



FIVE COUNTY NEWS FROM 'R' VIEW

VOLUME IX NUMBER 1

JANUARY-FEBRUARY, 2009

Director's Dialogue

Local governments in southwestern Utah and across the nation are facing uncertain times as the national recession deepens. Yet, our region is poised to rebound more quickly and with renewed vigor as more companies and visitors discover the benefits of living and working in southwestern Utah.

Governor Huntsman has listed renewable energy as the first priority for his second term. Our region touts the greatest potential for pursuing renewable energy projects and getting them on the grid. We are already seeing examples of geothermal, wind and solar energy projects across the region.

Getting power to the customer is another great challenge. At our first 2009 Steering Committee meeting last week, Rocky Mountain Power introduced long-range projects that will improve the backbone of power distribution throughout southern Utah. We continue to work with legislators and local officials to bring the Ticaboo/Bullfrog area onto the grid.

Locally-based transportation planning efforts are now underway in the three fastest growing parts of the region: the St. George metro area, eastern Washington County, and the greater Cedar City area. Local leaders are "driving" (pun intended!) the process. It is refreshing to witness this shift in how transportation projects are prioritized.

So . . . while we continue to face dramatic short-term challenges, our region is prepared to benefit from the inevitable upswing, whether it comes in 2009 or later. Let's remember the perseverance of those who built what we benefit from now, and continue to forge a bright future for those who follow us.

The chair of the Steering Committee will rotate to Washington County in February. I look forward to working with Commissioner **Denny Drake**. Other new Steering Committee members include **LuAnne Forrest**, representing the Washington County School

District, Commissioner **Douglas Heaton** from Kane County, and **Gladys LeFevre** from the Garfield County School District. We welcome these new representatives and look forward to working with them.

Rural Planning Organization (RPO)

The Five County Association of Governments is pleased to announce the formation of the Eastern Washington County Rural Planning Organization (RPO). Member entities include Hurricane City, LaVerkin City, Toquerville City, Leeds Town, and Washington County.

The purpose of the RPO is to provide a forum for transportation coordination between these entities. The Organization consists of two committees – the Rural Transportation Advisory Committee (RTAC) and the Rural Transportation Executive Council (RTEC). The Five County AOG provides staff support led by Curt Hutchings, Transportation Planning Manager.

In the spirit of cooperation and coordination, the RPO invited representatives of the communities of Apple Valley Town, Hildale City, Rockville Town, Springdale Town, and Virgin Town to participate on the committees as ex-officio members.

Although only recently organized, the RPO has completed a prioritization of transportation projects, identified by local public input and transportation studies, for UDOT consideration in developing the State Transportation Improvement Projects (STIP) list.

For more information regarding the RPO, contact Curt Hutchings at chutchings@fcaog.state.ut.us or 435-673-3548.

HEAT Program



New Heat Office - 168 North 100 East, Suite 255, St. George, UT

Just when you think you have heard it all the HEAT Program “EXPLODES” with all kinds of “new”! This new 2009 year we have “new digs”! Our office is so much nicer and all of the feed back has been positive. We have “new hours”! We are now open from 7 a.m. to 6 p.m. with an hour off for lunch from 12-1 p.m. Monday thru Thursday. So far all of our changes are working out well.

New summertime program: Instead of being open from November thru April, we are now open from November thru September giving our clients a choice in what time of year they want to apply. Many people have higher air conditioning bills than actual heat bills.

Last but not least, we have a “new intake worker”. His name is Boyd Silver and he has become famous for his John Wayne imitations! If anyone would like to come by for a tour, John Wayne would love to show you around.



Boyd Silver, New Heat Intake Worker

The Town of Glendale Shows off its Newly Renovated Town Hall



Glendale Town Hall

On December 5, 2008 the town of Glendale celebrated a milestone when they held a ribbon cutting ceremony/open house for its newly renovated Town Hall.

The building was built in 1929 as Glendale Elementary School and was closed in 1969.

After that, the town council helped turn the abandoned building into the town office and civic center. Modifications over the years attempted to provide usability but did not adequately address the usability of the facility or ensure its survival. Unfortunately, the building fell into a state of disrepair and was in dire need of renovation or the facility would be lost. The town was proactive and looked at identifying solutions to needs for a usable community facility, including the possibility of razing the existing facility and replacing it with a new building.

Community Development staff at the Five County Association of Governments were contacted, and with town representatives, consulted with staff of Utah State History (a Division of the Utah Department of Community & Culture) to provide technical support to the community. Mr. Jim Dykman with State History visited on-site with representatives from the town and Five County AOG. Mr. Dykman quickly determined that the structure, with moderate repairs and renovations, could continue to serve the town for many years and preserve the architectural characteristics of the building that has historic and cultural significance to the residents of the area.

With the assistance of the Five County AOG, the town applied for funding of the building’s renovation through the Utah Permanent Community Impact Fund Board. The project received funding as a part grant/part loan and the town contributed funding towards the project. Chamberlain Associates and the Utah League of Cities & Towns were also instrumental in seeing that this renovation project became a reality.



Citizens enjoy newly remodeled Town Hall

The newly renovated facility replaced inefficient single pane, boarded-up, windows with energy efficient ones bringing natural light back into the building. Suspended ceilings and interior walls that were added over the years were removed. An existing restroom was remodeled to meet current code and two new accessible restrooms were added. The east side of the building, formerly one of two classrooms in the original school, now serves as a community room for events and activities.

The west side of the building is divided as the city office area and the town council chambers. Great effort was made to bring the facility into the 21st century while respecting the history and integrity of the building. New

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electrical, lighting, and climate control systems were included in the project along with other structural and aesthetic improvements. The town still has some landscaping to finish when spring arrives and plans to construct a veteran's memorial on the new front plaza.

The town is rightfully proud of this renovation/preservation project and now has a multi-purpose community facility that will serve the town for many years to come. Great job Glendale!

Redhawk Apartments Open House, Ribbon Cutting Ceremony



Congressman Jim Matheson and CCCHI Executive Director Ty Tippetts

On December 5, 2008, Color Country Community Housing, Inc. (CCCHI) a non-profit community housing development organization based in St. George, held a ribbon cutting ceremony and open-house

celebrating the completion of their newly built Redhawk Apartments at Springdale. This well-attended event on a cool and breezy, but spectacularly sunny, day was highlighted by the attendance and comments made by Congressman Jim Matheson. Other invited dignitaries and agency representatives spoke and many town residents and visitors attended the event.

After seven years in design, planning and construction, the Redhawk Apartments located in the beautiful setting of the Zion National Park gateway community of Springdale, Utah have come to fruition. "There were many times when this project could have gone away", said Executive Director of Color Country Community Housing, Inc., Ty Tippetts. "But thanks to our many partners who stepped up to the plate when the going got tough, this project did happen".

Among these partners was Utah Housing Corporation who awarded Color Country Community Housing \$2.7

million in Federal Low-Income Housing Tax Credits. Those Housing Credits enabled an infusion of about \$2.7 million of equity into the construction. The large sum of equity obtained from Housing Credits drastically reduced the debt needed to finish the project and allows owners to charge lower rents. American Express Centurion Bank was the investor and Enterprise Social Investment Corporation was the syndicator; both of these companies worked hard to make the deal happen.

Utah Community Reinvestment Corporation, in conjunction with their banking partners UBS Bank, Merrill Lynch and Pitney Bowes, provided a construction loan when the credit market changed and the deal necessitated restructuring. Other partners included State of Utah, Department of Community and Culture; Rural Community Assistance Corporation; the Five Country Association of Governments; Kier Construction; Schiel Architects and the town of Springdale.



Open House Attendees Listening to Remarks prior to Ribbon Cutting

This 24-unit complex was designed with its scenic surroundings in mind, and meshes beautifully with the colors of the mesas and buttes of Zion National Park. Affordable rents for the one- to three- bedroom

apartments range from \$278 to \$573. The apartments were built to meet Energy Star standards, thus providing energy efficiency and lower energy use.

"We are thrilled with how this project has come together. It has taken seven years but persistence has paid off and this new affordable housing will be a great benefit to those working in the Springdale community. The lack of affordable housing in this resort community located just outside the mouth of Zion National Park had reached a critical level. As an affordable housing developer, Color Country Community Housing partnered with the town of Springdale to provide this much needed living space. This is an affordable housing project with a 10 million dollar view," said Project Development Manager of Color Country Community Housing, Inc., Tracy Dutson.

The twenty-four newly constructed apartments are part of an overall housing project designed to meet the workforce housing needs of the Springdale locals. A primary goal was to provide affordable housing for those persons working in the service and tourism industries that are prevalent in this pristine location.

Dixie Transportation Expo

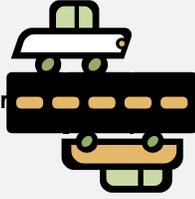
February 3, 2009

11:30am – 7:00pm

@ the Dixie Center

1835 S. Convention Center Dr

St. George, UT



Come ask questions and receive answers to your local transportation questions.

Some topics include:

- ! Southern Parkway Progress
- ! Bloomington Roundabout
- ! I-15 Corridor Study
- ! Eastern County Study
- ! Dixie MPO Long Range Plans
- ! St George Traffic Control
- ! Replacement Airport
- ! Regional Trail System
- ! Washington Road Master Plan
- ! Ivins City Road Master Plan
- ! Red Cliffs Reserve Trails

Please submit articles to Diane Lamoreaux via e-mail (dlamoreaux@fcaog.state.ut.us) or in writing to: P.O. Box 1550; St. George, Utah 84771-1550. For other information or services, please call (435) 673-3548 or visit our web site at: <http://www.fcaog.state.ut.us>

Steering Committee Meeting Schedule:

Wednesday, February 11, 2009, 1PM

Kane County Courthouse

Commission Chambers - 76 North Main

Kanab, UT

Wednesday, March 11, 2009 1PM

Beaver County Administration Building

Conference Room - 105 East Center

Beaver, UT

Five County Association of Governments

1070 West 1600 South, Building B

P.O. Box 1550

St. George, Utah 84771-1550