

**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION**

**REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Elk Meadows SSD

**Project Title:** West Village Unit 1 Water Improvements Project

**Date Received by AOG:** June 1, 2021      **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**Background**

The Elk Meadows Special Service District (EMSSD) was created by the Beaver County Commission to service the area surrounding Eagle Point Resort which is located 18 miles east of Beaver, Utah on Highway 153. The EMSSD culinary water system provides water to approximately 305 residents and to a few commercial and institutional facilities.

A Culinary Water Master Plan update was completed for EMSSD in spring 2020. As part of that Master Plan, a population analysis and growth rate projection were completed. The EMSSD has recently experienced a large amount of growth and is currently expanding. It is anticipated that EMSSD will continue to grow in the coming years. To accommodate this growth, further analysis was requested by EMSSD in fall 2020 to determine the improvements that would be necessary to provide service to lots within the West Village Unit 1 Recreational Property.

**Special Assessment Area**

The West Village Unit 1 area consists of 69 lots that do not have water service. Rather than having individual property owners extend the water network in small sections as needed to connect, the EMSSD board voted to extend service to all the lots as a single project. The area has been established as a special assessment area, and costs for extending the water service will be divided evenly between the property owners. Consolidating the extensions to a single project will be more cost-effective and consistent than piece-meal extensions. Establishing the special assessment area allows for splitting the costs equitably among those who will benefit from the project. The special assessment will cover the bond payments for this project. No user rates will go toward bond payments for this project.

**Proposed Improvements**

The 2020 analysis focused on extending the distribution network, accommodating fire flow, and providing acceptable pressures to all lots in this portion of the culinary water system. The proposed improvements include the following items:

- Install approximately 3,600 feet of new 8" PVC pipe and approximately 5,350 feet of new 6" PVC pipe including new fire hydrants and isolation valves.
- Install new pressure reducing valve (PRV) stations.
- Install new service connections.

EMSSD is now requesting project funds from the CIB for the design and construction of the improvements. While alternative funding sources, including commercial lending, were considered by the Elk Meadows Special Service District board, as an entity eligible to apply to CIB as a special service district, the EMSSD determined to approach the Utah Permanent Community Impact Fund for the project funding. A special fee, assessed to each owner within the special assessment area, will cover the bond payment.

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**PROPOSED FUNDING:** CIB Loan Funding: \$1,660,000 30 Years @ 1.5%;    **Total Project Cost:** \$1,660,000.

Elk Meadows SSD West Village Unit 1 Water Improvements Project (page 2 of 2)

Is the project on County-wide Prioritized 1 Year CIB Application List? Yes  No   
Is the project consistent with local and regional plans? Local: Yes  No   
Regional: Yes  No   
Is the project a planning project? Yes  No

How will the project benefit the applicant community?

The West Village Unit 1 area consists of 69 lots that do not have water service. Rather than having individual property owners extend the water network in small sections as needed to connect, the EMSSD board voted to extend service to all the lots as a single project. Consolidating the extensions to a single project will be more cost-effective and consistent than piece-meal extensions.

What are challenges the project faces/creates?

As with all projects during this period of uncertainty with material shortages and price increases, supplies and construction costs are of possible concern.

AOG Recommendation:

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:  
\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot Signature: \_\_\_\_\_, Executive Director

**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION**  
**REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Elk Meadows SSD

**Project Title:** Elk Meadows Water Improvements 2022 Project

**Date Received by AOG:** June 1, 2021     **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**Background**

The Elk Meadows Special Service District (EMSSD) was created by the Beaver County Commission to service the area surrounding Eagle Point Resort which is located 18 miles east of Beaver, Utah on Highway 153. The EMSSD culinary water system provides water to approximately 305 residents, in addition to a few commercial and institutional facilities.

EMSSD commissioned a Culinary Water System Master Plan in 2020, which evaluated the district's water system capacity under current and future demands. The evaluation indicated that the district does not have sufficient source capacity, some areas do not have adequate fire flow, and some piping is in poor condition and needs to be replaced. Along with technical factors the analysis evaluated, operational issues have highlighted the need for improvements. Leaks and breaks coupled with poor controls capability cause frequent outages and drain District resources. Equipment failures typically drain all of the system water storage several times each year. The most recent failure also destroyed a crucial booster pump, requiring emergency replacement.

**Proposed Improvements**

The master plan recommended a number of improvements to improve source capacity including the construction of a new storage tank to help alleviate the strain during high demand periods such as holiday weekends. The analysis recommended pipe replacements within the Pinnacle Club area due to the current condition of the pipe and to improve fire flow. A recommendation was also made to install a SCADA system and new radio-read meters to provide monitoring and tracking of the system operation and water usage, which are required to meet new DDW reporting requirements. The proposed improvements will include the following items:

- Improve the Triple Chair Springs.
- Construct a booster station at Triple Chair Spring.
- Construct a booster station at Puffer Lake Spring.
- Install a system-wide SCADA network.
- Replace approximately 5,000 feet of existing pipe.
- Replace the Triple Chair Spring supply line.
- Install a new supply line at Puffer Lake Spring.
- Construct a new 250,000 gallon storage tank.
- Install new radio-read water meters system wide.

The District plans to complete design of the improvements in December of 2021 and bid construction in early 2022. EMSSD is now requesting project funds from the CIB for the design and construction of the improvements. Commercial funding could be considered but would have a much higher impact on the residents. Due to the high cost of the needed improvements and the low number of connections, EMSSD is applying for CIB funding for the project. The District has asked for 20% grant and the remainder a low-interest loan to fund the project. EMSSD anticipates raising water fees to cover bond payments.

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**PROPOSED FUNDING:** CIB Loan Funding: \$2,760,000 30 Years @ 1.5%; CIB Grant Funding \$690,000. **Total Project Cost:** \$3,450,000.

Elk Meadows Water Improvements 2022 Project (page 2 of 2)

Is the project on County-wide Prioritized 1 Year CIB Application List? Yes  No

Is the project consistent with local and regional plans? Local: Yes  No

Regional: Yes  No

Is the project a planning project? Yes  No

**How will the project benefit the applicant community?**

Even though the cost of the project is significant, doing the project at this time will alleviate public finance impacts as construction costs continue to rise and environmental regulations also become more and more rigid. Federal land in the area is a rather large percentage and how the project alleviates impact to these lands is not easy to identify but it stands to reason that there would be some direct and indirect benefit to the federal lands resulting from these improvements. Impacts to the employment and safety of the community would be alleviated by allowing the community to live work and play safely with the assurance that culinary water services that they rely on will continue un-interrupted with minimal threat or risk to the environment, lives and property.

**What are challenges the project faces/creates?**

As with all projects during this period of uncertainty with material shortages and price increases, supplies and construction costs are of possible concern.

**AOG Recommendation:**

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:

\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

**The action of the Steering Committee on the above date is attested to by:**

**Type Name:** Bryan D. Thriot **Signature:** \_\_\_\_\_, Executive Director

**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION  
REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Henrieville Town

**Project Title:** Henrieville Town General Plan Project

**Date Received by AOG:** June 1, 2021      **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**Project Description** (provided by applicant)

Henrieville is a great town, we recognize that we need to make some difficult decisions regarding our future. We currently do not have a general plan, and we anticipate a great deal of change in the upcoming years. Specifically, we have seen a rapid increase in short-term rentals, housing affordability, and tourism that will directly affect the future of our community as we anticipate this trend will continue.

We need to create plans and update our ordinances for internal consistency as well as alignment with state statute. The updated plans and ordinances will be hosted on a website created as part of this project. This will increase transparency going forward and allow members of the community to participate in the planning of their hometown.

Our community has already organized volunteer groups to gather information from business owners and residents. Because we share so many issues, we intend to work collaboratively with Garfield County, surrounding communities, and the Five County AOG on this project. Our intent is that all of our workshops will be advertised and broadcast online. We have conducted a competitive process and have selected a consultant that is able to help us update our general plan, make ordinance recommendations, and update our website with our land use information. As a municipality, we don't have an extensive budget, but we consider this plan a priority and have reserved \$12,500 for this project. Our request to CIB is to match these funds with a planning grant.

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**PROPOSED FUNDING:** CIB Small Planning Grant Funding \$12,500. Town of Henrieville Planning Grant Cash Match: \$12,500. **Total Project Cost:** \$25,000.

- Is the project on County-wide Prioritized 1 Year CIB Application List?** Yes  No
- Is the project consistent with local and regional plans?**      Local: Yes  No   
Regional: Yes  No
- Is the project a planning project?** Yes  No

**How will the project benefit the applicant community?**

The Town would like a plan that is based on a long-range vision, and has policies that will guide growth, preserve rural character, and protect private property rights. The need for a deliberate strategy in Henrieville will only increase, and now is the time to analyze strategies for land use management and development. The Town's new plan will be multi-faceted, and contain a strong enforcement element. Implementation strategies will be a high priority.

**What are challenges the project faces/creates?**

None anticipated

**AOG Recommendation:**

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:

\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot

Signature: \_\_\_\_\_, Executive Director

**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION**  
**REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Garfield County

**Project Title:** Garfield Memorial Hospital Operating Room Central Processing and Pharmacy Renovation Project

**Date Received by AOG:** June 1, 2021      **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**Purpose:** (provided by applicant)

Garfield Memorial Hospital, a 15-bed critical access hospital owned by Garfield County, is planning to replace its current one OR (operating room), central processing and pharmacy space.

These changes are needed for the following reasons:

1. The current OR air exchange ratio does not meet current OSHA requirements. In order to protect its caregivers and meet these OSHA requirements one New OR and a c-section suite are planned to be built. Our current air exchanges which are too low allow anesthesia in the air which caregivers are breathing and putting them at risk.
2. New pharmacy requirements have certain space requirements for the hood (device to mix medication in a clean environment) and our current pharmacy does not have any additional space available.
3. A functional Operating Room is a requirement to be licensed as a hospital. Currently, the hospital is meeting that requirement just barely.

The hospital administration did review the possibility of completing closing the OR suite to conduct the remodel but closing the OR for 4-5 months would put mothers and their babies at risk. The OR is used for emergency c-sections and transferring them to another facility 1 hour away is not safe.

Also, remodeling the current OR would not address the pharmacy's need.

**Scope:**

1. One new OR room and one smaller c-section OR will be built. This will allow surgeries to return to Garfield Memorial Hospital and allow a 2nd OR to perform c-sections if the main OR is in use.
2. The old OR will be remodeled accommodate expanding the central processing space and the pharmacy. We anticipate an 8-9 month project timeframe.

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**PROPOSED FUNDING:** CIB Grant Funding \$1,132,545. Garfield County Cash: \$1,132,545 **Total Project Cost:** \$2,265,090.

Is the project on County-wide Prioritized 1 Year CIB Application List?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project consistent with local and regional plans?	Local: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Regional: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project a planning project?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Garfield Memorial Hospital Renovation Project (page 2 of 2)

**How will the project benefit the applicant community?**

Project will provide Garfield County with a functional Operating Room that meets OSHA requirements.

**What are challenges the project faces/creates?**

As with all projects during this period of uncertainty with material shortages and price increases, supplies and construction costs are of possible concern.

**AOG Recommendation:**

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:

\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot

Signature: \_\_\_\_\_, Executive Director



AOG: Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION  
REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Tropic Town

**Project Title:** Tropic Town Impact Study Project

**Date Received by AOG:** June 1, 2021      **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**Project Description** (provided by applicant)

Tropic Town has recently made significant efforts to update their sanitary sewer and culinary water system user rates and is also working to upgrade their utility systems. Large water and wastewater projects are underway to repair existing issues as well as provide infrastructure for future growth. These upgrades and repairs have also necessitated that the current impact fees be updated to reflect the latest changes. Additionally, the impact fees need to be reviewed and updated to ensure that they are set at appropriate levels to cover the expense of growth as well as ensure that they meet current legal standards. The purpose of the proposed study is to review existing impact fees and adjust accordingly to meet current legal requirements and reflect recent infrastructure upgrades made since the last impact fee rate was set..

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**PROPOSED FUNDING:** CIB Small Planning Grant Funding \$10,000. Town of Tropic Planning Grant Cash Match: \$10,000.  
**Total Project Cost:** \$20,000.

**Is the project on County-wide Prioritized 1 Year CIB Application List?** Yes  No

**Is the project consistent with local and regional plans?** Local: Yes  No

Regional: Yes  No

**Is the project a planning project?** Yes  No

**How will the project benefit the applicant community?**

The town expects that one of the most important elements of this plan will be the infrastructure chapter. They want to be sure that their community plan lays the groundwork for any future strategies we need to follow so that development "pays its own way" as best as it can in the town.

**What are challenges the project faces/creates?**

None anticipated.

**AOG Recommendation:**

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:

\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thriot

Signature: \_\_\_\_\_, Executive Director

**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION**  
**REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Kane County Municipal Building Authority

**Project Title:** Kane County Administration Building and Kanab Center Building B Renovation Project

**Date Received by AOG:** June 1, 2021      **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**Project Description:** (provided by applicant)

The Kane County Municipal Building Authority was created by Kane County solely for the purpose of constructing, acquiring, improving, or extending, and financing the costs of, one or more projects on behalf of Kane County, Utah. The MBA may construct, acquire, improve, or extend, and finance the costs of, one or more projects on behalf of Kane County, in order to accomplish the public purposes for which Kane County exists. The Kane County MBA is seeking funding from the CIB for renovations to the Kane County administration building and the Kanab Center building B. This is a 2-part project, and each part will be described briefly below.

Part 1- Kanab Center Building B Renovation– In 2017 CIB funding helped Kane County renovate an old, historic school and create a beautiful conference center in downtown Kanab. Building B was part of that project but due to unforeseen expenses, was not able to be completed with the remainder of the renovation. We are now asking to revisit this building which houses the old gymnasium. Renovation needed for this area will be roof renovation, insulation, new drywall, renovate flooring and bleachers, new backboards, breakout spaces on the stage level and audio / visual equipment. This gymnasium is a huge community gathering place. It is used daily for many purposes. Without the needed renovation, the noise levels and heating bills are unmanageable, and the stage area is completely unusable.

Part 2 – Administration Building Renovation – Kane County’s administration building renovation will include knocking down exterior walls to expand the size of the existing Commission Chambers. We are also asking for funding to upgrade both the antiquated HVAC system and the aging bathrooms. The need for this renovation is becoming more and more apparent as we have outgrown the current Commission Chamber and it is too small for many public meetings which are being held there. The HVAC system is inefficient and is becoming increasingly unreliable. Parts are harder to find because of the age of the current units. The upgrade to the bathrooms has been on the “to-do” list for far too long. New water efficient fixtures will be used in the renovation.

Aside from our general funds, which are unable to accommodate these renovations at this time, the CIB funding is the only available outlet we can use to seek financial assistance for these types of projects.

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**PROPOSED FUNDING:** CIB Loan Funding \$987,000 30 years @ 0.5%. CIB Grant Funding \$986,920. **Total Project Cost:** \$1,973,920.

**Is the project on County-wide Prioritized 1 Year CIB Application List?** Yes  No   
**Is the project consistent with local and regional plans?** Local: Yes  No   
Regional: Yes  No   
**Is the project a planning project?** Yes  No

**How will the project benefit the applicant community?**

Project will provide much better facilities. They are in much need of renovations. Many meetings regarding Alton Coal, both administrative or open public hearings have been too large to be held in the normal Commission Chambers. They were either moved to another location or when other facilities were not available, they have been held in the existing space with concerned citizens packed together. This, of course, was not even possible during the pandemic due to the small size of this room.

In addition to mineral resources and public land meetings, other uses for the Commission Chambers include Resource Committee meetings, GIS and other county office use and of course Commission Meetings. All of the renovation projects planned for the administration building will be to update and expand the current space. Growth of the community and deterioration of the existing spaces are both driving forces behind this renovation.

As for the Building B renovation, this would be a continuation of the Kanab Center project. Completing the Building B renovation is needed sooner rather than later as the County recently took on the BLM Wave lottery-- which is a means for the public to receive permits for public lands recreation. This lottery is held daily at the Building B location. Hundreds of people come each morning to participate in this event. Updating this space is timely and would be beneficial to both county employees as well as the general public.

**What are challenges the project faces/creates?**

As with all projects during this period of uncertainty with material shortages and price increases, supplies and construction costs are of possible concern.

**AOG Recommendation:**

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:

\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thriot

Signature: \_\_\_\_\_, Executive Director

**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION  
REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Kane County Water Conservancy District

**Project Title:** David McLay-Kidd Golf Course Project

**Date Received by AOG:** June 1, 2021      **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**Introduction:** (provided by applicant)

Kanab, UT is in Kane County in the southwestern section of Utah. Kanab is surrounded by a variety of western geologic scenery ranging from coral pink cliffs and sand dunes, volcanic craters and lava flows to deep canyons, majestic mountains, and plains. The area has long had a draw for tourism with the natural beauty and travel friendly weather of the region. Kanab is in proximity to and serves as an intersection for visitors traveling to Zion, Bryce, and Grand Canyon National Parks, the Grand Staircase-Escalante National Monument and Glen Canyon National Recreational Area (Lake Powell).

Public entities in the Kanab area, including Kane County, Kanab City, Kane County Water Conservancy District (KCWCD), and the Kanab Irrigation Company have long recognized the importance of tourism to the local economy, recognize the trend of increasing tourism rates in Utah generally and southern Utah specifically, and now seek to provide another facility, an 18-hole golf course, intended to attract and retain tourism in the Kanab area while providing a recreational opportunity to local and regional residents.

**Geography:**

Kane County lies on the southern border of the state of Utah; its southern border abuts the northern border of the state of Arizona. The Colorado River, reformed as Lake Powell, forms its eastern border. The Grand Staircase-Escalante National Monument covers much of the county. A rugged and inhospitable country of deserts, mountains and cliffs makes up the terrain, with breathtaking scenery in every area. Parts of Bryce Canyon National Park and Zion National Park extend into the northern and western portions of the county. The eastern part of the county is part of the Glen Canyon National Recreation Area. The county has a total area of 4,109 square miles.

**History:**

The Kanab, UT tourism website provides an overview of the City and its early beginnings. Named for a Paiute word meaning "place of the willows," Kanab was settled in 1864 when Fort Kanab was built on the east bank of Kanab Creek as a base for the exploration of the area. For many years Kanab was one of the most isolated cities in the nation. It was cut off from the east by the Colorado River and could only be reached with difficulty by dirt roads stretching over the rough terrain of the Arizona Strip west toward Las Vegas, NV. A twenty-three-mile journey north to Orderville, UT took nearly four days. Perhaps this isolation is why Zane Grey lived in the town while writing his Riders of the Purple Sage in 1912.

Today, Kanab is a scenic tourist town with a friendly western spirit where tens of thousands of tourists stop to enjoy the "Old West" quality of life each year. The history in Kanab comes alive in the architecture of the old homes and buildings of the community. Kanab, Utah is classic American West, surrounded by towering Navajo sandstone cliffs and vistas of sagebrush. This scenery has lured filmmakers to Kanab for nearly 80 years. Abandoned film sets near town have become tourist attractions. The buildings all over town have plenty of movie posters and autographed photos to support Kanab's self-proclaimed title, "Little Hollywood." It is also a great basecamp for road cycling adventures.

Kanab is situated in the area known as the "Grand Circle", which is located among the Vermilion Cliffs National Monument, Bryce Canyon National Park, the Grand Canyon National Park, Zion National Park, Pipe Spring National Monument, Monument Valley Navajo Tribal Park and the Glen Canyon National Recreation Area. Other area draws for recreational tourism include Grand Staircase-Escalante National Monument, Coral Pink Sand Dunes State Park, the privately owned Moqui Cave, and the largest animal sanctuary in the United States, Best Friends Animal Society. Tourism interest in southern Utah and the "Grand Circle" attractions continues to grow exponentially, with over 17 million recorded visits to Zion National Park, Grand Canyon National Park, Bryce Canyon National Park, and Glen Canyon National Recreation Area in years 2017, 2018, and 2019. Year 2020 visits were depressed due to the COVID-19 pandemic, but early visit trends for 2021 suggest it will be a record year.

**Proposed Golf Course Improvements:**

The proposed project is an 18-hole daily fee, public course golf facility. The design will be by David McLay Kidd, forecast to begin construction in 2022 with golf course, driving range, and a practice putting green. The project vision is a full-service, year-round destination providing an array of meaningful experiences for people of all ages, backgrounds, skills, and recreational interests. The subject property is situated on an approximately 200-acre site in Kanab, Kane County, Utah. The master plan will include ancillary improvements including snack bar, cart storage and maintenance facility, practice range and putting green. A concept plan for the improvements is included in the Market and Financial Impact Analysis included with this application.

The golf course is proposed to be built on approximately 200 acres, comprised of 98 acres of SITLA land, 40 acres of BLM land, and 70+ acres on private property which KCWCD plans to purchase. Currently, KCWCD has approximately 600 acre-ft of water shares from Kanab Irrigation Company; 319 acre-ft will be needed to water the golf course. The development of this project will allow the Kanab Irrigation Company in conjunction with KCWCD to put their water to beneficial use in support of the local tourism economy. Notably, the project has wide support from many stakeholders in the area. It was prioritized by the Kane County Commission as a preferred project consistent with the County's focus on recreational offerings. Kanab City and the Kanab Irrigation Company are also supporters of the project. The Kane County Office of Tourism will play a supporting role in the project along with many other project partners. The Office of Tourism has committed to allocating transient room taxes to meet the necessary bond obligations. An Interlocal agreement is being drafted by KCWCD to link the parties together, commit the TRT funds and enable KCWCD to act as the sponsor for the group. The Project is scheduled to commence late 2021 or early 2022 and estimated completion is 18 to 24 months later.

- Is the project on County-wide Prioritized 1 Year CIB Application List? Yes  No
- Is the project consistent with local and regional plans? Local: Yes  No   
Regional: Yes  No
- Is the project a planning project? Yes  No

**How will the project benefit the applicant community?**

The purpose of the proposed development is to meet the demand for recreation due to the increase in population as well as tourism. This project will alleviate impact on public infrastructure by providing a new recreational opportunity that up to this point has not been available to the local population or those visiting the area. Further, alleviation either directly or indirectly on public infrastructure, public finance, federal land, employment, and safety will also be realized in varying degrees. The improvements are expected to increase hotel-nights, capitalize on the State's current focus on tourism economy, and expand opportunities associated with visitorship related to the nearby national parks, natural areas, and federal lands.

**What are challenges the project faces/creates?**

As with all projects during this period of uncertainty with material shortages and price increases, supplies and construction costs are of possible concern.

**AOG Recommendation:**

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:

\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot      Signature: \_\_\_\_\_, Executive Director

**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION  
REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Big Water Town

**Project Title:** Big Water Town Marshall Vehicle Project

**Date Received by AOG:** June 1, 2021     **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**Project Description and Stated Need:** (provided by applicant)

Big Water Town Marshall is in dire need of a new vehicle. The current Big Water Marshall car is an 11 year old sedan, a 2010 Dodge Charger. With the current growth of Big Water Town and the condition of the current car it is no longer accommodating all the areas we need to service. We now provide service to a new glamping area within Big Water city limits, and soon a new RV resort, both of which are located down dirt roads making it inaccessible by an old sedan. The current vehicle is not suitable to access these areas. We are looking to upgrade from a Dodge Charger to a 4x4 Truck or SUV with appropriate technology and law enforcement equipment, this way the Marshall will be able to serve the Town of Big Water and its citizens and visitors.

We so much appreciate your consideration and hopefully approval of our funding request for this vehicle that supports law enforcement in this part of Kane County. Big Water is experiencing a fairly significant level of development, but we are still a small town with fewer than 500 residents. We recognize our role as the governing body to do what we can to protect citizens' health, safety, and welfare. We hope you will recognize this critical community need.

**PROPOSED FUNDING:** CIB Grant Funding \$60,000. Town Cash: \$20,000. **Total Project Cost:** \$80,000.

**Is the project on County-wide Prioritized 1 Year CIB Application List?** Yes  No

**Is the project consistent with local and regional plans?** Local: Yes  No

Regional: Yes  No

**Is the project a planning project?** Yes  No

**How will the project benefit the applicant community?**

A vehicle better suited for traveling on dirt roads such as a pickup truck or SUV will provide better capability than a used passenger vehicle.

**What are challenges the project faces/creates?**

Non anticipated.



**AOG Recommendation:**

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:

\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

The action of the Steering Committee on the above date is attested to by:

**Type Name:** Bryan D. Thiriot

**Signature:** \_\_\_\_\_, Executive Director

**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION**

**REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Iron County

**Project Title:** Newcastle Fire Station Project

**Date Received by AOG:** June 1, 2021      **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**WHO:** (provided by applicant)

Newcastle Fire Department – Proposed Fire Station

Iron County (population 54,839) is responsible for, and funds, the rural fire departments of Iron County and/or contracts with Municipalities within the County to provide fire and emergency response to the rural areas of unincorporated Iron County. Newcastle Fire Department (unincorporated service population of 576 for income survey for CDBG) is one of those rural fire departments for which the County provides full funding because of its isolated distance from a municipality and because of the large geographic area and vital commercial industry that depends on its emergency fire response. As the Newcastle Fire service demand grows (in area and population), it becomes increasingly important to solve several problems associated with the existing old Fire Station:

- a. Since there is not room in the existing building for the water trucks, they freeze up during the winter months and therefore must be drained when not in use and filled again before they can be available to respond to a fire emergency.
- b. The existing fire station doors and building are too small to allow the larger tanker truck (4000 gallons) and the Type VI wildfire brush truck to enter or fit in the building. Only 700 gallons can be currently stored in the existing facility and not freeze.
- c. There are no shower facilities in the current station which are part of the NFPA hazmat certification requirements, for which the fire department personnel are trained and have equipment.
- d. There is not adequate room inside the facility for training and requires that trucks and equipment have to be moved outside when training is available. This can only be done when weather is favorable and as a result, firefighters are missing out on available training opportunities.
- e. Storage needs are critical as fire safety equipment cannot be easily accessed because of the clutter blocking effect caused by having more equipment than space available for organized storage.

**SCOPE OF WORK:**

This Newcastle fire station building project includes the construction of a new 100' x 50' metal building adjacent to the existing fire station, with two bays large enough with larger entry doors for existing fire trucks in a 50' x 50' area and a 50' x 50' office area with unfinished space above the office for storage. The office area will accommodate community meetings and trainings, not currently available anywhere in the Newcastle community area. The finished support space includes an office, meeting/training room/area, kitchen, and restrooms that can all serve to meet the increasing demand for a public meeting space for the greater Newcastle community area.

The existing fire station building was constructed in 1976 with two small bays added in 1996. The community has grown significantly in population since that time and the creation of many more job opportunities have resulted from several new and expanded industrial/horticultural/agricultural businesses in the area.

Over this period of time, nothing has been done with the fire station to address the increased needs for fire suppression and emergency response services provided by the Newcastle Fire Department.

Schedule and Budget - Upon secured funding, construction can begin in the early fall of 2021 and have the building enclosed by winter. Completion of interior space can occur over the winter so that the building could be fully operational by Spring 2022. Construction estimates are currently \$600,000. Rapidly increasing material and labor costs add to the urgency to begin construction as soon as possible and avoid potential cost over-runs.

**WHY:**

The County has evaluated options to fund this fire station construction and has seen significant demands on the "Municipal Services District" budget in order to provide these types of services to the unincorporated citizens. Iron County is one of only two Counties in the State that has such a taxing entity funding "municipal type services" and avoiding the reality of double taxation for the citizens of the municipalities paying county taxes and not receiving those same benefits as unincorporated citizens, who are also paying their own municipality for those same services. Iron County is painfully attempting to attribute actual costs of funding services to be paid by those receiving the benefits and those budgets are being stretched very thin given their lower population/tax base and larger geographic response areas. CIB funding for this project is critical to make it possible to maintain that commitment of fair taxing distribution for services received.

**PROPOSED FUNDING:** CIB Grant Funding \$400,000. CDBG Grant (awarded): \$200,000. County Cash: \$100,000. **Total Project Cost:** \$700,000.

- Is the project on County-wide Prioritized 1 Year CIB Application List? Yes  No
- Is the project consistent with local and regional plans? Local: Yes  No   
Regional: Yes  No
- Is the project a planning project? Yes  No

**How will the project benefit the applicant community?**

This fire station serves a large geographic area in the western half of Iron County and often responds to fire and emergency calls as first response and back-up to the Enterprise area in Washington County. This is especially critical in the winter because the water trucks have to be drained so they won't freeze. There is no space to store them inside of heated facilities. There is only room for smaller first responder units that can't carry much water.

**What are challenges the project faces/creates?**

As with all projects during this period of uncertainty with material shortages and price increases, supplies and construction costs are of possible concern.

**AOG Recommendation:**

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:

\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thriot Signature: \_\_\_\_\_, Executive Director

**AOG:** Five County Association of Governments

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION**

**REGIONAL CLEARINGHOUSE REVIEW**

**Applicant:** Virgin Town

**Project Title:** Virgin, Utah Master Drain Study Project

**Date Received by AOG:** June 1, 2021      **Date the AOG Steering Committee Met and Reviewed this Project:** June 16, 2021

**Project Description:**

**Project Description** (provided by applicant)

The Virgin town boundary and much of the adjoining areas slope consistently to the Virgin River. From initial settlement to today most of the town has developed on the North side of the Virgin River. The prevailing drainage patterns are North to South, from the mesas to the river. Drainage patterns and natural drainage flows run through town in a similar way.

Analysis of the drainage will follow this drainage pattern and evaluate the current condition and the capacity of these flow ways to continue taking the increasingly more intense rainfall and runoff events. Even though Southern Utah is in a severe draught and intense rainfalls and runoffs have not occurred in recent years, Virgin Town has been discussing flooding concerns and mitigation on an ongoing basis. This study, in spite of other pressing needs, is the towns no. 1 priority as evidenced by the ranking at the AOG. The town Mayor and Council have budgeted the local share as a line item in the town budget.

**Demonstrated Need**

The town of Virgin has never done a comprehensive drainage study. With growth, the need for getting ahead of the drainage issues is critical.

**Demonstrated Community Preparation**

The town has created a town flood mitigation committee involving engineering, public works, elected officials and community input. Ordinances involving drainage infrastructure have been updated and better coordination on development projects is already in place.

**Use of Best Practices**

Virgin town has unique challenges because of the desert intensity type runoff that comes of the nearby Mesas. We plan to foresee, as possible, future scenarios.

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**PROPOSED FUNDING:** CIB Small Planning Grant Funding \$25,000. Town of Virgin Planning Grant Cash Match: \$25,000.

**Total Project Cost:** \$50,000.

**Is the project on County-wide Prioritized 1 Year CIB Application List?** Yes  No

**Is the project consistent with local and regional plans?** Local: Yes  No

Regional: Yes  No

**Is the project a planning project?** Yes  No

Virgin Town Master Drainage Study Project (page 2 of 2)

**How will the project benefit the applicant community?**

The Town has never undertaken a comprehensive drainage study. This is the town's number one priority at this point in time and will provide needed information to the town leaders in directing new development so as to avoid hazards. The residents of the town will benefit greatly from this study.

**What are challenges the project faces/creates?**

None anticipated.

**AOG Recommendation:**

In accordance with Utah Administrative Code # R990-8-3.G., the Five County Association of Governments governing body, the Steering Committee, has formally reviewed this project on the date indicated above and voted to:

\_\_\_\_\_ support this project. \_\_\_\_\_ remain neutral on this project. \_\_\_\_\_ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot

Signature: \_\_\_\_\_, Executive Director