

# Permanent Community Impact Fund Board Application

## Association of Government Regional Clearinghouse Review

Applicant: Kane County Water Conservance District      Project Title: Jackson Flat Maintenance Shop Project  
 Date of Review June 22, 2022      Trimester      June       Oct       Feb   
 AOG: Five County Association of Governments      Applicant County Kane  
 CIB Request \$351,000      Grant \$175,000      Loan \$176,000      Loan Terms

Is the project on the County-wide 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"/>
Was the project's public hearing held per CIB requirements prior to the AOG review? *		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project a planning project?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the applicant have a capital asset inventory on file with the AOG?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**Project Description/Scope of Work**

Currently, KCWCD water masters and irrigation managers utilizes a very small 300 sq ft shed to house some of the necessary equipment and materials needed to maintain the Johnson Canyon water system and pumps at Jackson Flat Reservoir. The currently used shed is located .5 miles northwest of the KCWCD office, and close to 400 yards from the site for the proposed Maintenance Shop. anticipated growth will require even more growth of the District that the proposed Maintenance Shop will facilitate. As designed, the proposed Maintenance Shop will be 9,000 sq ft under roof, consisting of ten bays with 12' doors entering each bay. Two of the bays will have doors on both sides of the building for pass-through capabilities. On the North side of the building will be a three-sided shed for the storage of 20' pipe and other materials too large to be stored inside the building. The building will have a two-foot stem wall skirt around the entire building, limiting potential damage to the metal portions of the building. There will also be a slab of concrete along the door side of the building that will act as a driveway for each bay. This structure will have full electricity, plumbing and limited heating.

**What is this project's intended purpose and impacts to the community?**

Inside the structure, the District anticipates to build multiple offices that will house the District water master, irrigation manager, water operators and facilities managers. The proposed Maintenance Shop will help alleviate much of the deterioration of the material and equipment the District currently experiences. The southernmost bays will gradually slope to the center of the building where there will be a drain for when trucks or equipment need to be washed. The northern most bays will act as storage for many water system and irrigation parts.

**How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?**

Without the proposed Maintenance Shop, the Kane County Water Conservancy District will continue to limp along, struggling to maintain our current water systems and be unprepared for the future growth in our county. Specifically, all the equipment KCWCD currently uses to service and maintain water systems will continue to have diminished lifespans due to weather and sun damage and will continue to be exposed to potential vandalism and theft. Similarly, much of the materials used for maintenance will be exposed to the same problems. KCWCD has experienced significant growth over the past three years and anticipates further growth for Kane County. Without the proposed Maintenance Shop, KCWCD will be stretched to meet the demands of taxpayers and water users with current facilities. The design of the proposed Maintenance Shop will streamline many of the operations and maintenance of watermaster crews and efficiently use taxpayer money for best benefit.

**AOG Recommendation**  
 The above-named AOG governing body reviewed this project on the date indicated and voted to:

Support the project       Remain neutral on the project       Not support the project

Certified By	Signature	Title
Bryan Thiriot		Executive Director
For additional information or comment, please contact		
Name Gary Zabriskie	Phone number 435-673-3548 x126	Email gzabriskie@fivecounty.utah.gov

\*Public Hearing: The CIB requires all applicants to have a vigorous public participation effort. All applicants shall hold a formally noticed public hearing to solicit comment concerning the size, scope, and nature of any funding request submitted to the CIB before review by the Board. A complete and detailed scope of work shall be given to the public, and its financing and be documented in the minutes. The information shall include the financial impact to the public as user fees, special assessments, or property taxes. (The Board has adopted a funding matrix tool to assist reasonable consistency regarding grant/loan award.) The CIB may require further public hearings if it determines the applicant did not adequately disclose to the public the possible financial impact of the financial assistance. Projects will not be placed on a CIB agenda until a public hearing has been held.

# Permanent Community Impact Fund Board Application

## Association of Government Regional Clearinghouse Review

Applicant: New Harmony Valley Special Service District      Project Title: New Harmony Valley SSD - Fire Engine  
 Date of Review June 22, 2022      Trimester      June       Oct       Feb   
 AOG: Five County Association of Governments      Applicant County Washington  
 CIB Request \$625,000      Grant \$375,000      Loan \$250,000      Loan Terms 15 years @ 1.0%

Is the project on the County-wide 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"/>
Was the project's public hearing held per CIB requirements prior to the AOG review? *		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project a planning project?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the applicant have a capital asset inventory on file with the AOG?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**Project Description/Scope of Work**

The New Harmony Valley Special Service District is requesting assistance from the Utah Permanent Community Impact Fund Board (CIB) to purchase a multipurpose Fire Engine capable of both structural and wildland applications. At present the estimated cost of purchase for this type of Fire Engine, capable of both structural and wildland use, is projected to be \$625,000. The addition of a second fire engine capable of both wildland and structural applications will ensure the district meets the minimum standards for both the ISO and NFPA. By ensuring ISO standards are met insurance premiums for the community will remain at a lower rate.

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**What is this project's intended purpose and impacts to the community?**

Currently the City of New Harmony, Utah does not have a firefighting apparatus sufficient to meet the minimum standards for either Insurance Safety Operations (ISO) and National Fire Protection Association (NFPA) standards. The District has only one fire engine capable of both wildland and structural application. That engine is housed at the District's second fire station which is located closer to Interstate 15 in a more largely populated rural community. The existing engine is well over 10 years old and the equipment is not sufficient for adequate protection and also falls below the minimum level of ISO and NFPA recommended standards as well.

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**How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?**

There are favorable arguments for proceeding with this funding request are numerous; the most obvious one being the increase in fire protection for the community of New Harmony and the surrounding area. Utah is experiencing one of the worst draughts in the state's history. New Harmony is rural area surrounded by BLM wildland. The area has experienced devastating fires in the past.

The ability to provide a faster more adequate response by firefighting personnel has the very real potential saving human lives, animals, fields, homes, and outbuildings. In addition to possibly stopping a catastrophic fire before it has time to spread. The District's need and desire to protect the community is seriously hindered by a meager yearly revenue.

**AOG Recommendation**  
 The above-named AOG governing body reviewed this project on the date indicated and voted to:

Support the project       Remain neutral on the project       Not support the project

Certified By	Signature	Title
Bryan Thiriot		Executive Director

For additional information or comment, please contact

Name Gary Zabriskie      Phone number 435-673-3548 x126      Email gzabriskie@fivecounty.utah.gov

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## Permanent Community Impact Fund Board Application

### Association of Government Regional Clearinghouse Review

Applicant: Town of Springdale	Project Title: Springdale Water Master Plan
Date of Review June 22, 2022	Trimester June <input checked="" type="checkbox"/> Oct <input type="checkbox"/> Feb <input type="checkbox"/>
AOG: Five County Association of Governments	Applicant County Washington
CIB Request \$31,500 Grant \$31,500	Loan \$0 Loan Terms n/a

Is the project on the County-wide 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"/>
Was the project's public hearing held per CIB requirements prior to the AOG review? *		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project a planning project?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the applicant have a capital asset inventory on file with the AOG?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**Project Description/Scope of Work**

The Town of Springdale has a population of approximately 650 people (we disagree with the official 2020 census population of 514). Springdale is located immediately west of Zion National Park off State Road 9 in Washington County, Utah. The Town is requesting financial assistance from the Permanent Community Impact Fund Board (CIB) in order to complete an update to our existing Water Master Plan. The Water Master Plan provides general requirements for the sizing, maintenance, and configuration of culinary water infrastructure within the Town. The Plan Update will also include a cost analysis of various system improvements and recommendations needed to manage current and future culinary water scenarios.

**What is this project's intended purpose and impacts to the community?**

The Plan Update will also review the Town's water rights and provide recommendations to ensure the Town has sufficient water rights for present and future development. The Plan will also review recent changes in State laws and to ensure that the Town is compliant regarding future planning and beneficial use. This Plan update will analyze culinary water and system impacts in light of new infrastructure and increased residential and commercial growth. The plan will provide recommendations to further improve the culinary water system in Springdale. The plan is estimated to start in September 2022, or immediately after funding is secured, and conclude approximately 7 months later in May of 2023.

**How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?**

Springdale continues to experience high growth rates that have occurred over the past decades. Much of this growth is the result of tourism related development necessary to meet the needs of neighboring Zion National Park. Over the past few years, visitation to the National Park has reached record levels of over 5 million people per year. Increased development has resulted in an increase of culinary water usage. An update to our Master Plan is needed to analyze the current culinary water system and plan appropriate infrastructure for future growth.

**AOG Recommendation**

The above-named AOG governing body reviewed this project on the date indicated and voted to:

Support the project     Remain neutral on the project     Not support the project

Certified By	Signature	Title
Bryan Thiriot		Executive Director

For additional information or comment, please contact

Name **Gary Zabriskie** Phone number **435-673-3548x126** Email [gzabriskie@fivecounty.utah.gov](mailto:gzabriskie@fivecounty.utah.gov)

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# Permanent Community Impact Fund Board Application

## Association of Government Regional Clearinghouse Review

Applicant: Town of Springdale	Project Title: Springdale Wastewater Lagoon Improvements
Date of Review June 22, 2022	Trimester June <input checked="" type="checkbox"/> Oct <input type="checkbox"/> Feb <input type="checkbox"/>
AOG: Five County Association of Governments	Applicant County Washington
CIB Request \$3,616,000 Grant \$0	Loan \$3,616,000 Loan Terms 30 years @ 2%

Is the project on the County-wide 1 Year CIB application list?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Is the project consistent with local and regional plans?	Local	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
	Regional	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Was the project's public hearing held per CIB requirements prior to the AOG review? *	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Is the project a planning project?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the applicant have a capital asset inventory on file with the AOG?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

**Project Description/Scope of Work**

The Town of Springdale evaluated multiple options for post lagoon filtration and determined that a sand filter would be the preferable alternative. The project would include multiple improvements to the area around the UV building. The filter would be installed in a building located adjacent to the 2nd lagoon and UV building. The building would house the sand filters as well as a booster pump, an air pump, and chemical pump. The booster pump will be used to add enough head to the lagoon effluent to send the water through the filters. The air pump will be used for the cleaning process of the sand filters. The chemical pump will add a polymer to be used as part of the filtration process.

This project would also include installing de-watering units that would take the sludge waste from the filters and de-water it. The water would go back to the lagoon and the sludge would be dried and disposed of at the landfill. Water improvements will also be made to provide access to clean water at the site. This water will be used to clean equipment and other miscellaneous maintenance tasks. The current plan is to drill a non-culinary well at the lagoon site and pipe water to both the filter building and headworks.

**What is this project's intended purpose and impacts to the community?**

Springdale is located in eastern Washington County, Utah on Highway 9 next to Zion National Park. The Town's wastewater system is used by the neighboring community of Rockville as well as Zion National Park. Springdale's collection system flows to treatment lagoons to the west of Rockville.

The communities connected to the Town's wastewater system are small but located in an area with a high volume of tourism and seasonal visitors. Due to the high number of visitors, the flow for the system is significantly impacted by commercial use. Currently the Town's wastewater is treated with a wastewater lagoon treatment facility which periodically discharges effluent water into the Virgin River. This project will bring the system into compliance.

**How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?**

The Town has been actively working towards improving the performance and health of the lagoons for several years, prior to receiving the NOV/CO.

The Town desires to install these improvements as soon as they can. The key component of time is going to be finding funding for the projects. With the approval of this compliance plan the Town will begin looking at possible options for funding.

The Town has already performed multiple studies into the issues of the lagoons that have provided the recommendations in this report. Once funding is obtained the town will be able to continue with the design and construction of the improvements.

**AOG Recommendation**

The above-named AOG governing body reviewed this project on the date indicated and voted to:

Support the project     Remain neutral on the project     Not support the project

Certified By	Signature	Title
Bryan Thiriot		Executive Director
For additional information or comment, please contact		
Name Gary Zabriskie	Phone number 435-673-3548 x126	Email gzabriskie@fivecounty.utah.gov

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# Permanent Community Impact Fund Board Application

## Association of Government Regional Clearinghouse Review

Applicant: Washington County Solid Waste SSD#1	Project Title: 2022 Landfill Safety Infrastructure Improvements
Date of Review June 22, 2022	Trimester June <input checked="" type="checkbox"/> Oct <input type="checkbox"/> Feb <input type="checkbox"/>
AOG: Five County Association of Governments	Applicant County Washington
CIB Request \$15,000,000 Grant \$0	Loan \$15,000,000 Loan Terms 30 years @ 2.0%

Is the project on the County-wide 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"/>
Was the project's public hearing held per CIB requirements prior to the AOG review? *		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project a planning project?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the applicant have a capital asset inventory on file with the AOG?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**Project Description/Scope of Work**

Washington County Solid Waste's (WCSW) mission is to manage the solid waste for Washington County residents and commercial entities in a manner that is environmentally sound, cost-effective, socially responsible, and safe. WCSW continually works to build relationships with the business community, independent haulers, municipalities, contractors, regulatory authorities, and the general public. We have several operations to ensure our success: a sanitary landfill, recycling sites, household electronics and household hazardous waste collection programs, composting program, paint exchange program, and tire recycling program. Our goal is to maintain the quality of life in Washington County, Utah, now and in the future. See attached sheet for the complete Scope of Work.

**What is this project's intended purpose and impacts to the community?**

With growth in Washington County at an all-time high, efficiency in and out of the county landfill has become high priority. The proposed improvements at the landfill will include new inbound/outbound scales for higher throughput and efficiency, a new expanded public convenience center for self-haul and public to drop off waste, a new administration building sized for future operational growth, and other site improvements. Planning and conceptual site layouts were completed for the WCSW Landfill Improvements in early 2022.

**How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?**

The improvements at the Washington County Landfill will provide for much improved safety of the public as current configuration has personal vehicles crossing paths with large equipment and trucks hauling trash. The facility's infrastructure design (the drop off, scale house and other features are obsolete and beyond capacity and this project will assure the usability of the landfill infrastructure many years into the future. The District has never financed any infrastructure and, as a result, doesn't have credit history. For this reason, they feel the CIB funding option would be a better path for the District than the traditional public bond offering. Because this infrastructure project affects every resident of Washington County, the District is seeking financing at the lowest cost opportunity.

**AOG Recommendation**

The above-named AOG governing body reviewed this project on the date indicated and voted to:

Support the project     Remain neutral on the project     Not support the project

Certified By	Signature	Title
Bryan Thriot		Executive Director
For additional information or comment, please contact		
Name Gary Zabriskie	Phone number 435-673-3548 x126	Email gzabriskie@fivecounty.utah.gov

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# Permanent Community Impact Fund Board Application

## Association of Government Regional Clearinghouse Review

Applicant: Zion Mountain Local Service District	Project Title: Water Reclamation Project
Date of Review June 22, 2022	Trimester June <input checked="" type="checkbox"/> Oct <input type="checkbox"/> Feb <input type="checkbox"/>
AOG: Five County Association of Governments	Applicant County Kane
CIB Request \$9,200,000 Grant \$0	Loan \$9,200,000 Loan Terms 30 years @ 1%

Is the project on the County-wide 1 Year CIB application list?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Is the project consistent with local and regional plans?	Local	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
	Regional	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Was the project's public hearing held per CIB requirements prior to the AOG review? *	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Is the project a planning project?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the applicant have a capital asset inventory on file with the AOG?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

**Project Description/Scope of Work**

Zion Mountain Local Services District (ZMLSD), which was carved out of the East Zion Special Services District (EZSSD), a member of the Utah Association of Special Districts, was created to provide wastewater treatment for the projects within the East Zion Initiative ("EZI"), a new gateway community at the east entrance to Zion National Park. The EZI masterplan includes multiple complementary facilities for lodging, interpretation, education, and recreation, which include the Zion Mountain Lodge, the Applecross Station Visitor Center, an official NPS Arrowhead visitor center, Zion Ponderosa Ranch Resort within the EZSSD, and Spirit Ranch. The EZI also includes various housing developments including work force housing that will be affordable housing for the local workforce supporting the area's new development. Future expansion of the wastewater treatment services will include Clear Creek, High Grounds and Zion Mountain Ranch. The ZMLSD Wastewater Treatment Plant (the "Project") will be operated by a third-party operator and overseen by the ZMLSD directly. Biohabitats, the Wastewater Treatment Plant (WWTP) lead designer, will provide operational training and oversight of the facility and operations team upon start-up and on as needed basis thereafter.

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**What is this project's intended purpose and impacts to the community?**

The ZMLSD will be supported by connection fees and assessments from the various projects utilizing their wastewater treatment system facilities, along with revenues generated by the sale of Type I non-potable water for toilet flushing and ornamental irrigation and Type II non-potable water for agricultural use.

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**How does the project ease the burden on public infrastructure, public finance, federal land, employment, or safety issues?**

The project area includes two districts which will be served by one centralized wastewater management facility:

- Zion Mountain Local Services District (ZMLSD) is the Owner of the Project.
- East Zion Special Services District (EZSSD) is the neighboring and contributing district

The project will be constructed in three (3) primary phases, with considerations for Phase 1 being constructed in two phases. By permitting Phase 1 together and having phases 1A and 1B of construction, the project can reduce the initial financial investment while offering the flexibility to increase the facility's capacity without entering the lengthy permitting process. Additional flows and expansions will warrant the collection of operational data from the facility to inform the design team and permitting authorities decision making.

**AOG Recommendation**

The above-named AOG governing body reviewed this project on the date indicated and voted to:

Support the project     Remain neutral on the project     Not support the project

Certified By	Signature	Title
Bryan Thiriot		Executive Director

For additional information or comment, please contact

Name Gary Zabriskie	Phone number 435-673-3548 x126	Email gzabriskie@fivecounty.utah.gov
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