

Exhibit 7 Public Comments received as of May 7, 2021

The following public comments have been received and are attached:

Joe Kingsley  
Christina Sloan

## Why I Strongly Support Lionsback Resort

I have been a developer in Grand County since 1974. I have had the largest real estate firm in SE Utah for many years. I personally have sold millions of dollars of properties. My firm was the major developer of Castle Valley.

So, when I heard the gentleman from Colorado is going into a partnership with SITLA on property across the road from the Moab City Dump to build a resort, I thought he was out of his mind! Really?? Across from the Dump? And on top of this, there was tons of trash, abandoned vehicles, several outhouses (cesspools, not septic tanks); this is going to cost a fortune to just clean up to code! And did I mention, there are NO utilities available for over a half a mile! And rocky, mountainous terrain to boot!

But he has a vision of being successful by including the mindset of giving back as you move forward.

First, he proposed to have SITLA remain as a partner, so that the UT schools will benefit from the project on a continuing basis. He might have pursued purchasing the property, but the long-term idea of giving back was his choice. SITLA receives a 2% tax on lodging and Food & beverage in perpetuity.

Second, his team cleaned up the property over a years' time, removing several semi loads of trash and vehicles; spending over 250 thousand dollars in restoring this piece of devastated property and bring it back to its original clean condition! And guess what, the NIMBY Moabites love the new look and want to punish him by now wanting to talk negative over his vision and investment in cleaning up the property! Go figure!

Third, his vision is to give back to his neighbors as well. The utilities are designed so that the property owners on the Sandflats Road can also connect into the various utilities from the resort! This is huge! The Resort will have spent over FIVE million dollars just bringing today's world of living standards to all these neighbors: electricity, water, sewer opportunities! Wow! Did the City or County offer to do this at any time??

Fourth, he and his team early on worked with the City to include features and attributes the City staff wanted and when the extra ideas were presented, they became part of the overall plan. For example, the City early on expressed concern on protecting the Sand Flat aquifer area. So what did the guy from Colorado do: he hired experts on water protection and then created a document which governs construction and design which strongly and strictly protects the underlying aquifer! The design also protects and preserves all the Sandflat trails and UTV routes! Even though the "noise" will be impacting the planned high-end resort!

And lastly, this location and design will take a significant amount of "toy" traffic off the streets of Moab! Really, I can not think of one single negative real reason to say regarding this project! Oh, did I forget to mention both the County, City, and residents will benefit GREATLY from this high tax generator!

Disclaimer: I have zero vested interest in this project, and I just met Mr. Jon Dwight for the first time today 4/20/2021 at the Chamber meeting at Sandflats.

Joe D Kingsley, President, DMA International, Inc.; a Grand County resident since 1974

**Christina Sloan**

Wed, Apr 21,  
5:56 PM (13  
days ago)

to planning-commission, me, Laurie, Chuck, Joel, Bill, Chris, Mallory, Abby, Mary, Cristin

City Planning Commission,

Sand Flats Road is a County B Road. While the City's 2008 pre-annexation agreement with Lionsback and a 2008 Grand County Resolution envisioned the County conveying Sand Flats Road to the City, that transfer has not been completed. And the County is not obligated to transfer Sand Flats Road to the City or accept the limited improvements to the road that the City agreed to in their various agreements with the Lionsback developers.

Keeping that in mind, the County has reviewed the plan set titled "Project 2002-056 Sand Flats Road Improvements 2021" and requests the Developer pave the entirety of the 4' shoulder along Sand Flats Road shown in the drawings with HMA asphalt and install required signage and/or paint striping to keep the proposed pathway safe. If the Developer agrees to make these improvements, the County Road Supervisor is willing to recommend to the County Commission that the road is ready to be conveyed to the City.

Accordingly, we'd appreciate the Planning Commission considering the integration of this request into its recommendation to the City Council.

Thank you -

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