383,535
Debt service:							
Principal retirement				232,000		307,000	539,000
Interest and fiscal charges				82,824		51,694	134,518
Total expenditures	$ 10,511,010	$ …	$ 2,720,849	$ 4,518,742	$ 490,294	$ 9,659,980	$ 27,900,875
Excess revenues over (under) expenditures	$ (1,414,983)	$ 80,373	$ 860,722	$ (2,088,617)	$ …	$ 1,804,270	$ (758,235)
OTHER FINANCING SOURCES (USES):							
Transfers in	$ 2,494,937		$ 200,000	$ 1,116,312		$ 1,056,521	$ 4,867,770
Transfers out	(469,200)		(200,000)			(4,198,570)	(4,867,770)
Bond proceeds				490,000		600,000	1,090,000
Total other financing sources (uses)	$ 2,025,737	$ …	$ …	$ 1,606,312	$ …	$ (2,542,049)	$ 1,090,000
Excess of revenues and other sources over (under) expenditures and other uses	$ 610,754	$ 80,373	$ 860,722	$ (482,305)	$ …	$ (737,779)	$ 331,765
FUND BALANCES - beginning of year	3,347,451	421,835	2,374,213	1,322,563		6,430,544	13,896,606
Prior period adjustment	234,676		72,301			73,189	380,166
FUND BALANCES - end of year	$ 4,192,881	$ 502,208	$ 3,307,236	$ 840,258	$ …	$ 5,765,954	$ 14,608,537

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2017

Amounts reported for governmental activities in the statement of activities are different because:		
Net changes in fund balances - total governmental funds		$ 331,765
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital assets in the current period.		1,939,148
Capital projects	$ 6,295,752	
Total capital assets shown as expenditures	$ 6,295,752	
Less: depreciation	(4,356,604)	
Difference between expenditure and depreciation	$ 1,939,148	
Expenditures in the statement of activities that do not consume financial resources are not reported as expenditures in the funds. (Change in accrued interest payable)		4,894
Certain revenues in the statement of revenues, expenditures, and changes in fund balances are not reported as revenue in the statement of activities rather than a change in a receivable. Change in due from other governments.		(33,000)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the effect of payment of principal on long-term obligation (e.g., bonds, leases)		(551,000)
Principal payment on bonds	$ 539,000	
Proceeds from new bond issue	(1,090,000)	
Net effect of debt transactions	$ (551,000)	
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 governmental funds. Change in compensated absences.		13,684
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, donations and disposals) is to decrease net position.		287,828
Due to the County implementing GASB 68, which relates to pensions, it was necessary to record net pension liabilities and assets as well as deferred inflow and outflow of resources. As part of these transactions, it was necessary to adjust pension expense. This is the amount that pension expense was reduced while recording required pension transactions.		(47,931)
The net revenue (loss) of certain activities of internal service funds is reported with governmental activities.		81,779
Change in net position of governmental activities		$ 2,027,167

"The notes to the financial statements are an integral part of this statement."

EXHIBIT 7

GRAND COUNTY
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2017

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS		
	SANDFLATS RECREATION	TOTAL BTAs	INTERNAL SERVICE FUND
ASSETS			
Current assets:			
Cash and cash equivalents	$ 570,357	$ 570,357	$ 234,141
Receivables - net			
Accounts	1,374	1,374	
Prepaids			7,930
Total current assets	$ 571,731	$ 571,731	$ 242,071
Noncurrent assets:			
Net pension asset	$ 108	$ 108	
Buildings	85,560	85,560	
Improvements other than buildings	226,099	226,099	
Furniture, fixtures and equipment	122,171	122,171	
Accumulated depreciation	(241,641)	(241,641)	
Total noncurrent assets	$ 192,297	$ 192,297	$ …
Total assets	$ 764,028	$ 764,028	$ 242,071
Deferred outflow of resources - pensions	$ 66,310	$ 66,310	
Total assets and deferred outflow of resources	$ 830,338	$ 830,338	$ 242,071

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2017

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS		
	SANDFLATS RECREATION	TOTAL BTAs	INTERNAL SERVICE FUND
LIABILITIES			
Current liabilities:			
Accounts payable	$ 9,080	$ 9,080	
Accrued wages and benefits	7,047	7,047	
Compensated absences	24,455	24,455	
Total current liabilities	$ 40,582	$ 40,582	$ ...
Noncurrent liabilities:			
Net pension liability	$ 92,800	$ 92,800	
Total noncurrent liabilities	$ 92,800	$ 92,800	$ ...
Total liabilities	$ 133,382	$ 133,382	
Deferred inflow of resources - pension	15,495	15,495	
Total liabilities and deferred inflow of resources	$ 148,877	$ 148,877	$ ...
Net Position:			
Net invested in capital assets	$ 192,188	$ 192,188	
Unrestricted	489,273	489,273	$ 242,071
Total net position	$ 681,461	$ 681,461	$ 242,071
Adjustment to reflect the consolidation of ISF activities related to enterprise funds		5,376	
Net position of business-type activities		$ 686,837	

"The notes to the financial statements are an integral part of this statement."

EXHIBIT 8

GRAND COUNTY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS		
	SANDFLATS RECREATION	TOTAL BTAs	INTERNAL SERVICE FUND
Operating revenues:			
Charges for sales and services	$ 623,694	$ 623,694	$ 2,059,217
Misc. revenue	1,900	1,900	
Total operating revenues	$ 625,594	$ 625,594	$ 2,059,217
Operating expenses:			
Employee salaries and benefits	$ 276,632	$ 276,632	
Office supplies	1,451	1,451	
Search and rescue	10,000	10,000	
Other supplies and services	16,430	16,430	
Contractual services	44,440	44,440	$ 1,976,076
Utilities	2,743	2,743	
Fuel and oil	2,675	2,675	
Repairs and maintenance	2,740	2,740	
Insurance	352	352	
Depreciation	13,741	13,741	
Miscellaneous	8,361	8,361	
Printing and publications	11,573	11,573	
Training	165	165	
Dump fees	10,805	10,805	
Total operating expenses	$ 402,108	$ 402,108	$ 1,976,076
Operating income (loss)	$ 223,486	$ 223,486	$ 83,141
Nonoperating revenues (expenses):			
Interest revenue	$ 1,239	$ 1,239	
Total nonoperating revenues (expenses)	$ 1,239	$ 1,239	$ …
Income (loss) before transfers	$ 224,725	$ 224,725	$ 83,141
Transfers In (Out):			
Total transfers in (out)	$ …	$ …	$ …

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS		
	SANDFLATS RECREATION	TOTAL BTAs	INTERNAL SERVICE FUND
Change in net position	$ 224,725	$ 224,725	$ 83,141
Total net position - beginning	456,736		158,930
Total net position - ending	$ 681,461		$ 242,071
Adjustment to reflect the consolidation of ISF activities related to enterprise funds		1,362	
Changes in net position of business-type activities		$ 226,087	

"The notes to the financial statements are an integral part of this statement."

EXHIBIT 9

GRAND COUNTY
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS AND INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS		
	SANDFLATS RECREATION	TOTAL BTA's	INTERNAL SERVICE FUNDS
Cash Flows From Operating Activities:			
Receipts from customers	$ 624,984	$ 624,984	$ 2,059,217
Payments to suppliers	(104,169)	(104,169)	(1,984,045)
Payments to employees	(280,534)	(280,534)	
Net cash provided (used) by operating activities	$ 240,281	$ 240,281	$ 75,172
Cash Flows From Noncapital Financing Activities:			
Grant revenue			
Net cash provided (used) by Noncapital financing activities	$ …	$ …	$ …
Cash Flows From Capital and Related Financing Activities:			
Purchases of capital assets	$ (41,616)	$ (41,616)	
Net cash provided (used) by Capital and related financing activities	$ (41,616)	$ (41,616)	$ …
Cash Flows From Investing Activities:			
Interest and dividends received	$ 1,239	$ 1,239	
Net cash provided (used) by investing activities	$ 1,239	$ 1,239	$ …
Net increase (decrease) in cash and cash equivalents	$ 199,904	$ 199,904	$ 75,172
Cash and cash equivalents, January 1	370,453	370,453	158,969
Cash and cash equivalents, December 31	$ 570,357	$ 570,357	$ 234,141

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS AND INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS		
	SANDFLATS RECREATION	TOTAL BTA's	INTERNAL SERVICE FUNDS
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:			
Operating income (loss)	$ 223,486	$ 223,486	$ 83,141
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation expense	$ 13,741	$ 13,741	
(Increase) Decrease in accounts receivable	(610)	(610)	
(Increase) Decrease in prepaids			$ (7,930)
Increase (Decrease) in accounts payable	7,566	7,566	(39)
Increase (Decrease) in pension resources	(8,752)	(8,752)	
Increase (Decrease) in accrued liabilities	6,668	6,668	
Increase (Decrease) in compensated absences	(1,818)	(1,818)	
Total adjustments	$ 16,795	$ 16,795	$ (7,969)
Net cash provided (used) by operating activities	$ 240,281	$ 240,281	$ 75,172

"The notes to the financial statements are an integral part of this statement."

EXHIBIT 10

GRAND COUNTY
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
DECEMBER 31, 2017

	AGENCY FUNDS
ASSETS	
Cash and cash equivalent	$ 2,235,181
Receivables (Net):	
Taxes	99,459
Total assets	$ 2,334,640
LIABILITIES	
Accounts payable	$ 23,058
Due other government and organizations	157,446
Due taxing units	2,154,136
Total liabilities	$ 2,334,640

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
STATEMENT OF NET POSITION
COMPONENT UNITS
DECEMBER 31, 2017

	CANYONLANDS HEALTH CARE SPECIAL SERVICE DISTRICT	GRAND COUNTY SPECIAL SERVICE WATER DISTRICT	GRAND COUNTY RECREATION SPECIAL SERVICE DISTRICT	SOLID WASTE SPECIAL SERVICE DISTRICT #1	THOMPSON SPECIAL SERVICE DISTRICT	THOMPSON FIRE PROTECTION DISTRICT	GRAND COUNTY TRANSPORTATION SPECIAL SERVICE DISTRICT	TOTAL
ASSETS								
Cash and cash equivalents	$ 550,023	$ 47,454	$ 493,657	$ 578,753	$ 68,740		$ 288,045	$ 2,026,672
Accounts receivable - net	303,647			192,669	241			496,557
Due from other governmental units	331,770		94,571				971	427,312
Prepaid expenses	6,528							6,528
Cash and cash equivalents - restricted	875,997		215,000	640,388				1,731,385
Capital assets (net of depreciation):								
Land and improvements	711,061			505,465	15,000			1,231,526
Buildings	4,385,107		327,722	20,656	4,037			4,737,522
Improvements other than buildings		1,353,380	2,116,538		12,170			3,482,088
Equipment	146,835		53,217	811,471	46,329			1,057,852
Infrastructure					1,049,618			1,049,618
Total assets	$ 7,310,968	$ 1,400,834	$ 3,300,705	$ 2,749,402	$ 1,196,135	$ . . .	$ 289,016	$ 16,247,060
Deferred outflow of resources related to pensions				96,857				96,857
Total assets and deferred outflow of resources	$ 7,310,968	$ 1,400,834	$ 3,300,705	$ 2,846,259	$ 1,196,135	$ . . .	$ 289,016	$ 16,343,917
LIABILITIES								
Accounts payable	$ 265,970		$ 220,692	$ 20,186	$ 421			$ 507,269
Unearned revenue	1,901							1,901
Accrued liabilities	42,061			19,377	731			62,169
Customer Deposits					2,650			2,650
Bond interest payable	63,431			712				64,143
G.O. and revenue bonds payable - Due within one year	284,000			20,000	4,000			308,000
G.O. and revenue bonds payable - Due in more than one year	3,099,000			259,500	77,606			3,436,106
Net pension liability				134,636				134,636
Total liabilities	$ 3,756,363	$ …	$ 220,692	$ 454,411	$ 85,408	$ . . .	$ …	$ 4,516,874
Deferred inflow of resources related to pensions				21,550				21,550
Total liabilities and deferred inflow of resources	$ 3,756,363	$ …	$ 220,692	$ 475,961	$ 85,408	$ . . .	$ …	$ 4,538,424
NET POSITION								
Net invested in capital assets	$ 1,860,003	$ 1,353,380	$ 2,497,477	$ 1,058,092	$ 1,045,548			$ 7,814,500
Restricted for:								
Impact fees					2,188			2,188
Debt service and closure costs	400,639		215,000	640,388	19,077			1,275,104
Unrestricted	1,293,963	47,454	367,536	671,818	43,914		$ 289,016	2,713,701
Total net position	$ 3,554,605	$ 1,400,834	$ 3,080,013	$ 2,370,298	$ 1,110,727	$ . . .	$ 289,016	$ 11,805,493

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
STATEMENT OF ACTIVITIES
COMPONENT UNITS
FOR THE YEAR ENDED DECEMBER 31, 2017

Function/Programs	EXPENSES	PROGRAM REVENUES: CHARGES FOR SERVICES	PROGRAM REVENUES: OPERATING GRANTS AND CONTRIBUTIONS	PROGRAM REVENUES: CAPITAL GRANTS AND CONTRIBUTIONS	NET (EXPENSE) REVENUE & CHANGES IN NET ASSETS: CANYON LANDS HEALTH CARE SPECIAL SERVICE DISTRICT	GRAND COUNTY SPECIAL SERVICE WATER DISTRICT	GRAND COUNTY RECREATION SPECIAL SERVICE DISTRICT	SOLID WASTE SPECIAL SERVICE DISTRICT #1	THOMPSON SPECIAL SERVICE DISTRICT	GRAND COUNTY TRANSPORTATION SPECIAL SERVICE DISTRICT	THOMPSON SPECIAL SERVICE FIRE DISTRICT	TOTAL COMPONENT UNITS
Governmental activities:												
Canyonlands Health Care Special Service District												
General government	$ 578,090	$ 1,196,443			$ 618,353							$ 618,353
Thompson Special Service Fire District												
Public Safety	34,538		$ 24,100								$ (10,438)	(10,438)
Grand County Special Service Water District												
General government	37,122					$ (37,122)						(37,122)
Interest on long term debt	390					(390)						(390)
Grand County Recreation Special Service District												
Parks and recreation	641,609						$ (641,609)					(641,609)
Grand County Transportation Special Service District												
Highway & pubic improvements	907,610		96,094							$ (811,516)		(811,516)
Total governmental activities	$ 2,199,359	$ 1,196,443	$ 120,194	$ …	$ 618,353	$ (37,512)	$ (641,609)	$ …	$ …	$ (811,516)	$ (10,438)	$ (882,722)
Business-type activities:												
Canyonlands Health Care Special Service District	$ 3,633,605	$ 2,707,549			$ (926,056)							$ (926,056)
Solid Waste Special Service District #1	1,003,018	669,670						$ (333,348)				(333,348)
Thompson Special Service District	68,635	33,926							$ (34,709)			(34,709)
Total business-type activities	$ 4,705,258	$ 3,411,145	$ …	$ …	$ (926,056)	$ …	$ …	$ (333,348)	$ (34,709)	$ …	$ …	$ (1,294,113)
Total component units	$ 6,904,617	$ 4,607,588	$ 120,194	$ …	$ (307,703)	$ (37,512)	$ (641,609)	$ (333,348)	$ (34,709)	$ (811,516)	$ (10,438)	$ (2,176,835)
General revenues:												
Property taxes						$ 10						$ 10
Payment in lieu of taxes							$ 116,136					116,136
Mineral lease revenue					$ 337,385		391,274					728,659
Investment earnings					14,732	628	7,634	$ 13,174	$ 835	$ 3,524		40,527
Grants and contributions - not restricted to specific programs								400,000				400,000
Gain/(loss) in disposal of assets								846				846
Miscellaneous					1,759		30,255	2,089	55	141	$ 817	35,116
Special item: contr. to other governments											(287,828)	(287,828)
Total general revenues and special item					$ 353,876	$ 638	$ 545,299	$ 416,109	$ 890	$ 3,665	$ (287,011)	$ 1,033,466
Change in net position					$ 46,173	$ (36,874)	$ (96,310)	$ 82,761	$ (33,819)	$ (807,851)	$ (297,449)	$ (1,143,369)
Net position - beginning					3,508,432	1,436,750	3,187,369	2,287,537	1,144,546	1,096,867	297,449	12,958,950
Prior period adjustment						958	(11,046)					(10,088)
Net position - ending					$ 3,554,605	$ 1,400,834	$ 3,080,013	$ 2,370,298	$ 1,110,727	$ 289,016	$ . . .	$ 11,805,493

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements of Grand County have been prepared in conformity with generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board.

In June 1999, the Governmental Accounting Standards Board (GASB) unanimously approved Statement No. 34, (as amended by GASB Statement 37) Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments. Certain of the significant changes in the Statement include the following:

- The financial statements include:

  A Management's Discussion and Analysis (MD&A) providing an analysis of the County's overall financial position, and results of operations.

  Financial statements prepared using full-accrual accounting for all the County's activities.

- A change in the fund financial statements to focus on the major funds.

These and other changes are reflected in the accompanying financial statements (including the notes to financial statements).

A. Reporting Entity

Grand County, Utah (the County) operates under a seven-member County Council form of government. The County provides the following services: Countywide services, such as those provided by elected officials (including assessing and collecting property taxes for all taxing districts in the County), health and human services to the unincorporated areas, such as police protection, developmental services, street lighting, traffic engineering, highways, planning and zoning, animal services and justice courts.

The accompanying financial statements include the County, which is a political subdivision with corporate powers created under Utah State law, and all of its component units, collectively referred to as the financial reporting entity. Blended component units, although legally separate entities, are in substance, part of the government's operations. Discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the government.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

The criteria used by the County to determine the reporting entity consists of including any governmental department, agency, institution, commission or other governmental organization of which the County's governing board has financial accountability. Financial accountability is derived from the governmental units' power and includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, ability to significantly influence operations and accountability for fiscal matters. Financial accountability implies that a governmental unit is dependent on another and the dependent unit should be reported as part of the other. According to these criteria, the County considered the following entities to be component units.

Blended Component Units – These component units function for all practical purposes, as an integral part of Grand County despite their separate legal status.

Municipal Building Authority – The Municipal Building Authority of Grand County was created by the County Council as a body politic and corporate for the purpose of financing, owning, leasing, or operating facilities to meet the needs of the County government. It is comprised of a governing body that has been appointed by the County Council and may be removed or replaced at any time by its discretion.

Discrete Component Units - These component units are entities, which are legally separate from the County, but are financially accountable to the County and whose relationships with the County are such that exclusion would cause the County's financial statements to be misleading or incomplete. The Component Units, column of the government-wide financial statements include the financial data of these entities.

Thompson Fire Protection District - The District was created for the purpose of providing fire protection service to the residents in and around the Thompson Spring area. The District operates under a board of trustee form of government. The Board's authority is derived from the Grand County Council, who has ultimate responsibility for the District. Separate financial statements may be obtained from Thompson Fire Protection District's administrative office in Thompson, Utah.

Thompson Special Service District – The District was created for the purpose of providing, water services to residents of the District's service area. The District operates under a board of trustee form of government. The Board's authority is derived from the Grand County Council, who has ultimate responsibility for the District. Separate financial statements may be obtained from Thompson Special Service District's administrative office in Thompson, Utah.

Grand County Special Service Water District - The District was created for the purpose of providing, within the area of a special service district, supply, treatment, and distribution of water. The County appoints the governing board. The District's financial statements were issued under a separate cover and separate financial statements may be obtained from the District's administrative office in Moab, Utah.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

Canyonlands Health Care Special Service District - The Canyonlands Health Care Special Service District was established by the governing authority of the County, upon its own motion, for the benefit of the public health, convenience, and necessity of providing health care services. The County appoints the governing board of the District. The District's financial statements were audited and issued under a separate cover. Separate financial statements may be obtained from Canyonlands Health Care Special Service District's administrative office in Moab, Utah.

Grand County Recreation Special Service District – The District was created as a body politic and corporate, for the purpose of providing, within the area of the service district, recreation services. The County appoints the governing board of the District. The District's financial statements were audited and its report was issued under a separate cover. Separate financial statements may be obtained from Grand County Recreation Special Service District's administrative offices in Moab, Utah.

Solid Waste Special Service District #1 - The District was created as a body politic and corporate, for the purpose of providing sanitation services to the residents within the service district. The County appoints the governing board of the District. The District was audited and its report has been issued under a separate cover. Separate financial statements may be obtained from Solid Waste Management Special Service District's administrative offices in Moab, Utah.

Grand County Transportation Special Service District – The District was established to effect construction and maintenance of new and existing roads, bridges and culverts within the boundaries of the District. The District has a 5-member board that is appointed by the Grand County Council. The District's financial statements have been issued under a separate cover. Copies of that report can be obtained at the District's office.

Related Organizations

Grand County Water Conservancy District - The Water Conservancy District was created for the greatest beneficial use of water within the County. Water conservancy districts are created under the "Water Conservancy Act". The County appoints the directors of the District. The District's financial statements have been issued under a separate cover.

Spanish Valley Water and Sewer Improvement District – The District was created for the purpose of supplying, treating, and distributing water and the collection, treatment and distribution of sewage. The County appoints the directors of the District. The District's financial statements were issued under a separate cover.

Grand Water and Sewer Service Agency – The Agency was created for the purpose of central management of other similar districts. The County appoints the governing board. The Agency's financial statements were issued under a separate cover.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Reporting Entity (Continued)

Moab Mosquito Abatement District - The Moab Mosquito Abatement District was created by Grand County after receiving the required petition signed by a certain number of registered voters within the District. The County Council appoints the governing board. The District's financial statements were compiled and issued under a separate cover.

Elgin Mosquito Abatement District - The Elgin Mosquito Abatement District was created by Grand County after receiving the required petition signed by a certain number of registered voters within the District. The County Council appoints the governing board. If the District was audited, or had financial statements compiled or reviewed by others, the administrative office would need to be contacted.

Grand County Cemetery Maintenance District – The District was created for the purpose of maintaining cemeteries within the area of the service district. The County appoints the governing board. The District's financial statements were issued under a separate cover.

B. Government-Wide and Fund Financial Accounting

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties for goods and services.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Direct expenses can include certain indirect costs (administrative overhead charges) that are automatically allocated to the various functions.

Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, component unit funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. The remaining governmental and enterprise funds are combined into a single column and reported as other (non-major) funds. The internal service fund is reported in a single column on the proprietary fund financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

Government-wide Financial Statements -The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. The use of financial resources to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statement, rather than as another financing source. Amounts paid to reduce long-term debt of the County are reported as a reduction of the related liability, rather than an expenditure in the government-wide financial statements.

Governmental Fund Financial Statements - Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. "Measurable" means that amounts can be reasonably determined within the current period. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the County considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Exceptions to this general rule include accumulated unpaid compensated absences and principal and interest on general long-term debt which are recognized when due.

The County reports the following major governmental funds:

- General Fund – The General Fund accounts for all activities not accounted for by other funds of the County. The principal source of revenue for this fund is property taxes.
- Impact Fee Fund – The Impact Fee Fund accounts for the revenues and expenditures collected and used with respect to specific areas outlined in their Capital Facility Plan associated with impact on certain services provided by the County, such as, fire, law enforcement, roads, drainage and parks and recreation.
- "B" Road fund - This Fund is used to account for grant revenues and expenditures received from the State to be used for the repair, improvement and construction of class "B" roads with-in the boundaries of the County.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

- Municipal Building Authority Fund– The Municipal Building Authority Fund is used for the purpose of financing, owning, leasing, or operating facilities to meet the needs of the County government.
- Loop Road Project Fund – This Fund is used to account for grant revenues and expenditures received from other governmental entities be used for the repair, improvement and/or construction of the Loop Road.

The County's non-major governmental funds include other special revenue funds, capital project funds and debt service funds. The non-major special revenue funds account for specific revenue sources that are legally restricted to expenditures, for specified purposes. The capital project fund accounts for resources obtained and used for the acquisition, construction or improvement of certain capital facilities. Such resources are derived principally from proceeds of debt instruments, grants and operating transfers from the County's General Fund. Debt service funds record transactions for the collection and distribution of money for the retirement of long-term debts of the County.

Proprietary Fund Financial Statements – Proprietary funds include enterprise funds and internal service funds. Internal Service funds are used to account for the goods and services provided by one fund to other funds of the County, rather than to the general public. The financial statements of the proprietary funds are reported similar to the government-wide financial statements in that they both use the economic resources measurement focus and the accrual basis of accounting. The County's Sand Flats Fund is the only major enterprise fund.

Proprietary funds distinguish between operating and non-operating revenues and expenses. Operating revenues and expenses result from providing goods and services relating to the primary operations of the proprietary fund. Other revenues and expenses are reported as non-operating.

The County reports the following major proprietary fund:

- Sand Flats Fund – The Sand Flats Fund accounts for resources collected and used in the operation of the slick rock bike trails.

The County does not have any non-major proprietary funds.

Internal Service Fund – The Internal Service Fund accounts for the resources used to pay health insurance premiums for the County. The Internal Service Fund is reported on the proprietary fund statements. In the government-wide financial statement, the internal service fund is included with governmental activities since most of the services provided by the internal service fund are for governmental purposes.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Fiduciary Fund Financial Statements – Fiduciary funds are used to account for assets held by the County in a trustee capacity or as an agent for other organizations or individuals. These statements are reported using the economic resources measurement focus and the accrual basis of accounting. The County only has one type of fiduciary fund.

- Agency Funds – Agency Funds are used to account for assets held by the County as an agent for other governments, private organizations, or individuals. Agency Funds include Treasurer's Tax Collection and Miscellaneous funds. Agency Funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations.

Interfund Transactions – Interfund transactions represent transactions between different funds within the County. In general, interfund activity, including internal service fund transactions have been eliminated from the government-wide financial statements in an effort to minimize the doubling-up of revenues and expenditures resulting from such transactions. Interfund services provided and used between different functional categories, however, have not been eliminated from the government-wide financial statement so as not to distort the direct costs and program revenues reported in the various functions concerned.

Transfers between governmental and business-type activities are reported at the net amount in the government-wide Statement of Activities. Interfund receivables and payables have been eliminated from the government-wide Statement of Net Position except for those amounts due between governmental and business-type activities. Such amounts are reported at the net amount as "internal balances" and offset each other to result in a zero balance in the total column.

Program Revenues/Operating Revenues and Expenses From Non-Operating Items – Amounts reported as program revenues include 1) charges for fees, rental, material, supplies, or services provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues in governmental funds. Likewise, general revenues include all property taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, and then unrestricted resources as they are needed.

D. Budgetary Data

Budgets are presented on the modified accrual basis of accounting for all governmental funds and on the accrual basis for proprietary funds. Budgets are not adopted for the agency fund. All annual appropriations lapse at fiscal year-end. The following procedures are used in establishing the budgetary data reflected in the financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Budgetary Data (Continued)

1. A formal budget is adopted for all funds, which require a budget: all general**,** special revenue, debt service, capital projects, and enterprise funds. The budget is a complete financial plan, which identifies all estimated revenues and all appropriations for expenditure for the year. The budget must balance, that is estimated revenues and other financing sources must equal appropriated expenditures and other uses.
2. By November 1, the County Auditor submits to the County Council a proposed operating budget for the fiscal year for all funds beginning January 1.
3. The County Council discusses and approves the budget and sets a date for a public hearing on the proposed budget.
4. A public hearing is held to obtain taxpayer comments and the budget is adopted.
5. The County Council can transfer budgeted amounts between line items or departments by resolution, but any action that increases the total general fund budget must be approved by resolution only after a public hearing. (The budgets of other funds may be increased after giving public notice.)

E. Cash and Cash Equivalents and Investments

Cash and investment management in the County is administered by the County Treasurer in accordance with the Utah Money Management Act, Section 51-7 of the Utah code. The County's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition, including investments in the Public Treasurers' Investment Fund (PTIF).

Statements of cash flow are presented for proprietary funds under the direct method.

F. Compensated Absences

It is the County's policy to permit employees to accumulate earned but unused vacation, comp-time and sick pay benefits. An estimate of sick leave liability, comp-time and vacation pay is accrued when incurred in government-wide financial statements and proprietary funds and reported as a liability.

Accrued unpaid vacation pay and other employee benefit amounts, which vest to the employee in the government-wide financial statements for governmental activities total $614,117 and for Business-type activities total $24,455.

G. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. Capital Assets

Capital assets include land, right of ways, buildings, improvements other than buildings, machinery and equipment, infrastructure (roads and bridges), and work-in-progress. These assets are reported in the government-wide financial statements in the relevant column on the Statement of Net Position under governmental or business activities. Proprietary fund capital assets are also reported in the appropriate fund statements. Capital assets acquired by governmental funds are recorded as expenditures in the governmental fund financial statements. The capitalization threshold for personal property is defined to be assets with a useful life over one year and costing at least $5,000. Assets purchased or constructed are generally recorded at cost. If precise cost is not available (as was the case with certain infrastructure), the asset is recorded at estimated historical cost. Donated capital assets are recorded at their estimated fair value at the date of donation.

When constructing capital assets, interest expense incurred relating to governmental or proprietary activities is not capitalized.

Depreciation of all exhaustible capital assets is charged as an expense against operations for proprietary funds and is charged to the various functional expenses or business-type activities in the government-wide Statement of Activities. Accumulated depreciation is reported on proprietary fund and government-wide Statement of Net Position. Depreciation is provided over the estimated useful lives using the straight-line method. Estimated useful lives are as follows:

Buildings	20-40 years
Improvements	15-20 years
Equipment	5-10 years
Infrastructure	40-50 years

I. Net Position/Fund Balances

The difference between assets plus deferred outflows and liabilities plus deferred inflows is reported as “Net Position” on the government-wide and proprietary fund financial statements and “Fund Balance” on the governmental fund financial statements. Net position is divided into three categories, net investment in capital assets, restricted, and unrestricted. Net position is reported as restricted when constraints are placed upon them by external parties or are imposed by constitutional provisions or enabling legislation.

In the governmental fund financial statements, fund balances are classified as nonspendable, restricted, committed, assigned and unassigned.

J. Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as the date of financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

K. Inventories

Inventories consist of petroleum products used to operate and maintain the County's vehicles and equipment and are valued at cost using the first-in/first-out method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

L. Pensions

For purposes of measuring the net pension liability, 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 Pension Plan (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. Investments are reported at fair value.

M. Deferred outflows/inflows 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 will not be recognized as an outflow of resources (expense/expenditure) until then. 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 will not be recognized as an inflow of resources (revenue) until that time.

2. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2017 was as follows:

Primary Government **Governmental activities:**	BEGINNING BALANCE	INCREASES	ADJUSTMENTS AND DECREASES	ENDING BALANCE
Capital assets not being depreciated:				
Land	$ 3,451,372	$ 3,660		$ 3,455,032
Rights of Way	4,894,694			4,894,694
Work in progress	2,021,682	5,805,394	$ (5,593,735)	2,233,341
Total capital assets not being depreciated	$ 10,367,748	$ 5,809,054	$ (5,593,735)	$ 10,583,067
Capital assets being depreciated:				
Buildings	$ 16,911,045	$ 5,814,579		$ 22,725,624
Improvements other than buildings	22,668,512			22,668,512
Machinery and equipment	11,889,120	747,271	$ (338,055)	12,298,336
Infrastructure	113,452,191			113,452,191
Total capital assets being depreciated	$ 164,920,868	$ 6,561,850	$ (338,055)	$ 171,144,663
Less accumulated depreciation for:				
Buildings	$ 7,268,851	$ 610,656		$ 7,879,507
Improvements other than buildings	6,728,883	802,168	$ (413)	7,530,638
Machinery and equipment	8,883,974	863,349	(170,014)	9,577,309
Infrastructure	79,195,883	2,247,290		81,443,173
Total accumulated depreciation	$ 102,077,591	$ 4,523,463	$ (170,427)	$ 106,430,627
Total capital assets, being depreciated, net	$ 62,843,277	$ 2,038,387	$ (167,628)	$ 64,714,036
Governmental activities capital assets, net	$ 73,211,025	$ 7,847,441	$ (5,761,363)	$ 75,297,103

2. CAPITAL ASSETS (Continued)

	BEGINNING BALANCE	INCREASES	DECREASES	ENDING BALANCE
Business-type activities:				
Capital assets not being depreciated:				
Land				
Total capital assets not being depreciated	$ ...	$ ...	$ ...	$ ...
Capital assets being depreciated:				
Buildings	$ 85,560			$ 85,560
Improvements other than buildings	199,176	$ 26,922		226,098
Machinery and equipment	107,478	14,693		122,171
Total capital assets being depreciated	$ 392,214	$ 14,693	$ ...	$ 433,829
Less accumulated depreciation for:				
Buildings	$ 14,295	$ 2,139		$ 16,434
Improvements other than buildings	141,038	4,603		145,641
Machinery and equipment	72,566	6,999		79,565
Total accumulated depreciation	$ 227,899	$ 13,741	$ ...	$ 241,640
Total capital assets, being depreciated, net	$ 164,315	$ 952	$ …	$ 192,189
Business-type activities capital assets, net	$ 164,315	$ 952	$ …	$ 192,189

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 241,727
Public safety	617,977
Highways and public improvements	2,988,543
Public health	28,660
Conservation and economic development	19,840
Parks and recreation	459,857
Total depreciation expense - governmental activities	$ 4,356,604
Business-type activities:	
Sandflats	$ 13,741
Total depreciation expense - Business-Type Activities	$ 13,741
Total depreciation expense	$ 4,370,345

3. LONG-TERM DEBT

Annual debt service requirements to maturity for bonds are as follows:

Year Ending December 31,	Governmental Activities Principal	Interest	Total
2018	$ 549,000	$ 122,125	$ 671,125
2019	602,000	138,754	740,754
2020	589,000	126,817	715,817
2021	601,000	115,238	716,238
2022	611,000	103,367	714,367
2023-2027	1,851,000	382,200	2,233,200
2028-2032	1,420,000	225,575	1,645,575
2033-2037	1,222,000	76,075	1,298,075
2038-2041	148,000	1,700	149,700
	$ 7,593,000	$ 1,291,851	$ 8,884,851

Revenue and General Obligation Bonds – Revenue and General Obligation Bonds payable at December 31, 2017, with their outstanding balances, are comprised of the following individual issues:

Governmental Activities:

General Obligation Refunding Bonds, Series 2014 in the amount of $1,461,000 issued on April 1, 2014. Annual principal payments are due each April 1, and range from $162,000 to $196,000. The County entered into this agreement for the purpose of Refunding G.O. Bonds, Series 1992 which had an interest rate of 3.00% and which were used for the construction of a new Court House building. The new bond bears interest at the rate of 1.90 percent.	$ 944,000
General Obligation Bonds, Series 2004 in the amount of $2,500,000, issued on August 3, 2004. Annual principal and interest payments are due each April 1, and range from $159,975 to $160,925. The County entered into this agreement for the purpose of financing the cost of constructing a new Library building. The loan bears interest at the rate of 2.50 percent.	$ 1,151,000

3. LONG TERM DEBT (Continued)

Governmental Activities:

Lease Revenue Bond Series 1998, due in annual installments from $25,100 to $26,100, beginning July 1, 2000 and maturing July 1, 2019. The bond has an annual interest rate of 2.50 percent. The purpose of the bond is to make improvements to the Visitors Information Center at the Grand County Airport.	$ 49,000
Taxable Lease Revenue Bond Series 2002, due in annual installments of $7,000 to $8,000, beginning August 1, 2004 and maturing August 1, 2023. The bond is a zero percent interest bond. The purpose of the bond is to finance the acquisition of a fire truck and related public safety improvements for lease to the County and sublease to the Moab Valley Fire Protection District.	$ 48,000
Taxable Lease Revenue Bond Series 2004A, due in annual installments of $30,000, beginning January 1, 2006 and maturing January 1, 2035. The bond is a zero percent interest bond. The purpose of the bond is to finance a portion of the acquisition and construction of a senior citizens center and related improvements.	$ 540,000
Lease Revenue Bond Series 2004B, annual principal and interest payments are due each January 1, and range from $54,825 to $56,175, beginning January 1, 2006 and maturing January 1, 2035. The bond is a 2.50 percent interest bond. The purpose of the bond is to finance a portion of the acquisition and construction of a senior citizens center and related improvements.	$ 798,000
Lease Revenue Bonds, Series 2016 dated August 1, 2016 were issued during the year ended December 31, 2016 by the Municipal Building Authority in the amount of $2,328,000. Annual principal payments in the amount ranging from $91,000 to $144,000 are due each October 1 beginning in 2017 with the final payment on October 1, 2036. The Bond issue carries an interest rate of 2.50 percent. The proceeds of the bonds are to be used to remodel the Jail and Sheriff's dispatch.	$ 2,237,000
On June 24, 2008, the Grand County Municipal Building Authority Issued Taxable Lease Revenue Bonds, Series 2008 in the amount of $500,000. Annual principal payments in the amount of $25,000 are due each October 1 with the last payment due October 1, 2028. The bonds have an interest rate of zero percent. The proceeds of the bonds are to be used to help fund the construction of a fire station.	$ 275,000
On December 21, 2010, the Grand County Municipal Building Authority Issued Taxable Lease Revenue Bonds, Series 2010 in the amount of $575,000. Annual principal payments in the amount of $19,000 are due each December 31 with the last payment due December 31, 2041. The bonds have an interest rate of zero percent. The proceeds of the bonds are to be used to help fund the purchase and renovation of a health department building	$ 461,000

3. LONG TERM DEBT (Continued)

On December 13, 2017, the Grand County Municipal Building Authority issued Taxable Lease Revenue Bonds, Series 2017 in the amount of $490,000. Annual principal payments in the amount ranging from $19,000 to $31,000 are due each June 1 beginning in 2019 with the final payment on June 1, 2038. The Bond issue carries an interest rate of 2.50 percent. The proceeds of the bonds are to be used for the new terminal at the airport. $ 490,000

Excise Tax Revenue Bonds, Series 2017 dated December 13, 2017 were issued during the year ended December 31, 2017 in the amount of $600,000. Annual principal payments in the amount ranging from $23,000 to $37,000 are due each June 1 beginning in 2019 with the final payment on June 1, 2038. The Bond issue carries an interest rate of 2.50 percent. The proceeds of the bonds are to be used for the expansion of the airport runway. $ 600,000

Changes in long-term liabilities

Long-term liability activity for the year ended December 31, 2017 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds payable:					
General obligation bonds	$ 2,402,000		$ 307,000	$ 2,095,000	$ 314,000
Revenue bonds	4,640,000	$ 1,090,000	232,000	5,498,000	235,000
Net pension liability	3,351,766	382,094		3,733,860	
Compensated Absences	627,801		13,684	614,117	
Governmental activity long-term liabilities	$ 11,021,567	$ 1,472,094	$ 552,684	$ 11,940,977	$ 549,000
Business-type activities:					
Net pension liability	$ 103,663		$ 10,863	$ 92,800	
Compensated Absences	26,273		1,818	24,455	
Business-type activity long-term liabilities	$ 129,936	$ …	$ 12,681	$ 117,255	$ …

3. LONG TERM DEBT (Continued)

Component Units

Long-term liability activity for the year ended December 31, 2017 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Business-type activities:					
Revenue bonds payable	$ 4,045,606		$ 301,500	$ 3,744,106	$ 308,000
Capital lease	171,002		171,002		
Business-type activity long-term liabilities	$ 4,216,608	$ ...	$ 472,502	$ 3,744,106	$ 308,000
Governmental activities:					
G.O. bonds payable	$ 13,000		$ 13,000	$ ...	
Governmental activity long-term liabilities	$ 13,000	$ ...	$ 13,000	$ ...	$ ...

Governmental Activity Debt

On April 1, 2014, the Grand County Council issued General Obligation Refunding Bonds Series 2014 in the principal amount of $1,461,000 together with interest at the rate of 1.9% per annum. The bonds begin accruing interest on the unpaid balance of the principal on April 1, 2014 with interest and principal payments due on April 1, and October 1. These G.O. bonds will mature on April 1, 2022. The purpose for issuing the bonds was to refund G.O. bonds series 1992 which were used to construct a new Court House building. The repayment schedule is as follows:

Principal Payment Date	Principal	Interest	Total
April 1, 2018	$ 182,000	$ 16,250	$ 198,250
April 1, 2019	185,000	12,754	197,754
April 1, 2020	189,000	9,192	198,192
April 1, 2021	192,000	5,563	197,563
April 1, 2022	196,000	1,867	197,867
Totals	$ 944,000	$ 45,626	$ 989,626

3. LONG TERM DEBT (Continued)

Governmental Activity Debt (Continued)

In 2004, the Grand County Council issued General Obligation Bonds, Series 2004 in the principal amount of $2,500,000 together with interest at 2.50% per annum. The bonds begin accruing interest on the unpaid balance of principal on April 1, 2005. Annual principal and interest payments begin April 1, 2006 and continue through April 1, 2025. The purpose for issuing the bonds is to finance the cost of constructing a new Library building. The repayment schedule is as follows:

Principal Payment Date	Principal	Interest	Total
April 1, 2018	$ 132,000	$ 28,775	$ 160,775
April 1, 2019	135,000	25,475	160,475
April 1, 2020	138,000	22,100	160,100
April 1, 2021	142,000	18,650	160,650
April 1, 2022	145,000	15,100	160,100
April 1, 2023	149,000	11,475	160,475
April 1, 2024	153,000	7,750	160,750
April 1, 2025	157,000	3,925	160,925
Totals	$ 1,151,000	$ 133,250	$ 1,284,250

On October 9, 1998, the Grand County Council issued Grand County Visitor Center Authority Lease Revenue Bonds, Series 1998 in the principal amount of $400,000 together with interest at 2.50% per annum. The bonds begin accruing interest on the unpaid principal balance on July 1, 1999 with an interest and principal payment due on July 1, 2000. The bonds mature at July 1, 2019. Grand County Visitor Center Authority Lease Revenue Bonds, Series 1998 were issued for the purpose of making improvements to the Visitor Information Center at the Grand County Airport. The repayment schedule is as follows:

Principal Payment Date	Principal	Interest	Total
July 1, 2018	$ 24,000	$ 1,225	$ 25,225
July 1, 2019	25,000	625	25,625
Totals	$ 49,000	$ 1,850	$ 50,850

3. LONG TERM DEBT (Continued)

On January 8, 2002, the Municipal Building Authority of Grand County issued Taxable Lease Revenue Bond, Series 2002 in the principal amount of $150,000. The bond is a zero percent interest bond. The first installment of the principal balance of $7,000 will become due August 1, 2004 with the bond maturing on August 1, 2023. The purpose of the bond is to finance the acquisition of a fire truck and related public safety improvements for lease to the County and sublease to the Moab Valley Fire Protection District. The repayment schedule is as follows:

Principal Payment Date	Amount of Principal Payment
August 1, 2018	$ 8,000
August 1, 2019	8,000
August 1, 2020	8,000
August 1, 2021	8,000
August 1, 2022	8,000
August 1, 2023	8,000
Totals	$ 48,000

3. LONG TERM DEBT (Continued)

In 2004, the Municipal Building Authority of Grand County issued Taxable Lease Revenue Bond, Series 2004A in the principal amount of $900,000. The bond is a zero percent interest bond. The first installment of the principal balance of $30,000 will become due January 1, 2006 with the bond maturing on January 1, 2035. The purpose of the bond is to finance a portion of the acquisition and construction of a senior citizens center and related improvements. The repayment schedule is as follows:

Principal Payment Date	Amount of Principal Payment
January 1, 2018	$ 30,000
January 1, 2019	30,000
January 1, 2020	30,000
January 1, 2021	30,000
January 1, 2022	30,000
January 1, 2023	30,000
January 1, 2024	30,000
January 1, 2025	30,000
January 1, 2026	30,000
January 1, 2027	30,000
January 1, 2028	30,000
January 1, 2029	30,000
January 1, 2030	30,000
January 1, 2031	30,000
January 1, 2032	30,000
January 1, 2033	30,000
January 1, 2034	30,000
January 1, 2035	30,000
Total	$ 540,000

3. LONG TERM DEBT (Continued)

In 2004, the Municipal Building Authority of Grand County issued Lease Revenue Bond, Series 2004B in the principal amount of $1,162,300 together with interest at 2.50% per annum. The bonds begin accruing interest on the unpaid principal balance on January 1, 2005 with an interest and principal payment due on January 1, 2006. The bonds mature at January 1, 2035. The purpose of the bond is to finance a portion of the acquisition and construction of a senior citizens center and related improvements. The repayment schedule is as follows:

Payment Date	Principal	Interest	Total
January 1, 2018	$ 36,000	$ 19,950	$ 55,950
January 1, 2019	37,000	19,050	56,050
January 1, 2020	38,000	18,125	56,125
January 1, 2021	39,000	17,175	56,175
January 1, 2022	39,000	16,200	55,200
January 1, 2023	40,000	15,225	55,225
January 1, 2024	41,000	14,225	55,225
January 1, 2025	42,000	13,200	55,200
January 1, 2026	43,000	12,150	55,150
January 1, 2027	44,000	11,075	55,075
January 1, 2028	46,000	9,975	55,975
January 1, 2029	47,000	8,825	55,825
January 1, 2030	48,000	7,650	55,650
January 1, 2031	49,000	6,450	55,450
January 1, 2032	50,000	5,225	55,225
January 1, 2033	52,000	3,975	55,975
January 1, 2034	53,000	2,675	55,675
January 1, 2035	54,000	1,350	55,350
Totals	$ 798,000	$ 202,500	$ 1,000,500

3. LONG TERM DEBT (Continued)

Lease Revenue Bonds, Series 2016 dated August 1, 2016 were issued during the year ended December 31, 2016 by the Grand County Municipal Building Authority in the amount of $2,328,000. Annual principal and interest payments beginning on October 1, 2017 and continue until October 1, 2036. Principal payments beginning at $91,000 and increase to $144,000. The bonds carry an interest rate of 2.50%. The proceeds from the bonds are to be used to remodel the Grand County Jail facility and dispatch. The repayment schedule is as follows:

Principal Payment Date	Principal	Interest	Total
October 1, 2018	$ 93,000	$ 55,925	$ 148,925
October 1, 2019	96,000	53,600	149,600
October 1, 2020	98,000	51,200	149,200
October 1, 2021	101,000	48,750	149,750
October 1, 2022	103,000	46,225	149,225
October 1, 2023	106,000	43,650	149,650
October 1, 2024	108,000	41,000	149,000
October 1, 2025	111,000	38,300	149,300
October 1, 2026	114,000	35,525	149,525
October 1, 2027	117,000	32,675	149,675
October 1, 2028	120,000	29,750	149,750
October 1, 2029	123,000	26,750	149,750
October 1, 2030	126,000	23,675	149,675
October 1, 2031	129,000	20,525	149,525
October 1, 2032	132,000	17,300	149,300
October 1, 2033	135,000	14,000	149,000
October 1, 2034	139,000	10,625	149,625
October 1, 2035	142,000	7,150	149,150
October 1, 2036	144,000	3,600	147,600
Totals	$ 2,237,000	$ 600,225	$ 2,837,225

3. LONG TERM DEBT (Continued)

On June 24, 2008, the Municipal Building Authority of Grand County issued Taxable Lease Revenue Bonds, Series 2008 in the principal amount of $500,000. The bonds are a zero percent interest bonds. The first installment of the principal balance of $25,000 became due October 1, 2009 with the bond maturing on October 1, 2028. The purpose of the bond was to help provide funding in the construction of a new fire station located in Moab, Utah for lease to Grand County and sublease to Moab Valley Fire Protection District. The repayment schedule is as follows:

Principal Payment Date	Amount of Principal Payment
October 1, 2018	$ 25,000
October 1, 2019	25,000
October 1, 2020	25,000
October 1, 2021	25,000
October 1, 2022	25,000
October 1, 2023	25,000
October 1, 2024	25,000
October 1, 2025	25,000
October 1, 2026	25,000
October 1, 2027	25,000
October 1, 2028	25,000
Totals	$ 275,000

3. LONG TERM DEBT (Continued)

On December 21, 2010, the Municipal Building Authority of Grand County issued Taxable Lease Revenue Bond, Series 2010 in the principal amount of $575,000 together with interest at zero percent per annum. Principal payments come due on December 31, 2012 and continuing every December 31st until December 31, 2041, the date the bonds mature. The purpose of the bond is to finance the acquisition and remodeling of a building to be used as the health department office facility. The repayment schedule is as follows:

Principal Payment Due	Amount of Principal Payment
December 31, 2018	$ 19,000
December 31, 2019	19,000
December 31, 2020	19,000
December 31, 2021	19,000
December 31, 2022	19,000
December 31, 2023	19,000
December 31, 2024	19,000
December 31, 2025	19,000
December 31, 2026	19,000
December 31, 2027	19,000
December 31, 2028	19,000
December 31, 2029	19,000
December 31, 2030	19,000
December 31, 2031	19,000
December 31, 2032	19,000
December 31, 2033	19,000
December 31, 2034	19,000
December 31, 2035	19,000
December 31, 2036	19,000
December 31, 2037	20,000
December 31, 2038	20,000
December 31, 2039	20,000
December 31, 2040	20,000
December 31, 2041	20,000
Totals	$ 461,000

3. LONG TERM DEBT (Continued)

On December 13, 2017, the Municipal Building Authority of Grand County issued Taxable Lease Revenue Bond, Series 2017 in the principal amount of $490,000 together with interest at 2.50% per annum. Principal payments come due on June, 2019 and continuing every June 1st until June 1, 2038, the date the bonds mature. The purpose of the bond is to finance the new airport terminal. The repayment schedule is as follows:

Principal Payment Due	Principal	Interest	Total
June 1, 2019	$ 19,000	$ 12,250	$ 31,250
June 1, 2020	20,000	11,775	31,775
June 1, 2021	20,000	11,275	31,275
June 1, 2022	21,000	10,775	31,775
June 1, 2023	21,000	10,250	31,250
June 1, 2024	22,000	9,725	31,725
June 1, 2025	22,000	9,175	31,175
June 1, 2026	23,000	8,625	31,625
June 1, 2027	23,000	8,050	31,050
June 1, 2028	24,000	7,475	31,475
June 1, 2029	25,000	6,875	31,875
June 1, 2030	25,000	6,250	31,250
June 1, 2031	26,000	5,625	31,625
June 1, 2032	26,000	4,975	30,975
June 1, 2033	27,000	4,325	31,325
June 1, 2034	28,000	3,650	31,650
June 1, 2035	28,000	2,950	30,950
June 1, 2036	29,000	2,250	31,250
June 1, 2037	30,000	1,525	31,525
June 1, 2038	31,000	775	31,775
Totals	$ 490,000	$ 138,575	$ 628,575

3. LONG TERM DEBT (Continued)

On December 13, 2017, Excise Tax Revenue Bonds, Series 2017 were issued in the principal amount of $600,000 together with interest at 2.50% per annum. Principal payments come due on June 1, 2019 and continuing every June 1st until June 1, 2038, the date the bonds mature. The purpose of the bond is to finance the expansion of the airport runway. The repayment schedule is as follows:

Principle Payment Due	Principal	Interest	Total
June 1, 2019	$ 23,000	$ 15,000	$ 38,000
June 1, 2020	24,000	14,425	38,425
June 1, 2021	25,000	13,825	38,825
June 1, 2022	25,000	13,200	38,200
June 1, 2023	26,000	12,575	38,575
June 1, 2024	27,000	11,925	38,925
June 1, 2025	27,000	11,250	38,250
June 1, 2026	28,000	10,575	38,575
June 1, 2027	29,000	9,875	38,875
June 1, 2028	29,000	9,150	38,150
June 1, 2029	30,000	8,425	38,425
June 1, 2030	31,000	7,675	38,675
June 1, 2031	32,000	6,900	38,900
June 1, 2032	32,000	6,100	38,100
June 1, 2033	33,000	5,300	38,300
June 1, 2034	34,000	4,475	38,475
June 1, 2035	35,000	3,625	38,625
June 1, 2036	36,000	2,750	38,750
June 1, 2037	37,000	1,850	38,850
June 1, 2038	37,000	925	37,925
Totals	$ 600,000	$ 169,825	$ 769,825

4. DEPOSITS AND INVESTMENTS

It is the County's policy to follow the requirements of the Utah Money Management Act (Utah Code Annotated 1953, Section 51, Chapter 7) (the Act) in handling its depository and investment transactions. The Act creates the Utah Money Management Council (the "Council"), a five-member body, appointed by the Governor of the State, which exercises oversight of public deposits and investments.

The County maintains a cash and investment pool that is used by all funds. Each major fund's portion of this pool, and the aggregate portion of the pool relating to non-major funds and internal service funds, is displayed on the Balance Sheet for Governmental Funds and the Statement of Net Position for proprietary funds, respectively, as "cash and investments." Total non-fiduciary cash and investments are also reflected on the government-wide Statement of Net Position. The fiduciary fund's portion is found on the Statement of Fiduciary Assets and Liabilities. Income from the investment of the pooled cash is allocated based on each fund's balance in the pool. In addition, cash is separately held by several funds.

Custodial Credit Risk-Deposits

Custodial credit risk is the risk that, in the event of a bank failure, the County's deposits may not be returned to it. The County's deposits are insured up to $250,000, per account by the Federal Deposit Insurance Corporation. The deposits in the bank in excess of the insured amount are uninsured and uncollateralized. Uninsured deposits are not collateralized nor are they required to be by State statute. At December 31, 2017, the bank balance of the County's deposits was $554,239 of which Federal Deposit Insurance Corporation covers $365,289.

Investments

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment public funds.

The County follows the requirements of the Utah Money Management Act (Utah Code, Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of the County's funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The Money Management Act defines the types of securities authorized as appropriate investments for the County's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the County to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home

4. DEPOSITS AND INVESTMENTS (Continued)

Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares of certificates in a money market mutual fund as defined in the money Management Act; and the Utah State Public Treasurers' Investment Fund.

The Utah State Treasurer's Office operates the Public Treasurers' Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act (Utah Code, Title 51, Chapter 7). The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

Fair Value of Investments

The County measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1 Quoted prices for identical investments in active markets;
- Level 2 Observable inputs other than quoted market prices: and
- Level 3 Unobservable inputs.

At December 31, 2017, the County had the following recurring fair value measurements.

		Fair Value Measurements Using		
	12/31/2017	Less Level 1	Level 2	Level 3
Investments by fair value level				
Debt Securities				
U.S. Agencies	$ 1,559,213	$ 1,559,213		
Corporate Bonds	444,449	444,449		
Utah Public Treasurers' Investment Fund	13,603,356		$ 13,603,356	
Total investments	$ 15,607,018	$ 2,003,662	$ 13,603,356	$ …

4. DEPOSITS AND INVESTMENTS (Continued)

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Corporate and Municipal Bonds: quoted prices for similar securities in active markets;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities' relationship to benchmark quoted prices;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund;
- Utah Public Treasurers' investment Fund: application of the December 31, 2017 fair value factor, as calculated by the Utah State Treasurer, to the County's average daily balance in the Fund; and
- Donated Real Estate: recent appraisals of the real estate's value.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The County's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State's Money Management Act. Section 51-7-11 of the Money Management Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days – 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. government sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

As of December 31, 2017 the County's investments had the following maturities:

		Investment Maturities (in years)			
	12/31/2017 Fair Value	Less Than 1	1-5	6-10	More Than 10
Investment Type					
Debt Securities					
U.S. Agencies	$ 1,559,213	$ 1,559,213			
Corporate Bonds	444,449	444,449			
Utah Public Treas. Invest. Fund	13,603,356	13,603,356			
Total investments	$ 15,607,018	$ 15,607,018	$ …	$ …	$ …

4. DEPOSITS AND INVESTMENTS (Continued)

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The County's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act, as previously discussed.

At December 31, 2017, the County's investments had the following quality ratings:

	12/31/2017 Fair Value	Quality Rating
Investment Type		
Debt Securities		
U.S. Agencies	1,559,213	Unrated
Corporate Bonds	444,449	A or higher
Utah Public Treas. Invest. Fund	13,603,356	Unrated
Total investments	$ 15,607,018	

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 County's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio.

Custodial Credit Risk

Custodial credit risk for investments is the risk that, in the event of a failure of the counter party, the County will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. The County complies with the custody requirements of the Utah Money Management Act and Rules of the Money Management Council. All investment securities are required to be held by the public treasurer, in safekeeping by a bank or trust company, or in a book-entry-only record maintained by a securities depository, in the Federal Book Entry system or in the book-entry records of the issuer of the security in the name of the public entity. All investment securities are held in a qualified depository certified by the Commissioner of Financial Institutions as adhering to the rules of the Utah Money Management Council or in the book entry records of the issuer of the security.

The County's investments at December 31, 2017 were held by the County or in the County's name by the County's custodial banks with qualified depositories totaling $13,603,356 where the underlying securities were uninsured and held by the investment's counterparty the Utah Public Treasurer's Investment Fund.

5. PENSION PLANS

General Information about the Pension Plan

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following Pension Trust Funds:

Defined Benefit Plans

- Public Employees Noncontributory Retirement System (Noncontributory System);
- Public Employees Contributory Retirement System (Contributory System); are multiple employer, cost sharing, retirement systems.

- Public Safety Retirement System (Public Safety System) is a mixed agent and cost-sharing, multiple-employer public employee retirement system;

- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer cost sharing public employee retirement system;

- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System 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 Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

5. PENSION PLANS (Continued)

Benefits provided: URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

Summary of Benefits by System

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Contributory System	Highest 5 Years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	1.25% per year to June 1975; 2.00% per year July 1975 to present	Up to 4%
Public Safety System	Highest 3 Years	20 years any age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% or 4% depending upon employer
Tier 2 Public Employees System	Highest 5 Years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 Years	25 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year all years	Up to 2.5%

*with actuarial reductions

**All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

5. PENSION PLANS (Continued)

Contributions: As a condition of participation in the Systems, 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. Contribution rates as of December 31, 2017 are as follows:

Utah Retirement Systems

	Employee	Employer	Employer 401(k)
Contributory System			
11 Local Government Div - Tier 1	6.00	14.46	N/A
111 Local Government Div - Tier 2	N/A	15.11	1.58
Noncontributory System			
15 Local Governmental Div - Tier 1	N/A	18.47	N/A
Public Safety System			
Contributory			
122 Tier 2 DB Hybrid Public Safety	N/A	23.73	1.26
Noncontributory			
75 Other Div A with 4.0% COLA	N/A	35.71	N/A
Tier 2 DC Only			
211 Local Government	N/A	6.69	10.00
222 Public Safety	N/A	12.99	12.00

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

5. PENSION PLANS (Continued)

For fiscal year ended December 31, 2017, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 637,802	N/A
Contributory System	18,704	-
Public Safety System	229,176	-
Tier 2 Public Employees System	204,677	-
Tier 2 Public Safety and Firefighter	121,589	-
Tier 2 DC Only System	13,518	N/A
Total Contributions	$ 1,225,466	$ -

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources relating to Pensions

At December 31, 2017, we reported a net pension asset of $4,474 and a net pension liability of $3,826,660.

	(Measurement Date): December 31, 2016				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2015	Change (Decrease)
Noncontributory System	$0	$2,529,018	0.3938530%	0.3964191%	(0.0025661)%
Contributory System	$0	$221,366	0.6746694%	0.3685023%	0.3061671%
Public Safety System	$0	$1,063,568	0.5241121%	0.5321942%	(0.0080821)%
Tier 2 Public Employees System	$0	$12,708	0.1139165%	0.1085237%	0.0053928 %
Tier 2 Public Safety and Firefighter	$4,474	$0	0.5154929%	0.5941308%	(0.0786379)%
	$4,474	$3,826,660			

The net pension asset and liability was measured as of December 31, 2016, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2016 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended December 31, 2017, we recognized pension expense of $1,264,371.

5. PENSION PLANS (Continued)

At December 31, 2017 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 58,240	$ 167,340
Changes in assumptions	538,233	121,094
Net difference between projected and actual earnings on pension plan investments	898,078	261,945
Changes in proportion and differences between contributions and proportionate share of contributions	14,313	88,581
Contributions subsequent to the measurement date	1,225,464	
Total	$ 2,734,328	$ 638,960

$1,225,464 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2016.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2017	$ 251,956
2018	279,485
2019	353,028
2020	(25,422)
2021	849
Thereafter	10,009

5. PENSION PLANS (Continued)

Actuarial assumptions: The total pension liability in the December 31, 2016, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.60 Percent
Salary increases	3.35 - 10.35 percent, average, including inflation
Investment rate of return	7.20 percent, net of pension plan investment expense, including inflation

Mortality rates were developed from actual experience and mortality tables, based on 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, 2016, valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2013.

The long-term expected rate of return on 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:

	Expected Return Arithmetic Basis		
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term expected portfolio real rate of return
Equity securities	40%	7.06%	2.82%
Debt securities	20%	0.80%	0.16%
Real assets	13%	5.10%	0.66%
Private equity	9%	11.30%	1.02%
Absolute return	18%	3.15%	0.57%
Cash and cash equivalents	0%	0.00%	0.00%
Totals	100%		5.23%
Inflation			2.60%
Expected arithmetic nominal return			7.83%

5. PENSION PLANS (Continued)

The 7.20% assumed investment rate of return is comprised of an inflation rate of 2.60%, a real return of 4.60% that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 7.20 percent. 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 from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS 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. The discount rate does not use the Municipal Bond Index Rate. The discount rate was reduced to 7.20 percent from 7.50 percent from the prior measurement period.

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.20 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.20 percent) or 1-percentage-point higher (8.20 percent) than the current rate:

System	1% Decrease (6.20%)	Discount Rate (7.20%)	1% Increase (8.20%)
Noncontributory System	$ 5,238,454	$ 2,529,018	$ 268,143
Contributory System	532,905	221,366	(41,073)
Public Safety System	2,211,981	1,063,568	130,065
Tier 2 Public Employees System	86,494	12,708	(43,426)
Tier 2 Public Safety and Firefighter	31,307	(4,474)	(31,972)
Total	$ 8,101,141	$ 3,822,186	$ 281,737

Pension plan fiduciary net position: Detailed information about the pension plans fiduciary net position is available in the separately issued URS financial report.

5. PENSION PLANS (Continued)

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

Grand County participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

*401(k) Plan
*457 (b) Plan
*Roth IRA Plan
*Traditional IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended December 31, were as follows:

	2017	2016	2015
401(k) Plan			
Employer Contributions	$ 149,507	$ 132,808	$ 122,167
Employee Contributions	115,511	106,196	105,960
457 Plan			
Employer Contributions	$ -	$ -	$ -
Employee Contributions	33,063	28,106	30,324
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	$ 29,843	$ 22,464	$ 13,609
Traditional IRA			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	$ 810	$ 745	$ 650

6. PROPERTY TAX CALENDAR

The County adopts, by June 22, the proposed tax rates as part of its budget for the current year, which began January 1. If the proposed rates exceed a certified tax rate, a special public hearing must be held before the final rate is adopted. The County Assessor assesses the final tax on property in the County on the prior January 1. The taxes are payable to the county treasurer by the end of November and are remitted to the County by the county treasurer as collected.

7. CONTINGENT LIABILITIES

Litigation

Grand County has several pending lawsuits at December 31, 2017. The outcome and liability of the lawsuits are undeterminable. The County has taken the position to vigorously contest the suits.

Closure and Post-Closure Cost Landfills

Grand County entered into agreements with the Solid Waste Special Service District #1 and the City of Moab in which the County agreed to guarantee the performance of closure and post-closure care of the Klondike and Moab Landfills. The landfill is following federal and state regulations. Should the escrow moneys set aside by the District not cover all costs associated with the closure and post-closure of the landfills, Grand County would be liable for one half of the uncovered costs. As of December 31, 2017, the total cost of closure and post-closure costs was estimated to be $445,026.89. Currently, Solid Waste Special Service District #1 has escrowed $545,221.03 for closure and post closure costs.

The estimated remaining landfill life in the Klondike Landfill is 50 to 100 years. Moab landfill is permitted until 2026, at that time, the Solid Waste District plans on moving all materials to the Klondike Landfill.

8. RISK MANAGEMENT

The County is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. In 1992, the County joined together with other counties in the State to form the Utah Association of Counties (UAC), a public entity risk pool currently operating as a common risk management and insurance program for member counties. The County pays an annual premium to UAC for its general insurance coverage. The Agreement for Formation of the UAC provides that UAC will be self-sustaining through member premiums and will reinsure through commercial companies.

9. DEFERRED COMPENSATION PLANS

The County offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all County employees, permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

The assets of the plan are administered by the Utah Retirement Systems (URS). All of the assets and income of the 457 Plan are held in pooled investment fund trusts by the URS for the exclusive benefit of the participants or their beneficiaries rather than as assets of the employer. The County follows Government Accounting Standards Board Statement No. 32, Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans, which says if the plans are separately administered the County is not required to report the assets. Since the URS is the fiduciary of these assets, the County is not required to report the assets.

9. DEFERRED COMPENSATION PLANS (Continued)

The plan is included in a publicly available financial report that includes financial statements and required supplementary information. A copy of the URS report may be obtained by writing to the Utah Retirement Systems, 540 East 200 South, Salt Lake City, Utah 84102 or by calling 1-800-365-8772.

10. RECEIVABLES

Accounts receivables are shown in the General Fund, which include different departmental fees, rentals, travel reimbursements, landing fees and building inspector fees. No allowance has been setup for these items because their collection is assured.

11. RESTRICTED NET POSITION/RESTRICTED FUND BALANCES

The County has restricted net position and fund balances in the fund financial statements and the government-wide financial statements in the following amounts and for the purposes listed below.

Class "B" Road Funds	$3,307,236
(Restricted to use only on Class "B" expenditures)	
Travel Council	321,831
(Restricted for the use in promoting economic development in Grand County)	
Impact Fee Fund	502,208
(Restricted to mitigate impact in different areas of the County, such as, fire protection, law enforcement, park facilities, Drainage, and roads	
Capital Projects	1,042,514
(Restricted for the capital improvements Qualifying for TRT funds and jail remodel)	
Debt Service Funds	1,998,267
(Restricted for principal and interest payments and for reserve requirement for Library and Courthouse debt & MBA debt obligations)	
Special Revenue Funds	
Miscellaneous	129,692
Children Justice	36,970
Restaurant & car tax	282,536
Domestic violence	17,459
Thompson Fire SSD	8,390
Atlas tailings	40,423
911 Emergency service	187,429
RVSP	2,000
Health care sales tax	53,807
Library Fund	539,389
Family Support Center	48,281
(Restricted by the state legislature or contractual grant agreements and Certified tax rate for specific purposes)	

12. RESTRICTED CASH AND CASH EQUIVALENTS

Restricted cash and cash equivalents of $3,836,873 represents the amount reported in the Governmental and Business-type activities of the government wide financial statements. Restricted cash and investments are those funds whose use is limited by legal requirements. The County has restricted cash and cash equivalents of $1,403,869 in the Impact Fee Fund to be used for impacts to fire, law enforcement, parks, drainage and roads, $1,855,987 in the Municipal Building Authority to satisfy bond reserve requirements and the cost of the remodel of the jail & dispatch and $577,017 of grants and contributions to be used for capital improvements to the Loop Road.

13. RECONCILIATION OF INTERFUND TRANSFERS AND BALANCES

TRANSFERS - Transfers are used to move general fund revenues to the Capital Projects Fund to help in jail remodel expenditures, the "B" Road Fund to finance road improvements and the Storm Water Mitigation Fund to begin a storm drainage project. The Restaurant & Car Tax Fund and TRT Brick and Mortar Capital projects fund transferred money to the General Fund to help with cost incurred by the Old Spanish Trail Arena, law enforcement, the museum and cost associated with search & rescue. The Restaurant & Car Tax Fund and the TRT Brick & Mortar Fund also transferred funds to the Emergency Medical Fund, the Designated Fund for fireworks, the Canyonlands Airport Fund for improvement expenditures and MBA Fund to help make debt service payments. These transfers were used to pay debt make capital improvements and other activities associated with tourism and promotion of tourism in the Moab area. The following table provides a reconciliation of all interfund transfers:

	Transfers In:				
	General	"B" Road	MBA	Non-Major Governmental Funds	Total
Transfers Out:					
General		$ 200,000	$ 149,200	$ 120,000	$ 469,200
Class "B" Roads				200,000	200,000
Brick & Mortar	$ 2,266,680			400,000	2,666,680
Non-major	228,256		967,112	336,521	1,531,889
Totals	$ 2,494,936	$ 200,000	$ 1,116,312	$ 1,056,521	$ 4,867,769

INTERFUND BALANCES – Included in interfund balances on the financial statements are several due to/due from other funds. These interfund balances were incurred because of impact fees received and needed to be transferred to the different funds as indicated below:

	DUE FROM OTHER FUNDS	DUE TO OTHER FUNDS
General Fund	$ 184,744	
"B" Road Rund	716,917	
Impact Fee Fund		$ 901,661
Total interfund balances	$ 901,661	$ 901,661

14. SUBLEASE AGREEMENTS

During 2002, the County entered into a sub-lease purchase agreement with Moab Valley Fire Protection district (MVFPD) for the purpose of selling them a 2001 Ferrara aerial fire truck. This capital lease is a non-interest bearing lease in the amount of $150,000. The County started receiving payments on July 15, 2004. The following is a schedule of payments to be received from MVFPD.

RECEIPT DUE DATE	AMOUNT
July 15, 2018	$ 8,000
July 15, 2019	8,000
July 15, 2020	8,000
July 15, 2021	8,000
July 15, 2022	8,000
July 15, 2023	8,000
Due from MVFPD	$ 48,000

On June 24, 2008, the County entered into a second sub-lease purchase agreement with MVFPD for the construction of a fire station. The capital lease agreement is a non-interest bearing lease in the amount of $500,000. Annual principal payments are as follows:

RECEIPT DUE DATE	AMOUNT
October 15, 2018	$ 25,000
October 15, 2019	25,000
October 15, 2020	25,000
October 15, 2021	25,000
October 15, 2022	25,000
2023-2027	125,000
2028	25,000
Due from MVFPD	$ 275,000

15. FUND EQUITY

In February 2009, GASB issued Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions*, effective for fiscal years beginning after June 15, 2010. Fund balance classification changes apply only to governmental fund types; thus, only fund financial statements are affected.

Nonspendable Fund Balance – Fund balances are reported as nonspendable when they cannot be spent because they are not spendable in form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – Fund balances are reported as restricted when they are constrained by externally imposed legal restrictions, or by law through constitutional provisions or enabling legislation.

Committed Fund Balance – Fund balances are reported as committed when the County Council, the County's highest level of decision-making authority, formally designates the use of resources, by an ordinance or resolution, for a specific purpose. Those committed amounts cannot be used for any other purpose unless the government remove or changes the specified use by taking the same type of action (for example legislation, ordinance, resolution) it employed to previously commit those amounts. As of December 31, 2017, the County had not adopted a written policy indicating what the highest level of decision-making authority is or the formal action that is required to be taken to establish (and modify or rescind) a fund balance commitment. Although no formal written policy has been adopted, it has been the practice of the County to use the County Council as the highest level of decision making authority. If commitments have been made, this body would be the authorized body to commit, modify or rescind any action.

Assigned Fund Balance – Fund balances are reported as assigned when the County intends to use funds, which are neither restricted nor committed, for a specific purpose. The County has not officially adopted a policy designating the body or official authorized to assign amounts to a specific purpose. Although no formal policy has been adopted, it has been the practice of the County under the action of the County Council to assign the use of funds for specific purposes. Additionally, funds in special revenue, debt service, and capital project funds are by their nature assigned to the purpose of those respective funds.

Unassigned Fund Balance – Fund balances in the general fund are reported as unassigned when they are neither restricted, committed nor assigned. They may be used for any governmental purpose. In other governmental funds, the unassigned classification is only used to report a negative fund balance.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, it is the unwritten policy and practice of the County to consider restricted amounts to have been spent first. When an expenditure is incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used, it is the unwritten policy and practice of the County that committed amounts will be spent first, followed by assigned amounts, and then unassigned amounts.

The County has not adopted a formal policy regarding a minimum fund balance, but follows Utah State law which requires all County's to maintain a minimum general fund balance equal to 5% of total general fund revenues to be maintained and not budgeted.

18. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of financial position reports 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. The County reports one type of deferred outflow of resources. The deferred outflow of resources relates to pensions which is created from the difference of the measurement of pension liability and payments on pension obligations subsequent to the measurement date.

In addition to liabilities, the statement of financial position reports 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. The County reports one of these items which relates to pensions. The deferred inflow of resources was created because of the differences between expected and actual experiences and changes in assumptions as they relate to pension accounting and reporting. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

19. PRIOR PERIOD ADJUSTMENTS

In auditing the current year revenue, it was discovered that in the prior year, not enough revenue had been recorded for some of the tax accounts. These amounts should have been reported as a receivable. Therefore, an adjustment has been made in the current year to reflect more accurate reporting of the various taxes. These amounts affect the fund financial statements in Fund 10, 17, 21 and 22 and are $234,675; $11,921; $72,301, and; $61,269 respectively.

In the current year conversion, it was discovered that assets belonging to Grand County Recreation SSD, a component unit, had also been reported in Grand County's assets, thus requiring a prior period adjustment for the net effect of $(59,883) (equipment of $211,493 and accumulated depreciation of $(151,610)).

In auditing the current year asset detail, it was discovered that a piece of equipment that was only rented, was picked up as a capital assets and depreciated in a prior year, thus requiring a prior period adjustment for the net effect of $(107,165) (equipment of $126,561 and accumulated depreciation of $(19,396)).

In auditing the current year asset detail, it was discovered that equipment was not reported as a capital assets and depreciated in the prior year, thus requiring a prior period adjustment for the net effect of $26,149 (equipment of $26,729 and accumulated depreciation of $(580)).

Therefore, the total net effect of the prior period adjustment to the financial statement is $239,267.

Also, in reporting the component unit of Grand County Special Service Water, a prior period adjustment had to be made for over accrued bond interest payable in the amount of $655 and over accrued accounts payable in the amount of $303.

20. SPECIAL ITEM

The Thompson Fire Protection District, in the past, has been operating to maintain the fire protection in the Thompson Town and surrounding area. In the past year, the board of trustees has not been functioning and it has become necessary for Grand County to take over the responsibility of providing this service. Half way through 2017, all of the assets of the special service district were transferred to Grand County. Capital assets in the amount of $287,828 were transferred in mid-year to Grand County and created a special item entry on Grand County's government-wide financial statements.

GRAND COUNTY
Required Supplementary Information

SCHEDULE 1 Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund

SCHEDULE 2 Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Impact Fee Fund

SCHEDULE 3 Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – "B" Road Fund

SCHEDULE 4 Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Municipal Building Authority

SCHEDULE 5 Schedule of the Proportionate Share of the Net Pension Liability

SCHEDULE 6 Schedule of Contributions

Notes to the Required Supplementary Information

GRAND COUNTY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUDGET AMOUNTS		ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET FAVORABLE (UNFAVORABLE)
	ORIGINAL	FINAL		
REVENUES				
Taxes				
General property taxes - current year	$ 2,820,000	$ 2,820,000	$ 2,886,530	$ 66,530
General property taxes - prior years	150,000	150,000	102,539	(47,461)
Assessing & collecting	785,000	785,000	848,817	63,817
General sales and aviation tax	1,522,000	1,633,000	1,681,022	48,022
Total taxes	$ 5,277,000	$ 5,388,000	$ 5,518,908	$ 130,908
Licenses and permits:				
Business licenses and permits	$ 48,000	$ 64,000	$ 63,485	$ (515)
Non-business licenses and permits	211,500	292,500	283,519	(8,981)
Total licenses and permits	$ 259,500	$ 356,500	$ 347,004	$ (9,496)
Intergovernmental:				
Federal	$ 1,168,451	$ 1,215,417	$ 1,215,417	
State	187,358	205,353	185,609	$ (19,744)
Other	287,995	527,858	560,824	32,966
Total intergovernmental	$ 1,643,804	$ 1,948,628	$ 1,961,850	$ 13,222
Charges for services:				
Departmental fees	$ 149,500	$ 107,500	$ 104,152	$ (3,348)
Inmate fees	186,756	145,700	145,729	29
Other fees	18,700	53,000	52,286	(714)
Total charges for services	$ 354,956	$ 306,200	$ 302,167	$ (4,033)
Fines and forfeitures	$ 461,600	$ 461,600	$ 427,985	$ (33,615)
Miscellaneous:				
Investment earnings	$ 60,000	$ 72,000	$ 73,335	$ 1,335
Rents and concessions	391,412	405,912	403,318	(2,594)
Sale of material, supplies and equipment	500	52,125	504	(51,621)
Evaporative pond monitoring	32,000	10,000	6,246	(3,754)
Other	29,500	58,500	54,710	(3,790)
Total miscellaneous	$ 513,412	$ 598,537	$ 538,113	$ (60,424)
Total Revenues	$ 8,510,272	$ 9,059,465	$ 9,096,027	$ 36,562

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUDGET AMOUNTS		ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET FAVORABLE (UNFAVORABLE)
	ORIGINAL	FINAL		
EXPENDITURES				
Current:				
General government:				
County council	$ 87,277	$ 106,830	$ 104,667	$ 2,163
Justice court	278,686	286,598	298,981	(12,383)
Public defender	269,575	260,575	244,299	16,276
Personnel/Administrator	208,582	216,402	217,600	(1,198)
Human resource	142,682	138,672	130,386	8,286
IT	272,781	269,067	238,901	30,166
Clerk/Auditor	486,402	454,113	457,368	(3,255)
Treasurer	179,986	179,986	189,219	(9,233)
Recorder	250,931	244,094	248,164	(4,070)
Attorney	581,037	652,868	675,412	(22,544)
Assessor	350,850	346,540	350,605	(4,065)
Non-Departmental	288,750	255,550	193,128	62,422
Audit	35,000	35,000	27,200	7,800
County maintenance	28,000	25,000	25,441	(441)
Elections	22,500	49,700	36,521	13,179
Planning and zoning	276,082	266,696	273,535	(6,839)
Building and grounds	590,136	508,956	492,061	16,895
Total general government	$ 4,349,257	$ 4,296,647	$ 4,203,488	$ 93,159
Public safety:				
Sheriff	$ 2,469,550	$ 2,133,717	$ 2,110,642	$ 23,075
Jail	1,442,881	1,432,664	1,453,785	(21,121)
State prisoner reimbursement	3,000	2,000		2,000
Jail maintenance		3,500	2,519	981
Inmate commissary	38,000	19,000	14,584	4,416
Fire control	98,972	63,064	35,870	27,194
Building inspector	382,508	377,736	381,949	(4,213)
Weed control	174,991	168,355	190,891	(22,536)
Animal control	25,000	25,000	24,238	762
Emergency management	153,833	166,694	200,283	(33,589)
Total public safety	$ 4,788,735	$ 4,391,730	$ 4,414,761	$ (23,031)
Public health:				
Public health	$ 186,081	$ 186,081	$ 195,413	$ (9,332)
Senior citizens	296,964	304,222	310,653	(6,431)
Total public health	$ 483,045	$ 490,303	$ 506,066	$ (15,763)
Highways and public improvements:				
Airport	$ 412,907	$ 428,941	$ 392,867	$ 36,074
Total highways and public improvements	$ 412,907	$ 428,941	$ 392,867	$ 36,074

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUDGET AMOUNTS		ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET FAVORABLE (UNFAVORABLE)
	ORIGINAL	FINAL		
Parks, recreation, and public property:				
Spanish Trail Arena	$ 23,818	$ 452,669	$ 442,567	$ 10,102
Museum	76,050	76,050	75,076	974
Community Center	197,920	200,720	202,676	(1,956)
Total parks, recreation & public prop.	$ 297,788	$ 729,439	$ 720,319	$ 9,120
Conservation and Economic Development:				
Agriculture and extension services	$ 64,606	$ 53,611	$ 44,441	$ 9,170
Total conservation and economic development	$ 64,606	$ 53,611	$ 44,441	$ 9,170
Intergovernmental:				
Contributions to other governments	$ 146,350	$ 218,650	$ 220,412	$ (1,762)
Total intergovernmental	$ 146,350	$ 218,650	$ 220,412	$ (1,762)
Capital outlay:			$ 8,656	$ (8,656)
Total expenditures	$ 10,542,688	$ 10,609,321	$ 10,511,010	$ 98,311
Excess of revenue over (under) expenditures	$ (2,032,416)	$ (1,549,856)	$ (1,414,983)	$ 134,873
OTHER FINANCING SOURCES (USES)				
Transfers in	$ 2,435,680	$ 2,435,680	$ 2,494,937	$ 59,257
Transfers out	(449,200)	(886,325)	(469,200)	417,125
Total other financing sources (uses)	$ 1,986,480	$ 1,549,355	$ 2,025,737	$ 476,382
Excess of revenues and other sources over (under) expenditures and other uses	$ (45,936)	$ (501)	$ 610,754	$ 611,255
Fund balances - beginning of year	3,347,451	3,347,451	3,347,451	
Prior period adjustment			234,676	234,676
Fund balances - end of year	$ 3,301,515	$ 3,346,950	$ 4,192,881	$ 845,931

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
IMPACT FEE FUND
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUDGET AMOUNTS		ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET FAVORABLE (UNFAVORABLE)
	ORIGINAL	FINAL		
REVENUES				
Charges for Services:				
Impact Fees	$ 168,000	$ 168,000	$ 76,908	$ (91,092)
Interest	1,550	1,550	3,465	1,915
Total Revenues	$ 169,550	$ 169,550	$ 80,373	$ (89,177)
EXPENDITURES				
Current:				
Public Safety	$ 13,150	$ 13,150		$ 13,150
Highways & public improvements	176,250	176,250		176,250
Total expenditures	$ 189,400	$ 189,400	$ …	$ 189,400
Excess of revenue over (under) expenditures	$ (19,850)	$ (19,850)	$ 80,373	$ 100,223
OTHER FINANCING SOURCES (USES)				
Transfers in	$ 100,000	$ 100,000		$ (100,000)
Transfers out				
Total other financing sources (uses)	$ 100,000	$ 100,000	$ …	$ (100,000)
Excess of revenues and other sources over (under) expenditures and other uses	$ 80,150	$ 80,150	$ 80,373	$ 223
Fund balances - beginning of year	$ 421,835	$ 421,835	421,835	
Fund balances - end of year	$ 501,985	$ 501,985	$ 502,208	$ 223

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
"B" ROAD FUND
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUDGET AMOUNTS		ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET FAVORABLE (UNFAVORABLE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	$ 700,000	$ 610,000	$ 636,461	$ 26,461
Intergovernmental Revenues	2,244,849	1,947,709	2,917,795	970,086
Charges for services	5,000	5,000	3,625	(1,375)
Interest income	3,000	15,000	23,690	8,690
Total Revenues	$ 2,952,849	$ 2,577,709	$ 3,581,571	$ 1,003,862
EXPENDITURES				
Current:				
Highways & public improvements	$ 2,712,849	$ 2,703,046	$ 2,473,982	$ 229,064
Capital projects	40,000		246,867	(246,867)
Total expenditures	$ 2,752,849	$ 2,703,046	$ 2,720,849	$ (17,803)
Excess of revenue over (under) expenditures	$ 200,000	$ (125,337)	$ 860,722	$ 986,059
OTHER FINANCING SOURCES (USES):				
Transfer in			$ 200,000	$ 200,000
Transfer out	$ (200,000)	$ (200,000)	(200,000)	
Total other financing sources (uses)	$ (200,000)	$ (200,000)	$ . . .	$ 200,000
Excess of revenue and other sources over (under) expenditures and other uses		$ (325,337)	$ 860,722	$ 1,186,059
Fund balances - beginning of year	$ 2,374,213	$ 2,374,213	$ 2,374,213	
Prior period adjustment			72,301	72,301
Fund balances - end of year	$ 2,374,213	$ 2,048,876	$ 3,307,236	$ 1,258,360

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
MUNICIPAL BUIDING AUTHORITY
FOR THE YEAR ENDED DECEMBER 31, 2017

	BUDGET AMOUNTS		ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET FAVORABLE (UNFAVORABLE)
	ORIGINAL	FINAL		
REVENUES				
Intergovernmental revenues	$ 4,240,000	$ 4,240,000	$ 2,423,727	$ (1,816,273)
Interest			6,398	6,398
Total Revenues	$ 4,240,000	$ 4,240,000	$ 2,430,125	$ (1,809,875)
EXPENDITURES				
Current:				
Capital outlay	$ 4,156,000	$ 4,156,000	$ 4,203,918	$ (47,918)
Debt service:				
Principal retirement	62,000	62,000	232,000	(170,000)
Interest and fiscal charges	22,000	22,000	82,824	(60,824)
Total expenditures	$ 4,240,000	$ 4,240,000	$ 4,518,742	$ (278,742)
Excess of revenue over (under) expenditures	$ . . .	$ . . .	$ (2,088,617)	$ (2,088,617)
OTHER FINANCING SOURCES (USES):				
Transfers in			$ 1,116,312	$ 1,116,312
Loan proceeds			490,000	490,000
Total other financing sources (uses)	$ . . .	$ . . .	$ 1,606,312	$ 1,606,312
Excess of revenue and other sources over (under) expenditures and other uses			$ (482,305)	$ (482,305)
Fund balances - beginning of year	$ 1,322,563	$ 4,322,563	1,322,563	
Fund balances - end of year	$ 1,322,563	$ 4,322,563	$ 840,258	$ (482,305)

"The notes to the financial statements are an integral part of this statement."

GRAND COUNTY
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
AS OF DECEMBER 31, 2016

	Year ended December 30,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered-employee payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	Plan fiduciary net position as a percentage of its covered-employee payroll
Noncontributory Retirement System	2014	0.4146621%	$1,800,560	$3,501,206	51.40%	90.2%
	2015	0.3964191%	2,243,132	3,237,347	69.29%	87.8%
	2016	0.3938530%	2,529,018	3,245,241	77.93%	87.3%
Contributory Retirement System	2014	0.2843761%	$82,026	$152,080	53.90%	94.0%
	2015	0.3685023%	259,003	157,014	164.96%	85.7%
	2016	0.6746694%	221,366	161,880	136.75%	92.9%
Public Safety System	2014	0.5441284%	$684,287	$833,401	82.10%	90.5%
	2015	0.5321942%	953,294	782,988	121.75%	87.1%
	2016	0.5241121%	1,063,568	749,947	141.82%	86.5%
Tier 2 Public Employees Retirement System	2014	0.0895375%	($2,713)	$439,325	(0.60)%	103.5%
	2015	0.1085237%	(237)	701,161	(0.03)%	100.2%
	2016	0.1139165%	12,707	934,209	1.36%	95.1%
Tier 2 Public Safety and Firefighters Retirement	2014	0.3737356%	($5,529)	$154,963	(3.60)%	120.5%
	2015	0.5941308%	(8,680)	353,563	(2.46)%	110.7%
	2016	0.5154929%	(4,475)	425,922	(1.05)%	103.6%

* In accordance with paragraph 81.a GASB 68, employers will need to disclose a 10-year history of their proportionate share of the net pension liability (asset) in their RSI.

GRAND COUNTY
SCHEDULE OF CONTRIBUTIONS
AS OF DECEMBER 31, 2017

	As of fiscal year ended December 31,	Actuarial Determined Contributions	Contributions in relation to the contractually required Contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered employee payroll
Noncontributory System	2014	$ 621,760	$ 621,760	$ -	$ 3,501,206	17.76%
	2015	597,939	597,939	-	3,237,347	18.47%
	2016	599,397	599,397		3,245,241	18.47%
	2017	637,802	637,802	-	3,453,173	18.47%
Contributory System	2014	$ 21,101	$ 21,101	$ -	$ 152,080	13.88%
	2015	22,704	22,704	-	157,014	14.46%
	2016	23,408	23,408	-	161,880	14.46%
	2017	18,704	18,704	-	129,348	14.46%
Public Safety System	2014	$ 248,749	$ 248,749	$ -	$ 833,401	29.85%
	2015	227,911	227,911	-	782,988	29.11%
	2016	218,717	218,717	-	749,947	29.16%
	2017	229,176	229,176	-	778,576	29.44%
Tier 2 Public Employees System*	2014	$ 63,917	$ 63,917	$ -	$ 440,742	14.50%
	2015	104,639	104,639	-	701,161	14.92%
	2016	139,535	139,535	-	935,852	14.91%
	2017	204,677	204,677	-	1,362,763	15.02%
Tier 2 Public Safety and Firefighter System*	2014	$ 36,105	$ 36,105	$ -	$ 154,963	23.30%
	2015	83,732	83,732	-	353,563	23.68%
	2016	100,773	100,773	-	425,922	23.66%
	2017	121,589	121,589	-	513,090	23.70%
Tier 2 Public Employees DC Only System*	2014	$ 3,165	$ 3,165	$ -	$ 51,501	6.15%
	2015	8,018	8,018	-	119,545	6.71%
	2016	11,233	11,233	-	167,908	6.69%
	2017	13,518	13,518	-	202,885	6.66%

* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. Contributions as a percentage of covered-payroll may be different than the board certified rate due to rounding and other administrative issues.

GRAND COUNTY
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2017

CHANGES IN ASSUMPTIONS:

The following actuarial assumption changes were adopted January 1, 2016. The assumed investment return assumption was decreased from 7.50% to 7.20% and the assumed inflation rate was 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.

GRAND COUNTY
Supplementary Information

GRAND COUNTY
COMBINING BALANCE SHEET -
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2017

	SPECIAL REVENUE FUNDS							
	STORM WATER MITIGATION	RESTAURANT AND CAR TAX	FAMILY SUPPORT CENTER	DOMESTIC VIOLENCE	DESIGNATED FUNDS	HEALTH CARE SALES TAX	ATLAS TAILINGS	EMERGENCY MEDICAL SERVICES
ASSETS								
Cash and cash equivalents	$ 163,972	$ 208,807		$ 17,459	$ 824,403	$ 121,443	$ 23,168	$ 416,510
Taxes receivable								
Due from other governments		74,892	$ 88,106			231,864	18,320	
Total assets	$ 163,972	$ 283,699	$ 88,106	$ 17,459	$ 824,403	$ 353,307	$ 41,488	$ 416,510
LIABILITIES AND FUND BALANCES								
Liabilities:								
Deficit cash			$ 34,270					
Accounts payable	$ 2,096	$ 1,163	759		$ 726	$ 299,500	$ 25	$ 6,640
Accrued liabilities			4,796				1,040	30,751
Total liabilities	$ 2,096	$ 1,163	$ 39,825	$ …	$ 726	$ 299,500	$ 1,065	$ 37,391
Fund balances:								
Restricted		$ 282,536	$ 48,281	$ 17,459		$ 53,807	$ 40,423	
Assigned	$ 161,876				$ 823,677			$ 379,119
Total fund balances	$ 161,876	$ 282,536	$ 48,281	$ 17,459	$ 823,677	$ 53,807	$ 40,423	$ 379,119
Total liabilities and fund balance	$ 163,972	$ 283,699	$ 88,106	$ 17,459	$ 824,403	$ 353,307	$ 41,488	$ 416,510

GRAND COUNTY
COMBINING BALANCE SHEET -
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2017

	SPECIAL REVENUE FUNDS						
	RSVP	LIBRARY FUNDS	CHILDREN JUSTICE	MISC. GRANTS	911 EMERGENCY SERVICE	THOMPSON FIRE SSD	TRAVEL COUNCIL
ASSETS							
Cash and cash equivalents	$ 2,000	$ 475,234	$ 7,933	$ 12,828	$ 168,291	$ 6,662	$ 161,427
Taxes receivable		86,844					178,448
Due from other governments			32,034	117,779	21,589	4,355	8,575
Total assets	$ 2,000	$ 562,078	$ 39,967	$ 130,607	$ 189,880	$ 11,017	$ 348,450
LIABILITIES AND FUND BALANCES							
Liabilities:							
Deficit cash							
Accounts payable		$ 1,339	$ 100	$ 418	$ 982	$ 2,627	$ 17,487
Accrued liabilities		21,350	2,897	497	1,469		9,132
Total liabilities	$ …	$ 22,689	$ 2,997	$ 915	$ 2,451	$ 2,627	$ 26,619
Fund balances:							
Restricted	$ 2,000	539,389	$ 36,970	$ 129,692	$ 187,429	$ 8,390	$ 321,831
Assigned							
Total fund balances	$ 2,000	$ 539,389	$ 36,970	$ 129,692	$ 187,429	$ 8,390	$ 321,831
Total liabilities and fund balance	$ 2,000	$ 562,078	$ 39,967	$ 130,607	$ 189,880	$ 11,017	$ 348,450

GRAND COUNTY
COMBINING BALANCE SHEET -
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2017

	CAPITAL PROJECTS FUNDS					DEBT SERVICE FUNDS		
	AIRPORT CAPITAL PROJECT	GENERAL CAPITAL PROJECT	LIBRARY CAPITAL PROJECT	ROAD CAPITAL PROJECTS	TRT BRICK & MORTAR	LIBRARY DEBT SERVICE	COURTHOUSE DEBT SERVICE	TOTAL NONMAJOR GOVERNMENTAL FUNDS
ASSETS								
Cash and cash equivalents	$ 826,048	$ 300,389	$ 141,993	$ 100,000	$ 14,187	$ 459,547	$ 651,940	$ 5,104,241
Taxes receivable					200,754	21,563	24,960	512,569
Due from other governments	12,433							609,947
Total assets	$ 838,481	$ 300,389	$ 141,993	$ 100,000	$ 214,941	$ 481,110	$ 676,900	$ 6,226,757
LIABILITIES AND FUND BALANCES								
Liabilities:								
Deficit cash								$ 34,270
Accounts payable	$ 10,908	$ 9,831						354,601
Accrued liabilities								71,932
Total liabilities	$ 10,908	$ 9,831	$ …	$ …	$ …	$ …	$ …	$ 460,803
Fund balances:								
Restricted	$ 827,573				$ 214,941	$ 481,110	$ 676,900	$ 3,868,731
Assigned		$ 290,558	$ 141,993	$ 100,000				1,897,223
Total fund balances	$ 827,573	$ 290,558	$ 141,993	$ 100,000	$ 214,941	$ 481,110	$ 676,900	$ 5,765,954
Total liabilities and fund balance	$ 838,481	$ 300,389	$ 141,993	$ 100,000	$ 214,941	$ 481,110	$ 676,900	$ 6,226,757

GRAND COUNTY
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES -
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	SPECIAL REVENUE FUNDS							
	STORM WATER MITIGATION	RESTAURANT AND CAR TAX	FAMILY SUPPORT CENTER	DOMESTIC VIOLENCE	DESIGNATED FUNDS	HEALTH CARE SALES TAX	ATLAS TAILINGS	EMERGENCY MEDICAL SERVICES
REVENUES:								
Taxes		$ 735,686				$ 1,549,948		
Intergovernmental revenues			$ 255,621	$ 17,058	$ 9,511		$ 37,034	
Charges for services								$ 705,863
Interest income								1,900
Miscellaneous			6,425		14,787			25,140
Total revenues	$ ...	$ 735,686	$ 262,046	$ 17,058	$ 24,298	$ 1,549,948	$ 37,034	$ 732,903
EXPENDITURES:								
General government					$ 37,626			
Public safety			$ 241,983	$ 40,752	4,855	$ 1,166,620	$ 29,117	$ 1,137,566
Highways and public improvements	$ 30,713							
Public health					4,272			
Parks, recreation and public property		$ 149,461			128,412			
Conservation and economic development								
Capital outlay					62,664			21,244
Debt Service:								
Principal								
Interest								
Total expenditures	$ 30,713	$ 149,461	$ 241,983	$ 40,752	$ 237,829	$ 1,166,620	$ 29,117	$ 1,158,810
Excess of revenues over (under) expenditures	$ (30,713)	$ 586,225	$ 20,063	$ (23,694)	$ (213,531)	$ 383,328	$ 7,917	$ (425,907)
Other financing sources (uses):								
Transfers in	$ 100,000			$ 20,000	$ 107,000			$ 329,521
Transfers out		$ (504,320)				$ (329,521)		
Bond proceeds								
Total other financing sources (uses)	$ 100,000	$ (504,320)	$ …	$ 20,000	$ 107,000	$ (329,521)	$ …	$ 329,521
Excess of revenues and other sources over (under) expenditures and other uses	$ 69,287	$ 81,905	$ 20,063	$ (3,694)	$ (106,531)	$ 53,807	$ 7,917	$ (96,386)
Fund Balances - Beginning of year	92,589	139,362	28,218	21,153	930,208		32,506	475,505
Prior period adjustment		61,269						
Fund Balances - End of year	$ 161,876	$ 282,536	$ 48,281	$ 17,459	$ 823,677	$ 53,807	$ 40,423	$ 379,119

GRAND COUNTY
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES -
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	SPECIAL REVENUE FUNDS							
	RSVP	LIBRARY FUNDS	CHILDREN JUSTICE	MISC. GRANTS	911 EMERGENCY SERVICE	THOMPSON FIRE SSD	TRAVEL COUNCIL	DRUG COURT
REVENUES:								
Taxes		$ 756,200					$ 2,349,657	
Intergovernmental revenues		13,600	$ 111,834	$ 217,949	$ 18,771	$ 28,041	346,648	
Charges for services		14,247			110,045		4,275	
Interest income		321			6,929		4,938	
Miscellaneous		5,487	3,787			652		
Total revenues	$ ...	$ 789,855	$ 115,621	$ 217,949	$ 135,745	$ 28,693	$ 2,705,518	$ …
EXPENDITURES:								
General government				$ 34,020				
Public safety			$ 111,817	30,280	$ 107,838	$ 20,303		
Highways and public improvements								
Public health								
Parks, recreation and public property		$ 810,718						
Conservation and economic development							$ 2,801,194	
Capital outlay				111,749	33,766			
Debt Service:								
Principal								
Interest								
Total expenditures	$ ...	$ 810,718	$ 111,817	$ 176,049	$ 141,604	$ 20,303	$ 2,801,194	$ …
Excess of revenues over (under) expenditures	$ ...	$ (20,863)	$ 3,804	$ 41,900	$ (5,859)	$ 8,390	$ (95,676)	$ …
Other financing sources (uses):								
Transfers in								
Transfers out								$ (59,257)
Bond proceeds								
Total other financing sources (uses)	$ …	$ …	$ …	$ …	$ …	$ …	$ …	$ (59,257)
Excess of revenues and other sources over (under) expenditures and other uses		$ (20,863)	$ 3,804	$ 41,900	$ (5,859)	$ 8,390	$ (95,676)	$ (59,257)
Fund Balances - Beginning of year	$ 2,000	560,252	33,166	87,792	181,368		417,507	59,257
Prior period adjustment					11,920			
Fund Balances - End of year	$ 2,000	$ 539,389	$ 36,970	$ 129,692	$ 187,429	$ 8,390	$ 321,831	$ …

GRAND COUNTY
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2017

	CAPITAL PROJECTS FUNDS					DEBT SERVICE FUNDS		
	AIRPORT CAPITAL PROJECT	GENERAL CAPITAL PROJECT	LIBRARY CAPITAL PROJECT	ROAD CAPITAL PROJECTS	TRT BRICK & MORTAR	LIBRARY DEBT SERVICE	COURTHOUSE DEBT SERVICE	TOTAL NONMAJOR GOVERNMENTAL FUNDS
REVENUES:								
Taxes					$ 2,643,364	$ 181,629	$ 214,003	$ 8,430,487
Intergovernmental revenues	$ 1,068,001							2,124,068
Charges for services								834,430
Interest income	483		$ 1,998		2,418			18,987
Miscellaneous								56,278
Total revenues	$ 1,068,484	$ …	$ 1,998	$ …	$ 2,645,782	$ 181,629	$ 214,003	$ 11,464,250
EXPENDITURES:								
General government								$ 71,646
Public safety					$ 400,000			3,291,131
Highways and public improvements	$ 89,645							120,358
Public health								4,272
Parks, recreation and public property								1,088,591
Conservation and economic development								2,801,194
Capital outlay	1,542,242	$ 152,429						1,924,094
Debt Service:								
Principal						$ 128,000	$ 179,000	307,000
Interest						31,958	19,736	51,694
Total expenditures	$ 1,631,887	$ 152,429	$ …	$ …	$ 400,000	$ 159,958	$ 198,736	$ 9,659,980
Excess of revenues over (under) expenditures	$ (563,403)	$ (152,429)	$ 1,998	$ …	$ 2,245,782	$ 21,671	$ 15,267	$ 1,804,270
Other financing sources (uses):								
Transfers in	$ 400,000			$ 100,000				$ 1,056,521
Transfers out	(538,792)	$ (400,000)			$ (2,366,680)			(4,198,570)
Bond proceeds	600,000							600,000
Total other financing sources (uses)	$ 461,208	$ (400,000)	$ …	$ 100,000	$ (2,366,680)	$ …	$ …	$ (2,542,049)
Excess of revenues and other sources over (under) expenditures and other uses	$ (102,195)	$ (552,429)	$ 1,998	$ 100,000	$ (120,898)	$ 21,671	$ 15,267	$ (737,779)
Fund Balances - Beginning of year	929,768	842,987	139,995		335,839	459,439	661,633	6,430,544
Prior period adjustment								73,189
Fund Balances - End of year	$ 827,573	$ 290,558	$ 141,993	$ 100,000	$ 214,941	$ 481,110	$ 676,900	$ 5,765,954

GRAND COUNTY
SCHEDULE OF CURRENT TAXES LEVIED, COLLECTED AND TREASURER'S RELIEF
FOR THE 2017 PROPERTY TAX YEAR

TAX UNITS	TOTAL REAL AND CENTRALLY ASSESSED VALUE	CURRENT YEAR REAL/CENTRAL PROPERTY TAX RATE	TOTAL PERSONAL PROPERTY VALUE	PRIOR YEAR PERSONAL PROPERTY TAX RATE	REAL AND CENTRALLY ASSESSED TAXES CHARGED	PERSONAL PROPERTY TAXES CHARGED	TOTAL TAXES CHARGED	TREASURER'S RELIEF						OTHER COLLECTIONS		DELINQUENCIES	
								UNPAID TAXES	ABATEMENTS	OTHER	TOTAL	NET TAXES COLLECTED	PERCENT	FEES IN LIEU	MISC. COLLECTED	TAX	INTEREST/ PENALTY
COUNTY FUNDS:																	
General	$ 1,583,297,341	0.001785	$ 608,071	0.001809	$ 2,826,186	$ 1,100	$ 2,827,286	$ 88,535	$ 19,642	$ 1,372	$ 109,549	$ 2,717,737	0.961300	$ 127,847	$ 46,953	$ 77,703	$ 41,306
Debt service	1,583,297,341	0.000125	1,761,538	0.000130	197,912	229	198,141	6,204	1,376	95	7,675	190,466	0.961300	9,187	3,372	5,676	308
State assessing and collecting	1,583,297,341	0.000010	4,181,818	0.000011	15,833	46	15,879	497	110	7	614	15,265	0.961300	777	286	774	57
County assessing and collecting	1,583,297,341	0.000451	601,750	0.000457	714,067	275	714,342	22,369	4,963	347	27,679	686,663	0.961300	32,297	11,862	19,376	1,026
Library	1,583,297,341	0.000453	599,129	0.000459	717,234	275	717,509	22,468	4,985	348	27,801	689,708	0.961300	32,439	11,914	19,758	1,062
Library debt	1,583,297,341	0.000108	1,633,929	0.000112	170,996	183	171,179	5,360	1,189	82	6,631	164,548	0.961300	7,915	2,906	4,857	262
Total County Funds					$ 4,642,228	$ 2,108	$ 4,644,336	$ 145,433	$ 32,265	$ 2,251	$ 179,949	$ 4,464,387		$ 210,462	$ 77,293	$ 128,144	$ 44,021
SCHOOL DISTRICTS:																	
Grand County School District	$ 1,580,646,813	0.005310		0.005003	$ 8,393,235		$ 8,393,235	$ 262,883	$ 58,410	$ 4,235	$ 325,528	$ 8,067,707	0.961200	$ 353,575	$ 129,965	$ 213,961	$ 11,597
Grand County School Basic	1,583,297,341	0.001568	$ 2,928,955	0.001675	2,482,610	$ 4,906	2,487,516	77,883	17,258	1,171	96,312	2,391,204	0.961300	118,376	43,473	71,473	3,781
Grand County Charter School	1,537,452,711	0.000067			103,009		103,009	3,235	734	79	4,048	98,961	0.960700		22		26
Total School Districts					$ 10,978,854	$ 4,906	$ 10,983,760	$ 344,001	$ 76,402	$ 5,485	$ 425,888	$ 10,557,872		$ 471,951	$ 173,460	$ 285,434	$ 15,404
CITIES AND TOWNS:																	
Castle Valley Town	$ 64,141,578	0.002082		0.002069	$ 133,543	$ …	$ 133,543	$ 5,110	$ 2,463	$ (112)	$ 7,461	$ 126,082	0.944100	$ 3,712	$ 1,020	$ 8,108	$ 185
Total Cities and Towns					$ 133,543	$ …	$ 133,543	$ 5,110	$ 2,463	$ (112)	$ 7,461	$ 126,082		$ 3,712	$ 1,020	$ 8,108	$ 185
OTHER DISTRICTS:																	
Grand County Cemetery	$ 1,583,297,341	0.000221	$ 611,607	0.000224	$ 349,909	$ 137	$ 350,046	$ 10,962	$ 2,432	$ 170	$ 13,563	$ 336,483	0.961300	$ 15,831	$ 5,790	$ 8,891	$ 464
Grand County Water Conservancy	1,583,297,341	0.000064	26,154,362	0.000149	101,331	3,897	105,228	3,283	709	15	4,007	101,221	0.961900	10,530	3,837	6,292	303
Grand County Special Service Water	95,840,817	0.000432		0.000000	41,403		41,403	1,060	511	(21)	1,550	39,853	0.962500	1,551	1,737	1,732	72
Moab Mosquito Abatement	1,078,593,678	0.000216	1,045,045	0.000222	232,976	232	233,208	8,420	2,069	(63)	10,426	222,782	0.955300	14,786	2,226	8,358	428
Moab Valley Fire	1,078,593,678	0.000531	1,127,971	0.000547	572,733	617	573,350	20,701	5,087	(155)	25,633	547,717	0.953693	36,432	5,487	20,178	1,014
Total Other Districts					$ 1,298,352	$ 4,883	$ 1,303,235	$ 44,426	$ 10,808	$ (54)	$ 55,179	$ 1,248,056		$ 79,130	$ 19,077	$ 45,451	$ 2,281
GRAND TOTAL					$ 17,052,977	$ 11,897	$ 17,064,874	$ 538,970	$ 121,938	$ 7,570	$ 668,477	$ 16,396,397		$ 765,255	$ 270,850	$ 467,137	$ 61,891

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Grand County Council
Grand County
Moab, Utah 84532

RE: Independent Auditor's Report on Compliance and Report on Internal Control over Compliance as Required by the State Compliance Audit Guide

Report On Compliance with General State Compliance Requirements

We have audited Grand County's compliance with the following applicable state requirements described in the *State Compliance Audit Guide* issued by the Office of the State Auditor, for the year ended December 31, 2017.

Fund Balance
Enterprise Fund Transfers
Reimbursement, Loans & Service
Budgetary Compliance
Justice Courts
Open and Public Meetings Act
Utah Retirement System
Treasurer's Bond
Schedule of Taxes Charged, Collected and Disbursed
Restricted Taxes & Related Restricted Revenues

Management's Responsibility

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

Audit's Responsibility

Our responsibility is to express an opinion on Grand County'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 County'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 reported above. However, our audit does not provide a legal determination of the County's compliance with those requirements.

Opinion on General State Compliance Requirements

In our opinion, Grand County complied, in all material respects, with the state compliance requirements referred to above for the year ended December 31, 2017.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the *State Compliance Audit Guide* and which are described in the accompanying schedule of findings and questioned costs and in the letter to management as items 2017-2, 2017-3 and 2017-4. Our opinion on compliance is not modified with respect to these matters.

The County's response to the noncompliance findings identified in our audit is described in the accompanying schedule of findings and questioned costs and in the letter to management. The County's responses were not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the responses.

Report On Internal Control Over Compliance

Management of the County is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered the County'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 an 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 County'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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we considered to be material weaknesses. However, we identified certain deficiencies in internal control over compliance as described in the accompanying schedule of findings and question costs as item 2017-1 that we consider to be a significant deficiency.

The County's response to the internal control over compliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs. The County's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Purpose of Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and 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.

SMUIN, RICH & MARSING

Price, Utah

September 28, 2018

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Grand County Council
Grand County
Moab, Utah 84532

RE: 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

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, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Grand County as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise Grand County's basic financial statements and have issued our report thereon dated September 28, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Grand County'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 Grand County's internal control. Accordingly, we do not express an opinion on the effectiveness of the County'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 County'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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control described in the accompanying schedule of findings and questioned costs that we considered to be a significant deficiency listed as item 2017-1.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the County'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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*, and which are described as items 2017-2, 2017-3 and 2017-4 in the schedule of findings and questioned costs and our letter to management.

Grand County's Response to Findings

Grand County's responses to the findings identified in our audit are described in the schedule of findings and questioned costs and in the letter to management. Grand County's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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 County'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 County's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

SMUIN, RICH & MARSING

Smuin, Rich & Marsing

Price, Utah

September 28, 2018

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Moab, Utah 84532

RE: Independent Auditor's Report on Compliance for Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance

Report on Compliance for Each Major Federal Program

We have audited Grand County's compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the County's major federal programs for the year ended December 31, 2017. The County'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 Grand County'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 (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 County'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 Grand County's compliance.

Opinion on Each Major Federal Program

In our opinion, Grand County complied, in all material respect, 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 December 31, 2017.

Report on Internal Control Over Compliance

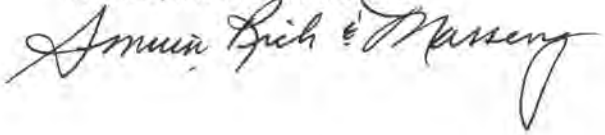
Management of Grand County is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the County's internal control over compliance with the types 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 Grand County'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.

SMUIN, RICH & MARSING



Price, Utah

September 28, 2018

GRAND COUNTY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2017

A. SUMMARY OF AUDIT RESULTS

1. The auditors' report expresses an unmodified opinion on the basic financial statements of Grand County.
2. There was one significant deficiency and no material weaknesses disclosed in internal control by the audit over the financial statements.
3. No instances of noncompliance material to the financial statements of Grand County were disclosed by the audit.
4. There were no significant deficiencies or material weaknesses in internal control over major programs disclosed by the audit.
5. The auditors' report on compliance for the major federal award programs for Grand County expresses an unmodified opinion.
6. The audit of Grand County's major programs disclosed no audit findings relating to major programs that the auditor is required to report.
7. The programs tested as major programs included:

Program	CFDA#
Airport Grant	20.106

8. The threshold for distinguishing Type A and B programs was $750,000.
9. Grand County was determined to be a low-risk auditee.

B. FINDINGS-FINANCIAL STATEMENTS AUDIT

There have been two separate findings relating to Grand County's financial statements. These findings are reported in the financial audit report for the fiscal year ending December 31, 2017. Both of these findings are reported below. Following each finding, is the criteria, statement of condition, cause of condition, effect or possible effect of condition, recommendation and the County's response.

FINDING 2017-1 RECONCILIATION OF SIGNIFICANT ACCOUNTS
(Significant deficiency)

Criteria:

Statement on Auditing Standards No. 115, requires governmental entities to design and implement controls, which allow them to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles.

Statement of Condition:

The employees of the County failed to perform reconciliation's of some significant accounts. Accounts Receivable, Taxes Receivable, some payroll taxes payable and trust and agency accounts, such as, Bail Trust and Justice Court account subsidiary ledgers are not being accrued or reconciled to the general ledger account in a timely or accurate manner.

Cause of Condition:

It appears that the work load is still extensive as compared with prior years making it more difficult to meet all the demands of ensuring account balances are accrued and reconciliation for significant balances are made timely and accurately. Perhaps some of these responsibilities should be assigned to other employees.

Effect or Possible Effect of Condition:

Unless accounts have been accrued accurately and significant account balances reconciled to the general ledger accounts, financial statements can be prepared that are not in accordance with generally accepted accounting principles. Material and other misstatements can occur in the financial statements.

Recommendation:

We recommend that the reconciliation of significant account balances, are performed on a timely basis. The County Clerk/Auditor needs to make sure internal controls have been adopted and implemented to make sure these procedures are performed timely. We recommend that management over accounting functions review the workload of employees and if necessary reallocate responsibilities to make sure the County initiates, authorizes, records, processes, and reports financial data reliably in accordance with generally accepted accounting principles. We did note that changes have been made and these changes are working toward improving the County's reconciliation process.

County's Response:

The extensive work load in the department was compounded by the addition of new and inexperienced staff changes along with their training. Corrective action is to continue to recruit qualified staff. The County is currently conducting a salary survey with the hope that adjusting salaries will benefit the recruitment process. The County will continue to train new employees that will over time help to increase the reconciliation of County accounts.

FINDING 2017-2 EXPENDITURES IN EXCESS OF BUDGET
(Significant deficiency)

Criteria:

Governmental compliance requirements state that officers and employees of governmental entities shall not incur expenditures or encumbrances in excess of the total budgeted appropriations. The level of compliance is by departments for the General Fund and by fund for the other funds of the County.

Statement of Condition:

During the year ended December 31, 2017, the County over spent its adopted budget in the following departments of the General Fund: Public Safety $23,031; Public Health $15,763; Intergovernmental $21,762. As well as the following Funds: Municipal Building Authority $278,742; Class "B" Road Fund $17,803; Loop Road Fund $490,294; Emergency Medical Services Fund $33,433; Health Care Sales Tax Fund $130,128, and; Domestic Violence Fund $2,924.

Cause of Condition:

During the calendar year, the County made expenditures that were not anticipated and did not have adequate time to change the adopted budget. Also, part of the over budget occurred because auditors accrued additional accounts payables during the audit process which affected expenditures. Although the County is aware that all expenditures need to be budgeted, some of these expenditures occurred when the County did not have adequate time to amend their current year budget.

Effect or Possible Effect of Condition:

The budget is the legal authorization for the County to spend funds. Citizens of the County could question the allowability of expenditures in excess of the budget, because the public did not authorize or have an opportunity to voice their opinion on the expenditures.

Recommendation:

We recommend the County monitor more closely the expenditures as compared to the approved budget to make sure they are in compliance with budgetary requirements.

County's Response:

The County will monitor expenditures compared to approved budget more carefully and only approve payments within the budgeted amounts. It should also be noted that the timing of a payroll pay period in 2017 resulted in one additional pay period being charged to the 2017 budget.

C. FINDINGS AND QUESTIONED COSTS-MAJOR FEDERAL AWARD PROGRAMS AUDIT

None

GRAND COUNTY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2017

FEDERAL GRANTOR/PASS-THROUGH GRANTOR/ PROGRAM TITLE	FEDERAL CFDA NUMBER	GRANT OR PASS THROUGH GRANTOR'S NUMBER	PROGRAM OR AWARD AMOUNT	CASH/ACCRUED OR (DEFERRED) REVENUE AT JANUARY 1, 2017	RECEIPTS OR REVENUE RECOGNIZED	DISBURSEMENTS/ EXPENDITURES	CASH/ACCRUED OR (DEFERRED) REVENUE AT DECEMBER 31, 2017
U.S. DEPARTMENT OF TRANSPORTATION:							
Direct Program:							
Airport Grant	20.106	3-49-0020-26	$ 125,000		$ 3,758	$ 3,758 *	
Airport Grant	20.106	3-49-0020-29	50,000		6,235	6,235 *	
Airport Grant	20.106	3-49-0020-30	13,712,604		1,008,108	1,008,108 *	
Total U.S. Department of Transportation			$ 13,887,604	$ …	$ 1,018,101	$ 1,018,101	$ …
U.S. DEPARTMENT OF THE INTERIOR							
Pass through State of Utah							
U.S. Forest Service - Weed Control	15.224	N/A	$ 15,845		$ 15,845	$ 15,845	
Total U.S. Department of the Interior			$ 15,845	$ …	$ 15,845	$ 15,845	$ …
U.S. DEPARTMENT OF ENERGY							
Direct Program:							
Uranium mill tailing monitoring	81.104	09EM000837	$ 320,000		$ 37,034	$ 37,034	
Total U.S. Department of Energy			$ 320,000	$ …	$ 37,034	$ 37,034	$ …
DEPARTMENT OF HEALTH & HUMAN SERVICES							
Pass through State of Utah							
Council on aging	93.044	N/A	$ 48,420		$ 24,210	$ 24,210	
Self Help Improvement Program	10.420	N/A	2,000		2,000	2,000	
Temporary Assistance for Needy Families (TANF)	93.558	N/A	408,000		87,340	87,340	
Emergency Management Performance Grant (EMPG)	97.042	EMPG	46,000		46,000	46,000	
Total Department of Health & Human Services			$ 504,420	$ …	$ 159,550	$ 159,550	$ …

GRAND COUNTY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2017

FEDERAL GRANTOR/PASS-THROUGH GRANTOR/ PROGRAM TITLE	FEDERAL CFDA NUMBER	GRANT OR PASS THROUGH GRANTOR'S NUMBER	PROGRAM OR AWARD AMOUNT	CASH/ACCRUED OR (DEFERRED) REVENUE AT JANUARY 1, 2017	RECEIPTS OR REVENUE RECOGNIZED	DISBURSEMENTS/ EXPENDITURES	CASH/ACCRUED OR (DEFERRED) REVENUE AT DECEMBER 31, 2017
U.S. DEPARTMENT OF HOMELAND SECURITY							
Pass through State of Utah:							
State Homeland Security Grant	97.067	CITIZEN CORP-SHSP	$ 223,499		$ 111,749	$ 111,749	
Total U.S. Department of Homeland Security			$ 223,499	$ …	$ 111,749	$ 111,749	$ …
DEPARTMENT OF JUSTICE							
Pass through State of Utah:							
Childrens Justice Center	16.540	N/A	$ 109,000		$ 95,230	$ 95,230	
National Children's Alliance	16.543	N/A	18,000		15,604	15,604	
Violence of Crime Against Women and Children (VOCA)	16.575	N/A	17,058		17,058	17,058	
Total U.S. Department of Justice			$ 144,058	$ …	$ 127,892	$ 127,892	$ …
TOTAL FEDERAL ASSISTANCE			$ 15,095,426	$ …	$ 1,470,171	$ 1,470,171	$ …

* Major Program

GRAND COUNTY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
AS OF DECEMBER 31, 2017

1. SIGNIFICANT ACCOUNTING POLICIES

The accompanying schedule of expenditures of federal awards is a summary of program activity of the County's federal award programs and does not necessarily present transactions that would be included in financial statements of the County presented on the modified accrual basis of accounting, as contemplated by generally accepted accounting principles.

2. BASIS OF ACCOUNTING

The accompanying Schedule of Expenditures of Federal Awards is presented using the accrual basis of accounting for expenses of the County, which is described in Note 1 of the financial statements.

GRAND COUNTY
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
FOR THE YEAR ENDED DECEMBER 31, 2017

Grand County had the following items reported as audit findings in prior year audit reports. The current status of each finding has been reported.

FINDING 2015-1 and 2016-1 RECONCILIATION OF SIGNIFICANT ACCOUNTS
(Significant deficiency)

Finding – The employees of the County failed to perform reconciliation's of significant accounts. Accounts receivable, taxes receivable, and some payroll taxes payable and trust and agency accounts are not being accrued or reconciled to the general ledger account in a timely and accurate manner.

Current Status – This finding was from the audits of the last several years financial statements. It is a carryover finding because the County still has not made the necessary reconciliation's of some significant accounts as of the end of the current year. The County is in the process of adding and training additional employees to their staff to help alleviate workloads on current employees and perform the necessary reconciliation of significant account balances.

Follow-up: Additional follow-up will be required since it is also a finding in the current year. Improvements have been made in reconciling some significant account balances.

FINDING 2015-2 and 2016-2 DEBT RESERVE ACCOUNTS AND LEASE PAYMENTS
(Significant deficiency)

Finding – Over the years, the Grand County Municipal Building Authority (MBA), has issued several revenue bonds. Included in the bond agreements were covenants made by the County. Each bond issue has a covenant that requires the County to set aside funds into reserve accounts. The County has not met the necessary reserve requirements on some of the bond issues. In addition, each revenue bond debt service payments are to be paid by lease revenue collected from the County or other entities for the use of capital assets constructed and owned by the Municipal Building Authority (MBA). Currently the County is recording money collected from other departments of the County as a transfer of fund rather than lease revenue as required by the bond covenants.

Current Status – The County has made the required payments into a reserve account for the current bond issues.

Follow-up: No additional follow-up is necessary. The County has corrected this finding in the current year.

SMUIN, RICH & MARSING
CERTIFIED PUBLIC ACCOUNTANTS
294 East 100 South
Price, Utah 84501
Phone (435) 637-1203 • FAX (435) 637-8708

GREG MARSING, C.P.A.
DOUGLAS RASMUSSEN, C.P.A.
CRAIG G. SMUIN, C.P.A.
R. KIRT RICH, C.P.A.
TRACY LUDINGTON, C.P.A.

MEMBERS
AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
UTAH ASSOCIATION OF CERTIFIED PUBLIC ACCOUNTANTS

Grand County Council
Grand County
Moab, Utah 84532

Ladies/Gentlemen:

The following comments and recommendations are a result of our review of accounting procedures and internal controls in connection with our examination of the basic financial statements of Grand County for the year ended December 31, 2017.

Since our review was made primarily to determine the scope of our auditing procedures and was not intended as a comprehensive study or evaluation of the systems and procedures, this memorandum should not be considered all inclusive.

We welcome the opportunity to discuss any items mentioned in this memorandum or any other accounting or procedural questions.

STATE OF UTAH LEGAL COMPLIANCE

OTHER COMPLIANCE AREAS

Open and Public Meeting Act (Finding 2017-3)

According to UCA 52-4-202 and UCA 52-4-203, each County is required to make the following posting and notices to the Utah Public Notice Website:

- County should properly post notice of meetings at least 24 hours before each meeting to the Utah Public Notice Website.
- Make sure agendas are reasonably specific to enable a lay person to understand the topics on the agenda.
- No final actions may be taken on a topic in the meeting that is not listed as a topic on the agenda.
- Post meeting minutes to the Utah Public Notice Website within three day after the approval of the meetings minutes.

The County has complied with all of the items listed above except for the requirement to post meeting minutes within three day after they have been approved. We recommend the County review the requirements for posting meeting minutes to the above stated website as required in the Utah Code and develop and implement internal control to make sure these postings have been made.

Client Response:

The County has reviewed the requirements for posting meeting minutes to the Utah Public Notice Website as required in the Utah Code and will develop and implement internal control to make sure these postings will be made.

Public Treasurer's Bond (Finding 2017-4)

According to Utah Administrative Code R628-4-4, each public treasurer should be properly bonded based upon the previous year's budgeted gross revenues. The County's current bond is in the amount of $900,000. Based upon the required formula, the County's bond should be in the amount of no less than $1,000,000. We recommend the County review its current bond amount and budgeted gross revenues for the previous year and increase the bond as appropriate.

Client Response:

The County will review the requirements for the Treasurer's bond and adjust it accordingly and will develop and implement internal controls to make sure in the future that the bond stays at adequate amounts.

SUMMARY

We feel the State Compliance issues mentioned above are some areas where the County can make changes so as to further improve its internal control structure to safeguard the assets, check the accuracy and reliability of accounting data and promote operating efficiency.

Sincerely,

SMUIN, RICH & MARSING

Smuin, Rich & Marsing

Price, Utah

August 22, 2018

AGENDA SUMMARY

GRAND COUNTY COUNCIL MEETING

OCTOBER 16, 2018

Agenda Item: I & J

TITLE:	Presentation on the Final Report and Recommendations for the Re-Monumentation of the Grand/San Juan County Boundary
FISCAL IMPACT:	$5,802.08
PRESENTER(S):	Sam Cantrell – San Juan County Surveyor, Sean Fernandez – State of Utah Cadastral Surveyor for AGRC, Justin Lee - State of Utah Lt. Governor's Office

Prepared By:

Kent B. (Sam) Cantrell
San Juan County
Surveyor
Monticello, Utah

FOR OFFICE USE ONLY:

Attorney Review:

RECOMMENDATION:

I move to endorse and fund the recommendations contained in the Final Report for the Re-Monumentation of the Grand/San Juan County Boundary.

[Note: If no action other than discussion is needed, delete this entire "Recommendation" section.]

BACKGROUND:

Continual confusion and question as to the location of the County Boundary on the face of the earth. Jurisdictional concerns on properties transected by the County Boundary

ATTACHMENT(S):

Final Report and Recommendations for the Re-Monumentation of the San Juan/Grand County Boundary.
County Boundary Cost Estimate
Story Map visual presentation by Sean Fernandez.

Cost Estimate for Time & Materials for the Re-Monumentation of the San Juan/Grand County Boundary

1 EA PATTERN CHARGE CHARGE FOR PATTERN SET-UP & ARTWORK	$650.00 ea.	$650.00
15 EA RT35DB CAP RT MARKER BRONZE 3-1/2" DOMED	$48.00 ea.	$720.00
45 EA SSBNB30 MONUMENT, SSBNB30 SS 30" M NOT FLARED	$74.50 ea.	$3,352.50
1 EA C35DRLP COUNTERSINK DRILL BIT 3 1/2" FOR SDS-PLUS	$409.00 ea.	$409.00
2 QT FAST PLUG ANCHORING CEMENT 4LB CAN	$13.35 ea.	$26.70
12 EA BD325 BRASS MEDALLION DOMED	$27.83 ea.	$333.96
1 EA FREIGHT CHARGES TO: MONTICELLO, UT VIA: TRUCK FREIGHT	$355.00 ea.	$355.00
	TOTAL MATERIALS	**$5,847.16**

1 SURVEY CREW OF 2 PEOPLE w/EQUIPMENT AND VEHICLES FOR15 days @ $357.10 PER DAY X 15 DAYS	$**5,356.50**
FUEL/OIL/ MAINTENANCE FOR VEHICLES @ $26.70 PER DAY X 15 DAYS	$**400.50**
TOTAL PERSONNEL/EQUIPMENT	**$5,757.00**

TOTAL PROJECT COST $11,604.16



Final Report and Recommendations for the Re-Monumentation of the San Juan–Grand County Boundary

Kent B. (Sam) Cantrell P.L.S., San Juan County Surveyor
Sean Fernandez P.L.S., State Cadastral Surveyor, AGRC/DTS

August 2018



REPORT AND RECOMMENDATIONS FOR THE RE-MONUMENTATION OF THE SAN JUAN–GRAND COUNTY BOUNDARY

Kent B. (Sam) Cantrell P.L.S., San Juan County Surveyor
Sean Fernandez P.L.S., State Cadastral Surveyor, AGRC/DTS

August 2018

The recommendations presented in this report are based on meetings and discussions between the San Juan County Surveyor, the State Cadastral Surveyor of the Utah Automated Geographic Reference Center (AGRC), the Office of the Lieutenant Governor of the State of Utah, and the Utah Association of County Surveyors. These discussions took place between August 2017 and August 2018 and detailed the issues involved with the re-monumentation of the San Juan–Grand County boundary. Because Grand County does not have a County Surveyor, the services of the State Cadastral Surveyor were engaged per *Utah Code 17-50-105* and *63F-1-506*. Continual questions and confusion about the location of the boundary, as well as expanding growth on both sides of, and adjacent to, the boundary, necessitated the actions detailed in this report.

The History

Between December 1958 and June 1962, a series of court proceedings took place regarding the location of the county boundary between San Juan County and Grand County. The proceedings ended with a Utah Supreme Court ruling.

The case involved a boundary dispute between the two counties whereby San Juan County commenced action seeking to enjoin Grand County from exercising jurisdiction over a disputed area and to recover taxes admittedly collected in that area by Grand County. Grand County, by way of a counterclaim, sought a determination by the court that the common boundary is a line that coincides with the South line of Township 26 South of the Salt Lake Meridian as it extends from the Eastern boundary of Utah to the middle of the Green River.

The supreme court ruling (Case Number 9563, Supreme Court of Utah, May 28, 1962) dismissed both counties' complaints and declared that *"as a matter of law, the common boundary of the two counties is Parallel 38 degrees, 30 minutes North Latitude and that it remains for the counties to follow statutory procedure in locating this boundary upon the face of the earth."* No costs were awarded to either county. The ruling continued, elaborating on the boundary's location and also commenting on the difficulty in placing it in actuality:

> *The common boundary of the two counties runs from the Colorado border on the East to the middle of the Green River on the West. Ever since the establishment of San Juan County in 1880 and Grand County in 1890, the South boundary of Grand and the North boundary of San Juan have been legislatively placed at Parallel 38 degrees, 30 minutes North Latitude. The difficulty has been placing this boundary on the surface of the earth.* (Case Number 9563)

History of Previous Surveys

The San Juan–Grand County boundary transects Township 26 South, Ranges 17 through 26 East, of the Salt Lake Meridian for approximately 53 miles. The original public land surveys were conducted first by the Government Land Office through 1946 and subsequently, after a merger with the United States Grazing Service, by the Bureau of Land Management. These surveys were performed in Township 26 South during the years 1880, 1911, 1912, 1915, 1926, 1934, 1955, and 1956.

From 1962 through 1965, based on the supreme court ruling, the county surveyors of San Juan and Grand, in cooperation with the Utah state engineer, undertook a field survey to monument on the ground, the boundary of the two counties at Parallel 38 degrees, 30 minutes North Latitude. During this same time frame the US Coast and Geodetic Survey, now known as the National Geodetic Survey (NGS), was conducting surveys, mainly on the western portion of the county boundary, in order to establish triangulation stations for geodetic control.

During the boundary survey conducted by the two county surveyors, Donald (Chap) Blake for San Juan and George (Hub) Newell for Grand, some monuments were either set or found to be set in the wrong locations. Direct evidence of these monuments can still be found today as well as correspondence between the Utah State Engineer and the Deputy Director of the US Coast and Geodetic Survey discussing this issue and what should be done with the monuments. Said monuments were located in 2017 and all were stamped with the date "1962." The stamped lettering inscribed "County Boundary" was also found to be eradicated with X marks as recommended by the Coast and Geodetic Survey.



The August 3, 1961, Memorandum Decision of the Fourth Judicial District Court from the original lower court civil action states, *"The record shows that the parties engaged the State Engineer to survey and mark the boundary on the ground. After a preliminary survey was conducted, no further steps were taken and the project was abandoned."* Also, the September 12, 1961, Findings of Facts and Conclusions of Law of the Fourth Judicial District Court, Fact Number Five from the original lower court civil action, reads *"Sometime in 1958, the two counties engaged the State Engineer to survey and mark the common boundary line between the two counties. The State Engineer never conducted any survey or placed any monuments on Parallel 38 degrees, 30 minutes North Latitude, or any other place pursuant to said employment but requested the Coast and Geodetic Department of the Federal Government to do a reconnaissance survey, which was conducted by said Coast and Geodetic Department of the Federal Government. No further steps were taken and the project was abandoned."* And, again, Fact Number Six reads, *"There is evidence in the record that in the year 1912, the County Surveyors of the Plaintiff and Defendant counties surveyed the common boundary line between the two Counties and there is evidence of monuments and other markings being made, but the exact location thereof cannot now be determined."*



There is still a great deal of uncertainty as to who actually set the erroneous monuments, but it is quite clear that the monuments are not at Parallel 38 degrees, 30 minutes North Latitude.

Current Survey Activity

During the summer of 2017, the San Juan County Survey Department, under the direction and control of the county surveyor, conducted a retracement survey of the 1962 Blake/Newell county boundary survey. A total of thirty-three monuments were located and found to be set from 1962 to 1965. Of those thirty-three monuments, twenty were found to have markings designating them as county boundary monuments, and of the twenty, six were found to be those that were erroneously set as previously mentioned and one was found to be completely obliterated with some evidence of

having been set by “Skipper Resources.” No additional evidence on the pedigree of this monument has been discovered by the San Juan County Survey Office. The remaining thirteen monuments were United States Coast and Geodetic Survey triangulation station monuments and reference monuments to those triangulation stations that were never meant to be county boundary monuments.

The San Juan County Survey Office found no evidence of any survey monuments or markings from the 1912 county surveyors’ boundary survey, nor did the office investigate the survey any further as to the county boundary’s possible location at the South line of Township 26 South of the Salt Lake Meridian. The 1912 survey was determined to be irrelevant as to the position of Parallel 38 degrees, 30 minutes North Latitude, on the surface of the earth. Further, the district and supreme courts gave it no merit since the township line is not where the county boundary was legislatively placed in 1880 and 1890 when the counties were established.

Some additional survey work has been performed in 2018 by the San Juan County Survey Office, mainly to verify some monument locations and to try to further investigate the pedigree of the obliterated monument in the Spanish Valley area.

As recent as May of 2018, a survey of a new subdivision development near the county boundary was submitted for approval to both San Juan and Grand counties. However, San Juan County informed the developer, engineer, and surveyor, as well as the Grand County officials, that the subdivision was not in San Juan County and, therefore, did not require San Juan County approval. Even though the surveyor had clearly denoted on the subdivision plat the location of the county boundary at Parallel 38 degrees, 30 minutes North Latitude, showing the location of the subdivision to be entirely in Grand County, parties relevant to the approval process still seemed to be confused as to the county boundary location! This confusion led to delays in the approval process and unnecessary review by officials in San Juan County.



In summary, it is clear and evident that in order to prevent further confusion and problems associated with a “disputed boundary,”a “boundary action” is needed in order to clarify and confirm the physical location of the San Juan–Grand County Boundary.

The Problem

The locations of the erroneously placed monuments in the Blake/Newell survey, particularly one in the Spanish Valley area; a lack of any public record documenting the survey and its findings; and years of “local and regional assumptions” have, in our opinion, led to some of the confusion as to the physical location of the San Juan–Grand County boundary.

Further, in addition to the surveys conducted by the aforementioned governmental entities, a number of private land surveyors have conducted work in the area over the years. Countless private parcels, a major connector road (i.e., Sunny Acres Lane), and five subdivisions have been surveyed and developed since the Blake/Newell Survey in the early 1960s. It is our opinion that these surveys have also added to the confusion as to the physical location of the San Juan–Grand County boundary.

This uncertainty regarding the location of the county boundary has led to procedural errors in the creation of the subdivisions in the area, which have, in turn, fueled the controversy.

These procedural errors in the establishment of the subdivisions transected by the county boundary have also led to problems with other county-related jurisdictional responsibilities, such as taxation, voting, emergency and medical services, addressing, school districting, and road ownership and maintenance. For at least the recent past, the two counties have worked together to deal with the taxation and road issues. Other jurisdictional agreements may also be in place and may very well be acceptable to both counties. However, it is our recommendation that unless there are existing memorandums of understanding, intergovernmental agreements, or county policies, these other jurisdictional responsibilities should be specifically addressed in order to deal with all property that is transected by the San Juan–Grand County boundary.

The Survey Solution and Recommendations

In order to remedy the problems that have been discovered throughout the research and investigation of this county boundary issue, there are three areas of concern that we would like to address and that we would like to offer recommendations and solutions on.

The first item of main concern is insufficient correct monument placement on the surface of the earth along the county boundary line.

The second item of concern is the lack of any public record documenting the location and findings of the county boundary.



The third item of concern has to do with the affected property owners' knowledge and awareness as to the location of the county boundary as it transects their property, and the potential lack of a mechanism in place to deal with the related jurisdictional issues.

Insufficient Correct Monumentation

As stated previously, during the retracement survey of 2017 there were twenty monuments found that were associated with the county boundary survey of the early 1960s. Six of these twenty monuments were found to be erroneously set, and the markings were subsequently eradicated, and one was set and discovered obliterated with little evidence of pedigree. This leaves thirteen monuments marking an approximate fifty-three mile boundary.

Evidence shows that Blake and Newell set these thirteen monuments in 1962 by: determining the parallel of latitude by solar observation, sighting fixed reference points, and using trigonometric functions to calculate the desired angles and bearings. In contrast, the 2017 survey conducted by the San Juan County Survey Office used global navigation satellite system observations to track and record the monument locations.

Comparing the measurements of the thirteen monuments set in the Blake/Newell survey to the survey conducted by the San Juan County Survey Office in 2017, the largest deviation from Parallel 38 degrees, 30 minutes North Latitude, was 5.76 feet, and the smallest deviation was 1.60 feet. Given the surveying equipment used and the survey techniques employed, the results of the earlier survey are within acceptable tolerances.

Blake and Newell set monuments along the boundary to the best of their abilities, and this good faith effort must be honored to conform with all the accepted methods and procedures of land surveying, including long-standing common and case law and the "Priority or Hierarchy of Calls" used when processing evidence for the reestablishment of a boundary.

Lack of Any Public Record Documenting the Location and Findings of the County Boundary

While researching this issue, very little information was found in the public record, making it extremely difficult, as well as time consuming, to determine the facts and findings of any previous efforts to locate the county boundary on the surface of the earth.

This is in part because until April 1987, surveyors were not legally required to record a survey plat of a boundary survey in the respective county(s) offices where it was performed. Additionally, oversight, poor record keeping, and the passing of over fifty years of time led to insufficient documentation in the public record.

Affected Property Owners' Knowledge and Awareness as to the Location of the County Boundary as It Transects Their Property, and the Potential Lack of a Mechanism in Place to Deal with the Related Jurisdictional Issues

At present, according to the record, there are twenty-seven property owners, including county, state and federal entities, affected by the county boundary transecting their parcels. These property owners need to be made aware of the location of the county boundary on their parcels and the existing or potential issues this may cause now or in the future, or both.

The two counties have some agreements in place to deal with jurisdictional issues, such as some taxation, some road maintenance, and some emergency and medical services, but *all* jurisdictional issues need to be dealt with at the appropriate level of state and county government.



Recommendations

Recommendation #1

Due to the previously mentioned standards of surveying practice, the thirteen recovered Blake/Newell monuments will be held in their present locations to represent the two county surveyors' best effort to monument the location for the San Juan–Grand County boundary at its legislatively intended position of Parallel 38 degrees, 30 minutes North Latitude.

Recommendation #2

Because there are so few monuments marking the extensive boundary, additional monumentation needs to be physically set at the legislatively intended position of Parallel 38 degrees, 30 minutes North Latitude.

Modern-day surveying techniques using global navigation satellite systems should be employed to accomplish this task. New monuments should be placed at approximate one-mile intervals along the boundary where it transects a Public Land Survey System section line. When an original Blake/Newell monument is encountered, a new monument should be set at the nearest section line east and west of that original monument. This will allow for more extensive monumentation along the boundary, as well as honoring the original survey monuments and the legislative intent of the boundary location. It will also tie the boundary to the Public Land Survey System and satisfy *Utah Code 17-50-105(4)*

There will be some deviation from Parallel 38 degrees, 30 minutes North Latitude, at the original monument locations, but these monuments must hold true as boundary markers.

Recommendation #3

A record of survey plat should be produced and provided to the Office of the Lieutenant Governor of the State of Utah, per *Utah Code 17-50-105(1)* and *Utah Code 17-50-105(3)(e)*. The survey plat should also be recorded in the Office of the County Surveyor and Recorder of each county.



The plat should detail all the facts and findings of the survey and subsequent monumentation of the boundary and should be accompanied by all other relevant documents relating to the original survey and the retracement survey.

Recommendation #4

The counties should provide public notice as to the time and location of any public meetings to discuss the proposed boundary action. Notice should also be provided as to the location of the recorded survey plat and accompanying documents.

The governing bodies of each county should, with the assistance, if necessary, of the Office of the Lieutenant Governor of the State of Utah, create policies or intergovernmental agreements. These policies or agreements should deal with all pertinent jurisdictional issues previously mentioned in this report for properties transected by the San Juan–Grand County boundary.

Conclusion

In this report we have documented what we believe is the best possible remedy to the problems associated with the San Juan–Grand County boundary as described herein.

Professionals from the surveying community and government have been consulted, and their opinions and advice have helped develop the recommendations detailed in this report. These professionals, and others, have put a great deal of time, research, and fieldwork into this project to date.

The decision as to whether the boundary is further monumented to better delineate it on the surface of the earth ultimately lies with the governing bodies of both San Juan and Grand counties.

We, as professional land surveyors, strongly urge the San Juan County Commission and the Grand County Council to jointly endorse and fund the recommendations contained in this report in order to prevent any further questions and confusion as to the location of the county boundary.

Whether or not these recommendations are accepted and implemented, the only remaining conclusion is that the San Juan–Grand County boundary is located at Parallel 38 degrees, 30 minutes North Latitude, regardless of the extent of the monumentation.



AGENDA ITEM: K

Grand County
Job Description

Title:	Administrative Assistant	Job Code:
Division:	Administration	Effective Date:
Department:	Sheriff	Last Revised:

GENERAL PURPOSE

Performs a variety of working level administrative support and technical duties for the Sheriff's Office.

SUPERVISION RECEIVED

Jail Commander

SUPERVISION EXERCISED

None

ESSENTIAL FUNCTIONS

Essential Duties
- Performs complex data entry functions for a variety of Sheriff's Office activities.
- Performs advanced and maintaining filing and record-keeping functions, uses computer filing system.
- Types general correspondence; maintains internal record keeping documents; and performs a variety of complex and advanced clerical and administrative tasks.
- Receives public calls and directs call to proper division; schedules appointments; receives and directs public in the office; provides routine information to public and other entities and agencies.
- Updates social media i.e. Facebook and Grand County Sheriff's office website for emergency management updates and other.
- Manages and maintains accounts payable and receivable
- Manages and maintains inmate banking system for commissary, bail, etc.
- Keeping and maintaining Excel files. Emailing invoices to accounts payable.
- Has quarterly Budget meetings for Supervisors, advising them of the Budget and where they are according to the Budget
- Make Booking Files for New Inmates
- Manages booking filing system
- Inventories and orders supplies for the Jail and Emergency Management.
- Assists in seeking and writing grants for Jail and Emergency Management
- Maintains a good rapport with all offices of the County in a professional manner
- Be a Notary and take yearly tests
- Performs other duties as assigned by supervisors

MINIMUM QUALIFICATIONS

1. ***Education & Experience***

- High school diploma or equivalent.
- Corrections/ law enforcement experience preferred
- Two (2) years of specialized training in secretarial sciences, general business, education or some other related field **OR**
  An equivalent combination of education and experience

2. Knowledge, Skills & Abilities

Knowledge of:

- Advanced office skills including Windows based PC applications, Proficient in Microsoft Word & Excel
- Grammar, spelling and punctuation, letter-writing, filing and word processing
- Excellent organization skills are a must, follow through and Customer service skills required
- Exemplary Communication and Interpersonal skills including Tact and Professionalism, plus solid business writing skills, grammar, punctuation and proofreading
- General bookkeeping/ accounting

Skills in:

- Reading, writing comprehension, and math.

Ability to:

- Type 40 words per minute.
- Learn new computer programs and use of communications systems.
- Perform a variety of advanced and administrative work requiring independent judgment and organizational skills.
- Learn and follow the Sheriff's Office and Grand County policies and procedures.
- Communicate verbally and in writing and follow verbal and written instructions.
- Assess unusual circumstances and adapt to variations in approach in completion of duties.
- Establish and maintain professional relationships with public and staff within the Sheriff's Office and other agencies.
- Use tact and self-control when communicating.
- Recognize and follow the Sheriff's Office chain of command

3. Special Qualifications:

Must have a current driver's license.
Must be able to pass a criminal background check.
Must become a Notary Public within one year.
Must be able to pass a pre-employment drug screening.
Must attend and complete GRAMA training.

4. Working Environment:

General office environment requiring variety of physical activities not generally involving muscular strain, such as walking, standing, stooping, sitting, reaching, hearing and seeing. Mental application utilizes memory for details, emotional stability and discriminating thinking and creative problem solving. Modest flexibility of schedule is necessary, as weekend and evening hours are sometimes needed, limited travel to accommodate delivery of brochures.

*****

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)

AGENDA ITEM: L

Grand County
Job Description

Title:	Registered Nurse	Job Code:
Division:	Operations	Effective Date:
Department:	Sheriff's Office	Last Revised:

GENERAL PURPOSE

Part time, qualified individual to work as a Registered Nurse in the Grand County Jail. Providing medical assistance for inmates being housed in the Grand County Jail. This will include working with the Utah Department of Corrections and Grand County independent contracted medical providers.

SUPERVISION RECEIVED

Jail Commander

SUPERVISION EXERCISED

None

ESSENTIAL FUNCTIONS

- Acts within RN scope of practice to assess, treat, and coordinate patient care
- Works closely with providers and carries out provider orders.
- Delegates and supervises tasks assigned to unlicensed assist personnel.
- Documents assessment, care, and orders in the patient medical record
- Serve as liaison and advocate with other medical and professional service providers with Utah Department of Corrections and independent contractors.
- Monitor the health conditions of individuals served, ensure quality services provided
- Provide prescribed medical treatment and personal care services
- Helps administer medications and provide documentation according to established guidelines
- Conduct assessments, implement health care plans and respond to changes of condition
- Ensure physicians orders are documented and carried out as prescribed
- Provide input regarding health care services to be included in each Individual Service Plan (ISP\)
- Maintain confidentiality and treat others with dignity and respect in all you do
- Performs other duties as assigned by supervisors

MINIMUM QUALIFICATIONS

1. Education and Experience:

    - Licensure as a registered nurse (RN) in the state of Utah
    - At least two years of experience as a Registered Nurse is preferred

2. Knowledge, Skills, and Abilities:

knowledge in
Nursing and medical practices and procedures, as well as laws, regulations and guidelines
Written and oral communication skills
Basic understanding of computer technology, including email use.

Ability to
Demonstrate RN clinical assessment skills at the level necessary to meet the job requirements.
Follow detailed verbal or written work instructions
Communicate effectively, verbally and in writing
Work on weekends and holidays if needed
Develop effective working relationships with supervisors, fellow employees, and the public.

3. Special Qualifications:

Must possess a valid Driver's License.
Must maintain license and certifications required for position
Must complete a twelve-month introductory/orientation period as a prerequisite to this position.
Must successfully pass and maintain all requirements of criminal history background checks.
Must successfully complete pre-employment drug screening

4. Work Environment:

Risks which require the use of special safety precautions and/or equipment, working with contagious diseases or hazardous chemicals, etc. Work requires physical exertion. May require the ability to stand; walk over rough surfaces; bend, crouch, stoop, stretch, reach, lift moderately heavy items (up to 50 lbs.) in a recurring manner and/or for long periods of time. Various levels of mental application required, i.e., memory for details, emotional stability, discriminating thinking, creative problem solving. Continuous use of motor skills. Modest flexibility of schedule is necessary, as weekend and evening hours are sometimes needed.

*****

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)

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement") is entered into effective the 16 day of October, 2018 by and between the Grand County, Utah, Sheriff's Office—Jail (hereinafter, the "Jail") and Steven Rouzer, MD (hereinafter, "Physician"). The Jail and Physician may hereinafter be referred to individually as "Party" and collectively as "Parties".

WHEREAS, the Jail wishes to retain Physician to provide professional medical services; and

WHEREAS, the Physician wishes to provide professional medical services to the Jail on the terms and conditions set forth herein,

NOW, THEREFORE, the Parties hereto agree as follows:

1. Scope of Services. Physician will provide the following services to the Jail:

a. Physician shall develop and implement patient care standards to be used in the treatment of individuals incarcerated at the jail facilities ("Inmates"), including written standing orders and triage, treatment, and transport protocols (collectively, the "Protocols") related to emergency or urgent care situations that generally may arise from time to time. Physician shall be responsible to update and maintain the Protocols as needed but no less than on an annual basis. Physician shall document a treatment plan for each Inmate requiring treatment and provide the required continued care as detailed in the treatment plan.

b. Physician shall serve as an off-line medical director for urgent or emergency treatment or dispatching of Inmates as well continued care of Inmates including, illness and continuation of prescribed medications. In the event of an urgent, emergent, or other medical situation relating to any Inmate for which the Jail believes a medical evaluation should be provided, the Jail may contact the Physician via text or email and provide a detailed explanation of the urgent, emergent, or other medical situation sufficient to allow Physician to assess whether he needs to treat the Inmate at the Jail facility or if the Inmate should be transported to a hospital or urgent care facility. The Jail shall respond to any request by Physician for additional information necessary to allow him to provide the services required by this Section 1.b.

c. Physician shall review and update all Emergency Medical Dispatch instructions on at least a quarterly basis or more frequently as required.

d. Physician shall review and update all Automated External Defibrillator training and certifications on at least a quarterly basis or more frequently as required.

e. The Jail shall not direct or otherwise interfere with Physician's exercise of his medical judgment with respect to the treatment of any Inmate, including any decision to require the transport of the Inmate to the hospital or other urgent care facility via ambulance or otherwise, not to the exclusion of Jail and Inmate security and Jail Policy.

f. As it is related to Inmate billing pursuant to U.C.A. § 64-13-30, Physician shall determine whether treatment is emergent or non-emergent.

2. Compensation.

a. Jail shall pay Physician a flat rate of $100.00 per hour for the services to be provided under Section 1.a. above, and for services rendered per physician documentation.

b. If Physician is (a) requested by the Jail, and agrees, to examine and/or treat an Inmate at the Jail or (b) makes a determination, based on the information provided to him, to examine and treat an Inmate at the Jail (each, an "Examination"), then the Jail shall pay Physician the amount of $50.00 for each such examination and treatment.

c. If Physician responds to a request for evaluation from the Jail and determines that (a) the Inmate is not in need for medical are or treatment by a medical care provider or (b) makes the decision that the Inmate needs to be transported to a hospital or an urgent care facility (a "Consultation"), then the Jail shall pay Physician at the rate of $5 per Consultation.

d. Jail shall pay Physician at the rate of $100 per hour for the review of Emergency Medical Dispatch instructions as set forth in Section 1.c. above.

e. Jail shall pay Physician at the rate of $100 per hour for the review of Automated External Defibrillator training and certifications as set forth in Section 1.d. above.

f. On the first yearly anniversary of this Agreement and each yearly anniversary thereafter, the Parties or their designated representatives shall meet and confer regarding the amount of compensation to be paid to Physician under this Agreement.

3. Facilities and Supplies. Jail shall provide Physician with appropriate facilities and supplies as necessary to allow Physician to examine and treat Inmates as

contemplated under Section 1.b. above. Physician shall inform Jail of any supplies or equipment reasonably necessary to allow Physician to perform the Examinations as set forth in Section 1.b. above.

4. Billing.

a. The Jail shall be responsible to maintain accurate records as to the number of Examinations conducted by Physician on a month-to-month basis. Within 20 days after the last day of each month, the Jail shall pay Physician for the number of Examinations and Consultations conducted in the prior month. Physician shall alert the Jail within 15 days of such payment if Physician determines that the Jail inaccurately has recorded the number of Examinations or Consultations performed by Physician in the month to which the payment applies.

b. Physician shall provide Jail with a statement as to the amount of hours required to provide the services set forth in Section 1.c. and Section 1.d. above on a quarterly basis. Jail shall pay Physician for such services within 20 days after its receipt of the statement required by this Section 4.b.

5. License to Practice Medicine. Physician shall maintain all professional licenses and/or certifications necessary to render the services to be provide under Section 1 above, including, without limitation, a license to practice medicine in the State of Utah. Physician immediately shall inform the Jail if, at any time, his licenses or certifications to practice medicine, including the services to be performed under Section 1 above, shall be revoked or limited in any respect.

6. Standard of Care. Physician shall perform all services provided under this Agreement within the standard of care applicable to any such service. Physician shall comply with all federal and state laws and regulations that pertain to the performance of the services to be provided under this Agreement.

7. Medical Malpractice Insurance. Physician shall maintain medical malpractice insurance in the minimum amount of $1,000,000 / $3,000,000 that shall cover the services to be provided by Physician as set forth in Section 1 above.

8. Independent Contractor. Physician acknowledges that he is acting as an independent contractor for the provision of professional services and that at no time shall he be considered to be, or hold himself out as, an employee of Grand County, State of Utah, or of the Jail.

9. Tax Treatment. Grand County shall issue an IRS Form 1099 to Physician reporting all sums paid to Physician under this Agreement. As an independent contractor, Physician shall be solely responsible for the payment of any and all payroll

or individual taxes that he owes or may owe with respect to any sums paid to him pursuant to this Agreement and shall indemnify and hold Grand County harmless from and against any claim, penalty, assessment, or otherwise that may be assessed against Grand County arising from or relating in any respect to any payments made to Physician under this Agreement.

10. Termination of Agreement. Either Party may terminate this Agreement on 60 days written notice to the other, with or without cause.

11. Integrated Document. This Agreement is the entire, integrated agreement between the Parties regarding the subject matter of this Agreement. No other promises or agreements regarding the subject matter of this Agreement have been made to either Physician or the Jail other than those contained in this Agreement. In electing to sign this Agreement, neither Physician nor the Jail has relied on any representation or promise, whether oral or written, not specifically set out in this Agreement

12. Miscellaneous. This Agreement shall be governed by the laws of the State of Utah. Notwithstanding any Utah statutory or case law to the contrary, this Agreement may not be modified except by a document signed by the Parties, whether or not such claimed modification is supported by separate consideration. Any waiver by any Party hereto of any breach of any kind or character whatsoever by any other Party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of, or consent to, any subsequent breach of this Agreement on the part of the other Party. In addition, no course of dealing between the Parties, nor any delay in exercising any rights or remedies hereunder or otherwise, shall operate as a waiver of any of the rights or remedies of the Parties. This Agreement shall inure to and bind the heirs, devisees, executors, administrators, personal representatives, successors, and assigns, as applicable, of the respective Parties hereto. The Parties agree that any dispute between them, whether arising under this Agreement or the enforceability or interpretation thereof, shall be subject to the exclusive jurisdiction of the federal or state courts situated in the State of Utah, and each Party hereby submits itself to the personal jurisdiction of the courts situated in the State of Utah

DATED: 10-5-18

Steven Rouzer, MD

Grand County, Utah, Grand County Sheriff's Office—Jail

DATED: 10/9/18

By: _____

Title: Sheriff

DATED: 8/13/18

GRAND COUNTY ATTORNEY:

By: _____
K. Andrew Fitzgerald

OTHER

DATED: _____

By: _____
Title: _____

Re

AGENDA SUMMARY

GRAND COUNTY COUNCIL MEETING

OCTOBER 16, 2018

Agenda Item: N

TITLE:	Approving amendment to Resolution No. 2916 (2010) and corresponding Section VII of Employee Handbook, "Compensation-All Employee - Initial Grade and Step Assignment" to align the step assignment process for hiring external recruits with the current process for hiring internal recruits, to be effective January 1, 2019.
FISCAL IMPACT:	Varies depending on starting salary and experience a potential employee has.
PRESENTER(S):	Ruth Dillon & John West

Prepared By:

Ruth Dillon
Council Administrator
(435) 259-1347
rdillon@grandcountyutah.net
with
John West
Human Resources Director
jwest@grandcountyutah.net
(435) 259-1323

FOR OFFICE USE ONLY:

Attorney Review:

RECOMMENDATION:

I move to approve the amendment to Resolution No. 2916 (2010) and corresponding Section VII of Employee Handbook, "Compensation-All Employee - Initial Grade and Step Assignment" to align the step assignment process for hiring external recruits with the current process for hiring internal recruits, to be effective January 1, 2019, and authorize the Chair to sign all associated documents.

BACKGROUND:

In an attempt to recruit and retain top-notch employees for Grand County it is increasingly important to offer competitive wages for new positions. As a part of this endeavor, it is imperative to offer a higher level of compensation for newly hired employees. One way to accomplish this goal is to offer potential employees a one (1) step increase for each unit of four (4) years of service with other employers directly relevant to the job position.

ATTACHMENT(S):

1. Resolution No.????-A Resolution Amending Resolution No. 2840 from 2008—Grand County Employee Handbook: Section VII-Compensation-All Employees-Initial Grade and Step Assignment.
2. Exhibit A-Proposed Amendment.
3. Exhibit B-Redlined version with insertions and deletions as signified respectively by underlines or strikethroughs.

RESOLUTION NO. _____

A RESOLUTION AMENDING RESOLUTION No. 2840 (2008)

GRAND COUNTY EMPLOYEE HANDBOOK: SECTION VII – COMPENSATION – ALL EMPLOYEES – INITIAL GRADE AND STEP ASSIGNMENT

WHEREAS, it is necessary from time to time to amend policies contained in the Grand County Employee Handbook previously enacted by the Grand County Council in order to improve and establish new policies and procedures; and

WHEREAS, the Grand County Council recognizes the need to recruit in a competitive labor market for personnel;

WHEREAS, Exhibit A, incorporated herein, more fully describes the new "Initial Grade and Step Assignment Policy" established in order to align the step assignment process for hiring external recruits with the current process for hiring internal recruits; and

WHEREAS, the policy established herein is to be effective January 1, 2019, and is to be included in the next County Council-approved version of the Employee Handbook (last adopted effective January 1, 2014); and

WHEREAS, adoption of this resolution is not intended to replace or repeal Resolution No. 3087 (2016) that Re-established a Grade and Step Assignments Policy for Entry Level Law Enforcement Positions (currently Grade 13: Deputy Sheriff I, Corrections Officer, and Deputy Sheriff Drug Court Tracker). Such resolution provides starting wage rates for Grand County entry level law enforcement officers at one step for every two years of directly related prior experience, up to a maximum of five steps (ten years of directly related experience), until such Resolution No. 3087 (2016) is officially repealed.

NOW THEREFORE, be it resolved by the Grand County Council to amend and enact policies pertaining to the compensation for all employees. The proposed amendments are contained in Exhibit A, which is attached to and made a part of this resolution. The amendment text is contained in Exhibit B as a redlined version with insertions and deletions as signified respectively by underlines or strikethroughs.

DRAFT

APPROVED this 16th day of October 2018, by the following vote:

AYE _____

NAY _____

ABSENT _____

ATTEST:

_____	_____
Diana Carroll	Mary McGann
Grand County Clerk	*Grand County Council Chairman*

DRAFT

EXHIBIT A

DRAFT

SECTION VII – COMPENSATION-ALL EMPLOYEES

Amended: 10/16/2018 Resolution #: ____amending Resolution#:2840 (2008)

B. Initial Grade and Step Assignment

Employees' compensation is determined by the grade associated with the job position and step assignment within the grade. Typically, new employees are placed at the beginning step of the appropriate grade; however, exceptions may occur:

- If an employee cannot be recruited for the position at the beginning step, or
- If the employee exceeds the minimum qualifications and is expected to perform at a level equal to that of other individuals paid at a higher step.
- Has previous related experience. Employees hired with four (4) years or more of service with other employers directly relevant to the job position generally will receive a one (1) step increase for each unit of four (4) years.
- Or if an existing employee, to consider every four (4) years of service will generally receive a one (1) step increase (Resolution #2916).
- The starting wage rates for entry level law enforcement officers (currently Grade 13: Deputy Sheriff I, Corrections Officer, and Deputy Sheriff Drug Court Tracker) will be provided at one (1) step for every two (2) years of directly related prior experience, up to a maximum of five (5) steps (ten (10) years of directly related experience), until such time that Resolution #3087 (2016) is officially repealed. (Resolution #3087 (2016)).

DRAFT

EXHIBIT B

DRAFT

SECTION VII – COMPENSATION-ALL EMPLOYEES

Amended: 10/16/2018 Resolution #: ____ amending ~~08/05/2008~~ Resolution#:2840 (2008)

B. Initial Grade and Step Assignment

Employees' compensation is determined by the grade associated with the job position and step assignment within the grade. Typically, new employees are placed at the beginning step of the appropriate grade; however, exceptions may occur:

- If an employee cannot be recruited for the position at the beginning step, or
- If the employee exceeds the minimum qualifications and is expected to perform at a level equal to that of other individuals paid at a higher step.
- Has previous related experience. Employees hired with ~~eight~~ four (~~8~~4) years or more of service with other employers directly relevant to the job position generally will receive a one (1) step increase for each unit of ~~eight~~ four (~~8~~4) years. ~~(Resolution #2916).~~
- Or if an existing employee, to consider every four (4) years of service will generally receive a one (1) step increase (Resolution #2916).
- The starting wage rates for entry level law enforcement officers (currently Grade 13: Deputy Sheriff I, Corrections Officer, and Deputy Sheriff Drug Court Tracker) will be provided at one (1) step for every two (2) years of directly related prior experience, up to a maximum of five (5) steps (ten (10) years of directly related experience), until such time that Resolution #3087 (2016) is officially repealed. (Resolution #3087 (2016)).

DRAFT

RESOLUTION 3087

A RESOLUTION OF THE GRAND COUNTY COUNCIL RE-ESTABLISHING A GRADE AND STEP ASSIGNMENTS POLICY FOR ENTRY LEVEL LAW ENFORCEMENT POSITIONS

WHEREAS, the Grand County Council recognizes the need to recruit in an extremely competitive labor market for entry level law enforcement personnel; and

WHEREAS, the Grand County Council further recognizes that financial incentives based on related work experience is an equitable method to be used for this purpose; and

WHEREAS, Exhibit A, incorporated herein, more fully describes the new "Grade and Step Assignments Policy for Entry Level Law Enforcement Positions" to be included in the next County Council-approved version of the Employee Handbook; and

WHEREAS, adoption of this resolution will have the effect of superseding Resolution No. 2916-2010/2855 only on entry level law enforcement officers' wages (currently Grade 13: Deputy Sheriff I, Corrections Officer and Deputy Sheriff Drug Court Tracker), such resolution dated January 19, 2010 and entitled "Grade Classifications with Salary and Hourly Ranges for Grand County Employee Job Positions."

NOW THEREFORE, THE GRAND COUNTY COUNCIL RESOLVES THAT:
The starting wage rates for Grand County entry level law enforcement officers will be provided at 1 Step for every 2 years of directly related prior experience, up to a maximum of 5 Steps (10 years of directly related experience), until such time that this resolution is officially repealed.

APPROVED THIS __18th__DAY OF__OCTOBER 2016, BY THE FOLLOWING VOTE:

AYE: Baird, Ballantyne, Hawks, Jackson, McGann, Paxman, Tubbs
NAY: _____
ABSENT: _____

ATTEST:

Diana Carroll
Diana Carroll, Clerk/Auditor

GRAND COUNTY COUNCIL

Elizabeth Tubbs
Elizabeth Tubbs, Chair

EXHIBIT A

Grade and Step Assignments Policy for Entry Level Law Enforcement Positions

Entry Level Law Enforcement Positions are those that are assigned Grade 13. This includes: Deputy Sheriff I, Correction Officers and Drug Court Tracker.

When initially hired, each new employee will be assigned a step on the Grade 13 wage scale based on his or her prior related law enforcement experience.

- The basic entry level Step 1 will be assigned to employees with no prior experience
- The Step 2 level will be assigned to employees with 2 years prior related experience
- The Step 3 level will be assigned to employees with 4 years prior related experience
- Step 4 will be assigned to employees with 6 years prior related experience
- Step 5 for 8 years prior related experience
- And Step 6 for 10 years or more prior related experience

Proposed Property Tax Increase

General Fund	Option #1	Option #2	Option #3
CY Budgeted Revenue	$2,754,464.00	$2,754,464.00	$2,754,464.00
Proposed Increase	$1,513,389.00	$1,013,389.00	$565,912.00
TOTAL	$4,267,853.00	$3,767,853.00	$3,320,376.00

Library			
CY Budgeted Revenue	$699,546.00	$699,546.00	$699,546.00
Proposed Increase	$179,297.00	$179,297.00	$179,297.00
TOTAL	$878,843.00	$878,843.00	$878,843.00

Combined			
CY Budgeted Revenue	$4,332,853.00	$4,332,853.00	$4,332,853.00
Proposed Increase	$1,692,686.00	$1,192,686.00	$745,209.00
TOTAL	$6,025,539.00	$5,525,539.00	$5,078,062.00

Tax Rate Increase Advertisement Requirements

Instructions for newspaper publication:

- The advertisement shall be no less than 1/4 page in size

- The type used shall be no less than 18 point

- A 1/4 inch border shall surround the advertisement

- The advertisement may not be placed in that portion of the newspaper where legal notices and classified advertisements appear

Instructions for the taxing entity:

- The advertisement shall be published in:

1) a newspaper or combination of newspapers of general circulation in the taxing entity

2) Electronically in accordance with Section 41-1-101: on a website established by the collective efforts of Utah newspapers www.utahlegals.com

3) On the Utah Public Notice Website created in Section 63F-1-701 www.utah.gov/pmn/index.html

- It is the legislative intent that whenever possible the advertisement should appear in a newspaper that is published at least one day per week

- The newspaper or combination of newspapers selected shall be of general interest and readership in the taxing entity and not of limited subject matter

- The advertisement shall run once each week for two weeks preceding the hearing.

- If the taxing entity is in a county that is required to publish a list (59-20919.2), the taxing entity is only required to published one advertisement, one week before the public hearing

- The advertisement shall state that the taxing entity will meet on a certain day, time, and place fixed in the advertisement. The exact wording for the advertisement can be found in 59-2-919

- The scheduled hearing shall not be held less than ten (10) days after the mailing of the "Notice of Property Valuation and Tax Change" by the county auditor

- The scheduled meeting on the proposed tax increase may coincide with the hearing on the proposed budget

- The scheduled meeting shall begin at or after 6:00 P.M.

NOTICE OF PROPOSED TAX INCREASE
Grand County

The Grand County is proposing to increase its property tax revenue.

- The Grand County tax on a $221,000 residence would increase from $288.71 to $338.43, which is $49.72 per year.

- The Grand County tax on a $221,000 business would increase from $524.93 to $615.33, which is $90.40 per year.

- If the proposed budget is approved, Grand County would increase its property tax budgeted revenue by 17.22% above last year's property tax budgeted revenue excluding new growth.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date/Time: 12/4/2018 6:00 p.m.
Location: Grand County Courthouse
125 E. Center Street
Moab

To obtain more information regarding the tax increase, citizens may contact Grand County at 435-259-1321.

NOTICE OF PROPOSED TAX INCREASE
Grand County

The Grand County is proposing to increase its property tax revenue.

- The Grand County tax on a $221,000 residence would increase from $288.71 to $368.29, which is $79.58 per year.

- The Grand County tax on a $221,000 business would increase from $524.93 to $669.62, which is $144.69 per year.

- If the proposed budget is approved, Grand County would increase its property tax budgeted revenue by 27.56% above last year's property tax budgeted revenue excluding new growth.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date/Time: 12/4/2018 6:00 p.m.

Location: Grand County Courthouse
125 E. Center Street
Moab

To obtain more information regarding the tax increase, citizens may contact Grand County at 435-259-1321.

NOTICE OF PROPOSED TAX INCREASE
Grand County

The Grand County is proposing to increase its property tax revenue.

- The Grand County tax on a $221,000 residence would increase from $288.71 to $401.65, which is $112.94 per year.

- The Grand County tax on a $221,000 business would increase from $524.93 to $730.28, which is $205.35 per year.

- If the proposed budget is approved, Grand County would increase its property tax budgeted revenue by 39.12% above last year's property tax budgeted revenue excluding new growth.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date/Time: 12/4/2018 6:00 p.m.
Location: Grand County Courthouse
125 E. Center Street
Moab

To obtain more information regarding the tax increase, citizens may contact Grand County at 435-259-1321.

Southeast Utah Health Department Interlocal Cooperative Agreement

October 2018

This Interlocal Cooperative Agreement is entered into by Carbon County, Emery County, and Grand County (individually herein, the "County," and collectively “Counties”), each a political subdivision of the State of Utah, as of October 2018, for the purpose of formalizing and memorializing the creation of the Southeast Utah Health Department (herein “SEUHD”), to more efficiently provide public health services for their citizens.

RECITALS

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated (1953, as amended) (the "Act"), permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with each other on the basis of mutual advantage and to create interlocal entities to more efficiently provide governmental facilities, services and improvements to the general public; and,

WHEREAS, the Counties are committed to promoting the health and welfare and enhancing the quality of life for their citizens, including all incorporated and unincorporated areas of the Counties; and,

WHEREAS, each county within the State of Utah is required to create and maintain a local health department pursuant to the provisions of the Local Health Authorities Act, Title 26A, Chapter 1, Part 1, Utah Code Annotated (1953, as amended) (the "Health Authorities Act"), and the Health Authorities Act expressly authorizes two or more contiguous counties to unite to create and maintain a local health department; and,

WHEREAS, the Counties, which are contiguous, have previously jointly maintained a local health department known as the Southeast Utah Health Department ("SEUHD") under the powers of the Local Health Authorities Act; and,

WHEREAS, SEUHD has operated and has been maintained by the Counties as a local health department as if created, organized and validly existing pursuant to the Act; and

WHEREAS, the Counties desire to confirm, reaffirm and ratify the creation of SEUHD as the multi-county local health department for the Counties as an interlocal entity under the Act, and to hereby memorialize such creation; and,

WHEREAS, the Counties are each committed to maintaining SEUHD as the multi-county local health department within and for the benefit of the Counties; and,

WHEREAS, the Board of County Commissioners/County Council of each of the Counties has determined that reaffirming, ratifying and memorializing the creation of SEUHD and maintaining SEUHD as a multi-county local health department with powers to operate as an interlocal entity will enhance the public health, sanitation, public welfare and economic base of each of the Counties; and,

WHEREAS, the Counties desire to enter into this Interlocal Cooperative Agreement to ratify and reaffirm the creation of SEUHD as an interlocal entity to provide the functions and services of a multi-county local health department for the benefit of the Counties; and,

WHEREAS, this Interlocal Cooperative Agreement shall not become effective until it is first approved by resolution of the Board of County Commissioners/County Council of each of the Counties as evidenced by the execution hereof by the appropriate officers of said Counties;

NOW, THEREFORE, the Counties hereby express their commitments and agree as follows:

SECTION ONE
DEFINITIONS AND INTERPRETATIONS

A. **Meanings and Construction**. The following terms, for all purposes of this Interlocal Cooperative Agreement, and any amendments hereto, shall have the meaning herein set forth:
   (1) "Act" shall mean the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated (1953, as amended).
   (2) "Board of County Commissioners/County Council" shall mean the Board of County Commissioners of Carbon and Emery Counties and the Grand County Council.
   (3) "Counties" shall mean collectively Carbon County, Utah, Emery County, Utah, and Grand County, Utah and their successors.
   (4) "Governing Body" shall mean the governing body of the Southeast Utah Health Department or the Southeast Utah Board of Health.
   (5) "Health Authorities Act" shall mean the Local Health Authorities Act; Title 26A, Chapter 1, Part 1, Utah Code Annotated (1953, as amended).
   (6) "Interlocal Cooperative Agreement" shall mean this Interlocal Cooperative Agreement and any amendments and supplements thereto.
   (7) "SEUHD" shall mean the Southeast Utah Health Department, a multi-county local health department whose creation and maintenance is reaffirmed and memorialized by this Interlocal Cooperative Agreement, pursuant to both the Interlocal Cooperation Act and the Health Authorities Act.

B. **Interpretations.** This Interlocal Cooperative Agreement, except where the context by clear implication herein otherwise requires, shall be construed as follows:
   (1) definitions include both singular and plural;
   (2) pronouns include both singular and plural and cover both genders; and
   (3) the captions or headings of this Interlocal Cooperative Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision, article or section of this Interlocal Cooperative Agreement.

C. **Successors.** Whenever SEUHD is named or is referred to herein, such provisions shall be deemed to include the successors of SEUHD whether so expressed or not.

SECTION TWO
FORMATION AND POWERS OF SEUHD

A. **Formation of SEUHD.** This Interlocal Cooperative Agreement creates SEUHD, an interlocal entity. Pursuant to Utah Code Annotated section 11-13-203(I), SEUHD is separate from the

Counties, a body politic and corporate, and a political subdivision of the state. It shall have the power to perform all functions consistent with a multi-county local health authority as described in the Health Authorities Act. SEUHD shall be a not-for-profit entity. Any net earnings of SEUHD (other than those required to retire indebtedness of SEUHD or to implement any program undertaken by it) will not inure to the benefit of any private person.

B. **Powers of SEUHD.** SEUHD shall have the power to:

(1) Exercise all powers and functions necessary to provide public health services, in all unincorporated and incorporated areas of the Counties, as a multi-county local health department created and maintained under the Local Health Authorities Act.
(2) Own, acquire, construct, lease, operate, maintain and repair or cause to be constructed, operated, leased, maintained and repaired physical facilities for the operation, maintenance or assistance of a multi-county local health authority and any related facility of improvement.
(3) Issue bonds or notes for the purpose of financing facilities or improvements, pursuant to Utah Code Annotated section 11-13-218 (2)(a). Any such bonds or notes are not and shall not be a debt of the Counties that are a party to this Interlocal Cooperative Agreement, pursuant to Utah Code Annotated section 11-13-218(2)(c).

SECTION THREE
DURATION

This Interlocal Cooperative Agreement shall be in full force and effect and be legally binding upon the Counties only after its execution and approval by resolution by the Board of County Commissioners/County Council of each county. Thereafter this Interlocal Cooperative Agreement shall continue as a binding contract for a period of three consecutive two (2) year periods, at which time it may be terminated, a new contract executed, or continued for a period of (5) years as agreed upon by the Counties.

SECTION FOUR
GOVERNING ORGANIZATION

A. **Board of Health.** SEUHD shall be governed by the Southeast Utah Board of Health, subject to the limitations set forth in Section 26A- l - l 09 Utah Code Annotated.

(1) **Membership.** Membership of the Southeast Utah Board of Health shall consist of nine (9) members, as follows, one commissioner from Carbon County, one commissioner from Emery County, and one councilmember from Grand County. Additionally, each county shall appoint two members of the public at large. Members are to be appointed by the governing body of the respective counties. The board of health shall be nonpartisan. An employee of SEUHD may not be a board member. All board members shall reside within the area served by SEUHD. A majority of board members may not: (a) be primarily engaged in providing health care or in the administration of facilities or institutions in which health care is provided; (b) hold a fiduciary position or have a fiduciary interest in any entity involved in the provision of health care; (c) receive either directly or through a spouse more than one-tenth (1/10) of the board member's gross income from any entity or activity relating to health care; and (d) be members of one particular type of business

or profession.

(2) **Term.** Commissioners/Councilmembers serve as a designated appointee of the commission/council. Each commissioner/councilmember serves according to the needs and availability of their commission/council. Appointments of public members shall be for a term of three (3) years and shall be made, as possible, so one-third of the terms of office of those serving on the board of health expire each year. County Commissioners/County Councilmembers, in accordance with their governing policies and Utah law, may remove their appointed representatives to the Board of Health. Board members appointed to fill vacancies shall hold office until expiration of the terms of their predecessors. Board membership shall be evaluated at the end of each term and a board member may be appointed to successive terms pursuant to the policies and evaluation of the respective counties and in consultation with the Health Officer.

(3) **Substitution of Commissioner/Councilmember Board Members.** A County Commission or council may appoint a substitute commissioner or councilmember to attend a Board meeting or other official function in the stead of a commissioner/councilmember who is unable to attend. The substituting commissioner/councilmember shall stand in the stead of and shall have all of the rights of the commissioner/councilmember for whom he or she is appearing at said meeting, including the right to vote, make and second motions, and be recognized by the chair of the Board.

(4) **Removal from the Board.** A board member may be removed only by the County which appointed the board member, pursuant to the policies of that County and Utah Law. Additionally, the Board may make a recommendation to a County Commission or County Council that a board member be removed for cause. For cause shall be defined as: (a) an act which brings disrepute to the board; (b) an act or behavior which in inimical to service on the Board; (c) failure to attend at least 50% of all Board meetings in a calendar year; (d) an appointed representative of a municipality no longer holds the elected or appointed position with that municipality, which was held by the representative at the time of appointment to the Board. The Board may make a formal recommendation to the appointing county that a board member be removed if there is a 2/3 majority vote of the remaining sitting board members.

B. **Voting.** Voting shall be for designated members of the board only.

C. **Officers.** The board of health shall elect a chair and a vice-chair to one year terms. The health officer of SEUHD appointed pursuant to Section 26A-1-110 UCA shall serve as secretary to the board of health.

D. **Local Health Officer.** The Local Health Officer shall be appointed, hold office, and have the powers as set forth in Section 26A-1-110 UCA, and may be removed as set forth in Section 26A-1-111 UCA.

E. **Meetings.** Regular meetings of the board of health shall be held not less than once every three months. Whenever the agenda indicates that a board meeting will be particularly

pertinent to a specific community, effort should be made to hold Board meeting in that community. Special meetings may be called by the chair, or a majority of the board members at any time by providing three working days' notice by mail, fax, email, or other written notice to each board member. The written notice shall sate the business for which the special meeting has been called, and no business other than that stated in the notice shall be transacted at such special meeting.

(1) The board may call an emergency meeting to discuss an urgent matter due to unforeseen circumstances. When an emergency meeting is required, the meeting may take place as soon as possible after:
    - All board members have been attempted to be notified with
    - A time, location, and topics to be considered
    - A majority of board members approve the meeting

F. **Quorum.** A majority (5) of the board of health members shall constitute a quorum.

G. **By laws.** The Board of Health may adopt and amend bylaws, not inconsistent with this agreement and State law, for the transaction of business.

H. **Compensation.** Board members serve without compensation, but shall be reimbursed for actual and necessary traveling and subsistence expenses when absent from their place of residence in attendance at authorized meetings.

I. **Personnel.** The Governing Board shall approve all changes to SEUHD's merit system, personnel policies, and compensation plans. The provisions of Utah Code Annotated Section 26A-1-112 shall apply generally to appointment of personnel, including removal for cause.

J. **Reports.** The Board of Health shall, annually, report the operations of SEUHD and the Board to the local governing bodies of the municipalities and the counties served by SEUHD and no later than thirty (90) days after the beginning of SEUHD's fiscal year. In addition, the board shall send a copy of SEUHD's approved budget to the Utah Department of Health and all local governing bodies of the municipalities and counties served by SEUHD no later than thirty (30) days after the beginning of SEUHD's fiscal year.

SECTION FIVE
FUNDING AND BUDGETING

Funding. SEUHD receives funding from a combination of sources including state and federal grants and contracts, fee for service, and from each county served by the Interlocal agreement according to 26A-1-115(1)(a). The county contributions shall be regularly reviewed to ensure that they are in accordance to services received. The formula is included in Attachment A.

A. **Operating Budget.** The fiscal year of SEUHD shall end on each December 31. The Local Health Officer of SEUHD shall, in the meeting prior to the end of the fiscal year, submit to the Board of Health a proposed annual budget for the following fiscal year. The Board of Health shall adopt an annual budget for each fiscal year in compliance with the Uniform Fiscal Procedures Act for Counties, Title 17, Chapter 36, Utah Code Annotated (1953 as amended). The adopted budget shall be approved by all county commissioners/county councilmembers serving on the Board of Health in order for the adoption to be validated.

B. **Security for Financing Physical Facilities.** To facilitate the financing of physical facilities within the County each County may enter into a lease or other financing arrangement with SEUHD with respect to the operation and utilization of said physical facilities. Although a County shall not be legally bound beyond its current fiscal year for payments to be made to SEUHD with respect to the operation and utilization of physical facilities, it nonetheless may fund its annually renewable obligations to SEUHD from certain taxes and other legally available monies.

C. **Procedure for Setting Fees.** The Board of Health shall, annually, establish and adopt a fee schedule for all SEUHD services for which there is a charge, based on recommendations provided by the Local Health Officer. The provisions of Section 26A-1-114 UCA shall apply generally to the establishment and collection of fees by SEUHD. The establishment of all fees shall be finalized and approved by the Board prior to the submission of the annual budget.

D. **Approval of Sources of Revenue.** The Local Health Officer shall report on all new and renewed contracts, grants, or other sources of revenue, for public health purposes, to the Board of Health. The Board authorizes the making of agreements for public health purposes, not in conflict with state law that are conditional to receiving a donation or grant. The Local Health Officer is authorized to sign for and receive any such revenue. The Board may direct the Local Health Officer to cancel or not renew any contract, grant or other source of revenue.

E. **Procedure for Determining Treasurer.** The Carbon County Treasurer shall serve as treasurer for SEUHD. The provisions of Section 26A-1-118 UCA shall apply generally to the treasurer of SEUHD.

SECTION SIX
LEGAL REPRESENTATION

A. **Legal Representative.** The Carbon County Attorney is designated as the legal officer for SEUHD. However, the county attorney of the county where an action arises shall act as legal advisor to SEUHD, and defend all actions and proceedings brought against SEUHD, the Board, or officers and employees. The Carbon County Attorney shall be informed by the Local Health Officer or Chair of the Board of Health of each such action. The Health Officer shall ensure that all County Attorneys are informed of actions or proceedings that pertain to SEUHD.

B. **Conflicts of Interest.** In the event that there is a conflict of interest involving the county attorney acting as legal advisor to SEUHD, or defending an action against SEUHD, the Board, or officers and employees, the Board shall select a county attorney of a county participating herein to act as legal advisor. Conflict of interest may be determined by the county attorney acting as legal advisor to SEUHD or by a majority vote of the Board.

SECTION SEVEN
REPRESENTATIONS AND WARRANTIES

A. **County Representations.** Each County represents and warrants that it is a political subdivision of the State of Utah and is authorized to enter into the transactions contemplated by this Interlocal Cooperative Agreement and to carry out its obligations hereunder, including funding SEUHD in accordance with the Health Authorities Act.

B. **No Litigation Representation.** Each County represents and warrants that there is no litigation or legal or governmental action, proceeding, inquiry or investigation pending or threatened to which said County, as applicable, is a party or to which any of its property is subject, which if determined adversely to said County, would individually or in the aggregate (i) affect the validity or the enforceability of this Interlocal Cooperative Agreement, or (ii) otherwise materially adversely affect the ability of the said County to comply with its obligations under this Interlocal Cooperative Agreement or the transactions contemplated by this Interlocal Cooperative Agreement.

SECTION EIGHT
TERMINATION AND DISSOLUTION

Upon termination and dissolution of this Interlocal Cooperative Agreement, title to all assets of SEUHD shall revert to the Counties in proportion to their commitment to secure payment on any bonds issued by SEUHD and to provide funds to maintain SEUHD in relation to the overall budget of SEUHD. Upon termination, the Southeast Utah Board of Health is authorized to take such actions as shall be necessary to effectuate the dissolution of SEUHD and to dispose of the property of SEUHD.

If any County is in material default of its performance under this agreement, and such default remains uncured more than sixty (60) calendar days after written notice of the default is received by the defaulting County, the remaining Counties may terminate this Agreement upon ninety (90) calendar days prior written notice to the defaulting County.

A participating county may not withdraw from the SEUHD until the county has participated in the maintenance of SEUHD for at least two years. The effective date of any withdrawal shall be December 31st. Ninety days prior written notice of the intent to withdraw shall be given to the board and to the governing body of each county. The counties shall make every effort to remain a cohesive body before serving notice of an intent to withdraw.

SECTION NINE
MISCELLANEOUS

A. **Interlocal Agreement to be kept on file.** Each County covenants that this Interlocal Cooperative Agreement shall be filed with its keeper of records.

B. **Assignment.** None of the Counties may assign any interest herein without consent of all other parties to this Interlocal Cooperative Agreement and receipt by SEUHD. The terms of the Interlocal Cooperative Agreement shall insure to the benefit of and be binding upon the respective representatives and successors of the Counties.

C. **Counterparts.** This Interlocal Cooperative Agreement may be executed in several counterparts, any one of which shall be regarded for all purposes as one original. Each County agrees that it will execute any and all deeds, instruments, other legal documents and resolutions or ordinances necessary to give effect to the terms of this Interlocal Cooperative Agreement.

D. **Entire Contract.** This Interlocal Cooperative Agreement merges and supersedes all prior

negotiations, representations and agreements between the Counties relating to the subject matter hereof and constitutes the entire contract between the Counties concerning the formation and powers of SEUHD. Nonetheless, it is the intent and purpose of this Interlocal Cooperative Agreement to memorialize and reaffirm the formation and powers exercised by SEUHD heretofore, without adding thereto or subtracting therefrom.

E. **Amendment.** This Interlocal Cooperative Agreement shall not be modified or amended except in writing, which shall be signed by the duly authorized representative of the Counties after adoption of a resolution by the Board of County Commissioners/County Council of each County approving the modification or amendment.

F. **Attorney Fees.** The prevailing party in any litigation to interpret and/or enforce the provisions of this Cooperative Agreement shall be entitled to an award of reasonable attorney's fees and costs, in addition to such other and further relief that the court grants. Except as expressly provided in this Interlocal Cooperative Agreement, no breach of this Interlocal Cooperative Agreement shall entitle any party to unilaterally cancel, rescind or terminate this Interlocal Cooperative Agreement; but such limitations shall not affect in any manner any other rights or remedies which either party may have by reason of any such breach.

G. **Severability.** Whenever possible each provision of this Interlocal Cooperative Agreement shall be interpreted in such a manner as to be valid; but, if any provision of this Interlocal Cooperative Agreement shall be held, in a final judicial determination, to be invalid or prohibited under applicable law, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remainder of such provision or the remaining provisions of this Interlocal Cooperative Agreement. Notwithstanding the foregoing, however, should such judicially determined invalidity of any provision of this Interlocal Cooperative Agreement frustrate the intended purpose of the member entities, as expressed herein, such invalidity shall cause this Interlocal Cooperative Agreement to be terminated, with the parties, to the extent possible, to be restored to the status quo as though this Interlocal Cooperative Agreement not been executed.

H. **Conflict with State Law.** To the extent that any provision contained in this Interlocal Cooperative Agreement is or subsequently comes in conflict with Utah Code Annotated section 26A-1-101 et seq., as amended, the latter shall be controlling with respect to the organization and operation of SEUHD.

I. **Governing Law.** The laws of the State of Utah shall govern this Agreement.

AGREED TO AND APPROVED BY:

CARBON COUNTY

Date

Carbon County Commission
Chair

EMERY COUNTY

Date

Emery County Commission
Chair

GRAND COUNTY

Date

Grand County Council Chair

APPROVED TO FORM

Carbon County Attorney Date

Emery County Attorney Date

Grand County Attorney Date

Attachment A: Funding Formula

The basis for this funding formula is a request to the counties of a total of $301,790 in 2018. SEUHD may request an increase to this amount. The funding formula shall be as follows.

$$\frac{((\%\ \text{Population} * 2) + \%\ \text{Assessed Valuation} + \%\ \text{Environmental Services})}{4}$$

Environmental Services shall be defined as the sum of the food service, body art, tanning, schools, child care, adult care, and liquid waste hauler establishments.

For example:

In 2017 for the 2018 budget year:

	Population	Assessed Valuation	Environmental. Services (as defined)
Carbon	20,233 (50.751356%)	1,773,398,660 (33.443133%)	143 (37.63157%)
Emery	10,216 (25.416729%)	1,990,665,620 (37.540400%)	89 (23.52008%)
Grand	9,579 (23.831915%)	1,538,664,590 (29.016467%)	148 (38.94736%)

Carbon County = ((50.751356*2) + 33.443133 + 37.63157)/4 or 43.147352% of total county contributions.

Emery County = ((25.416729*2) + 37.540400 + 23.52008)/4 or 27.973482% of total county contributions.

Grand County = ((23.831915*2) + 29.016467 + 38.94736)/4 or 29.906912% of total county contributions.

AGENDA ITEM: R

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Green River District Office
170 South 500 East
Vernal, UT 84078
http://www.blm.gov

RECEIVED
OCT 04 2018
BLM

In Reply Refer To:
1626 (LLUTG00000) **P**

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
7016 1370 0001 1640 4795

Council Chair Mary McGann
Grand County Council
125 East Center Street
Moab, Utah 84532

Dear Council Chair Mary McGann:

Grand County ("the County") is hereby invited to be a cooperating agency in the preparation of the Bureau of Land Management Vernal Field Office (VFO) Comprehensive Travel and Transportation Management Plan (CTTMP).

The CTTMP for the VFO is subdivided into five smaller units known as Travel Management Areas (TMAs). The enclosed Memorandum of Understanding (MOU) applies to the Book Cliffs TMA. There will be a separate Environmental Assessment (EA) and MOU for each TMA.

Entering into cooperating agency status for this project grants the County the right to review internal drafts of the EA, prepare or submit data for inclusion in the EAs, and participate in coordination meetings, including the route evaluation sessions.

If the County feels that changes need to be made after reviewing the MOU, please notify Kelly Buckner of this office. Once the MOU is agreeable to the County, please sign and return it to this office if you choose to participate. Also, please fill out the points of contact in the space provided in Attachment C of the MOU.

Should you have questions or concerns, please contact Kelly Buckner or myself at (435) 781-4400.

Sincerely,

Roger L Bankert

Roger Bankert
Field Manager

Enclosure

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, VERNAL FIELD OFFICE
AND
GRAND COUNTY, UTAH
AS A COOPERATING AGENCY
FOR TRAVEL MANAGEMENT PLANNING

I. Introduction

This Memorandum of Understanding (MOU) establishes a cooperating agency relationship between the Bureau of Land Management's Vernal Field Office ("BLM") and Grand County ("Cooperator") for the purpose of preparing the Book Cliffs Travel Management Plan ("TMP") under the Settlement Agreement in *Southern Utah Wilderness Alliance, et al, v. U.S. Department of the Interior, et al.*

The BLM is the lead federal agency for development of the Book Cliffs TMP. The BLM acknowledges that the Cooperator has jurisdiction by law and special expertise applicable to the TMP effort, as defined at 40 CFR 1508.15 and 1508.26. This MOU describes responsibilities and procedures agreed to by Grand County as a Cooperating Agency and the BLM ("the Parties").

The cooperating agency relationship established through this MOU shall be governed by all applicable statutes, regulations, and policies, including the Council on Environmental Quality's National Environmental Policy Act (NEPA) regulations (in particular, 40 CFR 1501.6 and 1508.5), the BLM's planning regulations (in particular, 43 CFR 1601.0-5, 1610.3-1, and 1610.4), and the Department of the Interior's Manual regarding NEPA (516 DM 2.5).

Map A shows the boundaries and route inventory for the Book Cliffs TMA.

II. Purpose

The purposes of this MOU are:

A. To designate Grand County as a Cooperating Agency in the Book Cliffs TMP process.

B. To provide a framework for cooperation and coordination between the BLM and the Cooperator that will ensure successful completion of the TMP/EA in a timely, efficient, and thorough manner.

C. To recognize that the BLM is the lead agency with responsibility for the completion of the TMP and the Decision Record (DR).

D. To describe the respective responsibilities, jurisdictional authority, and expertise of each of the Parties in the planning process.

E. The Travel Management Plan will not address R.S. 2477 assertions.

III. Authorities

A. The authorities of the BLM to enter into and engage in the activities described within this MOU include, but are not limited to:

1. National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.).

2. Federal Land Policy and Management Act of 1976 (43 U.S.C. 1701 et seq.).

B. Regulations implementing the above authorities:

1. Council on Environmental Quality regulations (40 CFR 1501 et seq.).

2. BLM Planning regulations (43 CFR 1601 and 1610 et seq.).

3. BLM Designation of Areas and Trails regulations (43 CFR 8340 and 8342 et seq.)

C. The authorities of Grand County to enter into this MOU include, but are not limited to:

1. National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.).

2. Federal Land Policy and Management Act of 1976 (43 U.S.C. 1701 et seq.).

IV. Roles and Responsibilities

A. BLM Roles and Responsibilities:

1. As lead agency, the BLM retains final responsibility for the TMP process and the content of all TMP, NEPA, and decision documents. For the Book Cliffs TMP, the BLM's responsibilities include making available to Cooperators, the public, and other stakeholders:

a. Maps and GIS data of all BLM-inventoried routes being considered for designation

b. Preliminary, draft, and final route evaluation reports for each route being considered for designation

c. TMP Scoping Report

d. Baseline Monitoring Report

e. All written input from the public and stakeholders received on the draft TMP EA document

f. Draft and final TMPs with their associated NEPA and decision documents.

In meeting these responsibilities, the BLM will follow all applicable statutory and regulatory requirements.

2. To the fullest extent consistent with its responsibilities as lead agency, the BLM will consider the comments, recommendations, data, and/or analyses provided by the Cooperator in the TMP planning process, giving particular consideration to those topics on which the Cooperator is acknowledged to possess jurisdiction by law or special expertise. To the extent allowable by applicable law, regulation, and policy, the BLM will consider all reasonable route designation proposals submitted by Cooperators under at least one TMP NEPA alternative.

3. After consideration of the effect such releases may have on the BLM's ability to withhold this information from other parties, the BLM will provide the Cooperator with copies of documents underlying the TMP relevant to the Cooperator's responsibilities, including technical reports, data, analyses, comments received, working drafts related to environmental reviews, and draft and final TMPs to the fullest extent practicable.

4. There will be two advance comment review periods. Each review period will be for 30 days. The first comment period is a review of the preliminary route evaluations. The second comment period is a review of the administrative draft TMP NEPA document.

B. Cooperating Agency Roles and Responsibilities:

1. Grand County is a Cooperating Agency in the Book Cliffs TMP process and is recognized to have jurisdiction by law and special expertise in the following areas:

   a. Public Rights-of-Way.
   The County has expertise regarding the management and use of public roads within its boundaries and can provide assistance in evaluating potential direct, indirect, and cumulative impacts from the project.

2. The Cooperator will provide information, comments, and technical expertise, as well as the associated data and analysis supporting such submissions, to the BLM regarding those elements of the TMP in which it has jurisdiction or special expertise or for which the BLM requests its assistance.

3. Within the areas of its jurisdiction or special expertise, the Cooperator may participate in any of the activities identified in Attachment A. These activities include, but are not limited to:
    - providing guidance on public involvement strategies
    - identifying data needs
    - providing written comments on working drafts of the TMP and supporting documents.

C. Responsibilities of the Parties:

1. The Parties agree to participate in this Book Cliffs TMP process in good faith and make all reasonable efforts to resolve disagreements.

2. The Parties agree to comply with the planning schedule provided as Attachment B, which includes dates for TMP/NEPA milestones and timeframes for Cooperator's reviews and submissions.

3. Each Party agrees to fund its own expenses associated with the Book Cliffs TMP process.

V. Agency Representatives

Each Party will designate a representative and an alternate representative, as described in Attachment C, to ensure coordination between the Cooperator and the BLM during the planning process. Each Party may change its representative at will by providing written notice to the other Party.

VI. Funding

Nothing in this MOU shall require any of the Parties to assume any obligation or expend any sum in excess of authorization and appropriations available.

VII. Other Provisions

A. Authorities not altered

Nothing in this MOU alters, limits, or supersedes the authorities and responsibilities of any Party on any matter within its respective jurisdiction. Nothing in this MOU shall require any of the Parties to perform beyond its respective authority.

B. Financial Obligations

Nothing in this MOU shall require any of the Parties to assume any obligation or expend any sum in excess of authorization and appropriations available

C. Immunity and Defenses Retained

Each Party retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this MOU.

D. Conflict of interest

The Parties agree not to utilize any individual or organization for purposes of plan development, environmental analysis, or Cooperator representation, including officials, employees, or third party contractors, having a financial interest in the outcome of the Book Cliffs TMP. Questions regarding potential conflicts of interest should be referred to BLM Ethics Counselors for resolution.

E. Documenting disagreement or inconsistency

Where the BLM and one or more Cooperators disagree on substantive elements of the Book Cliffs TMP (such as designation of the alternatives to be analyzed or analysis of effects), and these disagreements cannot be resolved, the BLM will include a summary of the Cooperator's views in the final TMP/EA document. The BLM will also describe substantial inconsistencies between its proposed action(s) and the objectives of officially adopted state, local, or tribal land use plans and policies.

F. Management of information

The Cooperator acknowledges that all supporting materials and draft documents may become part of the administrative record and may be subject to the requirements of the Freedom of Information Act (FOIA) and other federal statutes. The Cooperators agrees not to release these materials to individuals or entities other than the Parties to this MOU and their contractors.

G. Information Confidentiality

The BLM may share information which includes, but is not limited to, documents, raw data and deliberations, with the Cooperator that is confidential or in a confidential phase of development. It is BLM's responsibility to inform the Cooperator of the level of confidentiality required for any shared information. It is the Cooperator's responsibility to comply with those confidentiality requirements. If the Cooperator has reason to believe it will be unable to comply with the confidentiality requirements, it will inform BLM of this inability before BLM shares the information with the Cooperator.

H. Coordination with the BLM's Contractor

Advanced Resource Solutions (ARS) serves as the BLM's contractor for:

- public involvement (i.e. public scoping/open houses)
- data collection (i.e. route inventory)
- environmental analysis (i.e. route evaluation)

- NEPA preparation.

The Cooperator may communicate with the contractor only through BLM's representative. The Cooperator acknowledges that the BLM retains the exclusive responsibility to authorize modifications to the contract with ARS, and that the Cooperator is not authorized to provide technical or policy direction regarding the performance of this contract.

VIII. Term, Amendments, and Termination

A. Term of MOU

This MOU becomes effective upon signature by the authorized officials of the BLM and the Cooperator.

B. Amendment

This MOU may be amended through written agreement of all signatories.

C. Termination

If the Parties find that they cannot work together toward a common goal and efforts at dispute resolution have been unsuccessful, any Party may end its participation in this MOU by providing written notice to the other Party. If not terminated earlier, this MOU will end when the DR for the Book Cliffs TMP is approved by the BLM Authorized Officer.

IX. Signatures

A. All signatories have the appropriate delegation of authority to sign this MOU.

B. The Parties hereto have executed this MOU on the dates shown below.

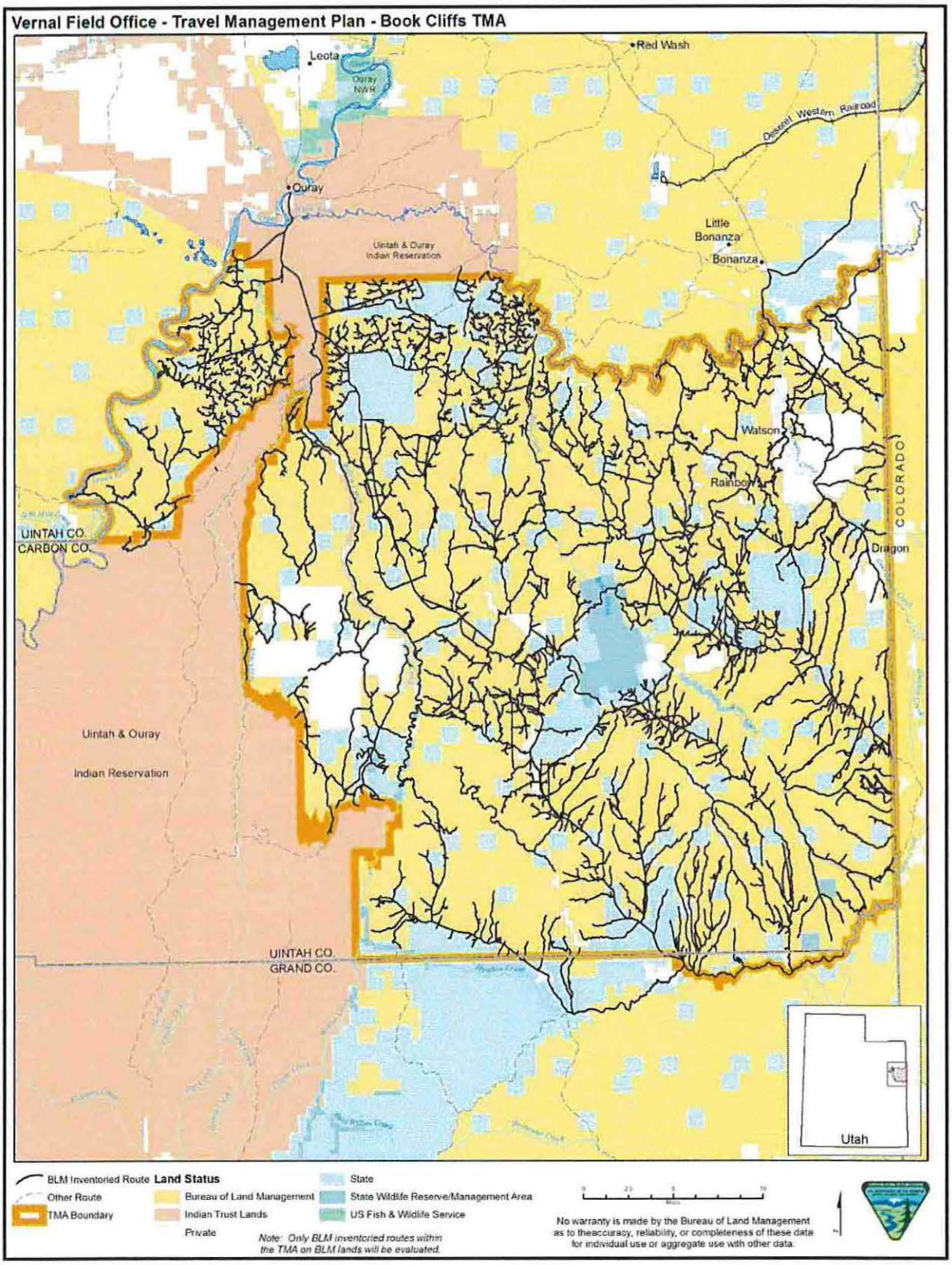
_____ Dated: _____

Mary McGann
Grand County Council Chair

_____ Dated: _____

Roger Bankert
Field Manager
Bureau of Land Management, Vernal Field Office

Map A – Book Cliffs TMA Boundary and Route Inventory



Attachment A

Cooperating Agency Participation in the BLM Vernal Field Office's Book Cliffs Travel Management Plan

	TMP Stage	**Potential Activities of Cooperating Agencies (CAs) within their acknowledged areas of jurisdiction or special expertise**
1	Initiation	Meet with BLM to become familiar with travel management process and identify opportunities to participate.
2	Collect inventory data from CA	Identify data needs; provide data and technical analyses within the CA's jurisdiction or special expertise.
3	CA review of route inventory data	Once BLM has compiled GIS route inventory data, provide comments to BLM during a review prior to public scoping. A minimum of 3 weeks for this review period is suggested.
4	Conduct public scoping	May include, but is not limited to: Provide input on issues that may help drive general alternative development; identify relevant local and regional organizations and interest groups; identify connected, similar, and cumulative actions; identify other relevant agencies. CAs may provide additional comments during public scoping if so desired.
5	Develop a reasonable range of alternative designated route networks	Collaborate with field manager in developing alternatives. **[Decision to select alternatives for analysis is reserved to the BLM.]**
6	Conduct interdisciplinary route evaluation meetings	TBD for each FO as appropriate. For example, the CA may physically participate in the route evaluation meetings or they may provide information on specific routes that would inform the route evaluation.
7	CA review of preliminary route evaluation process	Provide comments to BLM during a review period regarding the results of the interdisciplinary preliminary route evaluation process, including the travel management plan scoping report, maps of preliminary route designation alternatives, draft route reports, and the baseline monitoring report for disturbances within WSAs, natural areas, and BLM-inventoried lands with wilderness characteristics. A 30-day CA comment review period will be provided.
8	Post preliminary route evaluation process documents online	Commensurate with the level of public and stakeholder interest in the TMP, BLM may seek further public and stakeholder interest through public meetings and/or other engagement efforts regarding the preliminary route evaluation documentation. It remains the discretion of each field office to determine whether a formal public comment period is warranted at this stage. BLM may hold a CA meeting.

Attachment A

Cooperating Agency Participation in the BLM Vernal Field Office's Book Cliffs Travel Management Plan

	TMP Stage	Potential Activities of Cooperating Agencies (CAs) within their acknowledged areas of jurisdiction or special expertise
9	Finalization of documentation and preparation of draft TMP	**[Action reserved to BLM.]**
10	CA review of administrative draft TMP	Provide comments to BLM during a review period on the administrative draft TMP. A 30-day CA comment review period will be provided.
11	Public Comment Period	BLM will release draft TMP and EA, updated draft route reports, and associated maps/GIS data for a minimum 30-day public comment period (or longer at BLM's sole discretion). The CAs may provide written, public comments on draft if desired. **[Decision to select a preferred alternative and to issue a draft is reserved to the BLM.]**
12	Respond to comments	As appropriate, review comments within the CA's jurisdiction or special expertise and provide assistance in preparing BLM's responses.
13	Issue final TMP, EA, Decision Record, and associated map/GIS data to the public	**[Action reserved to the BLM.]**
14	Sign Decision Record (DR)	**[Action reserved to the BLM.]**

Attachment B

Schedule for the Book Cliffs Travel Management Plan[1]

Task	Responsibility	Dates
Initiate Travel Management Planning (TMP)	BLM	• 3rd Party Contract awarded 09-15-2010 • 3rd Party Contract expired 12-31-2015 • 3rd Party Contract renewed 09-26-2016 • 3rd Party Contract modified to reflect Settlement Agreement 09-21-2017
Collect route inventory data and provide to BLM	Cooperator	• GIS data received from Uintah County Summer 2010 • Contractor route inventory conducted Fall 2011 to Fall 2012 • Updated GIS data received from Uintah County Fall 2013 and added to route inventory
Cooperator review of all BLM-provided route inventory data prior to public scoping	Cooperator(s)	A route inventory map is included with this MOU
Conduct public scoping	BLM	A Public Scoping / Open House will be held after the preliminary route evaluation process is completed. Dates are yet to be determined.
Develop a reasonable range of alternative designated route networks	BLM / Cooperator (advisory)	Alternatives are developed based on feedback from will be refined from the Public Scoping data.

[1] All future planning dates marked with an asterisk (*) are tentative and subject to change.

Attachment B

Schedule for the Book Cliffs Travel Management Plan[1]

Task	Responsibility	Dates
Conduct interdisciplinary route evaluation meetings	BLM and/or Cooperator (as appropriate)	Route evaluation sessions are scheduled for the following dates: • 10-22-2018 to 10-26-2018 • 12-03-2018 to 12-07-2018 • 01-28-2019 to 02-01-2019 • 03-11-2019 to 03-15-2019 • 04-02-2019 to 04-06-2019 • 06-03-2019 to 06-07-2019 • 07-15-2019 to 07-19-2019 • 08-19-2019 to 08-23-2019 • 10-07-2019 to 10-11-2019 Additional sessions will be added as needed. Cooperators will be notified with as much advance notice as possible if extra route evaluation sessions are needed or if dates change.
Cooperator review of preliminary route evaluation process*	Cooperator	30-day Review Period Winter-Spring 2020
Post preliminary route evaluation process documents online*	BLM	Spring-Summer 2020
Finalization of documentation and preparation of draft TMP*	BLM	Winter 2021
Cooperator review of administrative draft TMP*	Cooperator	Winter-Spring 2021
Public Comment Period*	BLM	Summer 2021
Respond to comments*	BLM / Cooperator (advisory)	Summer-Fall 2021
Issue final TMP, EA, Decision Record, and associated map/GIS data to the public	BLM	Completed by November 30, 2022
Sign Decision Record (DR)	BLM	Completed by November 30, 2022

Attachment C

Agency Representatives

Bureau of Land Management

PRIMARY REPRESENTATIVE

Kelly Buckner
Green River District Planning and Environmental Coordinator
170 South 500 East
Vernal, Utah 84078
435-781-4445
kbuckner@blm.gov

ALTERNATE REPRESENTATIVE

Jacob Palma
Price Field Office NEPA Coordinator
125 South 600 West
Price, Utah 84501
435-636-3660
jepalma@blm.gov

Bureau of Indian Affairs

PRIMARY REPRESENTATIVE

Insert Name
Title
Insert Street Address
Insert City, State, and Zip
Insert Phone
Insert Email

ALTERNATE REPRESENTATIVE

Insert Name
Title
Insert Street Address
Insert City, State, and Zip
Insert Phone
Insert Email

AGENDA ITEM: S

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

October 16, 2018

Dear Citizen of Tooele County, Utah,

The Grand County Council does not believe it is our place to tell another county the form of government they should choose.

During a regular meeting of the Grand County Council on October 17, 2018, the council voted to send this letter to the people of Tooele County to encourage you to vote for the form of government that will best serve the citizens of your county.

On October 8th, an Op-Ed appeared on the "No Prop 6 Tooele Facebook" page written by Curtis Wells, vice-chair of the Grand County Council urging voters to vote "no" on Proposition 6. His editorial would lead many to believe that a switch in 1992 from a three-person commission form of government to a seven-person council has been a disaster for Grand County and that he represented the Grand County Council.

Nothing could be further from the truth.

Our present form of government moved Grand County out of a depression and into a period of economic growth, better schools, better healthcare facilities, improved roads and trails, and greater citizen participation.

Grand County voters have repeatedly endorsed our current seven-person council form of government. After an initial favorable vote in 1992, voters chose to retain the council in 2004 and again in 2012. In all three elections, the council form prevailed by a large margin.

The Grand County Council and the majority of voters support our present form of government and are only changing it because council vice-chair Curtis Wells, without the knowledge or approval of his fellow county council members, and in direct opposition to the will of the voters, inserted an amendment into HB224 mandating that Grand and Morgan counties switch to different forms of government, regardless of whether or not voters in those counties desire such a switch.

Our hope is this op-ed makes it clear that Grand County's present form of government, a seven-member county council with an appointed administrator, is supported by the majority of the county council and the majority of Grand County's voters.

Sincerely,

Mary McGann
Chair of the Grand County Council

From:	Mary McGann
To:	Bryony Chamberlain
Subject:	Fwd: Curtis Wells letter
Date:	Friday, October 12, 2018 2:46:34 PM

Sent from my iPhone

Begin forwarded message:

From: Erik Gumbrecht <erik.gumbrecht@gmail.com>
Date: October 10, 2018 at 11:59:34 AM MDT
To: mmmisgrand@gmail.com
Subject: Curtis Wells letter

Chair Mary McGann,

Thanks so much for your time today, it was a pleasure. Thanks for being willing to clarify that your form of government is something you folks have been happy with and retained 3 times over, and that it is also more of a 7 member commission than a council. We are recommending a Council-Manager form like Wasatch and Summit have, only with 5 members elected by district. Below you'll see the op-ed released by Curtis Wells to the people of our county. It would really help us to clarify the differences, and point out inaccuracies. I look forward to hearing from you.

Thanks,

Erik Gumbrecht

Tooele County Prop 6

The following Op-Ed was submitted by Curtis Wells, Vice-Chair of the Grand County Council:

To the citizens of Tooele County, Utah:

My name is Curtis Wells and I'm the Vice-Chair of the Grand County Council. In 1992 Grand County changed from a three-member commission to a 7-member council with a hired administrator. Our counties plan was lauded as a work of art and reads like a democratic dream. A "citizen government" where Commissioners are split into part-time council-members, a full-time manager to carry out the day-to-day executive responsibilities, an increase in demand for Special Service Districts so the county can essentially delegate to and the public can be more involved in the counties decision-making and operations. With five or seven council-members we'll have a more diverse council and we'll have to pay them less. It was sold as the answer to all of our political and economic problems.

A quarter-century later the results are politically or rationally indisputable. Of the seven council-members, only three to four of them read their material before the

meetings and pull all of the weight. Because we're not in the county building or near the operations by design, we're not knowledgeable of county business or services; subsequently we're treated like visitors by the departments and functions we're supposed to be making decisions for. Like many rural areas, we lack turnover in our essential public positions. Our county administrator outlasts councilmembers and soon the tail wags the dog, council after council. Our special service districts are responsible for large portions of county operations with a low level of service, poor financial management, and their meetings suffer from poor attendance by their own volunteer board members and the public. Millions of dollars of mineral lease money and sales tax are distributed to these districts on an annual basis without any real accountability and responsiveness. We struggle to find members of our community that are willing to run for county council seats let alone make tough decisions or lead the county through difficult times.

I've worked tirelessly to transition Grand County back to a County Commission. We will realize that goal by 2021. Economies change, times change, our challenges and opportunities change. It's important in Utah that we outfit our counties with a structure and system of government that allows for productivity, efficiency, and accountability. That is a County Commission. The grass is not greener. Please learn from our experiment gone wrong. Your citizens deserve better.

Curtis Wells
Vice-Chair Grand County Council
Moab UT

tem's authority exists for the duration of a specific time period, typically a specific Council meeting.

11. Official County Council Business: Means matters that have been formally acted upon or authorized by the Council in a lawful meeting

12. Council Officers: Means Council Chair and Vice Chair.

B. Council Members

1. Appointment of the Officers: The Council shall elect or appoint the Chair and the Vice Chair at its first meeting in January. The Council shall make its best effort to elect or appoint a different Council Member as Chair each year.

2. Council Meeting Attendance: Council Members are required to attend all regularly scheduled and special Council Meetings. See Appendix item II, County Form of Government Ordinance, Removal and Recall of Council Members—Vacancies. If an event arises that prohibits attendance of a Council Meeting, the Council Office must be notified.

3. Participation in Local, State or Federal Committees: Council Members are encouraged to participate in other local, state and federal committees and associations and disclose same to the County Council.

4. County Council Documents: The official Grand County letterhead, which includes the Grand County logo and names and titles of current officers/Council Members, shall be used only for official County Council business. See also "Council Communications."

5. Council Communications: Council Members, including the Officers, shall not speak for the Council or for Grand County in written or verbal communication without specific prior approval from the Council at a lawful meeting unless the Council has previously taken an official position on the matter. Council Members are encouraged to delineate their personal opinions from the official positions of the Council in the course of the discharge of their duties.

6. Electronic Communication: Council Members are encouraged to be mindful in their electronic communications that any electronic communications among two or more Council Members may be subject to GRAMA, the State's Government Records Access and Management Act. GRAMA gives "every person the right to inspect a public record" (UCA 63G-2-201(1)). It defines a public record as "public unless otherwise expressly provided by statute" (UCA 63G-2-201(2)). Exceptions are, according to UCA 63G-2-202, "a record that is private, controlled, or protected" under State Code. Furthermore, the State's Open and Public Meetings Act defines an electronic message as "a communication transmitted electronically including: electronic mail, instant messaging, electronic chat, text messaging.., or any other method that conveys a message or facilitates

Bernie Sanders: Trump lies about 'Medicare for All' and he's made health care worse

Bernie Sanders, Opinion contributor Published 2:06 p.m. ET Oct. 11, 2018

Medicare for All is popular because it would save people money and assure them the health care they need. Trump's only defense is to lie about my bill.



Sen. Bernie Sanders(Photo: Jose Luis Magana/AP)

CONNECTTWEETLINKEDINCOMMENTEMAILMORE

The American people have a very clear choice in the upcoming elections. On one side is Donald Trump and the Republican leadership in Congress, who made throwing 32 million Americans off of health insurance their number one priority in Washington. On the other side is my "Medicare for All" plan supported by 16 senators and 122 House members. It would guarantee everyone could get the health care they need without going into debt at far lower cost than the current dysfunctional system.

And Americans are very clear about which side they are on. In a poll last summer, 70 percent said they support expanding and improving Medicare to cover everyone in our country. They understand that there is something profoundly wrong when our current dysfunctional health

care system is designed not to provide quality care to all, but to enable the private health insurance industry and drug companies to make billions in profits.

Despite spending almost twice as much per capita as any other country, 30 million Americans have no health insurance and many more are underinsured with high deductibles and co-payments. Further, the pharmaceutical industry charges us, by far, the highest prices in the world for prescription drugs. It is insane that today it costs an average of $28,000 a year to provide health insurance to a family of four. It is equally insane that one out of five Americans cannot afford the prescription drugs their doctors prescribe.

Donald Trump has only made health care worse

Medicare is the most popular, successful and cost-effective health insurance program in the country. Today, only people 65 and older are eligible for it. Americans shouldn't have to wait that long to get the high-quality health care they need and deserve.

As president, Trump has made our health care system worse. While we were able to defeat his budget which proposed a $1 trillion cut to Medicaid, a $500 billion cut to Medicare and a $72 billion cut to the Social Security disability fund, we were unable to stop other very harmful measures.

As a result of his efforts to sabotage the Affordable Care Act, 13 million more Americans will become uninsured over the next decade while millions more have seen their premiums rise. Further, his administration is working alongside 20 Republican state attorneys general to end the protection that the Affordable Care Act now guarantees to people with pre-existing conditions, such as cancer, heart disease and diabetes. No one can estimate how many thousands of those people will die if they can no longer purchase affordable insurance.

More: Trump: Democrats' 'Medicare for All' plan will demolish promises to seniors

Medicaid expansion is popular. Democrats should build on it in midterms and beyond.

Donald Trump erodes Social Security and Medicare solvency while blaming Democrats

We have a different idea: Expand Medicare to all. My bill would provide comprehensive and cost-effective health care for everyone — without out-of-pocket expenses.

Study after study shows that when we eliminate private insurance premiums, deductibles and co-payments, the average American will pay substantially less for health care than he or she currently pays. For example, a recent study by RAND found that moving to a Medicare for All system in New York would save a family with an income of $185,000 or less about $3,000 per person a year, on average. Even the projections from the conservative Mercatus Center suggest that the average American could save about $6,000 under Medicare for All over a 10-year period.

Medicare for All not only benefits individuals and families, it would also benefit the business community. Small and medium sized businesses would be free to focus on their core business goals instead of wasting precious energy and resources navigating an incredibly complex system to provide employee health insurance. Equally important, with universal health care, workers would not have to stay at jobs they dislike just because their employer provides decent health insurance.

Medicare for All is better for seniors

Given the president's propensity to lie about almost everything, it is not surprising that Trump is grossly distorting what the Medicare for All legislation does.

Our proposal would not cut benefits for seniors on Medicare, as the president and his Republican allies claim. In fact, we expand benefits. Millions of seniors today cannot afford dental care, vision care or hearing aids because Medicare does not cover them. Our proposal does. In addition, Medicare for All would eliminate deductibles and copays for seniors and significantly lower the cost of prescription drugs. Medicare for All allows seniors and all Americans to see the doctors they want, not the doctors in their insurance networks.

Trump claims that Medicare for All is not affordable. That is nonsense. What we cannot afford is to continue spending almost twice as much per capita on health care as any other country on Earth. We can't afford the $28,000 it currently costs to provide health insurance for the average family of four. We can't afford to have 30 million Americans with no health insurance and even more who are under-insured with high deductibles and high co-payments. We can't afford to have millions of Americans get sicker than they should, and in some cases die, because they can't afford to go to the doctor.

Here is the bottom line: If every major country on earth can guarantee health care to all and achieve better health outcomes, while spending substantially less per capita than we do, it is absurd for anyone to suggest that the United States of America cannot do the same.

Bernie Sanders is an independent senator from Vermont. Follow him on Twitter: @SenSanders

You can read diverse opinions from our Board of Contributors and other writers on the Opinion front page, on Twitter @usatodayopinion and in our daily Opinion newsletter. To respond to a column, submit a comment to letters@usatoday.com.

Bryony Chamberlain

From: Curtis Wells
Sent: Tuesday, October 16, 2018 2:26 PM
To: Bryony Chamberlain
Subject: Brian S. King: Why do so many Mormons back this president? - The Salt Lake Tribune

https://www.sltrib.com/pb/opinion/commentary/2018/01/20/brian-s-king-why-do-so-many-mormons-back-this-president

Brian S. King: Why do so many Mormons back this president?

What's up with Mormons approving of Donald Trump at greater rates than any other religion?

According to a Gallup poll of over 2,200 LDS voters from this month, 61 percent of Mormons approve of Donald Trump's performance as president. This confirms what other surveys have said for months: Mormons are Donald Trump's most reliable supporters.

I'm a life-long and active LDS Church member. I've served in a variety of leadership, teaching and other service positions. The Gallup poll makes me wonder how we got to this point. I remember two years ago feeling proud that Utah Republicans stood up and rejected Trump as their nominee. Yet now, most of my co-religionists not only support him as president, they go further and *approve* of his performance over the past year as leader of our incredible country. That is remarkable. What does such strong endorsement of Trump tell the world about who we, as Mormons, are?

For decades Mormons have been taught, rightly, by our leaders that the character of our elected officials is of prime importance in deciding for whom to vote. We are encouraged to seek out and support men and women for all public offices who act with integrity and are wise, good and honest. Prophets have taught that we must stand for charity, honesty, morality, virtue and civility.

Donald Trump stands for none of these things. He often shows open disdain for each of these qualities to which we aspire. His words and behavior are jarringly inconsistent with not just Mormon values, but with universally accepted norms of decent human behavior across all cultures for millennia.

What cognitive dissonance do Mormons display when they persistently approve of Trump? When 61 percent of LDS members admire Trump, does that demonstrate a significantly greater willingness than other religions to uncritically believe dishonest news sources? Could it reveal Mormons want an authoritarian leader, regardless of the lack of uprightness or integrity of that person?

Perhaps Mormon esteem for Trump shows that active LDS members remain committed, in a tribal way, to a particular political party even though the leaders of that party trample truth and righteousness under their feet. Does persistent majority praise for Trump simply reflect a type of affinity fraud among individuals in a relatively close-knit culture?

It is likely that LDS voters' disproportionate approval of Trump is a combination of these reasons and others. No matter the explanation, I am deeply troubled by my co-religionists' consistent and strong admiration of a person who so clearly exhibits personality defects we are taught to reject. This 61 percent approval displays political solidarity that trumps our spiritual aspirations for a Zion community in a powerful and damning way.

Apparently Mormons are more attached to party labels than to their supposed religious values.

Let's not fool ourselves: Persistent approval of Trump by most LDS Church members will change us. Approval discloses not just what kind of a leader 61 percent of Mormons will tolerate, it reveals the kind of character many of us venerate. It proclaims to the world the spiritual and religious values of most Mormons.

It is not an option for me to claim to be a disciple of Christ and be quiet in the face of such an unrelenting and prominent example of indecency, discrimination and lack of charity toward other people. We must speak out in disapproval of the moral rot coming from the leader of our country.

When Mormons are among Trump's most zealous supporters, we betray our faith. We dishonor the core spiritual and religious beliefs we claim to revere. I refuse to remain silent.

LDS Church members need to examine the misalignment between our supposed beliefs and the approval most Mormons give to a person of Donald Trump's character.



Trent Nelson | The Salt Lake Tribune Rep. Brian King, Salt Lake City, listens to debate on HB60, Campaign Finance Amendments, which later failed in the House at the State Capitol Building in Salt Lake City, Tuesday March 3, 2015.

Brian S. King, D-Salt Lake City, is minority leader of the Utah House of Representatives.

CONSENT AGENDA SUMMARY

GRAND COUNTY COUNCIL MEETING

October 16, 2018

Consent Agenda Item: T-Y

TITLE:	T. Approving proposed service agreement with iWorQ Systems, Community Development & Public Works Software, in the amount of $2,500 U. Approving proposed letter of support for rail service from Moab to Price V. Approving proposed letter of support for the Endangered Species Act reform bill draft W. Approving proposed Cooperative Agreement with the Utah Division of Forestry, Fire & State Lands to provide non-native biocontrol monitoring, recording and analysis of the Tamarisk leaf beetle X. Approving application for retail beer license for Grassroots Events, located at Poison Spider Trailhead on February 16, 2019 Y. Approving proposed job descriptions, as redrafted and reformatted by Personnel Systems & Services, for the Assessor's Office: 1. Chief Deputy Assessor (renamed from Chief Deputy Assessor/Chief Appraiser) 2. Deputy Assessor I (renamed from Deputy Assessor/Appraiser) 3. Deputy Assessor/Motor Vehicle & Personal Property Clerk 4. Appraiser Trainee
FISCAL IMPACT:	See Corresponding Agenda Summary, if any
PRESENTER(S):	None

Prepared By:

Bryony Hill
Council Office Coordinator
435-259-1346
bchamberlain@grandcountyutah.net

FOR OFFICE USE ONLY:

Attorney Review:
N/A

RECOMMENDATION:

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

BACKGROUND:

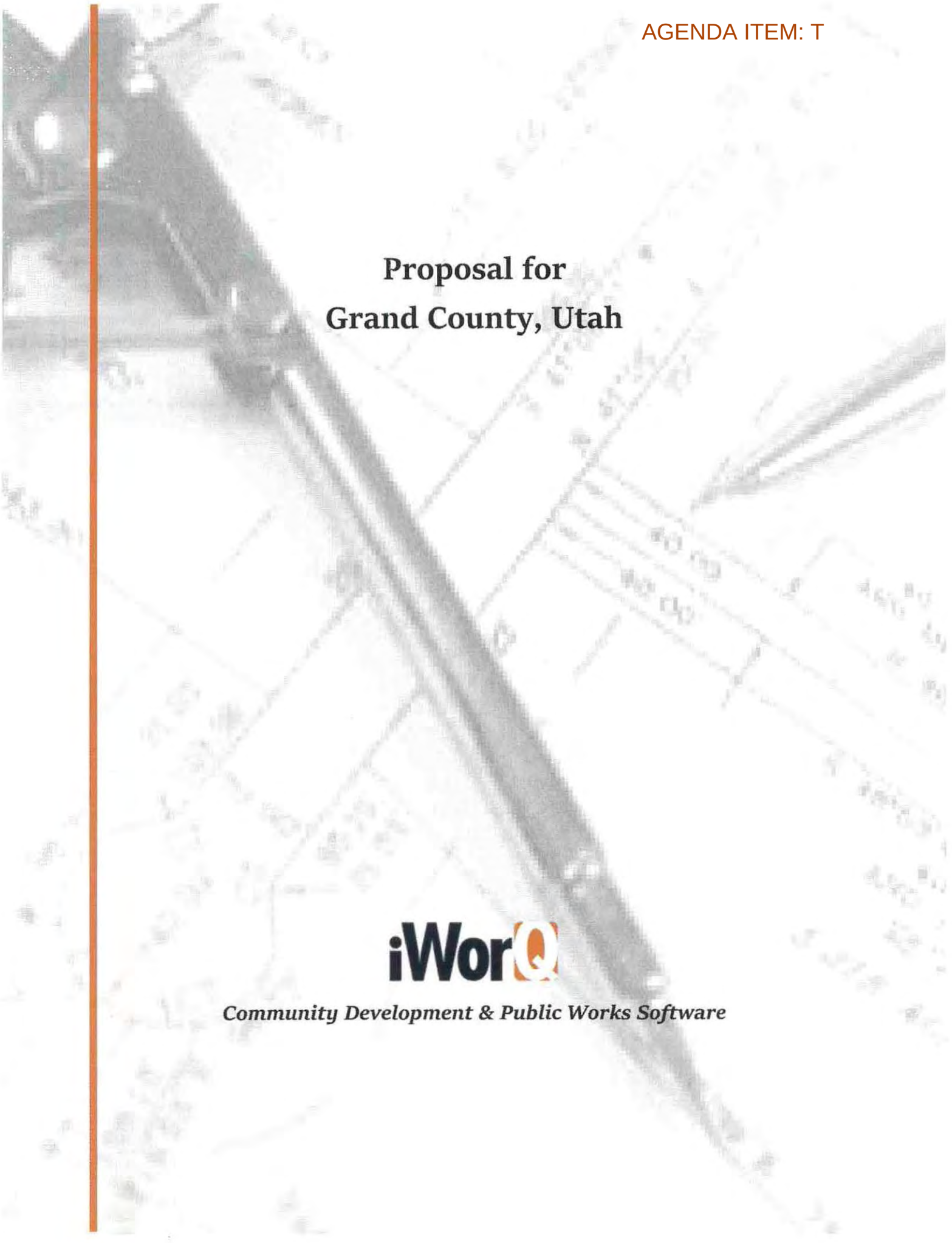
See corresponding agenda summary, if any, and related attachments.

ATTACHMENT(S):

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

AGENDA ITEM: T

Proposal for
Grand County, Utah



iWorQ

Community Development & Public Works Software

Executive Summary

Thank you for your considering iWorQ Systems! We have been providing government software solutions since 2001 and serve more than 1,300 customers throughout the United States and Canada. iWorQ Systems leads the industry in delivering hosted web-based solutions.

To access iWorQ all you need is an internet connection and your choice of device including desktops, laptops, smartphones (iPhone, Android) and tablet devices (iPad, Galaxy, etc.) The system's graphical user interface, including all screens and dashboards, is natively touch screen enabled allowing your staff the flexibility to determine which device to utilize inside the office or in the field.

We are confident in providing a solution that can improve your internal communication as well as increase your responsiveness to your citizens and customers while reducing the time and effort from your staff. We do this by streamlining your processes through our applications inside the office, out in the field, and provide additional access through our Citizen Engagement mobile app and web portal for internal staff and citizens.

We will follow up with you to review any questions you may have about this proposal and the next steps in our consultative sales process.

Best Regards,



Scott Jardine
VP | Sales & Marketing

Grand County	Quote creation: 10/5/2018
125 East Center Street Moab, Utah 84532	Prepared by: Scott Jardine

1. QUOTE

Grand County- hereafter known as "Customer", enters into the following Service Agreement with iWorQ Systems, "iWorQ", headquartered in Logan, UT. Customer will pay an annual fee for the services and a one-time setup fee detailed below:
Population: 9,516

Community Development Applications and Services	Package Price	Billing
Community Development Package Package Includes: **Permit Management* **Code Enforcement Management* - Available on any computer, tablet, or mobile device using Chrome browser - Code Enforcement with OpenStreetMap - Permit Management with OpenStreetMap - Quarterly parcel upload - Contractor portal for easy access - Up to 25 custom forms/permits/letters -Configurable dashboard, fields, and reports	$2,000.00	Annual
Premium data package -Allows for 25MB file upload size -Gives you 100GB of total storage	$500.00	Annual
ANNUAL TOTAL	$2,500.00	

Setup, training, and system configuration	**Included**	Once
Grand total due	**$2,500.00**	

Notes

1- Invoices for amount will be sent out 2 weeks after signature. Terms of the invoicing is Net 30 days.

2- This quote is provided at the customer's request and is good for 30 days.

3- Pricing is based on population and number of applications. Removing any items from this quote may require application prices to be updated.

2. ADDITIONAL SERVICES

iWorQ provides additional applications and services that can be purchased as part of the Community Development solution. These can be added to the customer's annual* cost, upon request. The services listed below may already be included in the quote in Section 1.

iWorQ Citizen Engagement - Drive citizen satisfaction, streamline communication between citizens and city/county leadership, and reduce overhead costs with a self-service public portal and a mobile application for Android and iOS.	Price based on Population	Annual
Licensing – track business, animal, liquor, rental, and other license types. Includes customized automated reminder letters and online renewal.	Price based on Population	Annual
Additional Storage – Each unit of storage contains an additional 100 GB.	$250	Annual
Plans Review and Annotation – Requires premium data package to use. Draw and annotate on plans; save data in layers on plans; and place watermarks on plans.	$1000	Annual
Onsite Backup – iWorQ will send a *.BAK on a scheduled basis to an FTP server maintained by the customer.	$500	Annual
Monthly Parcel Update – iWorQ will import an electronic file on a scheduled basis from a file stored on an FTP server maintained by the Customer.	$500	Annual
Interactive Voice Response (IVR) – used by contractors to schedule inspections via telephone.	$1000	Annual
iTransact Card Processing – setup merchant account and gateway, so card payments can be received/recorded in iWorQ. Includes public portal and up to 5 customized forms/links on customer website for citizens and contractors to submit permit requests, license requests, and make payments.	$1000	Annual
Additional letters/forms	$100 each	Annual

**Additional services are subject to setup fees which are 2/3 of the annual cost.*

3. GUIDELINES

3.1 Getting started

iWorQ will assign an account manager to your account to begin the setup and training process upon contract signature.

Send the signed service agreement to iWorQ Systems:
Email: sales@iworq.com
Fax: 1 (866) 379-3243

Mailing address:
PO Box 3784
Logan, UT 84323

Physical address:
1125 W. 400. N. Suite 102
Logan, UT 84321

3.2 Billing information

iWorQ will invoice Customer on an annual basis. Customer reserves the right to cancel service at any time by providing iWorQ a 30-day written notice.

3.3 Data conversion

As part of the project setup, iWorQ provides a data conversion service. This service consists of importing data, sent by the Customer, in an electronic (relational database) format. iWorQ provides contact information and an upload site were the electronic data can be sent. Additional costs apply for data that does not meet the criteria listed above.

4. SERVICES and SUPPORT

4.1 Data ownership

All customer data remains the property of the customer. Customer can request data electronically or on disk, upon cancellation of Service Agreement. iWorQ will disburse data within 30 days of written notification.

4.2 FREE training

iWorQ provides FREE training and support. iWorQ provides webinars, phone support, written manuals, web videos, documentation and help files. Training is available to any Customer with a login.

4.3 FREE updates

All updates, bug fixes, and upgrades are FREE to the Customer. iWorQ is a web-based application. Customer only needs to login to get any updates to the applications.

4.4 FREE support

Customer support and training are FREE and available from 6:00 A.M. to 5:00 p.m. Mountain Standard Time.

4.5 FREE data back up

iWorQ does back-ups twice weekly and offsite once weekly.

4.6 Proprietary letters/forms

Letters and forms, including permits, certificates, or other documents must be owned by the customer and have a clear copyright.

4.7 Data upload and storage limits

Standard data plan includes uploads of up to 3 MB per file and 10 GB total storage. iWorQ offers a premium data plan available for an additional annual cost.

4.8 Software Terms and Limitations

The iWorQ Software is the proprietary information and a trade secret of iWorQ, Systems Inc. and this agreement grants no title or rights of ownership with the software. The software is protected by United States copyright laws and international copyright treaties, as well as other intellectual property laws. Customer shall not permit any user or other party to, (a) copy or otherwise reproduce, reverse engineer or decompile all or any part of the iWorQ Software, (b) make alterations to or modify the Software, (c) grant sublicenses, leases or other rights, or (d) permit any party access to the Licensed Software for purposes of programming against it.

5. SETUP & BILLING INFORMATION

5.1 Implementation information

Primary Contact(s)_____

Phone _____ Cell _____ Email _____

Additional Contact(s)_____

Phone _____ Cell _____ Email _____

5.2 Billing information

Billing Contact _____ Phone _____ Cell _____

Email _____ Prefer to receive invoice by email? Yes ☐ No ☐

Billing Address_____

City _____ State _____ Zip _____

PO# _____ (if required) Tax exempt ID# _____

6. SIGNATURE

Signature of this Agreement is based on the understanding and acknowledgement of the terms and conditions stated within this Service Agreement.

_____	_____	_____
(Phone)	(Mobile)	(Email)
_____	_____	_____
(Signature)	(Print Name & Title)	(Date)

AGENDA ITEM: U

Ms. TeriAnne S. Newell
UDOT Deputy Director
Planning and Investments
PO Box 141265
Salt Lake City, Utah 84114-1265

October 16, 2018

Dear Ms. Newell,

Thank you for your insightful and positive response August 28, 2018. Although Mr. Harris has not contacted us at this point, to enable rail service to be part of the future planning process; various agencies of southeastern Utah have responded with their comments and recommendations. By way of this communication, I would like to share with you comments from the leaders of our communities with their letter attached.

As you clearly stated in your letter: careful and forward thinking and planning "can make significant improvements to the transportation system" and I would like to add that efficient transportation will make significant improvements to the economic foundations for the local communities and the State of Utah, as well!

In addition to local governmental agencies, the passenger rail service concept to Moab has received significant support from the Department of Energy through the improvements at the UMTRA project north of Moab. At this site, the UMTRA has developed a rail transfer facility at a major expense and has tentatively agreed to save all improvements for the community of Grand County. What makes this very important is that the funding has been increased to move the completion of the project about seven years from now! For this opportunity to be fully utilized, and the passenger rail service fully servicing not only the destination points; but also the communities along the route, planning and the feasibility has now become a higher priority for all concerned. (I can send you the report as prepared by Russ von Koch upon request, via email.)

To adequately utilize this opportunity, we need to plan and act now! For example, early preliminary service could be implemented before the final stages of the UMTRA project to work out the schedules and necessary infrastructures along the route.

I have heard that Governor Herbert is encouraging us to think 'outside' the box in transportation issues. Think of the future! The Frontrunner is for Moab (and stops between) and to St. George, also with the stops, would greatly improve our infrastructure for the State of Utah and also greatly removes the pressure on the interstate network as well. Just look at Japan and Europe rail service to see in reality just how far back in time we are in developing the various efficient transportation options!

With the support of the communities, the State of Utah, creative planning; and envisions of future equipment opportunities: we can make this happen and be a model for the rest of the United States. The time is now. The opportunities are now. The communities of southeastern Utah are a team ready to move forward!

TerriAnne, thank you for the opportunity to discuss this further and move forward with insightful planning and a vision for the future for the State of Utah and our communities.

Respectfully,

Joe D Kingsley
Vice Chairman
Grand County Transportation Committee

Attachments: Letters of Support

City of Moab	Moab Area Travel Council
City of Price	UMTRA Envisioning Plan(via email)
Grand County	

cc: Mr. Naghi Zeenati, Utah Department of Transportation
Gary R. Herbert, Governor State of Utah
Mary McGann, Grand County Council, Chair
Emily Niehaus, Mayor of Moab
Curtis Wells, Grand County Council, Vice Chair
Michael Liss, Transportation Committee Chair
Carlos Braceras, UDOT Executive Director
Shane Marshall, UDOT Deputy Director
Jeff Harris, UDOT Planning Director
Michael Kourianos, Mayor of Price

Item 4

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

October 16, 2018

Ms. TeriAnne S. Newell
UDOT Deputy Director
Planning and Investments
PO Box 141265
Salt Lake City, Utah 84114-1265

Dear Ms. Newell,

Thank you for your insightful and positive response August 28, 2018. Although Mr. Harris has not contacted us at this point, to enable rail service to be part of the future planning process; various agencies of southeastern Utah have responded with their comments and recommendations. By way of this communication, I would like to share with you comments from the leaders of our communities with their letter attached.

As you clearly stated in your letter: careful and forward thinking and planning "can make significant improvements to the transportation system" and I would like to add that efficient transportation will make significant improvements to the economic foundations for the local communities and the State of Utah, as well!

In addition to local governmental agencies, the passenger rail service concept to Moab has received significant support from the Department of Energy through the improvements at the UMTRA project north of Moab. At this site, the UMTRA has developed a rail transfer facility at a major expense and has tentatively agreed to save all improvements for the community of Grand County. What makes this very important is that the funding has been increased to move the completion of the project about seven years from now! For this opportunity to be fully utilized, and the passenger rail service fully servicing not only the destination points; but also the communities along the route, planning and the feasibility has now become a higher priority for all concerned. (I can send you the report as prepared by Russ von Koch upon request, via email.)

To adequately utilize this opportunity, we need to plan and act now! For example, early preliminary service could be implemented before the final stages of the UMTRA project to work out the schedules and necessary infrastructures along the route.

I have heard that Governor Herbert is encouraging us to think 'outside' the box in transportation issues. Think of the future! The Frontrunner is for Moab (and stops between) and to St. George, also with the stops, would greatly improve our infrastructure for the State of Utah and also greatly removes the

pressure on the interstate network as well. Just look at Japan and Europe rail service to see in reality just how far back in time we are in developing the various efficient transportation options!

With the support of the communities, the State of Utah, creative planning; and envisions of future equipment opportunities: we can make this happen and be a model for the rest of the United States. The time is now. The opportunities are now. The communities of southeastern Utah are a team ready to move forward!

TerriAnne, thank you for the opportunity to discuss this further and move forward with insightful planning and a vision for the future for the State of Utah and our communities.

Respectfully,

Joe D Kingsley
Vice Chairman
ad hoc Moab Transit Authority Study Committee

Attachments: Letters of Support
City of Moab Moab Area Travel Council
City of Price UMTRA Envisioning Plan(via email)
Grand County

cc: Mr. Naghi Zeenati, Utah Department of Transportation
Gary R. Herbert, Governor State of Utah
Mary McGann, Grand County Council, Chair
Emily Niehaus, Mayor of Moab
Curtis Wells, Grand County Council, Vice Chair
Michael Liss, ad hoc Moab Transit Authority Study Committee Chair
Carlos Braceras, UDOT Executive Director
Shane Marshall, UDOT Deputy Director
Jeff Harris, UDOT Planning Director
Michael Kourianos, Mayor of Price

Item: U
letters of
support

Grand County
Utah



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

August 31, 2018

Joe D. Kingsley
P.O. Box 189
Moab, UT 84532

RE: Passenger Rail Service to Moab

Dear Mr. Kingsley,

Grand County Council is supportive of your efforts to study and evaluate the need, potential benefit, and economics of scheduled passenger rail service between Moab and Salt Lake City. An alternative means of transportation between Salt Lake City and Moab would greatly benefit both local residents and tourists.

A passenger rail line between Moab and Salt Lake City could assist in diversifying Grand County's economy by helping to attract small businesses to our county. In addition, a passenger rail line could help decrease vehicle traffic and potentially decreasing vehicle accidents on Highways 6 and 191 by between Moab and Salt Lake City.

We strongly encourage you to work with Grand County and other local governments in southeastern Utah during the information gathering and study phase of this undertaking. We look forward to learning more about the study and to working with you in the future.

Sincerely,

Mary McGann

Mary McGann, Chair
Grand County Council

217 East Center Street
Moab, Utah 84532-2534
Main Number (435) 259-5121
Fax Number (435) 259-4135

CITY OF MOAB UTAH

Mayor: Emily S. Niehaus
Council: Tawny Knuteson-Boyd
Rani Derasary
Mike Duncan
Karen Guzman-Newton
Kalen Jones

October 3, 2018

Joe D. Kingsley
PO Box 189
Moab, UT 84532

Dear Joe,

On behalf of the City of Moab, I write to enthusiastically endorse the effort to establish a passenger rail service between Spanish Fork and Moab.

With the loss of commercial air service to SLC International last winter, our residents and visitors now have virtually no transportation choices available to them if they are traveling to or from the Wasatch Front. There is no Greyhound bus to Moab. There is a single Amtrak train stop in Green River, which only continues East or West. And the private shuttles that do exist are cost-prohibitive. It's striking to think that in the 21st Century our region's only transportation option to our state's economic, political, and cultural capital is the private car.

I support this effort to change that. Connecting our community to our neighbors in Green River, Price (where our regional government partners are headquartered), Spanish Fork, and then along the Wasatch Front would be transformational for southeastern Utah. Train service is reliable, safe, and thoroughly enjoyable. Imagine stepping onto a train at Central Station and in a few hours stepping onto a trail in Arches National Park. Or, as a resident of Price or Moab, being able to get to the world-class health care facilities in Murray and Salt Lake City without having to navigate Highway 6. The social and economic benefits of a passenger line would be significant, and I'm excited to learn more and support exploring this service option for southeastern Utah.

Thank you for your vision and initiative regarding the potential for a passenger rail connection to the Wasatch Front.

With gratitude,

Mayor Emily S. Niehaus

Mayor
MICHAEL KOURIANOS
City Attorney
THOMAS SITTERUD
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
MILES NELSON



185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905
www.pricecityutah.com

City Council
RICK DAVIS
LEIF NELSON
LAYNE MILLER
TERRY WILLIS
AMY KNOTT-JESPERSON

Price City ***UTAH'S CASTLE COUNTRY!!***

August 20, 2018

Joe D. Kingsley
DMA International, Inc.
P.O. Box 189
Moab, UT 84532

RE: Passenger Rail Service

Mr. Kingsley,

Price City is supportive of your effort to study and evaluate the potential need and benefit of scheduled passenger rail service between Spanish Fork and Moab including development of infrastructure to support a stop in Price. In addition to a potential mitigation of the vehicle accident rates and increase of safety on Highway 6, Price City suggests that the following may also be benefits of the scheduled passenger rail service to our area with service to the Wasatch Front:

- Reduced vehicle congestion and potential emissions on Highway 6;
- Increased medical access by residents of southeastern Utah to facilities along the Wasatch Front, essentially an increase to health, welfare and safety of our residents;
- Improved student access and safety to attend Utah State University – Eastern in Price;
- Increased commercial and business activity in our area aiding in the diversification away from natural resource extraction and energy industries, this is an economic necessity for our area;
- Improved access to area attractions, State and National Parks by visitors – better tourism opportunities;

We also encourage you to engage the transportation planning efforts of the Southeast Utah Association of Local Governments (SEUALG) in your effort as well.

Sincerely,

Michael Kourianos

Michael Kourianos, Mayor
Price City

It is against the law for Price Municipal Corporation (Price City), or its sub-recipients of Federal financial assistance to discriminate against any individual of the United States, on the basis of race, color, religion, sex, national origin, age, disability, political affiliation or belief. In compliance with the Americans With Disabilities Act, individuals needing special accommodation to interact with Price City or auxiliary aids and services, which are available upon request, for individuals with disabilities by calling 636-3183. Individuals with speech and /or hearing impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162

MOAB
Where Adventure Begins

September 6, 2018

Joe D. Kingsley
DMA International, Inc.
P.O. Box 189
Moab, Utah 84532

RE: Passenger Rail Service in Moab

Mr. Kingsley,

The Moab Area Travel Council is in full support of your request to study the need for scheduled passenger rail service between Moab, Utah and Salt Lake City, Utah. Being a rural county that is in desperate need of passenger transportation to a metropolitan area would provide our Grand County local community with so many needed benefits. Such as:

- Provide service to people who do not own a vehicle.
- Reduce pollution and vehicle congestion on Highway 191 the main highway in Moab.
- Bring economic development diversity to our rural community to not be totally reliant on tourism.
- Provide the local community with access to larger medical facilities for better health in our community.

We appreciate all your efforts to bring this much needed service to our community.

Regards,
Elaine Gizler

Elaine Gizler
Executive Director
Moab Area Travel Council

AGENDA ITEM: V

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

October 16, 2018

Dear Chairman Barrasson:

Grand County, Utah is pleased to lend its support to your draft Endangered Species Act reform bill draft.

We strongly support the emphasis your draft takes toward recovery of listed & threatened species with plans that are locally developed. Our experience in protecting the greater sage grouse clearly demonstrates that top-down restrictions do not work, but that ground up locally-developed plans give the species the best chance for recovery while taking into account the legitimate needs of local residents.

We stand ready to help any way we can as you move this legislation forward.

Sincerely,

Mary McGann
Grand County Council Chair

AGENDA SUMMARY

GRAND COUNTY COUNCIL MEETING

October 16, 2018

Agenda Item: W

TITLE:	Approving proposed Cooperative Agreement with the Utah Division of Forestry, Fire & State Lands to provide non-native biocontrol monitoring, recording and analysis of Tamarisk leaf beetle
FISCAL IMPACT:	Up to $5,000 to come to the county for Employees time and cost to complete the project.
PRESENTER(S):	Tim Higgs, Grand County Weed Supervisor

Prepared By:

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

FOR OFFICE USE ONLY:

Attorney Review:

n/a

RECOMMENDATION: RECOMMENDATION:

I move to approve the proposed Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands to provide non-native biocontrol monitoring, recording and analysis of the Tamarisk Leaf Beetle and authorize the Chair to sign all associated documents.

BACKGROUND:

This is a project that the county has worked with with Forestry, Fire and state Lands since 2004 when they assisted in the collection of the tamarisk beetle. The county has funded about 2/3 of this project this year. This project will bring funds into the county to pay for seasonal workers and cover the cost of fuel and supplies to do the project.

Attachment(s):

1. Cooperative Agreement with Forestry, Fire and State Lands

Cooperative Agreement for Non-native Biocontrol Monitoring
between
the Utah Division of Forestry, Fire & State Lands
and
Grand County Weed Department

This Cooperative Agreement made and entered into by and between the Utah Division of Forestry, Fire & State Lands, hereinafter referred to as the FFSL, and Grand County Weed Department, hereinafter referred to as GC Weed Dept is entered into under provision 65A-9-3.

PURPOSE:

FFSL and GC Weed Dept have entered into a Cooperative Agreement to provide non-native biocontrol monitoring, recording, and analysis within the areas of jurisdiction. The subject non-native biocontrol is the Tamarisk leaf beetle (*Diorhabda carinulata*).

FFSL and GC Weed Dept facilitated the first domestic release of *Diorhabda* at several sites in Grand Co. in the year 2004. Since the year 2007, GC Weed Dept has compiled monitoring data regarding *Tamarisk* mortality and plant/beetle interactions.

FFSL and GC Weed Dept agree to use an integrated approach to monitor plant/beetle interactions in Grand Co. This compilation of data represents the longest continuing dataset of *Diorhabda* study in the United States.

FFSL and GC Weed Dept agree to work with other experts on the subject of *Tamarisk* control, and use comprehensive management strategies to provide for the understanding of *Tamarisk* & *Diorhabdas'* effects on the greater ecological condition of Grand Co.

STATEMENT OF MUTUAL BENEFITS AND INTEREST:

It is to the mutual benefit of the parties of this agreement to cooperate in the monitoring and compilation of data on the subject of *Tamarisk/Diorhabda* interactions.

It is to the mutual benefit of the participating parties of this agreement to cooperate in the monitoring and compilation of data on the subject of *Tamarisk/Diorhabda* interactions on intermingled or adjacent state sovereign, county, federal and privately owned lands in Grand County.

It is to the mutual benefit of the parties to this agreement to cooperate and coordinate efforts to monitor, detect and control noxious weeds to protect critical watersheds, reduce soil erosion, maintain and/or restore plant and wildlife diversity and reduce adverse impacts to outdoor recreation.

In consideration of the above purposes and benefits, the parties hereto agree to the following:

1. **FFSL shall:**

    a. Provide funding in the amount of $5,000.00 to the GC Weed Dept for the monitoring and compilation of data on the subject of *Tamarisk/Diorhabda* interactions on sovereign lands along the Colorado River from the Utah state line to the Potash Boat Ramp; and along the Grand County side of the Green River from the Swasey's Boat Ramp to the Mineral Bottom Boat Ramp and within the Moab Sovereign Exchange Lands. The amount is obligated for performance of this agreement beginning July 1st, 2018 through June 30th, 2019.

    b. Provide technical and project assistance to GC Weed Dept in efforts to monitoring and compilation of data on the subject of *Tamarisk/Diorhabda* interactions along the Sovereign Lands as indicated in "section a" above.

    c. Reimburse GC Weed Dept for invoiced costs not to exceed $5,000.00. This is based annually for the state fiscal year, following receipt of billing from GC Weed Dept.

    d. Cooperate with and coordinate monitoring, detection and control efforts of noxious weeds on sovereign lands with GC Weed Dept.

2. **The GC Weed Dept shall:**

    a. Provide one staff person dedicated to the monitoring and compilation of data on the subject of *Tamarisk/Diorhabda* interactions along Sovereign Lands of the Green and Colorado Rivers in Grand Co. Assemble raw data at pre-determined sites of significant plant/beetle interactions, and make said data available to FFSL at the end of the 2019 state fiscal year.

    b. Bill FFSL, at the end of the state fiscal year for their share of actual costs incurred. The GC Weed Dept will bill FFSL at the end of the state fiscal year for an amount equal to or less than $5,000.00 and will not exceed this amount.

    c. Use science-based, best integrated monitoring methods for the study of non-native biocontrols under this agreement.

    d. Provide data to provide evidence of weed control in the form of GIS data able to be imported into ArcGIS versions 10.4 or later.

IT IS MUTUALLY AGREED AND UNDERSTOOD BY AND BETWEEN THE SAID PARTIES THAT:

1. Any of the parties, in writing, may terminate this agreement in whole, or in part, at any time before the date of expiration. No party shall incur any new obligations for the terminated portion of the agreement after the effective date and shall cancel as many obligations as is possible. Full credit shall be given for each party's expenses and all non-cancelable obligations properly incurred up to the effective date of termination.

2. Nothing herein shall be considered as obligating the parties to this agreement to expend money in excess of funding approved and made available for payment under this instrument and modification thereto.

3. Modifications within the scope of the agreement shall be made by mutual consent to the parties, in writing, signed and dated by all parties, prior to any changes being performed. No party to the agreement to obligate to fund any changes not properly approved in advance.

4. The State auditor or FFSL personnel and GC Weed Dept auditor, through any authorized representative, shall have the right to examine all records of the other parties related to this agreement during normal business hours. As used in this clause, "records" includes books, documents, accounting procedures and practices, and other data regardless of whether such items are in written form, in the form of computer data, or any other form.

5. This agreement is executed as the last date of signature and unless terminated, is effective through June 29th, 2019 at which time it will expire unless renewed.

6. Principal contact for this agreement are:
   Grand County Weed Department – Weed Supervisor
   Division of Forestry, Fire and State Lands – Sovereign Lands Coordinator

7. The recipient/cooperator has the legal authority to enter into this agreement and the institutional, managerial and financial capability to ensure proper planning, implementation and management to fulfill the purposes of this agreement.

8. The agreement in no way restricts the parties from participating in similar activities with other public or private agencies, organizations and individuals.

9. FFSL and the GC Weed Dept by written modification to the agreement may extend to the term for subsequent performance periods not to exceed a total duration of five years from the execution date, including the subsequent performance periods.

10. Any partner contributions made under this agreement do not by direct reference or implication convey FFSL endorsement of the partner's product or activities.

IN WITNESS WHERE OF, the parties hereto have executed this agreement as of the date written below:

Contractor: Grand County *(President or Official Rep)* Signature:_____ Date:_____ Print or Type Name: _____	Division of Forestry, Fire & State Lands *(Financial Manager)* Signature:_____ Date:_____ Print or Type Name: Stacy Carroll_____
Division of Forestry, Fire & State Lands *(Deputy Director)* Signature:_____ Date:_____ Print or Type Name: Cornell Christensen_____	Attorney General: Signature:_____ Date:_____ Print or Type Name: _____
Division of Finance Signature:_____ Date:_____ Print or Type Name: _____	

AGENDA ITEM: X

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 GrassRoots Events

Address 211 N. Main St Moab, Ut 84532

Nature of Business Race events organizer

Address of Business 211 N. Main St. Moab, UT 84532

Hereby applies for a license to vend light beer at retail for and on behalf of

GrassRoots Events

whose { partners / officers and / directors } are as follows: Chris Martinez

Brian Roe

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 Poison Spider Trailhead in Grand County, Utah, for a term of 1 day months, commencing the 16th day of Feb., 2019, and ending the 16th day of Feb., 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 9 day of 20, 2018

APPROVED BY GRAND COUNTY COUNCIL

Date 9-20-18 Sanitarian

Date 9/28/18 Grand County Sheriff

Date Council Chair

SINGLE EVENT PERMIT
Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises

AUTHORITY: Utah Code 32B-9-201

grand, [ ] City [ ] Town [X] County
Local business license authority

hereby grants its consent to the issuance of a temporary single event permit license to:

Applicant Entity/Organization: Chris Martinez & Brian Roe

Event Name: grassroots Events.

Event location address: poison spider trailhead, moab, UT
street city state zip

On the 16th dates day(s) of February month, 2019 year

during the hours of _____ defined hours from – to, pursuant to the provision of Utah Code 32B-9.

We recommend this entity as conducting a civic or community enterprise* **[ ] Yes** **[ ] No**
[ ] Not providing a recommendation

***As Part of local consent required by 32B-9-201(1)(c), the locality *may* provide a recommendation as to whether the entity is conducting a civic or community enterprise.** A civic or community enterprise means a function that is in the nature of a temporary special event such as a social, business, religious, political, governmental, educational, recreational, cultural, charitable, athletic, theatrical, scholastic, artistic, or scientific event. A "civic or community enterprise" generally is a gathering that brings members of a community together for the common good. Single event permits may not be issued to or obtained by an entity or organization for the purpose of avoiding or attempting to avoid the requirement of state retail alcohol licensing.

_____
Authorized Signature

_____ _____
Name/Title Date

This is a suggested format. A locally produced city, town, or county form is acceptable.
AS OF SEPTEMBER 1, 2015, LOCAL CONSENT MUST BE SUBMITTED TO THE DABC BY THE APPLICANT.

AGENDA SUMMARY

GRAND COUNTY COUNCIL MEETING

OCTOBER 16, 2018

Agenda Item: Y

TITLE:	Approving proposed job descriptions, as redrafted and reformatted by Personnel Systems & Services, for the Grand County Assessor's Office.
FISCAL IMPACT:	None; there are no grade changes from the old to the new job descriptions.
PRESENTER(S):	None (Consent Agenda)

Prepared By:

Ruth Dillon
Council Administrator
(435) 259-1347
rdillon@grandcountyutah.net
with
John West
Human Resources Director
jwest@grandcountyutah.net
(435) 259-1323

FOR OFFICE USE ONLY:

Attorney Review:

n/a

RECOMMENDATION:

I move to approve the proposed job descriptions, as redrafted and reformatted by Personnel Systems & Services, for the Grand County Assessor's Office:

1. Chief Deputy Assessor (renamed from Chief Deputy Assessor/Chief Appraiser)
2. Deputy Assessor I (renamed from Deputy Assessor/Appraiser)
3. Deputy Assessor/Motor Vehicle & Personal Property Clerk
4. Appraiser Trainee

BACKGROUND:

Last summer, the Council approved several updated job descriptions as part of the compensation study. Personnel Systems & Services was contracted to redraft and prepare countywide job descriptions into a new format. These new job descriptions are based upon the position's General Purpose, Supervision Received and Exercised, Essential Functions, and Minimum Qualifications, including knowledge, skills, and abilities; special qualifications; and work environment.

The new job descriptions have been compared, by the Department Head/Elected Official and Human Resources Director, against the most current Council-approved job descriptions.

Since the Council wishes to utilize the new job descriptions provided by Personnel Systems & Services, it is prudent for the Council to officially approve them following proper review by pertinent staff, which has been completed to the satisfaction of the Human Resources Director.

ATTACHMENT(S):

1. Proposed job descriptions for each position listed above, in new format.

Grand County
Job Description

Title:	Chief Deputy Assessor	Job Code:	1200
Division:	Administration	Effective Date:	09/2017
Department:	Assessor	Last Revised:	

GENERAL PURPOSE

Performs a variety of supervisory, complex administrative and advanced level technical field and processing duties related to the valuation of real and personal property for taxation purposes, the collecting of personal property taxes, the fulfillment of statutory functions of the office of County Assessor and duties governed by the Utah State Tax Commission and Department of Motor Vehicles. In the absence of the elected County Assessor, or as delegated, performs all duties as needed to oversee the daily operations of the department.

SUPERVISION RECEIVED

Works under the general supervision of the Grand County Assessor.

SUPERVISION EXERCISED

Provides immediate to close supervision to Deputy Assessor(s) while in training, on a project-by-project basis or as needed.

ESSENTIAL FUNCTIONS

Chief Deputy/Administrative/Supervisory: Performs all statutory, administrative and executive duties of the department in the absence of the elected Assessor. Oversees and performs real and personal property appraisals, sales ratio studies, land guide updates and appraisal program updates as needed; oversees motor vehicle transactions which includes but is not limited to titling, registration, assessing and sales tax collection. Performs a variety of managerial and advanced technical duties related to the assessment and appraisal of property within the County.

Oversees, trains and coordinates duties and projects of Deputy Assessors and other clerical staff. Assists with decisions of hiring, firing, evaluations and performance review of department staff.

Oversees and performs real and personal property appraisals; monitors the collection and data input for property appraisals; completes real property appraisals. Organizes appointments and necessary paperwork for the annual Board of Equalization hearings; attends and takes notes at the Board of Equalization hearings.

Collects and maintains plat maps, deed and ownership changes received from Recorder's office; collects available sales information in Grand County and maintains a sales file for analysis; updates and maintains sales ratio studies; collects and maintains building permits to track progress of future property for assessment purposes. Maintains inventory of building permits, plans, and certificates of occupancy to track construction projects to ensure proper tax assessment.

Attends necessary program seminars and keeps department up-to-date with regulatory changes; attends annual Assessor's School. Oversees department accounting procedures.

Motor Vehicle Supervisor: Supervises Motor Vehicle operations; develops standard operating procedures related to issuing license plates and conducting title transactions; establishes inventory control system; supervises the ~~.~~issuance of license plates and stickers and the processing of titles for a variety of vehicles such as cars, trucks, boats~~,~~ and motorcycles in accordance with state law; monitors work for quality and accuracy; and monitors procedures to assure efficient and effective transactions.

Oversees collection of sales tax and fees associated with motor vehicle transactions. Updates office staff on motor vehicle changes from State Tax Commission. Oversees paperwork submitted for motor vehicle transactions. Responds to public inquiries and complaints related to motor vehicle transactions.

Performs bookkeeping and accounting for all revenue taken in through the motor vehicle operations and personal property payments; occasionally prepares bank deposit~~(s)~~s and deposits with County Treasurer; completes daily, mid-year and annual reports as required to balance with the Treasurer's Office.

Performs related duties as required.

MINIMUM QUALIFICATIONS

1. Education and Experience:

   A. Graduation from college with an associate's degree or successful completion of 30 hours college-level education from an accredited institution;

   AND

   B. Eight (8) years of experience performing above or related duties;

   OR

   C. An equivalent combination of education and experience.

2. Knowledge, Skills and Abilities:

Considerable knowledge of general office management practices and procedures of the department; state laws affecting the operation of the motor vehicle division; office methods and procedures relating to the processing of motor vehicle transactions and transferring of titles; sales and sales/use tax; tax districts and their requirements and rate of tax; fee calculation methods, application fees, definition of fees, manual calculation of fees, taxable value, weight, MSRP, etc.; reference and research materials, i.e., NADA books, Kelly Blue books, Registration and Title manuals, etc.; current motor vehicle code; personal property and manufactured home assessment methodology and maintenance of accounts; county boundaries for taxing districts; current bookkeeping and accounting methods; terminology and procedure used in property appraisal and assessment; the function of the department of County Assessor and its interrelationship with other county departments; interpersonal communication skills; public relations; principles of supervision; and conflict resolution methods.

Considerable Skill in the art of diplomacy and cooperative problem solving; reading, writing, math and word processing; operation of various keyboard systems performing word processing, computerized file management, data base management, and spread sheet generation; locating property in plat books and in computer databases; use of various types of office equipment, i.e., 10 key calculator, copier, phone systems, fax machine, etc.; use of specialized property appraisal and management software.

Ability to develop effective working relationships with subordinates, department heads and other state officers and employees; perform basic mathematical computations; resolve minor personnel problems; communicate effectively, verbally and in writing; read and interpret Utah laws affecting total operations of Motor Vehicle Division; operate standard office equipment (i.e., computer, calculator, typewriter, and photo copy machine).

3. Special Qualifications:

Applicant must have an Associate's Degree, 30 hours of college-level education from an accredited institution, or the ability to obtain education requirements within two years.
Must be a licensed real property appraiser.
Must obtain Ad Valorem Residential Appraiser and Ad Valorem Personal Property Auditor/Appraiser Designation with the Utah State Tax Commission within two (2) years of employment.
Must complete Uniform Standards of Professional Appraisal Practice course work.
Must complete a minimum of 28 hours of approved continuing education units (CEU's) every two (2) years to maintain license(s).
Must complete a twelve-month introductory/orientation period (probation) as a prerequisite to this position.
Must successfully pass and maintain all requirements of criminal history background checks.
Must successfully complete pre-employment drug screening.
Must possess a valid Utah Driver's license.

4. Work Environment:

Work performed typically in a climate-controlled office setting. Tasks require variety of physical activities, periodically involving muscular strain, such as walking, standing, stooping, sitting and reaching. Speaking, listening and observing are essential to performance of essential duties. Work is potentially stressful, busy and fast-paced with extensive public contact. Periodic exposure to outside weather conditions and occasionally uncooperative land owners. Mental application utilizes memory for details, emotional stability and discriminating thinking. Frequent local travel required in course of performing portions of job functions or regional travel attending mandated state training for educational requirements. Field work includes inspection of property sites requiring operation of motor vehicle in all weather conditions and on rough or unimproved roads.

*****

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

Title:	Deputy Assessor I	Job Code:	1221
Division:	Administration	Effective Date:	09/2017
Department:	Assessor	Last Revised:	

GENERAL PURPOSE

Performs a variety of entry level complex clerical and routine technical duties as required to expedite the discovery, assessment and valuation of real and personal property within the county, including mobile homes, business and transitory property. Performs customer service support duties to enable and perform functions related to the Utah Department of Motor Vehicle titling and licensing regulations.

SUPERVISION RECEIVED

Works under the general supervision of the County Assessor or Chief Deputy Assessor.

SUPERVISION EXERCISED

None.

ESSENTIAL FUNCTIONS

Deputy Assessor: Answers telephone; greets and assists public over office counter; answers questions or refers individuals to proper staff personnel. Provides clerical assistance to appraisers; schedules appointments; receives and processes materials and documents related to real, personal and manufactured home property appraisal.

Responds to questions regarding personal property tax or defers the same to supervisor; receives and receipts personal property tax payments; prepares publications for Assessor's Office seizure and sale; may initiate seizure and sale process for delinquent accounts; maintains billing and collection of current and delinquent personal property accounts; performs various clerical and secretarial duties; provides for long-term records' maintenance of property appraisal and valuation documents; drafts or composes correspondence; balances and handles state money transactions and makes daily deposits; updates and maintains various files of documents generated through the on-going operations of the office of County Assessor. Collaborates with other County departments to develop standard operating procedures for performing tasks requiring inter-department cooperation.

Personal Property: Performs ongoing discovery, tracking and documentation of manufactured homes to ensure proper valuation and taxation of personal property; monitors manufactured homes through business licenses, and the grapevine to insure all taxable personal property is accounted for on tax rolls.

Researches new manufactured homes, measures, photographs, updates and enters data; records appraisal information on standardized report forms; reviews appraisal decisions for appraisal consistency to assure equity between taxpayers, interviews persons familiar with property, documents personal property; updates office records and files to reflect changes in taxable personal property; utilizes depreciation schedule in determining tax assessment of reported property.

Motor Vehicle: Runs reports and submits to the County Treasurer as required; occasionally performs month-end balancing in cooperation with the County Treasurer's office; occasionally resolves "Missing Tax Area" issues in computer. Processes daily reports for the Utah State Tax Commission.

Performs daily functions related to issuing license plates and conducting title transactions; completes the sale of license plates and stickers and the processing of titles for a variety of vehicles such as cars, trucks, boats, snow mobiles, and motorcycles in accordance to state law; completes all transactions according to established legal requirements.

Performs daily routines related to accounting and balancing of all vehicle licensing transactions; assists with titling functions to assure accuracy and legal compliance; reviews documentation provided by dealers and financial agencies to determine completeness and accuracy; as needed assists in the entry of related data into the state records system.

Conducts official departmental business with citizens: assists citizens in the completion of applications for motor vehicle registrations; proofreads applications, forms and documents to verify that all necessary signatures are present and that all information is accurate and complete; computes and collects appropriate fees associated with transactions; validates corresponding documents; prepares and issues receipts, documents, and licenses; compiles and dispenses specific information to the public and explains and interprets departmental rules, regulations, and procedures to the public.

Assists public with the vehicle registration process related to new and used vehicles as needed to obtain license plates; follows established procedures related to special types or registrations, their application and restrictions. (i.e., emissions, ~~handicap~~ authorizations for disabled plates and placards, etc.).

Performs various complex title and registration transactions, i.e., gross vehicle weight, special mobile equipment, Out of Country (Customs/Borders), Bonds, ~~Special ID,~~ Salvage, Mechanics' or Self Storage, Insufficient Evidence of Ownership and dealer titles, etc., by obtaining information from available manuals and resources; performs and executes lien filings. Enters and releases State impounded vehicles. Issues vehicle identification numbers on trailers and rebuilt vehicles, etc.; issues 15-day, 30-day, 60-day and 96-hour motor vehicle permits.

Processes documents by dating, indexing, posting, and providing official numbers; sorts and files documents and reports for the department. Performs data entry using various applications required to complete a motor vehicle transaction on systems; runs reports and submits to the state as required.

Processes all transactions associated with motor vehicles; renews motor vehicle registrations (including boats, trailers, recreational vehicles and snowmobiles; verifies documentation with regards to safety inspections~~, no-fault~~ and insurance (when required); processes title applications on motor vehicles, boats, trailers; recreational vehicles and manufactured homes; assumes full responsibility for assigned cash drawer; performs revenues and balancing functions; monitors and conducts balancing processes to verify accuracy of deposit amounts; assists to process collections and prepare deposits.

Answers phones and assists the public; receives and/or gives messages or directs public to appropriate official or employee; operates communications equipment; compiles and assists in the maintenance of inventory of office supplies and orders additional supplies.

Real Property Trainee: Receives on-the-job training in the technical duties related to real property appraisal.

General Office Functions: Maintains Assessor's Office inventory and office supplies. Reviews, screens, distributes and prioritizes incoming mail.

Performs related duties as required.

MINIMUM QUALIFICATIONS

1. Education and Experience:

   A. Graduation from high school;

   AND

   B. One (1) year of experience performing above or related duties.

   OR

   C. An equivalent combination of education and experience.

2. Required Knowledge, Skills, and Abilities:

   Some knowledge of standard office procedures and policies; proper language usage, grammar, and spelling; basic mathematics involving the use of addition, subtraction, multiplication and percentages; the operation of standard office machinery; complex filing systems, alphabetical and numerical; computer operation; interrelationships of each division within department of county assessor; telephone etiquette; appraisal terminology; value tables and their use; basic interpersonal communication skills; various tax exemption forms and application processes. Some knowledge of property tax numbering system and codes; property appraisal and tax assessment processes; various computer applications such as MS Word, Excel, etc office methods and procedures relating to the processing of motor vehicle licenses and transferring of titles; sales and sales/use tax; tax districts and their requirements and rate of tax; fees calculation methods, application fees, definition of fees, manual calculation of fees, taxable value, weight, MSRP, etc.; reference and research materials, i.e., NADA books, Kelly Blue books, Registration and Title manuals, etc.; current bookkeeping and accounting methods; the function of the department of County Assessor and its interrelationship with other county departments.

   Some Skill using and operating a computer and software including Word, Excel, Outlook, and other Microsoft computer applications. Word processing/typing skills; operating typical office equipment and machines, i.e., 10-key calculator. Conflict resolution and mediation.

   Ability to follow written or oral instructions; work in a standard office setting requiring extensive sitting or standing; perform accurate mathematical computations; write legibly; communicate effectively, verbally and in writing; develop effective working relationships with supervisors, fellow employees, and the public. Learn legal requirements to verify vehicle ownership. Learn the current motor vehicle code for approval of motor vehicle title applications and registrations for legal requirements and accuracy. Perform multiple office tasks concurrently. Learn techniques of valuation of personal property using correct schedules for assessing and billing all types of personal property. Successfully complete appraisal courses to become designated to assess personal property and manufactured homes as personal property. Learn the boundary lines of the taxing districts in the county to ensure that the correct taxing rates are applied. Learn terminology used in real and personal property assessment. Identify real property with parcel numbers, ownership, addresses and/or descriptions in computer, on house cards and in the COINS computer program. File and pay attention to detail concerning correct filing procedures of the Assessor's Office

3. Special Qualifications:

   Applicant must have an Associate's Degree, 30 hours of college-level education from an accredited institution, or the ability to obtain education requirements within two years.
   Within two (2) years from date of hire, must complete Utah State Tax Commission courses 101, 103, 501 and 503 and successfully complete a comprehensive auditing practicum to become a Designated Personal Property Appraiser and a Licensed Trainee for real property. Must be able to operate standard calculator and to type (accuracy emphasized over speed). Must possess a valid Utah Driver's License.

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, but does involve walking, standing, stooping, sitting, lifting, reaching, talking, hearing and seeing. Common eye, hand, finger, leg and foot dexterity exist. Mental application utilizes memory for details, verbal instructions, emotional stability and discriminating thinking. Periodic local travel required in performance of job duties.

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I _____ have reviewed the above job description. Date_____
(Employee)

Grand County
Job Description

Title:	Deputy Assessor/Motor Vehicle & Personal Property Clerk	Job Code:	1220
Division:	Administration	Effective Date:	09/2017
Department:	Assessor	Last Revised:	

GENERAL PURPOSE

Performs a variety of working level complex clerical and routine technical duties as required to expedite the discovery, assessment and valuation of real and personal property within the county, including mobile homes, business and transitory property. Performs customer service support duties to enable and perform functions related to the Utah Department of Motor Vehicle titling and licensing regulations.

SUPERVISION RECEIVED

Works under the general supervision of the County Assessor or Chief Deputy Assessor.

SUPERVISION EXERCISED

None.

ESSENTIAL FUNCTIONS

Deputy Assessor: Answers telephone; greets and assists public over office counter; answers questions or refers individuals to proper staff personnel. Provides clerical assistance to appraisers; schedules appointments; receives and processes materials and documents related to real, personal and manufactured home property appraisal.

Responds to questions regarding personal property tax or defers the same to supervisor; receives and receipts personal property tax payments; prepares publications for Assessor's Office seizure and sale; may initiate seizure and sale process for delinquent accounts; maintains billing and collection of current and delinquent personal property accounts; performs various clerical and secretarial duties; provides for long-term records' maintenance of property appraisal and valuation documents; drafts or composes correspondence; balances and handles state money transactions and makes daily deposits; updates and maintains various files of documents generated through the on-going operations of the office of County Assessor. Collaborates with other County departments to develop standard operating procedures for performing tasks requiring inter-department cooperation.

Personal Property: Performs ongoing discovery, tracking and documentation of businesses and manufactured homes to ensure proper valuation and taxation of personal property; monitors community business starts through new and renewed business licenses, new business listings and the grapevine to assure all taxable personal property is accounted for on tax rolls; monitors business licensing renewals within the county to assist in the proper identification and assessment of personal property.

Assists in preparation of annual review of personal property declarations; conducts mailing of signed statement sheets to all county businesses; assists in review of declarations; conducts mailing of declaration forms to all county businesses; utilizes "Personal Property Valuation Schedule" to calculate tax liabilities; assesses, prepares billing and maintains the personal property files; processes personal property declared as taxable, identifies property classifications, identify and verify increases or reduction in taxable personal property; updates office records to include all additions to tax rolls; calculates market values and taxes due; prepares tax billings and assures timely mailing of the same; accepts and receipts tax payments.

Assists state taxing authority to monitor tax liability for centrally assessed companies; determines owned versus leased properties; takes action to ensure proper allocation of tax liability and issues billing notices.

Determines need for personal property audits; upon approval, issues audit requests to state agency as deemed necessary; receives audit results, updates accounts; prepares and issues tax billings.

Motor Vehicle: Runs reports and submits to the County Treasurer as required; occasionally performs month-end balancing in cooperation with the County Treasurer's office; occasionally resolves "Missing Tax Area" issues in computer. Processes daily reports for the Utah State Tax Commission.

Performs daily functions related to issuing license plates and conducting title transactions; completes the issuance of license plates and stickers and the processing of titles for a variety of vehicles such as cars, trucks, boats, snowmobiles, and motorcycles in accordance with state law; completes all transactions according to established legal requirements.

Performs daily routines related to accounting and balancing of all vehicle licensing transactions; assists with titling functions to assure accuracy and legal compliance; reviews documentation provided by dealers and financial agencies to determine completeness and accuracy; as needed assists in the entry of related data into the state records system.

Conducts official departmental business with citizens: assists citizens in the completion of applications for motor vehicle registrations; proofreads applications, forms and documents to verify that all necessary signatures are present and that all information is accurate and complete; computes and collects appropriate fees associated with transactions; validates corresponding documents; prepares and issues receipts, documents, and licenses; compiles and dispenses specific information to the public and explains and interprets departmental rules, regulations, and procedures to the public.

Assists public with the vehicle registration process related to new and used vehicles as needed to obtain license plates; follows established procedures related to special types or registrations, their application and restrictions. (i.e., emissions, authorizations for disabled plates and placards, etc.).

Performs various complex title and registration transactions, i.e., gross vehicle weight, special mobile equipment, Out of Country (Customs/Borders), Bonds, Salvage, Mechanics' or Self Storage, Insufficient Evidence of Ownership and dealer titles, etc., by obtaining information from available manuals and resources; performs and executes lien filings. Enters and releases State impounded vehicles. Issues vehicle identification numbers on trailers and rebuilt vehicles, etc.; issues 15-day, 30-day, 60-day and 96-hour motor vehicle permits.

Processes documents by dating, indexing, posting, and providing official numbers; sorts and files documents and reports for the department. Performs data entry using various applications required to complete a motor vehicle transaction on systems; runs reports and submits to the state as required.

Processes all transactions associated with motor vehicles; renews motor vehicle registration (including boats, trailers, recreational vehicles and snowmobiles); verifies documentation with regards to safety inspections and insurance (when required); processes title applications on motor vehicles, boats, trailers, recreational vehicles and manufactured homes; assumes full responsibility for assigned cash drawer; performs revenues and balancing functions; monitors and conducts balancing processes to verify accuracy of deposit amounts; assists to process collections and prepare deposits.

Answers phones and assists the public; receives and/or gives messages or directs public to appropriate official or employee; operates communications equipment; compiles and assists in the maintenance of inventory of office supplies and occasionally orders additional supplies.

Real Property Trainee: Receives on-the-job training in the technical duties related to real property appraisal. Records appraisal information on standardized report forms, interviews persons familiar with property, takes measurements and makes sketches of the same, takes pictures of property, and inspects property for construction quality, condition, and functional design. Solicits owners for sales and/or building information.

Writes comments about unusual conditions observed or information made aware of while visiting the property. Compiles data according to specific methods in order to determine ad valorem value of property; maintains current knowledge of property sales within the county in order to monitor trends on impending changes in property market value.

General Office Functions: Maintains Assessor's Office inventory and office supplies. Reviews, screens, distributes and prioritizes incoming mail.

Performs related duties as required.

MINIMUM QUALIFICATIONS

1. Education and Experience:

   A. Graduation from high school; plus, one (1) year of specialized training related to personal property appraisal or related field;

   AND

   B. Two (2) years of experience performing above or related duties.

   OR

   C. An equivalent combination of education and experience.

2. Required Knowledge, Skills, and Abilities:

   Working knowledge of standard office procedures and policies; proper language usage, grammar and spelling; basic mathematics involving the use of addition, subtraction, multiplication and percentages; the operation of standard office machinery; complex filing systems, alphabetical and numerical; computer operation; interrelationships of each division within department of county assessor; telephone etiquette; appraisal terminology; value tables and their use; basic interpersonal communication skills; various tax exemption forms and application processes. Some knowledge of property tax numbering system and codes; property appraisal and tax assessment processes; various computer applications such as MS Word, Excel, etc.; office methods and procedures relating to the processing of motor vehicle licenses and transferring of titles; sales and sales/use tax; tax districts and their requirements and rate of tax; fee calculation methods, application fees, definition of fees, manual calculation of fees, taxable value, weight, MSRP, etc.; reference and research materials, i.e., NADA books, Kelly Blue books, Registration and Title manuals, etc.; current bookkeeping and accounting methods; the function of the department of County Assessor and its interrelationship with other county departments.

   Skill using and operating a computer and software including Word, Excel, Outlook, and other Microsoft computer applications. Word processing/typing skills; operating typical office equipment and machines, i.e., 10-key calculator. Conflict resolution and mediation.

   Ability to follow written or oral instructions; work in a standard office setting requiring extensive sitting or standing; perform accurate mathematical computations; write legibly; communicate effectively, verbally and in writing; develop effective working relationships with supervisors, fellow employees, and the public. Learn legal requirements to verify vehicle ownership. Learn the current motor vehicle code for approval of motor vehicle title applications and registrations for legal requirements and accuracy. Perform multiple office tasks concurrently. Learn techniques of valuation of personal property using correct schedules for assessing and billing all types of personal property. Successfully complete appraisal courses to become designated to assess business and manufactured homes as personal property. Learn the boundary lines of the taxing districts in the county to ensure that the correct taxing rates are applied. Learn terminology used in real and personal property assessment. Identify real property with parcel numbers, ownership, addresses and/or descriptions in computer, on house cards and in the COINS computer program. File and pay attention to detail concerning correct filing procedures of the Assessor's Office.

3. Special Qualifications:

   Applicant must complete a personal property practicum with a State Personal Property Auditor and obtain a Personal property Designation from the State of Utah within 4 years of employment. Must have completed Utah State Tax Commission courses 101, 103, 501 and 503 and successfully complete a comprehensive auditing practicum to become a Designated Personal Property Appraiser and a Licensed Trainee for real property. Must be able to operate standard calculator and to type (accuracy emphasized over speed). Must possess a valid Utah Driver's License.

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, but does involve walking, standing, stooping, sitting, lifting, reaching, talking, hearing and seeing. Common eye, hand, finger, leg and foot dexterity exist. Mental application utilizes memory for details, verbal instructions, emotional stability and discriminating thinking. Periodic local travel required in performance of job duties.

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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

Title:	Appraiser Trainee	Job Code:	1225
Division:	Real Property	Effective Date:	09/2017
Department:	Assessor	Last Revised:	

GENERAL PURPOSE

Performs a variety of entry level complex technical duties encompassing the complete valuation process from discovery to defense of tax assessment; performs inspection, classification, appraisal and valuation of countywide personal and real properties as needed to determine tax valuation.

SUPERVISION RECEIVED

Works under the general supervision of the County Assessor, Chief Deputy Assessor or Certified Residential Appraiser.

SUPERVISION EXERCISED

None.

ESSENTIAL FUNCTIONS

Performs the inspection, classification, valuation and appraisal of real property including residential and agricultural properties; completes computer input of data and processing of documentation as needed to create county assessment roll; may attend equalization hearings or offer testimony in court as needed.

Determines valuations of varied types of real property; compiles and maintains catalogues of valuations; performs sales ratio studies; derives replacement costs of structures by entry and computation and by itemization and valuation of component parts; ascertains significant variation from standards; develops computerized cost standards, utilizes computer models programmed with building characteristics to develop cost approach to value; inspects and appraises a wide variety of property, i.e., residential, raw land, farms, barns, out buildings, etc.; makes appraisal decisions for complex property.

Participates in ongoing reappraisal and appraisal efforts of residential and rural properties; surveys county building activity for new construction or improvements assessing quality, condition and functional design.

Records appraisal information on standardized report forms in order to determine Ad Valorem value of property; maintains current files and records on property sales within the county in order to monitor trends on impending changes in property market value; reviews appraisal decision for appraisal consistency to assure equity between taxpayers; interviews persons familiar with property, takes measurements and makes sketches of the same; inspects property for construction, condition, and functional design; analyzes appraisals and ascertains significant variations from standards.

Travels through designated areas being alert to new construction and land development; researches building permits records, sales and leases, plat and tax rolls; locates new property developments, contacts property owners to arrange for appraisals; utilizes county appraisal as USPAP approved appraisal methodology.

Coordinates with County GIS staff, monitors segregation and combinations of properties; collects, evaluates and prepares sales for local sales ratio study; monitors MLS information; evaluates computerized appraisals to verify accuracy; monitors computer data and programs related to property valuation and appraisal.

May assist to conduct “greenbelt” valuations; locates and analyzes changes in land use and makes appropriate adjustments in property appraisals; applies market, cost or income approach to determine property values; computes rollback taxes and issues new tax billings to property owners.

Responds to questions from property owners related to the evaluation and assessment of property; operates computer to obtain results needed for fair taxation; enters property values as needed; recalculates market values when current sales prove a need for updating files; estimates taxes on uncompleted buildings.

Assists to process residential exemption applications and home owner questionnaires; receives and logs building permit information and schedules appraisal of property.

Performs related duties as required.

MINIMUM QUALIFICATIONS

1. Education and Experience:

   A. Graduation from college with an associate degree or two (2) years of specialized training related to real estate, property appraisal or related field;

   AND

   B. Sufficient experience to demonstrate an aptitude or ability to perform above or related duties;

   OR

   C. An equivalent combination of education and experience.

2. Required Knowledge, Skills, and Abilities:

   Some understanding of terminology unique to the appraisal field; current principles, procedures, techniques and approaches to value used in the appraisal of real property; county geography; computer assisted property appraisal, tax laws of the State of Utah as they relate to property tax and the taxing process; public relations and interviewing methods; inter-relationship with other county offices; material quality and cost of construction; appraisal methodologies related to market, cost and income; methods of land appraisal including the terrain, capacity of soil, and comparable value; sales ratio studies and coefficient of dispersion; interpersonal communication skills; blue print reading; drafting principles and terminology.

   Skill in operating a variety of tools and equipment, i.e., digital cameras, drafting instruments; measuring devises; video equipment, etc.

   Ability to visually observe the details of property and arrive at an accurate and equitable appraisal; apply appropriate methods of valuation; make mathematical calculations in determining percentages, volumes, areas, acreage, etc.; interpret cost manuals used in the appraisal of property and apply appropriate methods of valuation; make judgment decisions in the appraisal process; read legal descriptions, deeds, plat books, maps, and blue prints; operate a variety of tools and equipment i.e. calculator, computer, typewriter, camera, drafting instruments, measuring devices, etc.; communicate effectively verbally and in writing; develop and maintain effective working relationship with the public, fellow employees, and supervisors; follow written and verbal instructions.

3. Special Qualifications:

   Applicant must have an Associate's Degree, 30 hours of college-level education from an accredited institution, or the ability to obtain education requirements within two years.
   Must become a Licensed Appraiser by completing 150 hours of qualified training. Must become a Certified Residential Appraiser within 2 years of employment as a designated Ad Valorum real property appraiser by the State Tax Commission. Must maintain certification through completion of bi-annual state training. Must possess a valid Utah driver's license.

4. Work Environment:

   Incumbent of the position performs generally 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, reaching, talking, hearing and seeing. Common eye, hand, finger, leg and foot dexterity exist. Mental application utilizes memory for details, verbal instructions, emotional stability and discriminating thinking. Frequent travel required in course of performing portions of job functions.

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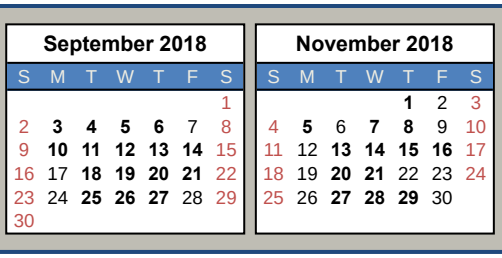
I _____ have reviewed the above job description. Date _____
(Employee)

October 2018



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	1 • 5:00PM Airport Board Meetings (Chambers)	2 • 8:30AM Sovereign Exchange Lands Field Trip • 12:00PM joint City-County Council Meeting - Leg. Lobbying 101 (Chambers) • 2:00PM Council Workshop - District Allocations (Chambers) • 4:00PM County Council Meeting (Chambers)	3	4 • 8:30AM Joint County Council & Budget Advisory Board Mtg (Chambers) • 11:00AM Housing Task Force (Library) • 1:30PM BLM/Grand County Coordination Mtg (Moab Field Office) • 5:30PM Moab Mosquito Abatement Meeting (District Office) • 7:00PM Grand Water & Sewer Service Meeting (Water District Office)	5	6
7	8 • 9:00AM EMS SSD Meeting (EMS Trg Center) • 12:30PM Council on Aging (Grand Center)	9 • 8:30AM Joint County Council & Budget Advisory Board Mtg (Chambers) • 11:00AM Trail Mix (Grand Center) • 2:00PM Conservation District (Old Spanish Trail Arena) • 3:00PM Travel Council Advisory (Chambers) • 5:00PM Planning Commission (Chambers) • 5:30PM OSTA Committee Meeting (Conference Room @ Spanish Trail A... • 6:00PM Transportation SSD Board (Roads Shed)	10 • 5:00PM Agenda Summary Deadline	11 • 4:00PM Solid Waste Special Service District (District Office (1000 E Sand Flats Rd)) • 7:00PM Thompson SSD Water Board (Thompson)	12	13
14	15	16 • 4:00PM Thompson Springs Special Service Fire District Mtg (Chambers) • 4:05PM County Council Meeting (Chambers)	17 • 8:30AM Joint County Council & Budget Advisory Board Mtg (Chambers) • 5:30PM Museum of Moab (Grand Center) • 7:00PM Recreation SSD (City Chambers)	18 • 12:00PM Housing Authority Board (City Chambers) • 1:30PM Performance Review Committee (mary) (Chambers) • 4:00PM Arches SSD Board (Fairfield Inn & Suites) • 7:00PM Grand Water & Sewer Service Meeting (Water District Office)	19	20
21	22	23 • 3:00PM Moab Tailings Project Steering Committee (Chambers) • 5:30PM Planning Commission (Chambers)	24 • 8:30AM Joint County Council & Budget Advisory Board Mtg (Chambers) • 1:00PM Homeless Coordinating Committee Meeting (Zions Bank)	25 • 9:00AM Canyon Country Partnership (CCP) (River History Museum, Green River) • 5:30PM Canyonlands Healthcare SSD Board (Hospital Room 3)	26	27
28	29	30 • 5:00PM Joint City-County Council Meeting (City Chambers) • 7:00PM Town Hall Meeting (City Chambers)	31 • 8:30AM Chamber of Commerce (Zions Bank) • 8:30AM Joint County Council & Budget Advisory Board Mtg (Chambers) • 5:00PM Agenda Summary Deadline	1 • 11:00AM Housing Task Force (Library) • 2:00PM Forest Plan Revision - Public Open House (Grand Center) • 5:30PM Moab Mosquito Abatement Meeting (District Office) • 7:00PM Grand Water & Sewer Service Meeting (Water District Office)	2	3

November 2018



October 2018						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

December 2018						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30 • 5:00PM Joint City-County Council Meeting (City Chambers) • 7:00PM Town Hall Meeting (City Chambers)	31 • 8:30AM Chamber of Commerce (Zions Bank) • 8:30AM Joint County Council & Budget Advisory Board Mtg (Chambers) • 5:00PM Agenda Summary Deadline	1 • 11:00AM Housing Task Force (Library) • 2:00PM Forest Plan Revision - Public Open House (Grand Center) • 5:30PM Moab Mosquito Abatement Meeting (District Office) • 7:00PM Grand Water & Sewer Service Meeting (Water District Office)	2	3
4	5 • 9:00AM EMS SSD (EMS trg Center) • 4:00PM Noxious Weed Control Board (Grand Center) • 5:00PM Airport Board Meeting (Chambers)	6 **Election Day**	7 • 8:30AM Budget Advisory Board (Chambers) • 1:00PM CDBG - How to Apply Workshop (117 S. Main St. Monticello) • 4:00PM County Council Meeting (Chambers)	8 • 4:00PM Solid Waste Special Service District (District Office (1000 E Sand Flats Rd)) • 5:30PM Library Board Meeting (Library (Board Room)) • 7:00PM Thompson SSD Water Board (Thompson)	9	10
11	12 **Offices Closed** **Veteran's Day**	13 • 11:00AM Trail Mix Meeting (Grand Center) • 2:00PM Conservation District (Old Spanish Trail Arena) • 3:00PM Travel Council Advisory (Chambers) • 5:00PM Planning Commission (Chambers) • 5:30PM OSTA Committee Meeting (Conference Room @ Spanish Trail Arena) • 6:00PM Grand County Cemetery Maintenance... • 6:00PM Transportation SSD Board (Roads Shed)	14 **UAC Annual Convention ♦ St. George** • 8:30AM Budget Advisory Board (Chambers) • 5:00PM Agenda Summary Deadline • 7:00PM Recreation SSD (City Chambers)	15 • 12:00PM Housing Authority Board (City Chambers) • 4:00PM Arches SSD Board (Fairfield Inn & Suites)	16 • 10:00AM Historical Preservation Commission (Grand Center)	17
18	19	20 • 3:50PM Canvass of Election (Chambers) • 4:00PM Thompson Springs Special Service Fire District Mtg (Chambers) • 4:05PM County Council Meeting (Chambers)	21 • 8:30AM Budget Advisory Board (Chambers) • 1:00PM Watershed Partnership (Grand Center) • 5:30PM Museum of Moab (Grand Center)	22 **Thanksgiving Holiday ♦ County Offices C**	23	24
25	26	27 • 2:45PM Mental Health Board (Four Corners) (Green River) • 5:00PM Planning Commission (Chambers) • 5:00PM Public Health Board Meeting (460 E. Main St. Green River)	28 • 8:30AM Budget Advisory Board (Chambers) • 8:30AM Chamber of Commerce (Zions Bank) • 1:00PM Homeless Coordinating Committee Meeting (Zions Bank) • 5:00PM Agenda Summary Deadline	29 • 5:30PM Canyonlands Healthcare SSD Board (Hospital Room 3)	30	1

		SPECIAL EVENTS	
Date		**Event Name**	**Permit Status**
OCTOBER			
	25-27	Jeep Jamboree	done
	26-28	Craggin' Classic	pending
NOVEMBER			
	2-4	Moab Celtic Festival, Scots on the Rocks	NA
	2-4	Moab Trail Marathon, 1/2 Marathon & Adventure 5k	pending
	17	Dead Horse Ultra	pending
	19-25	GGBY Highline event	pending

Employment Opportunities

Deputy Clerk/Auditor II (Full-time with benefits)
Posted September 24, 2018 8:00 AM | Closes October 12, 2018 5:00 PM
Job Summary The Deputy Clerk/Auditor works under the direct supervision of the Grand County Clerk/Auditor performing a variety of general clerical and departmental... Full Description
Apply Online

Emergency Medical Technician - Basic (part-time)
Posted August 1, 2017 8:00 AM | Closes October 31, 2018 5:00 PM
Job Summary Under the supervision of the Director of Emergency Medical services , this position requires current Utah Emergency Medical ... Full Description
Apply Online

EMS-Paramedic (Part-Time)
Posted May 30, 2018 8:00 AM | Closes October 31, 2018 5:00 PM
GENERAL PURPOSE Performs a variety of full performance emergency medical response duties as needed to deliver at-the-scene medical care and advanced life support (ALS)... Full Description
Apply Online

GCSO - Assistant Food Service Manager in Jail
Posted March 19, 2018 8:00 AM | Closes November 30, 2018 5:00 PM
Must Complete Sheriff's Office Application Click Here to Download Job Summary Under the supervision of the Food Service Manager, assists in planning... Full Description
Apply Online

GCSO Corrections Officer
Posted August 1, 2017 8:00 AM | Closes October 31, 2018 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 October 31, 2018 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 Victim Advocate
Posted March 21, 2018 8:00 AM | Closes October 31, 2018 5:00 PM
Must Complete Sheriff's Office Application Click Here to Download Job Summary Under the supervision of the Sheriff the Victim Advocate will act as advocate... Full Description

GCSO-Communications/Dispatch
Posted January 26, 2018 8:00 AM | Closes October 31, 2018 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

Library Clerk (Part time)
Posted September 19, 2018 8:00 AM | Closes October 15, 2018 5:00 PM
Job Summary Under the direction of the Head of Adult Services, the Library Clerk performs duties relevant to the daily operations of the Library. The Library Clerk will... Full Description
Apply Online

MAKE A DIFFERENCE IN YOUR COMMUNITY

Become a Grand County Board or District Volunteer

Applications Due Before 5 PM – OCTOBER 31, 2018

COUNTY BOARD, COMMISSION AND COMMITTEE The following boards, commissions & committees will have vacancies at year-end. Applicants must live in Grand County unless otherwise indicated, have the appropriate expertise when required by law, and agree to abide by the County's Conflict of Interest Ordinance.	**VACANCIES**	**TERM EXPIRATION**
Airport Board	1	12/31/2022
Council on Aging	2	12/31/2022
Historical Preservation Commission (May reside in Grand, Emery or San Juan County; Must have a demonstrated interest or knowledge in historical preservation)	1 2	12/31/2021 12/31/2022
Housing Authority of Southeastern Utah (may reside in Grand or San Juan County)	1	12/31/2023
Library Board	1 1 (High School Member)	12/31/2022 12/31/2022
Moab Area Travel Council Advisory Board (Must represent the local hotel & lodging industry; restaurant industry; recreational facilities; conventional facilities; museums; cultural attractions; or other tourism-related industries)	3	12/31/2022
Noxious Weed Control Board	1	12/31/2022
Public Health Board	1	12/31/2021

****

DISTRICT BOARD The following District Boards will have vacancies at year-end. Applicants must reside in Grand County, must be a registered voter within the District, and may not be an employee of the District.	**Vacancies**	**Term Expiration**
Arches Special Service District (Must reside within the District)	2	12/31/2022
Canyonlands Health Care	1	12/31/2022
Cemetery Maintenance District	1	12/31/2022
Recreation Special Service District	2	12/31/2022
Transportation Special Service District (must reside in unincorporated Grand County)	1	12/31/2022

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 begin making appointments at a Regular Council Meeting after January 1, 2019. 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.

Moab Fire Protection District **INVOICE # 180823**
45 S 100 E
Moab, Utah 84532

Invoice Address:
Grand County
Att. Diana Carroll
125 E. Center St.
Moab, Ut 84532

Delivery Address:

P.O. # 180823

Qty	*Description*	*Unit Price*	*Total*
1	Fire and rescue services for Grand County		
January-	#18004 SR-128 Big bend Crash Call	$1,800.00	$1,800.00
February-	#180023 Mineral Bottom Crash Call	$1,800.00	$1,800.00
	#180024 I-70 mm 200 Crash Call	$1,800.00	$1,800.00
	#180025 I-70 mm 227 Crash Call	$1,800.00	$1,800.00
March-	#180039 SR-279 mm 5 Crash Call	$1,800.00	$1,800.00
	#180043 I-70 mm 211 Crash Call	$1,800.00	$1,800.00
PAYMENT BY GRAND COUNTY ON 5-11-18		- $10,800.00	- $10,800.00
April-	#180058 HWY 191 mm 141 Crash Call	$1,800.00	$1,800.00
	#180060 HWY 191 mm 145 Crash Call	$1,800.00	$1,800.00
	#180065 SR-128 mm 17.6 Crash Call	$1,800.00	$1,800.00
	#180067 I-70 mm 211 Semi Fire	$1,800.00	$1,800.00
	#180070 SR-128 mm 6 Crash Call	$1,800.00	$1,800.00
	#180071 HWY 191 mm 131 Semi Rollover	$1,800.00	$1,800.00
PAYMENT BY GRAND COUNTY ON 5-25-18		- $10,800.00	- $10,800.00
May-	#180065 HWY 191 mm 136 High voltage power pole on fire	$1,800.00	$1,800.00
	#180082 HWY 191 mm 156 Two Car Crash Call	$1,800.00	$1,800.00
	#180083 SR-128 N. Of Grand Staff Canyon Brush Fire	$1,800.00	$1,800.00
	#180091 SR-128 mm 4 Crash Call	$1,800.00	$1,800.00
	#180096 Arches Balanced Rock Crash Call	$1,800.00	$1,800.00
	#180097 I-70 mm187-mm189 Grass Fire	$1,800.00	$1,800.00
	#180098 I-70 mm193 Grass Fire	$1,800.00	$1,800.00
PAYMENT BY GRAND COUNTY ON 6-08-18		- $12,600.00	- $12,600.00
June -	#180099 HWY 191 mm 143 Semi vs. Car Crash	$1,800.00	$1,800.00
	#180104 Hells Revenge U.T.V. Rollover and Fire	$1,800.00	$1,800.00
	#180107 I-70 mm 212 Crash Call	$1,800.00	$1,800.00
July-	#180126 HWY 191 mm 151 Brush Fire	$1,800.00	$1,800.00
	#180126 I-70 mm 193 Brush Fire	$1,800.00	$1,800.00
	#180140 Danish Flats 2 miles N. of I-70 Gas Plant Fire	$1,800.00	$1,800.00
	#180141 HWY 191 mm 138 Car Fire	$1,800.00	$1,800.00

June - 7@ $1,800 =

Account # 10-4830-920-003

Subtotal: $46,800.00 ***Payed: $34,200.00*** ***New Amount Due: $12,600.00***

MEMORANDUM OF UNDERSTANDING
Between
GRAND COUNTY
And
MOAB VALLEY FIRE PROTECTION DISTRICT

PURPOSE – This memorandum of understanding (MOU) by and between Grand County (hereinafter called County) and the Moab Valley Fire Protection District (hereinafter called District) is for the purpose of outlining the duties of District in providing fire protection and suppression to those areas of the County lying outside of the District's boundaries and outlining the duties of District in providing emergency medical service support, search and rescue support, and SCUBA rescue / recovery services both within and outside of the District's boundaries.

OBJECTIVE – The District maintains and operates a fire protection and suppression organization in the areas outlined as the District boundaries (see attached map) and is responsible for the suppression of fires of all types within these boundaries. County wishes to enter into an agreement with District that will provide fire suppression services for those areas of County outside of the District boundaries and this MOU will clarify to what level and how this aid will be provided by District. This MOU will also clarify to what level and how emergency medical service support and SCUBA rescue / recovery will be provided by District both within and outside of the District's boundaries.

County is charged with the responsibility of providing fire suppression services to areas not incorporated in a District, of which there are three in the County: Moab Valley Fire Protection District, Thompson Springs Special Service District, and Castle Valley Special Service District for Fire Protection.

County is charged with the responsibility to provide Emergency Medical Services and Search and Rescue Services to all areas of the County.

BENEFITS – It will be beneficial to County to enter into an agreement with District so not to duplicate efforts of fire suppression in the County where it is feasible for District to perform such functions.

(CONTINUED)

AGREEMENT:

A. The District and County agree:

1. Upon request of authorized County officials, the District will respond to fires outside of the District boundaries and to assist other agencies or be sole suppression agency. The District will not be expected to deplete its own capabilities for fire suppression within its boundaries and such decisions to respond to out-of-District fires will be at the sole discretion of the Chief of the District. The limits of such suppression activities will be solely to render aid in areas in which the District's personnel have been trained. District will not render aid in the County for situations that the Chief deems to be detrimental to District personnel, vehicles, or equipment, beyond the capabilities of the personnel, vehicles, or equipment, or unsafe for personnel, vehicles, or equipment.

2. Fire suppression aid will be rendered to the County when it is determined by the Chief that such aid will be a benefit to the County and that the incident is of a nature that the District's resources will make a difference in the outcome of the incident. Incidents that the Chief determines are too distant from District boundaries, too inaccessible, beyond the scope of the District's capabilities or any other situation the Chief deems inappropriate for a District response, will not be responded to or will be responded to with the minimum assistance available or appropriate.

3. County and District will form a task force made up of three District officials including the Chief and three County officials including the Sheriff to determine the exact level of service to be provided for any perceived incidents. This task force will determine the appropriate areas for District response and will set protocol for interaction with other responding agencies.

(CONTINUED)

4. It is understood by both the County and the District that the primary duties and responsibilities of the District are to protect the people and properties within District boundaries. Any aid rendered outside of the District boundaries will utilize manpower and resources that the Chief determines are appropriate for use outside of District boundaries. The Chief will be responsible for determining what level and for what period of time District resources will be committed to aid given outside of District boundaries.

5. County will hold District harmless for any incident arising with District personnel, vehicles, equipment, or other resources.

6. All agencies that have a need to know will be informed of this MOU and the specific duties each is expected to perform concerning fire suppression outside of District boundaries.

7. It is understood by the County that the District may withhold aid to County at the sole discretion of the Chief if, for any reason, the Chief feels that rendering said aid would jeopardize District personnel, vehicles, equipment, or other resources or that a response would not provide reasonable fire protection to those areas within District boundaries.

8. It is understood that the District will make every reasonable attempt to render aid to County and if aid is not rendered, the Chief will make a report to the County as to the reasons why aid was not rendered.

9. The task force herein formed will meet at least annually and at any other times as the task force deems necessary for the purpose of reviewing this agreement and making changes when necessary.

(CONTINUED)

10. District will provide support services to Grand County Emergency Medical Services Special Service District ("GCEMSSSD") when needed at any time within District boundaries or anywhere the ~~Grand County Emergency Medical Service~~ GCEMSSSD responds with the approval of the Chief including but not limited to: personnel, equipment, supplies, vehicles, or other resources reasonably and readily available from District

11. District will provide support services to Grand County Search and Rescue when needed at any time within District boundaries or anywhere the Grand County Search and Rescue responds with the approval of the Chief including but not limited to: personnel, equipment, supplies, vehicles, or other resources reasonably and readily available from District.

12. District will provide SCUBA rescue / recovery services when needed at any time within District boundaries or anywhere the Grand County Sheriff or Deputy-in-charge requests with the approval of the Chief.

13. District will provide support services to any other Grand County agency when requested at any time within District boundaries or anywhere else in Grand County with the approval of the Chief including but not limited to: personnel, equipment, supplies, vehicles, or other resources reasonably and readily available from District.

14. County will compensate District for fire suppression services or any support services described herein as follows: Any response that is outside of the Moab Valley Fire Department District boundaries and Castle Valley Fire Protection Service Area boundaries, will be billed at the flat rate of $1,800.00 per incident, with a cap of $100,000.00 for the year. District will respond at no charge to County beyond the annual maximum of $100,000.00. The District will have a set minimum of $50,000.00 per year. Complete records for any and all resources committed to the incident will be provided to the County at the time of billing.

15. The terms of this agreement will be for one year and may be extended by agreement of both the County and the District for additional terms as both parties deem desirable.

(CONTINUED)

16. This MOU may be terminated by either party prior to the expiration date herein specified at the request of an authorized official of either party. A written request of termination will be made available to the other party at least 30 days prior to the termination date.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date hereinafter written.

_____
Tom Shellenberger, Commission Chair
Moab Valley Fire Protection District

Date: _____

_____
~~Phillip Mosher~~TJ Brewer, Chief
Moab Valley Fire Protection District

Date: _____

_____
Mary McGann, Chair
Grand County Council

Date: _____

_____
Steve White
Grand County Sheriff

Date: _____

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Between
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3. County and District will form a task force made up of three District officials including the Chief and three County officials including the Sheriff to determine the exact level of service to be provided for any perceived incidents. This task force will determine the appropriate areas for District response and will set protocol for interaction with other responding agencies.

(CONTINUED)

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(CONTINUED)

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(CONTINUED)

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IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date hereinafter written.

Tom Shellenberger, Commission Chair
Moab Valley Fire Protection District

Date: 4-10-18

Phillip Mosher, Chief
Moab Valley Fire Protection District

Date: 4-10-18

Mary McGann, Chair
Grand County Council

Date: 4-11-18

Steve White
Grand County Sheriff

Date: 4/12/18

ATTEST:

Diana Carroll
Grand County Clerk/Auditor

Date: 4-19-2018

AGENDA SUMMARY

GRAND COUNTY COUNCIL MEETING

OCTOBER 16, 2018

TITLE:	Public Hearing to hear public comment on a proposed ordinance to approve amendments of the Grand County Land Use Code, Section 9.5 related to Final Plat Procedures
FISCAL IMPACT:	N/A
PRESENTER(S):	Zacharia Levine, Community and Economic Development Director

Prepared By:
KENNY GORDON
GRAND COUNTY
PLANNING & ZONING
ADMINISTRATOR

FOR OFFICE USE ONLY:

Attorney Review:

N/A

STATED MOTION :

Move to amend Grand County Land Use Code, Section 9.5 Final Plat Procedures.

BACKGROUND:

The purpose of the amendment is to align Grand County's Land Use Code with Utah State Code with respect to providing a final plat approval and allowing developers the option of bonding for infrastructure or having infrastructure completed and accepted by County prior to recordation.

Legal review has been provided and the attached draft reflects accepted and recommended changes.

The Planning Commission held a public hearing on September 25, 2018 and voted to recommend approval of the proposed ordinance.

ATTACHMENT(S):

Amendments to Section 9.5 Final Plat Procedure
Proposed Ordinance

9.5 Final Plat

9.5.1 Final Plat Submittal Requirements

The owner of land on which preliminary plat approval has been obtained shall prepare and submit: (a) a non-erasable Mylar copy, and (b) a digital copy of the final plat (including all lines, bearings, corners, etc., necessary to describe the subject lot(s) or parcel(s), and all easements), in the latest version of AutoCAD, or other format compatible with the County GIS as may be specified by the Zoning Administrator (currently preferred in State Plane Coordinates – Utah Central Zone or the Valley Coordinate System) with all measurements stated in feet, and (c) ~~two~~ one 24 x 36 copies, or more if specified by the Zoning Administrator. The plat shall be drawn to a scale of 100 feet to one inch, or other scale approved by staff. When necessary the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted for approval progressively in phases satisfactory to the County Council. The final plat shall show or be accompanied by the following:

A. Control Points; Acres

The primary control points, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred shall be placed on the final plat. The area of the subdivision, in acres, shall be shown.

B. 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 or deflection angles, and radii, arcs and central angles of all curves shall be placed on the final plat.

C. Streets

Name and rights-of-way width of each street or other rights-of-way shall be placed on the final plat.

D. Easements

Location and dimensions of all easements shall be placed on the final plat.

E. Lot and Block Numbers

Number to identify each lot or site and each block, and the dimensions of lots and blocks, shall be placed on the final plat.

F. Purpose of Sites

The purpose for which sites, other than residential lots, are dedicated or reserved shall be indicated on the final plat.

G. Building Lines

Minimum building setback lines when required or approved by the Planning Commission shall be placed on the final plat.

H. Monuments

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Location and description of monuments shall be placed on the final plat. Monuments shall include centerline monuments at all curve points and intersections.

I. Adjacent Land

References to recorded subdivision plats or adjoining platted land by record name shall be placed on the final plat.

J. Surveyors Certificate and Legal Description

A legal description and surveyor's certificate, 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

K. Approval Certification

Certification of approval by the Planning Commission and County Council, in the following form, shall be placed on the final plat.

APPROVED this _____ day of _____, 20___, by the Planning and Zoning Commission of Grand County, Utah

_____

Chairman

APPROVED this _____ day of _____, 20___, by the Grand County Council

_____

Chairman

_____

County Recorder

L. Title; Scale

A title, scale, and north point shall be placed on the final plat.

M. Street Intersections

The location of the point of intersection and points of tangency of street intersections, and the bearing and distance of each street rights-of-way center line shall be placed on the final plat.

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N. Plat Identification

A positive reference and identification of the plat and date of plat shall be placed on the final plat.

O. Dedication Certificate

1. The property owner's certificate or deed of dedication shall be placed on the final plat. The dedication deed or certificate of dedication shall be executed by all persons, firms or corporations owning an interest in the property subdivided and platted, and shall be acknowledged in the manner prescribed by the laws for the state of Utah for conveyances of real property. In the case of surface lien holders, they may execute a subordination agreement subordinating their liens to all public streets, alleys, parks, school sites and any other public areas shown on the plat of such subdivision as being set aside for public uses and purposes. The dedication deed or certificate of dedication shall, in addition to the above requirements, contain the following:

2. An accurate description of the tract of land subdivided.

3. A statement and express representation that the parties joining in such dedication are the sole owners of such tract of land.

4. An express dedication without reservation to the public for public use; the streets, trails, rights-of-way, school sites and any other public areas shown on the attached plat.

5. A positive reference and identification of the plat of such subdivision, date of plat and surveyor or engineer responsible for the survey.

P. Tax Certificates

Tax certificates indicating that all taxes on the land being subdivided have been paid to the current year shall be submitted with the final plat.

Q. Construction Plans and Cost Estimate

~~Three sets of~~A digital copy and one 24-inch x 36-inch paper copy of the plans for required improvements ~~and a set of reproducible transparent sheets, 24-inch x 36-inch in size~~ along with all data and calculations related to utilities, drainage or other construction in the subdivision and a cost estimate shall be submitted with the final plat. The construction plans shall conform to all requirements of the current construction design standards for Grand County. The cost estimate shall bear the signature and seal of the design engineer. Such plans shall also show all existing or proposed surface and subsurface improvements and obstructions.

R. Subdivision Improvements Agreement ~~and Performance Guarantee~~

A subdivision improvements agreement ~~and performance guarantee~~ for all required public improvements in accordance with the requirements of ~~subsection A of~~ this section.

S. Title Report

An updated 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 shall be submitted within 15 days immediately prior to final review by the County Council.

T. Filing Fee

1. A filing fee to cover the cost of review in accordance with the fee schedule adopted by resolution of the County Council.

2. Additional submission requirements for condominium subdivisions. In addition to the above submission requirements, applications for condominium subdivisions shall be subject to the applicable provisions of Section 57-8-1 et seq., Utah Code Annotated 1953.

[Ord. 546, 2016.]

9.5.2 Application Review Procedures

A. Date of Filing

After approval of the preliminary plat by the Planning Commission and within 12 months of the approval date unless extended for up to one additional year by action of the County Council, the subdivider may submit for approval the final plat. The application, meeting all the requirements of Section 9.5.1, shall be submitted to the Zoning Administrator at least 30 days prior to the meeting at which consideration is desired. The official filing date of the final plat shall be the date upon which the plat and construction drawings are found to be in full compliance with the provisions of the preliminary approval after examination by the Zoning Administrator and the review fees which are established by resolution of the County Council have been paid.

B. Conformance with Preliminary Plat

The final plat shall conform substantially to the preliminary plat as approved and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat that he or she proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations.

C. Review of Final Plat

After the presentation of the final plat application for a subdivision to the Zoning Administrator, the Zoning Administrator shall submit the application to the County Engineer, any district providing utility service for review and to any other appropriate referral agencies for review. The County Engineer and other referral agencies shall review the plans and submit comments to the Zoning Administrator for inclusion in the final plat presentation. The developer shall pay the reasonable cost of review of the construction plans before the final plat is presented to the County Council.

D. Review by County Council

1. Action by County Council

The Zoning Administrator shall submit the final plat to the County Council, along with any preliminary plat conditions established by the Planning Commission, preliminary plat, and an appropriate recommendation. The County Council shall consider all proposals with respect to the dedication of rights-of-way for public use, the construction of utilities, streets, drainage, and other improvements, and when satisfied with the proposals, shall authorize the establishment of agreements for same. The County Council shall act on the final plat within 30 days after the Planning Commission makes a recommendation, or within a reasonable time thereafter.

2. Review in Stages

An owner or subdivider, at his or her option, may obtain approval of a portion or a section of a subdivision provided he or she meets all the requirements of this LUC with reference to such portion

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or section in the same manner as is required for a complete subdivision. In the event a subdivision and the final plat thereof is approved by the County Council in sections, each final plat of each section is to carry the name of the entire subdivision, but is to bear a distinguishing letter, number or subtitle.

3. Approval by County Council

The Zoning Administrator shall provide a copy of the decision to the applicant by mail within 10 days of the Commission's decision. After the County Council has determined that the plat is in proper form, that any conditions of the preliminary plat are satisfied, that the arrangement of the development proposed for the property being subdivided is consistent with zoning regulations, and that the subdivision complies with the provisions of this LUC, it shall act to approve the plat.

4. Disapproval by County Council

The Zoning Administrator shall provide a copy of the decision to the applicant by mail within 10 days of the Commission's decision. Final plats that are disapproved by the County Council shall be returned to the subdivider by the Zoning Administrator with an attached statement of the reasons for such action.

5. Action Following Approval

a. Certification of Approval

(1) The County Council's approval shall serve as the certificate of approval on the final plat.

(2) In no case shall additions, corrections, or modifications of any kind be made to the final plat other than signatures required after the final plat has been approved by the County Council.

b. Completion of Required Public Improvements or Submission of Completion Assurance

Before a developer records a plat, the developer shall:

(i) Complete any improvements shown on the plat or included in the subdivision improvements agreement to the satisfaction of the County as more fully set forth in the subdivision improvements agreement; or

(ii) Post an improvement completion assurance for any required improvements included in the subdivision improvement agreement.

(a) If a developer elects to post an improvement completion assurance, the developer shall ensure that the assurance:

(i) Provides for completion of 100% of the required improvements plus a 25% contingency fee; or

(ii) If the County has inspected and accepted a portion of the required improvements, provides for completion of 100% of the unaccepted improvements plus a 25% contingency fee.

c. Recordation of Plats

(1) The final plat for any subdivision located within Grand County shall ~~then~~ be ~~caused to be~~ filed of record by the developer~~subdivider~~ in the plat records of Grand County, but only after the County Council has officially acted upon the final plat with reference to improvements, dedications and utilities, ~~and~~ all fees (including recording and review fees) shall be paid by the developer, and the developer has completed and the County has inspected and accepted required improvements or posted a completion assurance in compliance with Section b above. ~~.~~

(2) If for any reason the final plat has not been recorded within ~~15~~ 24 months ~~days~~ of County Council approval, the approving actions shall be deemed void and a new application for Final Plat will need to be processed through the County.

[Ord. 546, 2016.]

9.5.3 Responsibility for Payment for Installation Costs

The subdivider shall provide for costs of materials, installation, and maintenance of all required improvements in accordance with the Grand Construction Standard or the most recent County construction standards, and the following requirements:

A. Required Improvements

1. The subdivider shall pay all costs of materials and installation of the following:

2. Setting of survey monuments and markers;

3. Streets and road construction for all street improvements including base, grading, curbs, gutters, sidewalks, pavement, street name signs, road regulatory signs, culverts, and bridges;

4. Water and sewer lines installations including fire hydrants and manholes;

5. Required storm water system and/or other drainage improvements;

6. All field density and related testing of base, sub-base and other compacted backfill, gradation tests, concrete cylinder tests, asphalt tests, and/or other related tests required to insure minimum standard requirements; and

7. Electric, gas, and other utilities.

B. Improvement Agreements and Guarantees

Prior to the recording of a final plat, a subdivider shall submit for approval to the Zoning Administrator an improvements agreement and financial guarantee for construction of any required improvements designated on the approved final plat or construction plans in accordance with the requirements of this section.

1. Form of Agreement

All improvement agreements shall utilize the standard County template (guide) for the format and content of such agreements. The template may be obtained from the Zoning Administrator.

2. Engineered Cost Estimate

The improvements agreement shall include a cost estimate for all required improvements prepared by a Utah-registered, professional engineer.

3. Financial Guarantees

The subdivider shall utilize one of the following methods of posting security to cover to the cost of installing all required improvements; provided, however, that nothing in this section shall preclude the County Council from approving other forms of liquid financial security in a form approved by the County. No expiration of the guarantee shall be permitted.

a. Escrow Agreement

Place on deposit in an approved bank in the name of Grand County, a sum of money equal to 125 percent of the estimated cost (100 percent of cost plus 25 percent contingency) of all improvements required by this section. Selection of the trustee shall be subject to approval by the County. The escrow agreement shall be approved as to form and legality in writing by the County Attorney. The escrow agreement shall state the name of the subdivision and shall list the improvements the subdivider is required to provide. The County Clerk shall certify in writing that the securities are a satisfactory guarantee for the County.

b. ~~Performance~~ Completion Bond

File with the County Clerk a bond executed by a surety company holding a license to do business in the State of Utah, and acceptable to Grand County on a form approved by the County, in an amount of 125 percent of the estimated cost (100 percent of cost plus 25 percent contingency) of all improvements required by this section. The ~~performance~~ completion assurance bond shall be approved as to form and legality in writing by the County Attorney. The County Clerk shall certify in writing that the securities are a satisfactory guarantee for the County.

C. Engineering Inspection and Tests

1. Grand County Engineer, applicable service district, or other inspection agent designated by the Zoning Administrator shall be notified three days before any construction is begun on such public improvements in order that proper supervision and inspection may be provided. All construction work, such as street grading, street paving, storm sewers, curb and/or gutter work, sanitary sewers or water mains performed by the owner, developer or contractor, shall be subject to inspection during construction by the proper authorities of the County and shall be constructed in accordance with the approved standards and specifications, and in accordance with the provisions of any other applicable ordinance of Grand County.

2. The County will charge fees for engineering inspection during construction and for final inspection commensurate to the value of services rendered or costs incurred; however, it is to be understood that the County will do no layout work or daily inspection. Where a special trip(s) to Grand County by the County Engineer is required, the subdivider shall reimburse the County for the costs of such trip(s).

3. The County may require compaction tests on embankments and flexible bases, and depth tests on flexible bases and pavements, and pressure tests on piping systems, before final inspection and approval.

[Ord. 546, 2016.]

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9.5.4 Plat Approval and Dedication

Approval of the plat and acceptance of dedication on a final plat shall not be effective until the final plat is recorded in the office of the County Clerk. Approval of the plat and acceptance of a dedication by the County shall not imply the maintenance by the County of such dedication. Acceptance for maintenance of roads, parks, trails and other public dedications requires a separate action of the County Council in accordance with the requirements of Section 9.5.5D, Final Acceptance. [Ord. 546, 2016.]

9.5.5 Acceptance of Subdivision Improvements

A. Time Frame for Completion

1. Plan Resubmittal

If construction has not commenced within one year after approval of the plans, the Zoning Administrator may require resubmittal of plans for meeting current standards and engineering requirements.

2. Expiration and Extension of Approval

If the public improvements for a subdivision have not been constructed and accepted by the County within ~~36~~ 24 months of the recordation of the final plat, said final plat shall be null and void and shall conclusively be deemed to be withdrawn, without further action by the County. An approved, unexpired final subdivision plat may be extended once for a period not to exceed ~~36~~ 24 months, pursuant to the following provisions:

a. The County Council may extend the approval of the final plat, for good cause shown by the applicant, if there has been no significant change in development conditions affecting the subdivision plan and the plat continues to comply with all applicable standards and ordinances.

b. A request for an extension of time to complete final public improvements for a subdivision pursuant to these provisions shall be submitted to the Zoning Administrator no later than the date the final subdivision plat expires. The request shall be in writing, and the application shall state the reason and justification for the requested extension.

B. Partial Acceptance and Reduction of Security

1. As public improvements are completed, a subdivider may apply from time to time to the Zoning Administrator for partial release of the collateral deposited with the County Clerk in accordance with the procedures of subsection C of this section, Collateral Release Procedure.

2. If the County Engineer and/or Zoning Administrator determine that any of the required improvements are not constructed in substantial compliance with approved standards and specifications, it shall furnish the applicant a list of deficiencies and shall be entitled to withhold collateral sufficient to insure substantial compliance.

3. If the County Engineer and/or Zoning Administrator determines that the subdivider will not construct any or all of the improvements in accordance with all of the approved standards and specifications, the Zoning Administrator may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the approved standards and specifications.

4. The County Engineer shall independently inspect the construction of improvements while in progress, and, shall likewise inspect such improvements upon completion of construction. The design engineer shall certify that construction was completed to plan, and shall have approved any change(s)

to the approved plan in consultation with the County Engineer. After final inspection, the County Engineer shall notify the subdivider and the Zoning Administrator in writing as to its acceptance or rejection. The Zoning Administrator shall reject such construction only if it fails to comply with the approved standards and specifications contained or referred to herein. If the Zoning Administrator rejects such construction, the Zoning Administrator shall advise the County Attorney and the County Attorney shall enforce the guarantees provided in this section.

5. The design engineer for the subdivider shall submit to the Zoning Administrator a complete set of as-built drawings in "reproducible" hard copy and digital format showing all subdivision improvements, including utility locations (gas, water, sewer and telephone), paving and drainage improvements, and all changes made in the plans during construction. Each hard copy sheet shall contain an "As-Built" stamp bearing the signature of the engineer and the date. Digital information shall be provided in the latest version of AutoCAD, or other format compatible with the County GIS as may be specified by the Zoning Administrator with all measurements stated in feet.

6. The subdivider shall require his construction contractors, with whom he contracts for furnishing materials and for installation of the improvements required under this section, and shall himself be required to furnish to the Zoning Administrator a written guarantee that all workmanship and materials shall be free of defects for a period of one year from the date of acceptance by the Zoning Administrator.

7. Prior to the final acceptance of a subdivision by the County Council, the subdivider shall furnish a good and sufficient, unconditional warranty bond, or certified check payable to "Grand County," in the amount of 10 percent of the contract price with a reputable and solvent corporate surety in favor of the County, to indemnify the County or any applicable service district(s) against any repairs that may become necessary to any part of the construction work performed in connection with the subdivision arising from defective workmanship or materials used therein, for a full period of one year from the date of final acceptance of the work being warranted.

C. Collateral Release Procedure

1. From time to time, as the improvements are completed, subdivider may apply in writing to the County for a partial or full release of the letter of credit or substitute collateral; and shall utilize the standard County-approved form for this purpose. Such release requests shall be complete at least 14 days prior to any desired release date; and must show, or include all of the following:

a. Dollar amount of commitment guarantee;

b. Improvements completed, including dollar value;

c. Improvements not completed, including dollar value;

d. Amount of previous releases;

e. Amount of commitment guarantee requested released;

f. Release or waivers of mechanic's liens of all parties who have furnished work, services, or materials for the improvements;

g. Certification by the design engineer that the improvements have been completed according to approved standards and specifications; and

h. Reasonable fee to cover the cost of administration and inspections.

2. Upon receipt of the application, the Zoning Administrator shall promptly refer the application to the County Engineer. The County Engineer shall inspect the required improvements, both those completed and those uncompleted, at his earliest convenience. If the County Engineer determines from the inspection that the required improvements shown on the application have been completed as provided herein, the County Engineer shall so advise the Zoning Administrator, and the Zoning Administrator shall release that portion of the collateral supporting the commitment guarantee relative to the completed improvements.

3. All collateral releases shall be made in writing signed by the Zoning Administrator. Such releases shall be made in all cases as soon as practical following the submission of a complete request, as described above.

4. The County may release 115 percent of the amount of the collateral for the required improvements completed to date, less 125 percent of the costs of the required improvements not completed; thus retaining 10 percent of the amount of the collateral for the required improvements completed to date as identified by the approved cost estimate shall be retained pending satisfaction of the warranty bond requirements of Section 7. Alternatively, the amount to be released may be 125 percent of the amount of the collateral for the required improvements completed to date, upon submission of a warranty bond in accordance with the requirements of Section 7.

D. Final Acceptance

Final acceptance of the required improvements and release of the warranty bond shall be made by resolution of the County Council in accordance with the requirements of this subsection.

E. Completion of Required Improvements

Completion of the required improvements shall be verified by the following findings:

1. Certification by the Design Engineer that the required improvements have been completed according to the approved standards and specifications;

2. Verification of the County Engineer that the required improvements have been completed according to the approved standards and specifications;

3. Presentation of signatures of final acceptance by any applicable service district(s); and

4. Submission of as-built drawings in reproducible hard copy and digital format in accordance with the requirements of Section 9.1.3D.

F. Maintenance of Improvements

Upon final acceptance, maintenance of the completed improvements shall be assumed by one of the following as determined by the County Council:

1. Grand County and/or other applicable service district(s); or

2. A homeowners' association formed in accordance with the requirements of Section 9.6, Mandatory Homeowners' Association.

G. Warranty Bond Release

Release of the warranty bond required by Section 9.5.5B.7 shall occur following final acceptance of the required improvements in accordance with the approved standards and specifications.

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[Ord. 546, 2016.]

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GRAND COUNTY, UTAH
ORDINANCE _____ (2017)

APPROVING AMENDMENTS TO SECTION 9.5 FINAL PLAT PROCEDURES

WHEREAS, the Grand County Council (County Council) adopted the *Grand County General Plan Update* (General Plan) on February 7, 2012 with Resolution No. 2976;

WHEREAS, the County Council adopted the *Grand County Land Use Code* (Land Use Code or LUC) on January 4, 1999 with Ordinance No. 299 and amended it February 19, 2008 with Ordinance No. 468 for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, Utah Code 17-27a-604.5 outlines requirements for developers to complete or bond for required infrastructure prior to plat recordation;

WHEREAS, Grand County aims to align its land use code with Utah's County Land Use Development and Management Act (LUDMA);

WHEREAS, the proposed amendments will clarify procedures and expectations for land use approvals;

WHEREAS, in a public hearing on September 25, 2018 the Grand County Planning Commission considered all evidence and testimony presented with respect to the subject application and forwarded a favorable recommendation to the Grand County Council;

WHEREAS, due notice was given that the Grand County Council would meet to hear and consider the proposed ordinance amending Section 9.5 Final Plat Procedures in a public hearing on October 16, 2018;

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

NOW, THEREFORE, BE IT ORDAINED by the County Council that the LUC is hereby amended to read:

See attached and updated Section 9.5 Final Plat Procedures in Appendix A

PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this November 7, 2018 by the following vote:

Those voting aye: _____

Those voting nay: _____

Those absent: _____

ATTEST: **Grand County Council**

_____ _____

Diana Carroll, Clerk/Auditor Mary McGann, Chair

Appendix A

9.5 Final Plat

9.5.1 Final Plat Submittal Requirements

The owner of land on which preliminary plat approval has been obtained shall prepare and submit: (a) a non-erasable Mylar copy, and (b) a digital copy of the final plat (including all lines, bearings, corners, etc., necessary to describe the subject lot(s) or parcel(s), and all easements), in the latest version of AutoCAD, or other format compatible with the County GIS as may be specified by the Zoning Administrator (currently preferred in State Plane Coordinates – Utah Central Zone or the Valley Coordinate System) with all measurements stated in feet, and (c) one 24 x 36 copies, or more if specified by the Zoning Administrator. The plat shall be drawn to a scale of 100 feet to one inch, or other scale approved by staff. When necessary the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted for approval progressively in phases satisfactory to the County Council. The final plat shall show or be accompanied by the following:

A. Control Points; Acres

The primary control points, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred shall be placed on the final plat. The area of the subdivision, in acres, shall be shown.

B. 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 or deflection angles, and radii, arcs and central angles of all curves shall be placed on the final plat.

C. Streets

Name and rights-of-way width of each street or other rights-of-way shall be placed on the final plat.

D. Easements

Location and dimensions of all easements shall be placed on the final plat.

E. Lot and Block Numbers

Number to identify each lot or site and each block, and the dimensions of lots and blocks, shall be placed on the final plat.

F. Purpose of Sites

The purpose for which sites, other than residential lots, are dedicated or reserved shall be indicated on the final plat.

G. Building Lines

Minimum building setback lines when required or approved by the Planning Commission shall be placed on the final plat.

H. Monuments

Location and description of monuments shall be placed on the final plat. Monuments shall include centerline monuments at all curve points and intersections.

I. Adjacent Land

References to recorded subdivision plats or adjoining platted land by record name shall be placed on the final plat.

J. Surveyors Certificate and Legal Description

A legal description and surveyor's certificate, 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

K. Approval Certification

Certification of approval by the Planning Commission and County Council, in the following form, shall be placed on the final plat.

APPROVED this _____ day of _____, 20___, by the Planning and Zoning Commission of Grand County, Utah

_____

Chairman

APPROVED this _____ day of _____, 20___, by the Grand County Council

_____

Chairman

_____

County Recorder

L. Title; Scale

A title, scale, and north point shall be placed on the final plat.

M. Street Intersections

The location of the point of intersection and points of tangency of street intersections, and the bearing and distance of each street rights-of-way center line shall be placed on the final plat.

N. Plat Identification

A positive reference and identification of the plat and date of plat shall be placed on the final plat.

O. Dedication Certificate

1. The property owner's certificate or deed of dedication shall be placed on the final plat. The dedication deed or certificate of dedication shall be executed by all persons, firms or corporations owning an interest in the property subdivided and platted, and shall be acknowledged in the manner prescribed by the laws for the state of Utah for

conveyances of real property. In the case of surface lien holders, they may execute a subordination agreement subordinating their liens to all public streets, alleys, parks, school sites and any other public areas shown on the plat of such subdivision as being set aside for public uses and purposes. The dedication deed or certificate of dedication shall, in addition to the above requirements, contain the following:

2. An accurate description of the tract of land subdivided.

3. A statement and express representation that the parties joining in such dedication are the sole owners of such tract of land.

4. An express dedication without reservation to the public for public use; the streets, trails, rights-of-way, school sites and any other public areas shown on the attached plat.

5. A positive reference and identification of the plat of such subdivision, date of plat and surveyor or engineer responsible for the survey.

P. Tax Certificates

Tax certificates indicating that all taxes on the land being subdivided have been paid to the current year shall be submitted with the final plat.

Q. Construction Plans and Cost Estimate

A digital copy and one 24-inch x 36-inch paper copy of the plans for required improvements along with all data and calculations related to utilities, drainage or other construction in the subdivision and a cost estimate shall be submitted with the final plat. The construction plans shall conform to all requirements of the current construction design standards for Grand County. The cost estimate shall bear the signature and seal of the design engineer. Such plans shall also show all existing or proposed surface and subsurface improvements and obstructions.

R. Subdivision Improvements Agreement

A subdivision improvements agreement for all required public improvements in accordance with the requirements of this section.

S. Title Report

An updated 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 shall be submitted within 15 days immediately prior to final review by the County Council.

T. Filing Fee

1. A filing fee to cover the cost of review in accordance with the fee schedule adopted by resolution of the County Council.

2. Additional submission requirements for condominium subdivisions. In addition to the above submission requirements, applications for condominium subdivisions shall be subject to the applicable provisions of Section 57-8-1 et seq., Utah Code Annotated 1953.

9.5.2 Application Review Procedures

A. Date of Filing

After approval of the preliminary plat by the Planning Commission and within 12 months of the approval date unless extended for up to one additional year by action of the County Council, the subdivider may submit for approval the final plat. The application, meeting all the requirements of Section 9.5.1, shall be submitted to the Zoning Administrator at least 30 days prior to the meeting at which consideration is desired. The official filing date of the final plat shall be the date upon which the plat and construction drawings are found to be in full compliance with the provisions of the preliminary approval after examination by the Zoning Administrator and the review fees which are established by resolution of the County Council have been paid.

B. Conformance with Preliminary Plat

The final plat shall conform substantially to the preliminary plat as approved and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat that he or she proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations.

C. Review of Final Plat

After the presentation of the final plat application for a subdivision to the Zoning Administrator, the Zoning Administrator shall submit the application to the County Engineer, any district providing utility service for review and to any other appropriate referral agencies for review. The County Engineer and other referral agencies shall review the plans and submit comments to the Zoning Administrator for inclusion in the final plat presentation. The developer shall pay the reasonable cost of review of the construction plans before the final plat is presented to the County Council.

D. Review by County Council

1. Action by County Council

The Zoning Administrator shall submit the final plat to the County Council, along with any preliminary plat conditions established by the Planning Commission, preliminary plat, and an appropriate recommendation. The County Council shall consider all proposals with respect to the dedication of rights-of-way for public use, the construction of utilities, streets, drainage, and other improvements, and when satisfied with the proposals, shall authorize the establishment of agreements for same. The County Council shall act on the final plat within 30 days after the Planning Commission makes a recommendation, or within a reasonable time thereafter.

2. Review in Stages

An owner or subdivider, at his or her option, may obtain approval of a portion or a section of a subdivision provided he or she meets all the requirements of this LUC with reference to such portion or section in the same manner as is required for a complete subdivision. In the event a subdivision and the final plat thereof is approved by the County Council in sections, each final plat of each section is to carry the name of the entire subdivision, but is to bear a distinguishing letter, number or subtitle.

3. Approval by County Council

The Zoning Administrator shall provide a copy of the decision to the applicant by mail within 10 days of the Commission's decision. After the County Council has determined that the plat is in proper form, that any conditions of the preliminary plat are satisfied, that the arrangement of the development proposed for the property being subdivided is consistent with zoning regulations, and that the subdivision complies with the provisions of this LUC, it shall act to approve the plat.

4. Disapproval by County Council

The Zoning Administrator shall provide a copy of the decision to the applicant by mail within 10 days of the Commission's decision. Final plats that are disapproved by the County Council shall be returned to the subdivider by the Zoning Administrator with an attached statement of the reasons for such action.

5. Action Following Approval

a. Certification of Approval

(1) The County Council's approval shall serve as the certificate of approval on the final plat.

(2) In no case shall additions, corrections, or modifications of any kind be made to the final plat other than signatures required after the final plat has been approved by the County Council.

b. Completion of Required Public Improvements or Submission of Completion Assurance

Before a developer records a plat, the developer shall:

(i) Complete any improvements shown on the plat or included in the subdivision improvements agreement to the satisfaction of the County as more fully set forth in the subdivision improvements agreement; or

(ii) Post an improvement completion assurance for any required improvements included in the subdivision improvement agreement.

(a) If a developer elects to post an improvement completion assurance, the developer shall ensure that the assurance:

(i) Provides for completion of 100% of the required improvements plus a 25% contingency fee; or

(ii) If the County has inspected and accepted a portion of the required improvements, provides for completion of 100% of the unaccepted improvements plus a 25% contingency fee.

c. Recordation of Plats

(1) The final plat for any subdivision located within Grand County shall be filed of record by the developer in the plat records of Grand County, but only after the County Council has officially acted upon the final plat with reference to improvements, dedications and utilities, all fees (including recording and review fees) shall be paid by the developer, and the developer has completed and the County has inspected and accepted required improvements or posted a completion assurance in compliance with Section b above.

(2) If for any reason the final plat has not been recorded within 24 months of County Council approval, the approving actions shall be deemed void and a new application for Final Plat will need to be processed through the County.

9.5.3 Responsibility for Payment for Installation Costs

The subdivider shall provide for costs of materials, installation, and maintenance of all required improvements in accordance with the Grand Construction Standard or the most recent County construction standards, and the following requirements:

A. Required Improvements

1. The subdivider shall pay all costs of materials and installation of the following:

2. Setting of survey monuments and markers;

3. Streets and road construction for all street improvements including base, grading, curbs, gutters, sidewalks, pavement, street name signs, road regulatory signs, culverts, and bridges;

4. Water and sewer lines installations including fire hydrants and manholes;

5. Required storm water system and/or other drainage improvements;

6. All field density and related testing of base, sub-base and other compacted backfill, gradation tests, concrete cylinder tests, asphalt tests, and/or other related tests required to insure minimum standard requirements; and

7. Electric, gas, and other utilities.

B. Improvement Agreements and Guarantees

Prior to the recording of a final plat, a subdivider shall submit for approval to the Zoning Administrator an improvements agreement and financial guarantee for construction of any required improvements designated on the approved final plat or construction plans in accordance with the requirements of this section.

1. Form of Agreement

All improvement agreements shall utilize the standard County template (guide) for the format and content of such agreements. The template may be obtained from the Zoning Administrator.

2. Engineered Cost Estimate

The improvements agreement shall include a cost estimate for all required improvements prepared by a Utah-registered, professional engineer.

3. Financial Guarantees

The subdivider shall utilize one of the following methods of posting security to cover to the cost of installing all required improvements; provided, however, that nothing in this section shall preclude the County Council from approving other forms of liquid financial security in a form approved by the County. No expiration of the guarantee shall be permitted.

a. Escrow Agreement

Place on deposit in an approved bank in the name of Grand County, a sum of money equal to 125 percent of the estimated cost (100 percent of cost plus 25 percent contingency) of all improvements required by this section. Selection of the trustee shall be subject to approval by the County. The escrow agreement shall be approved as to form and legality in writing by the County Attorney. The escrow agreement shall state the name of the subdivision and shall list the improvements the subdivider is required to provide. The County Clerk shall certify in writing that the securities are a satisfactory guarantee for the County.

b. Completion Bond

File with the County Clerk a bond executed by a surety company holding a license to do business in the State of Utah, and acceptable to Grand County on a form approved by the County, in an amount of 125 percent of the estimated cost (100 percent of cost plus 25 percent contingency) of all improvements required by this section. The completion assurance bond shall be approved as to form and legality in writing by the County Attorney. The County Clerk shall certify in writing that the securities are a satisfactory guarantee for the County.

C. Engineering Inspection and Tests

1. Grand County Engineer, applicable service district, or other inspection agent designated by the Zoning Administrator shall be notified three days before any construction is begun on such public improvements in order that proper supervision and inspection may be provided. All construction work, such as street grading, street paving, storm sewers, curb and/or gutter work, sanitary sewers or water mains performed by the owner, developer or contractor, shall be subject to inspection during construction by the proper authorities of the County and shall be constructed in accordance with the approved standards and specifications, and in accordance with the provisions of any other applicable ordinance of Grand County.

2. The County will charge fees for engineering inspection during construction and for final inspection commensurate to the value of services rendered or costs incurred; however, it is to be understood that the County will do no layout work or daily inspection. Where a special trip(s) to Grand County by the County Engineer is required, the subdivider shall reimburse the County for the costs of such trip(s).

3. The County may require compaction tests on embankments and flexible bases, and depth tests on flexible bases and pavements, and pressure tests on piping systems, before final inspection and approval.

9.5.4 Plat Approval and Dedication

Approval of the plat and acceptance of dedication on a final plat shall not be effective until the final plat is recorded in the office of the County Clerk. Approval of the plat and acceptance of a dedication by the County shall not imply the maintenance by the County of such dedication. Acceptance for maintenance of roads, parks, trails and other public dedications requires a separate action of the County Council in accordance with the requirements of Section 9.5.5D, Final Acceptance.

9.5.5 Acceptance of Subdivision Improvements

A. Time Frame for Completion

1. Plan Resubmittal

If construction has not commenced within one year after approval of the plans, the Zoning Administrator may require resubmittal of plans for meeting current standards and engineering requirements.

2. Expiration and Extension of Approval

If the public improvements for a subdivision have not been constructed and accepted by the County within 24 months of the recordation of the final plat, said final plat shall be null and void and shall conclusively be deemed to be withdrawn,

without further action by the County. An approved, unexpired final subdivision plat may be extended once for a period not to exceed 24 months, pursuant to the following provisions:

a. The County Council may extend the approval of the final plat, for good cause shown by the applicant, if there has been no significant change in development conditions affecting the subdivision plan and the plat continues to comply with all applicable standards and ordinances.

b. A request for an extension of time to complete final public improvements for a subdivision pursuant to these provisions shall be submitted to the Zoning Administrator no later than the date the final subdivision plat expires. The request shall be in writing, and the application shall state the reason and justification for the requested extension.

B. Partial Acceptance and Reduction of Security

1. As public improvements are completed, a subdivider may apply from time to time to the Zoning Administrator for partial release of the collateral deposited with the County Clerk in accordance with the procedures of subsection C of this section, Collateral Release Procedure.

2. If the County Engineer and/or Zoning Administrator determine that any of the required improvements are not constructed in substantial compliance with approved standards and specifications, it shall furnish the applicant a list of deficiencies and shall be entitled to withhold collateral sufficient to insure substantial compliance.

3. If the County Engineer and/or Zoning Administrator determines that the subdivider will not construct any or all of the improvements in accordance with all of the approved standards and specifications, the Zoning Administrator may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the approved standards and specifications.

4. The County Engineer shall independently inspect the construction of improvements while in progress, and, shall likewise inspect such improvements upon completion of construction. The design engineer shall certify that construction was completed to plan, and shall have approved any change(s) to the approved plan in consultation with the County Engineer. After final inspection, the County Engineer shall notify the subdivider and the Zoning Administrator in writing as to its acceptance or rejection. The Zoning Administrator shall reject such construction only if it fails to comply with the approved standards and specifications contained or referred to herein. If the Zoning Administrator rejects such construction, the Zoning Administrator shall advise the County Attorney and the County Attorney shall enforce the guarantees provided in this section.

5. The design engineer for the subdivider shall submit to the Zoning Administrator a complete set of as-built drawings in "reproducible" hard copy and digital format showing all subdivision improvements, including utility locations (gas, water, sewer and telephone), paving and drainage improvements, and all changes made in the plans during construction. Each hard copy sheet shall contain an "As-Built" stamp bearing the signature of the engineer and the date. Digital information shall be provided in the latest version of AutoCAD, or other format compatible with the County GIS as may be specified by the Zoning Administrator with all measurements stated in feet.

6. The subdivider shall require his construction contractors, with whom he contracts for furnishing materials and for installation of the improvements required under this section, and shall himself be required to furnish to the Zoning Administrator a written guarantee that all workmanship and materials shall be free of defects for a period of one year from the date of acceptance by the Zoning Administrator.

7. Prior to the final acceptance of a subdivision by the County Council, the subdivider shall furnish a good and sufficient, unconditional warranty bond, or certified check payable to "Grand County," in the amount of 10 percent of the contract price with a reputable and solvent corporate surety in favor of the County, to indemnify the County or any applicable service district(s) against any repairs that may become necessary to any part of the construction work performed in connection with the subdivision arising from defective workmanship or materials used therein, for a full period of one year from the date of final acceptance of the work being warranted.

C. Collateral Release Procedure

1. From time to time, as the improvements are completed, subdivider may apply in writing to the County for a partial or full release of the letter of credit or substitute collateral; and shall utilize the standard County-approved form for this purpose. Such release requests shall be complete at least 14 days prior to any desired release date; and must show, or include all of the following:

a. Dollar amount of commitment guarantee;

b. Improvements completed, including dollar value;

c. Improvements not completed, including dollar value;

d. Amount of previous releases;

e. Amount of commitment guarantee requested released;

f. Release or waivers of mechanic's liens of all parties who have furnished work, services, or materials for the improvements;

g. Certification by the design engineer that the improvements have been completed according to approved standards and specifications; and

h. Reasonable fee to cover the cost of administration and inspections.

2. Upon receipt of the application, the Zoning Administrator shall promptly refer the application to the County Engineer. The County Engineer shall inspect the required improvements, both those completed and those uncompleted, at his earliest convenience. If the County Engineer determines from the inspection that the required improvements shown on the application have been completed as provided herein, the County Engineer shall so advise the Zoning Administrator, and the Zoning Administrator shall release that portion of the collateral supporting the commitment guarantee relative to the completed improvements.

3. All collateral releases shall be made in writing signed by the Zoning Administrator. Such releases shall be made in all cases as soon as practical following the submission of a complete request, as described above.

4. The County may release 115 percent of the amount of the collateral for the required improvements completed to date, less 125 percent of the costs of the required improvements not completed; thus retaining 10 percent of the amount of the collateral for the required improvements completed to date as identified by the approved cost estimate shall be retained pending satisfaction of the warranty bond requirements of Section 7. Alternatively, the amount to be released may be 125 percent of the amount of the collateral for the required improvements completed to date, upon submission of a warranty bond in accordance with the requirements of Section 7.

D. Final Acceptance

Final acceptance of the required improvements and release of the warranty bond shall be made by resolution of the County Council in accordance with the requirements of this subsection.

E. Completion of Required Improvements

Completion of the required improvements shall be verified by the following findings:

1. Certification by the Design Engineer that the required improvements have been completed according to the approved standards and specifications;

2. Verification of the County Engineer that the required improvements have been completed according to the approved standards and specifications;

3. Presentation of signatures of final acceptance by any applicable service district(s); and

4. Submission of as-built drawings in reproducible hard copy and digital format in accordance with the requirements of Section 9.1.3D.

F. Maintenance of Improvements

Upon final acceptance, maintenance of the completed improvements shall be assumed by one of the following as determined by the County Council:

1. Grand County and/or other applicable service district(s); or

2. A homeowners' association formed in accordance with the requirements of Section 9.6, Mandatory Homeowners' Association.

G. Warranty Bond Release

Release of the warranty bond required by Section 9.5.5B.7 shall occur following final acceptance of the required improvements in accordance with the approved standards and specifications.

AGENDA SUMMARY GRAND COUNTY COUNCIL October 16, 2018	
TITLE:	Public Hearing to hear public comment on a proposed ordinance to approve amendments of the Grand County Land Use Code, Section 6.5.3 related to Exempt Signs
FISCAL IMPACT:	N/A
PRESENTER(S):	Zacharia Levine, CED Director

Prepared By:
ZACHARIA LEVINE
GRAND COUNTY
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

FOR OFFICE USE ONLY:

Attorney Review:

N/A

STATED MOTION:

Move to adopt the proposed ordinance amending Grand County Land Use Code, Section 6.5.3 Exempt Signs.

STAFF RECOMMENDATION:

Staff recommends Council amend Sec. 6.5.3.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission held a public hearing on September 25, 2018 and voted to recommend the redlined changes shown.

BACKGROUND:

Commissioner Kevin Walker introduced the idea of updating Grand County's LUC to have it align more closely with Moab City Code with respect to political/election signs, and to reflect the County's switch to all mail-in ballots (voting takes place over a three week period, so signs need to go up earlier).

ATTACHMENT(S):

Redline Changes
Proposed Ordinance

6.5.3 Exempt Signs
Exempt signs shall include the following signs:

A. Temporary (~~30~~45 days or less) civic, political, cultural and public service ~~window~~ posters;

DRAFT

GRAND COUNTY, UTAH
ORDINANCE _____ (2018)

APPROVING AMENDMENTS TO SEC. 6.5.3 Exempt Signs

WHEREAS, the Grand County Council (County Council) adopted the *Grand County General Plan Update* (General Plan) on February 7, 2012 with Resolution No. 2976;

WHEREAS, the County Council adopted the *Grand County Land Use Code* (Land Use Code or LUC) on January 4, 1999 with Ordinance No. 299 and amended it February 19, 2008 with Ordinance No. 468 for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, in a public hearing on September 25, 2018 the Grand County Planning Commission considered all evidence and testimony presented with respect to the subject application and forwarded a favorable recommendation to the Grand County Council;

WHEREAS, due notice was given that the Grand County Council would meet to hear and consider the proposed ordinance amending Section 6.5.3 Exempt Signs in a public hearing on October 16, 2018;

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

NOW, THEREFORE, BE IT ORDAINED by the County Council that the LUC is hereby amended to read:

6.5.3 Exempt Signs

Exempt signs shall include the following signs:

A. Temporary (45 days or less) civic, political, cultural and public service posters;

PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this 7th of November 2018 by the following vote:

Those voting aye: _____

Those voting nay: _____

Those absent: _____

ATTEST:

_____
Diana Carroll, Clerk/Auditor

Grand County Council

_____
Mary McGann, Chair