



Draft Presentation
County Council and Planning
Commission Work Session
July 26, 2011

Approach to this General Plan Update

- The community guided the plan at each stage
- Articulated community vision statements
- Updated and expanded background information
- Evaluated & modified 2004 General Plan policies and established new goals and strategies
- Demonstrated public support for 2008 LUC
- Identified needed LUC amendments
- Synthesized and modified direction in sub-area plans
- Evaluated public support for existing zoning and gave guidance for changes to zoning.



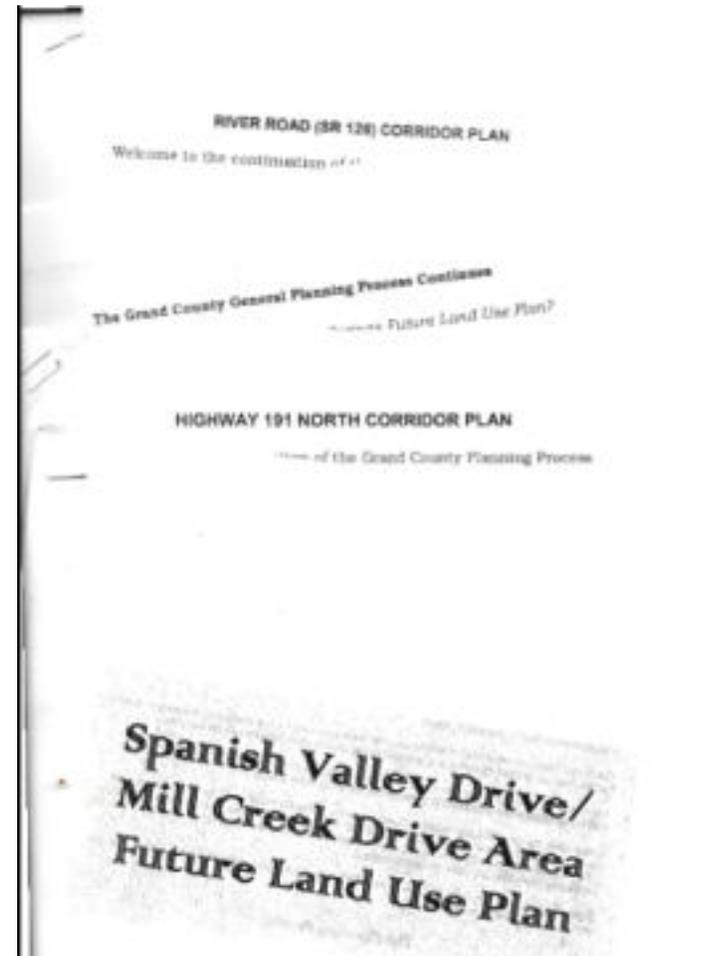
Public Involvement

- Vision Workshop July 2010 (120 participants)
- Vision Verification Meeting July 2010 (110 participants)
- Citizen Working Group August 2010 through April 2011 (8 meetings)
- Open Houses/Key-Pad Polling February 2011 (175 participants)
- Goals and strategies online survey (173 responses)
- Future Land Use Plan Workshops May 2011 (3 communities)
- Targeted Outreach
- General Plan Website
- Press



Relationship to Other Plans/Documents

- 2004 General Plan
- 2008 Land Use Code
- Sub-area plans
- Moab Area Annexation Policy
- Affordable Housing Plan
- Non-motorized Trails Master Plan



Structure of the General Plan

- Chapter 1: Introduction
- Chapter 2: Economic and Demographic Trend Summary
- Chapter 3: Vision, Goals and Strategies
- Chapter 4: The Future Land Use Plan
- Chapter 5: Fiscal Impact of Development Patterns



CHAPTER 2

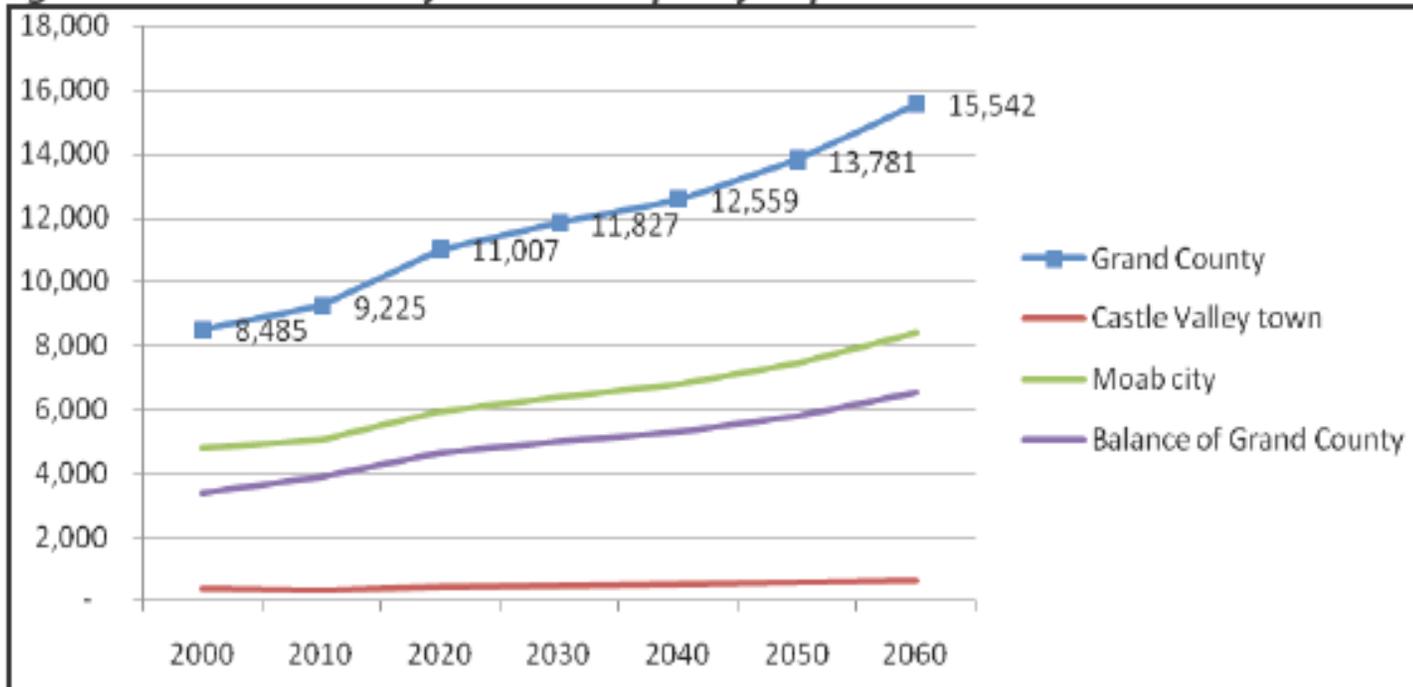


ECONOMIC AND DEMOGRAPHIC TREND SUMMARY

Population Forecast

- 1100 Additional Residents in Unincorporated County by 2030

Figure 2.1. Grand County and Municipality Population Forecast



Growth Comparison

- Grand County is growing but at a slower rate than other amenity-based economies

Figure 2.30. Population 1980-2008

County, State	1980	1990	2000	2008	%Change1980-2008
Grand, Utah	8,257	6,620	8,399	9,598	16%
La Plata, Colorado	27,431	32,505	44,221	50,633	85%
San Miguel, Colorado	3,192	3,741	6,616	7,527	136%
Taos, New Mexico	19,551	23,235	30,062	31,508	61%

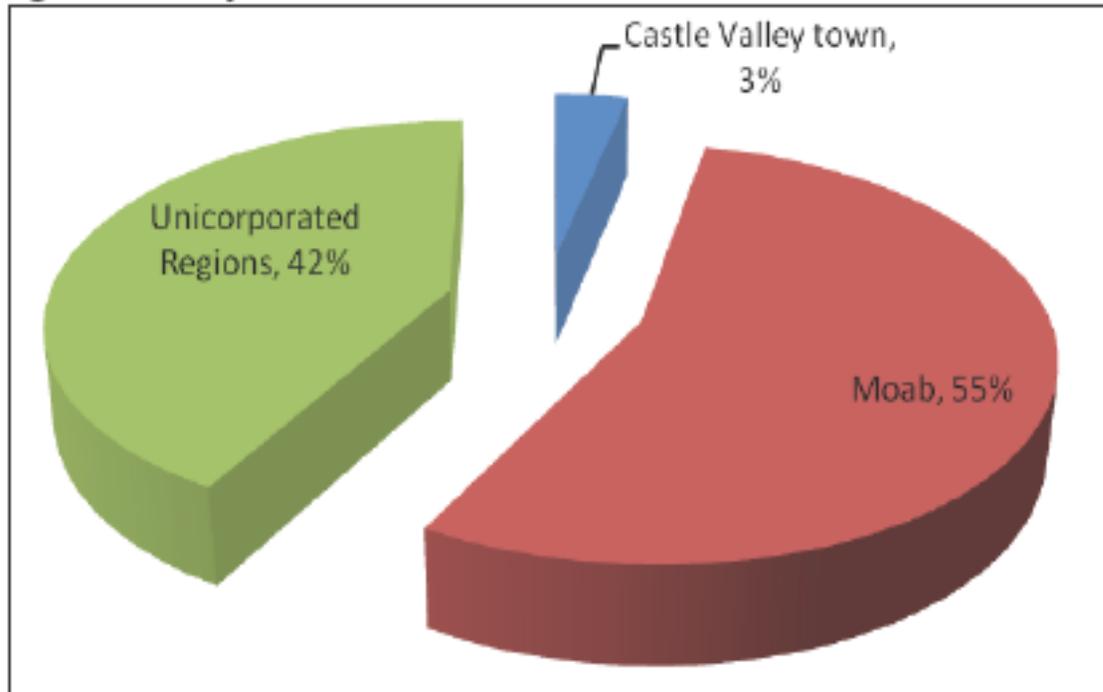
Source: Bureau of Economic Analysis



Population Distribution

- Moab is the population center

Figure 2.5. Population Distribution

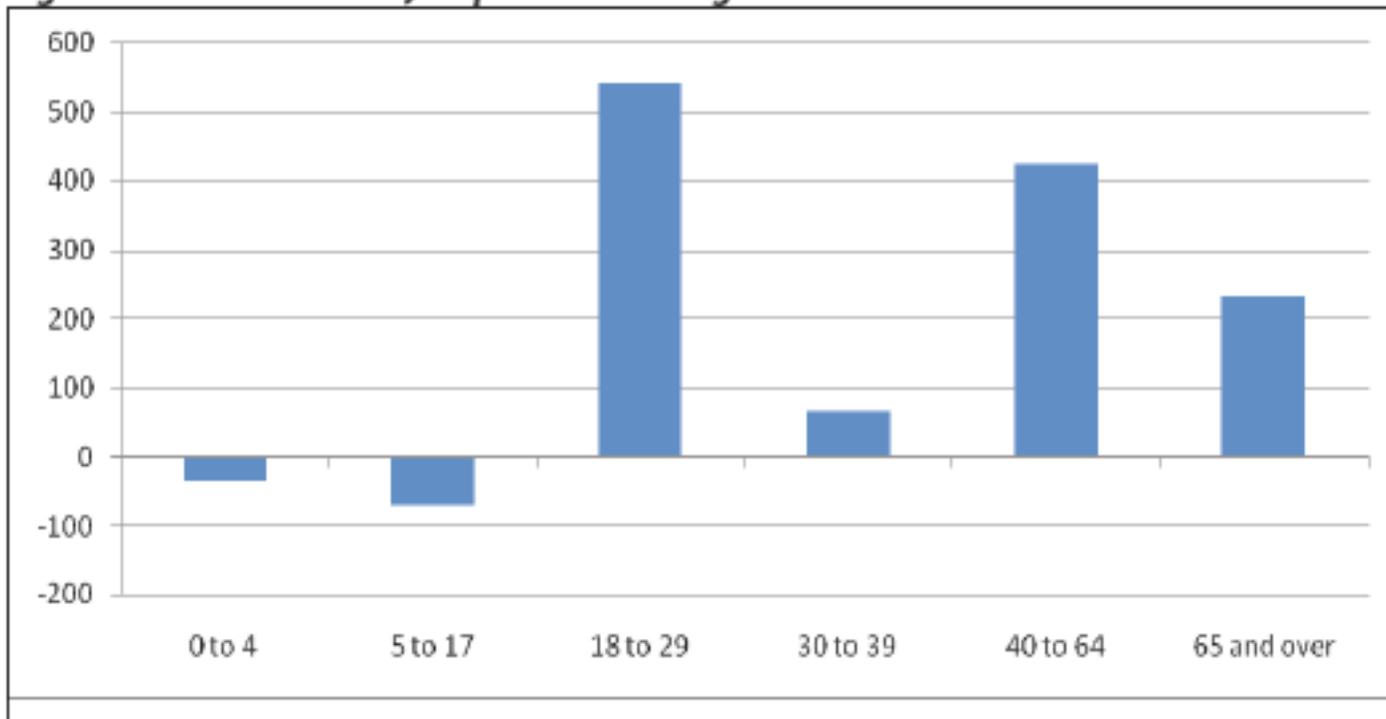


Source: 2010 Census

Population Distribution

- Younger and older people are moving to Grand County

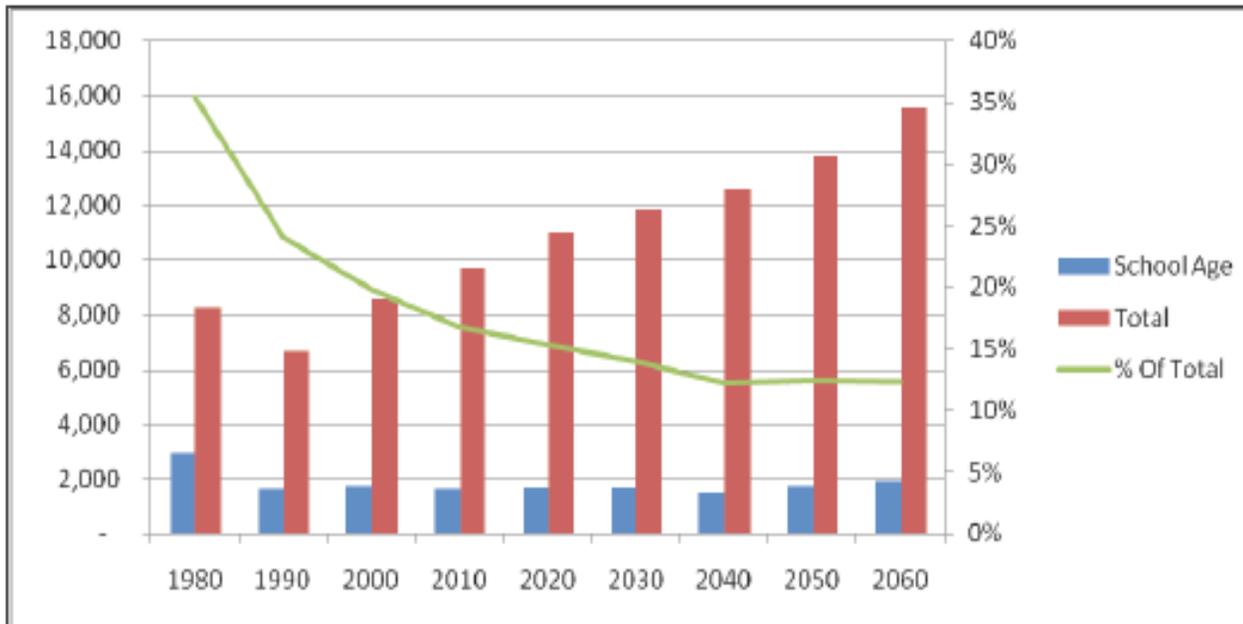
Figure 2.8. Grand County Population Change 2000-2010



Population Distribution

- Decline in school age population

Figure 2.9. School-Age Population through 2060

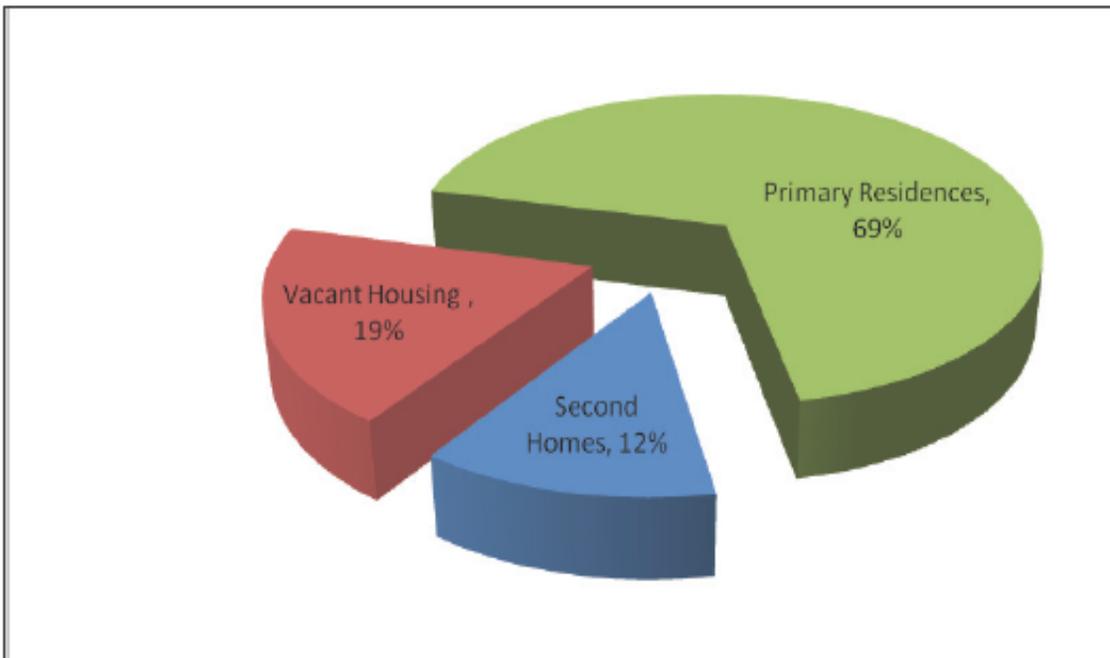


Source: Utah DEA, U.S. Census Bureau

Housing Occupancy

- Nearly one-third of homes are second homes or vacant.

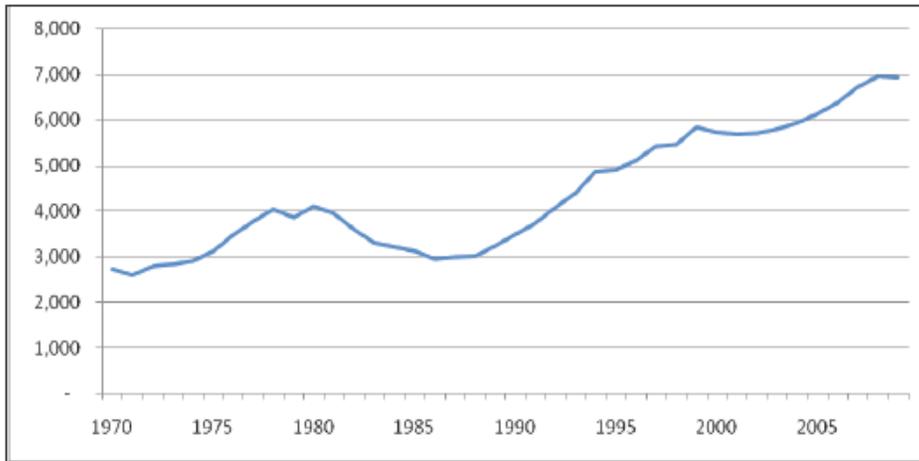
Figure 2.15. Housing Unit Stock by Occupancy



Sources: 2010 Census

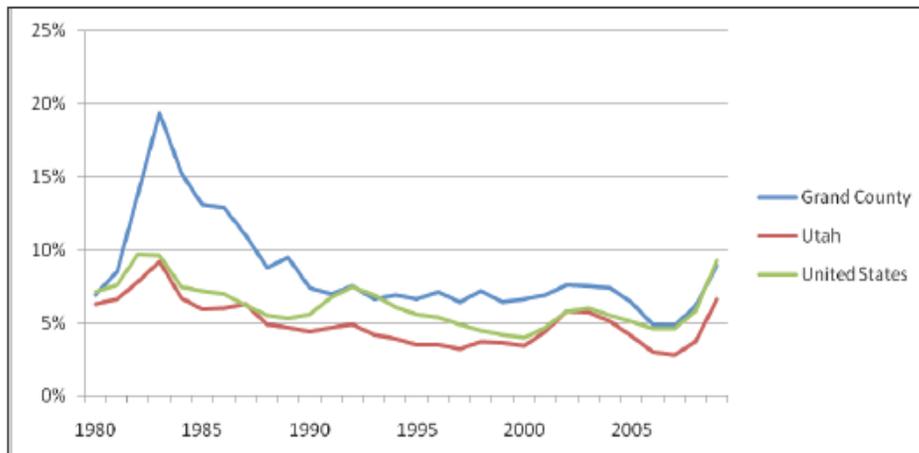
Employment

Figure 2.20: Grand County Employment 1970 -2009³



Source: Bureau of Economic Analysis

Figure 2.21. Unemployment Rates 1980-2009



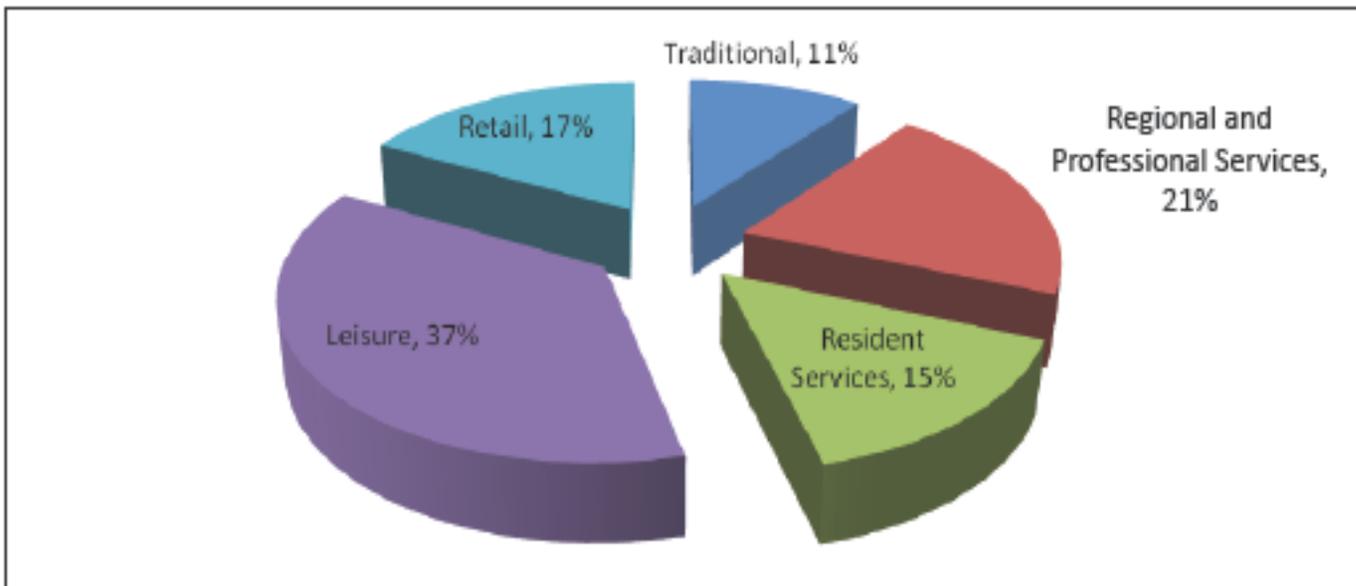
Source: Utah DEA, Bureau of Labor Statistics, Utah Department of Workforce Services



Jobs by Industry

- Tourism is the dominant industry

Figure 2.18. 2008 Grand County Jobs by Industry



Source: U.S. Census Bureau

Income

- Grand County households continue to have lower incomes relative to the Utah and the US

Figure 2.23. Median Household Income 1990, 2000, 2008

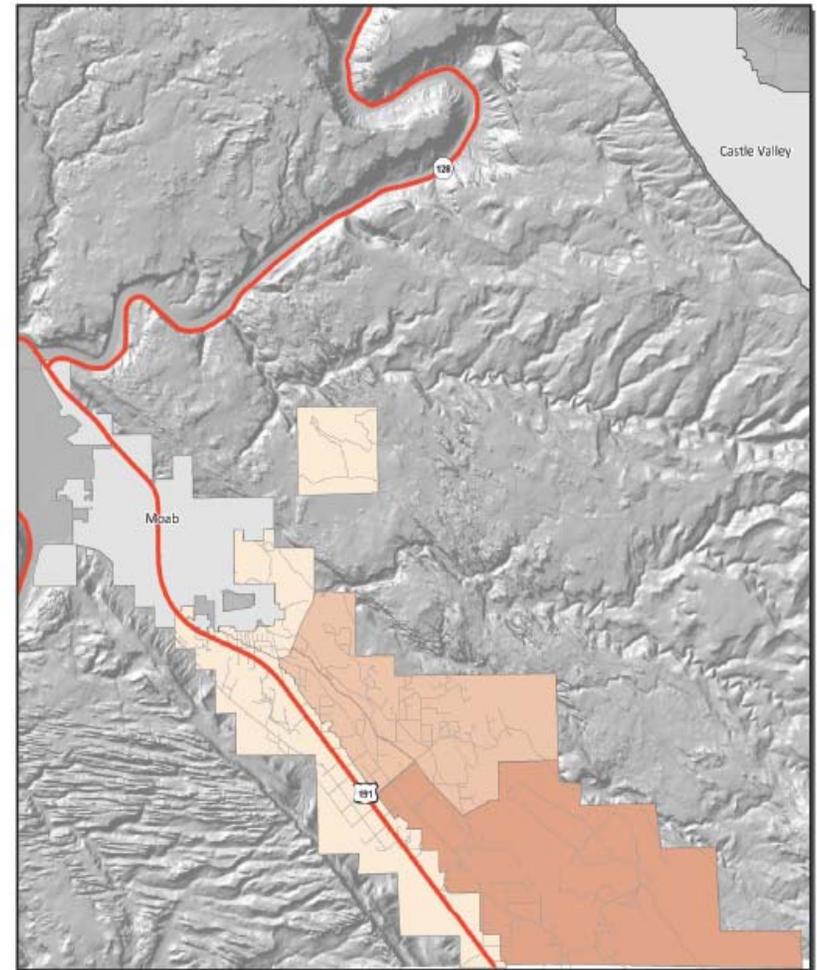


Source: US Census Bureau



Fiscal Impact Analysis

- A compact development pattern saves the county money



Average Trip Length on County Roads
Spanish Valley and Moab Area

Municipalities	Mean Trip Length
Highways	.5 miles or less
Local Roads	.5 to 1.5 miles
Private	1.6 to 3 miles
State	3.1 to 6 miles



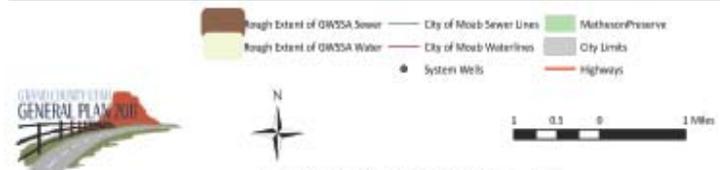
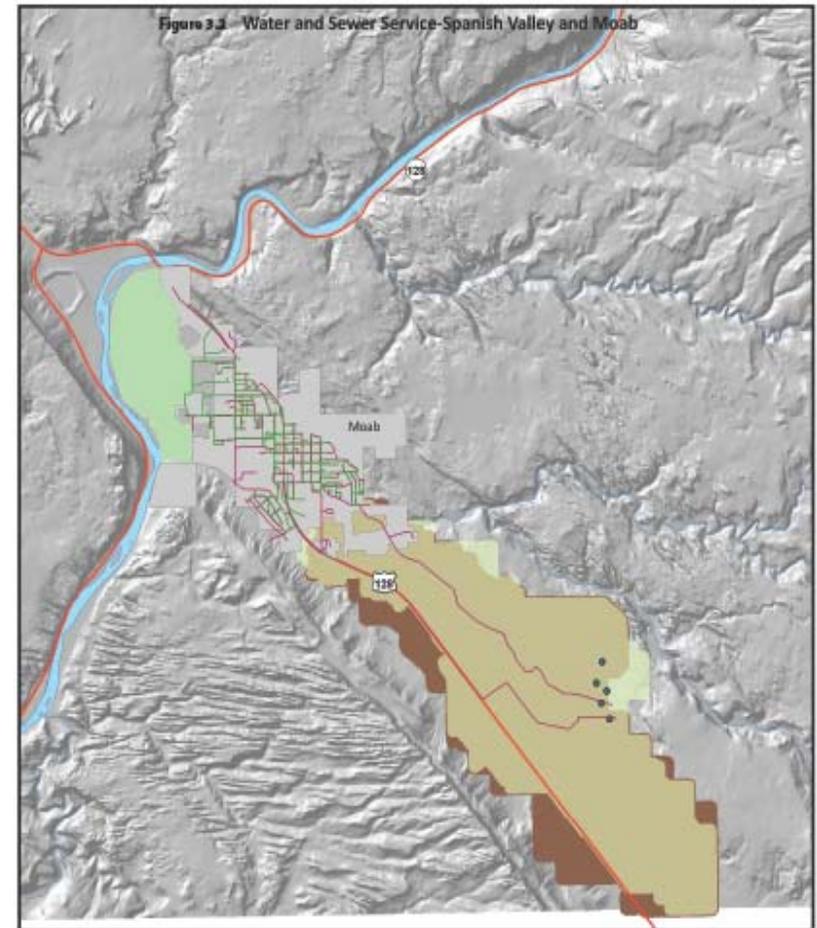
CHAPTER 3



VISION, GOALS AND STRATEGIES

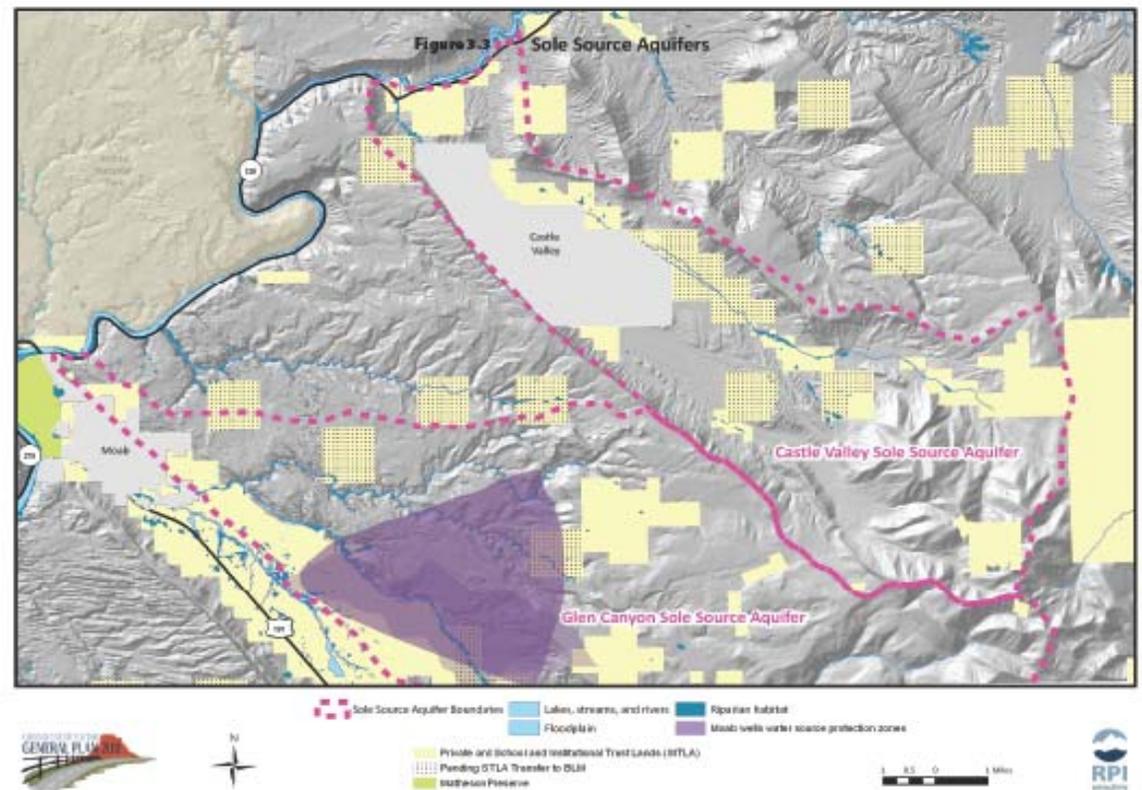
Diverse, Prosperous, and Sustainable Economy

- Economic development and diversification
- Available land for economic development
- Self-sufficiency: local food and energy production
- Infrastructure
- Coordination with Moab
- Opportunities along transportation corridors
- Clear, predictable, timely regulations
- Agriculture



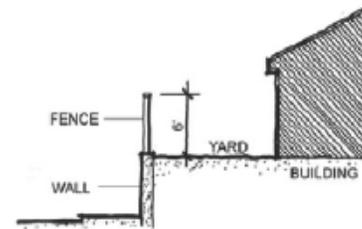
Ecology, Water and Air

- Drinking water
 - Guidance on amending watershed protection overlay
 - Clarify county's role in water quality
 - Identifies partnerships
- Riparian habitat
- Air quality
- Recycling
- Energy conservation

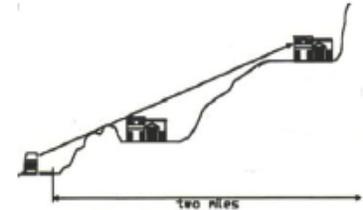


Development Patterns

- Compact development pattern centered on Moab
- Open space conservation
- Affordable housing
- Rural centers
- Scenic resources
- US 191 South Corridor
- Community clean-up
- Natural hazards



Buffering



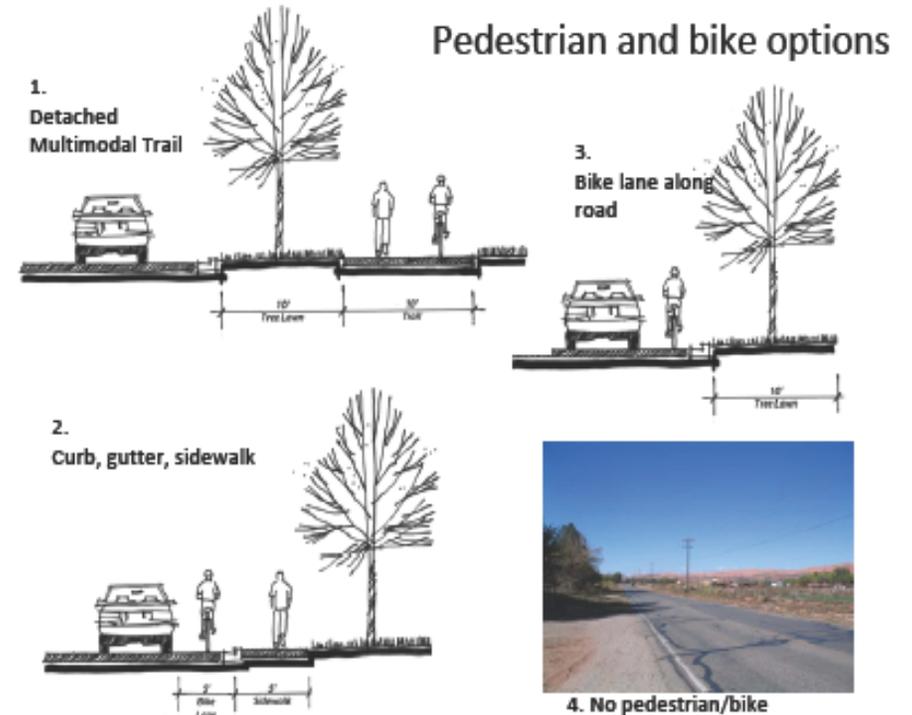
Site Planning/
Ridgeline Protection



Architectural Design (color and materials)

Transportation

- Focus improvements on Moab as heart of the community
- Multi-modal options for commuting
- Update impact fees
- US 191 South Corridor
 - Safety
 - Multimodal
 - Convenient access



Recreation and Access

- Support for Non-motorized Trails Master Plan and Trail Mix
- Identify special places for conservation

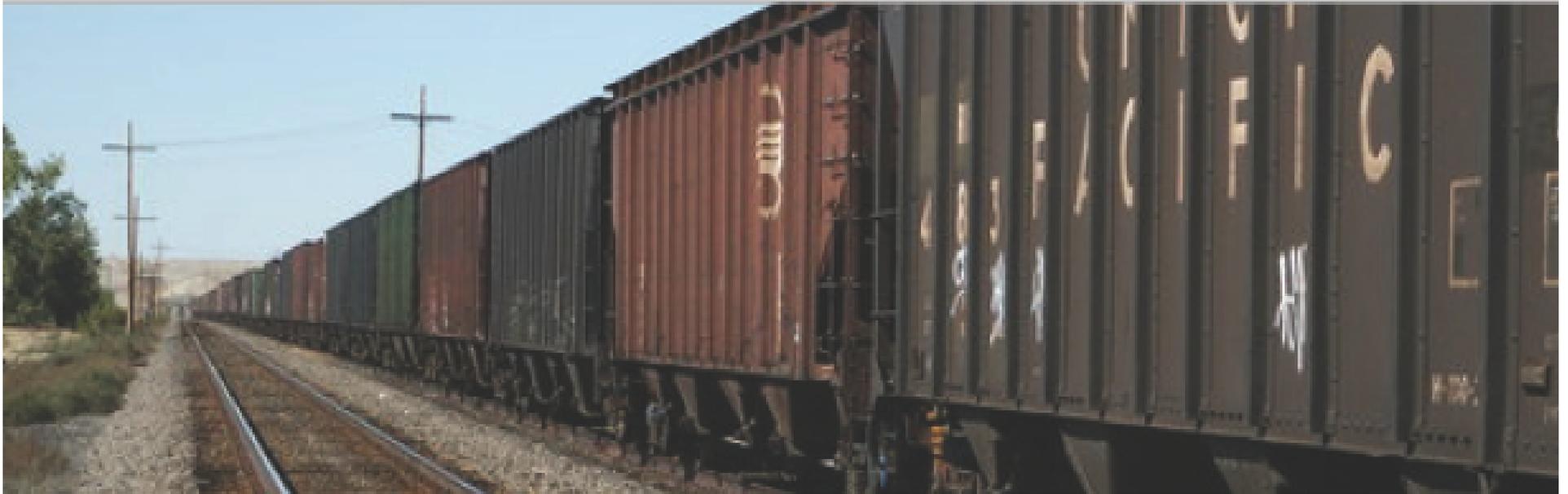


Public Lands

- Update of the 2004 General Plan public lands policies
- Guidance for public lands agencies
- Partnerships with public lands agencies



CHAPTER 4



THE FUTURE LAND USE PLAN

Incentive-Based Open Space Conservation

- Increased incentives for setting aside 40 acres or more open space in Rural Residential
- Fee in lieu of open space
- Open space priorities



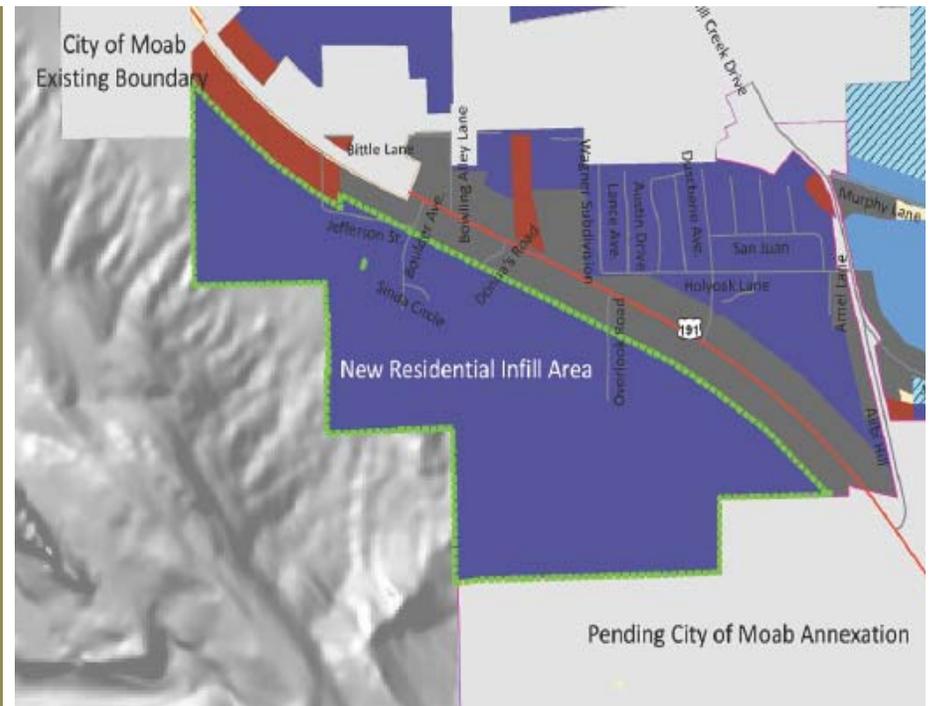
Incentive-Based Affordable Housing

- Fee in lieu of affordable housing
- Calls for reevaluation of affordable housing incentives



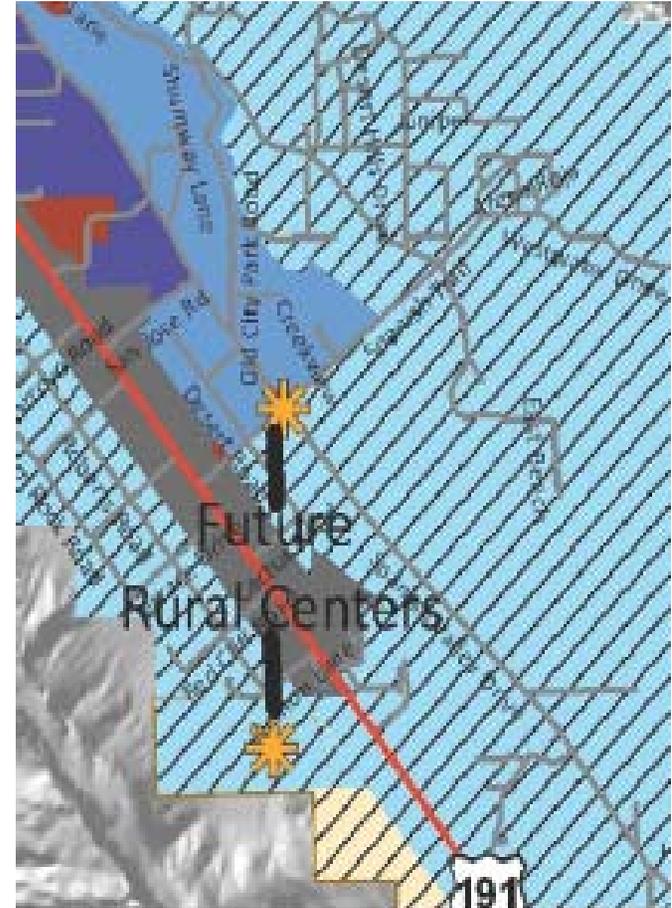
Compact Housing Near Moab Rural Development Patterns Further Out

- Expanded Residential Infill, includes multi-family



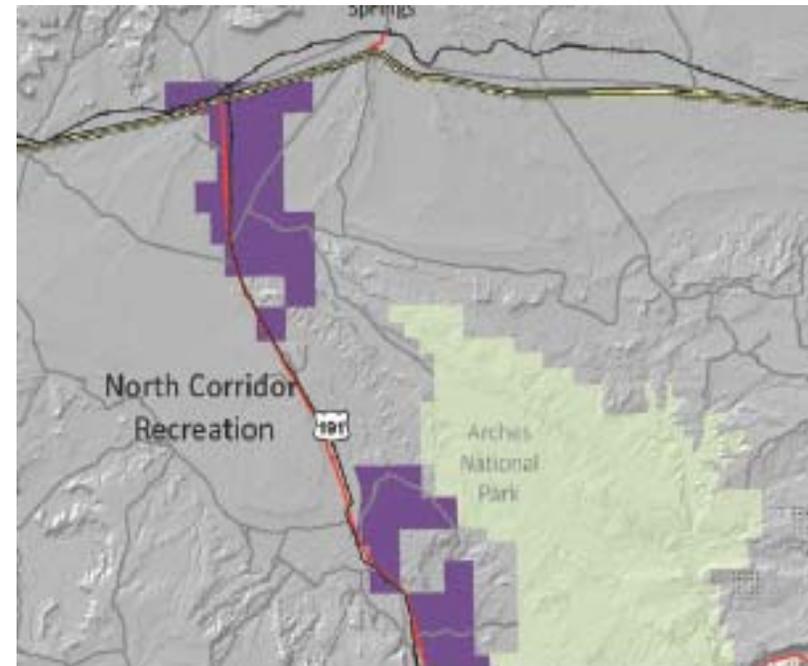
Opportunities for Economic Development

- Rural Centers: opportunities for local commercial and higher density residential.



Opportunities for Economic Development

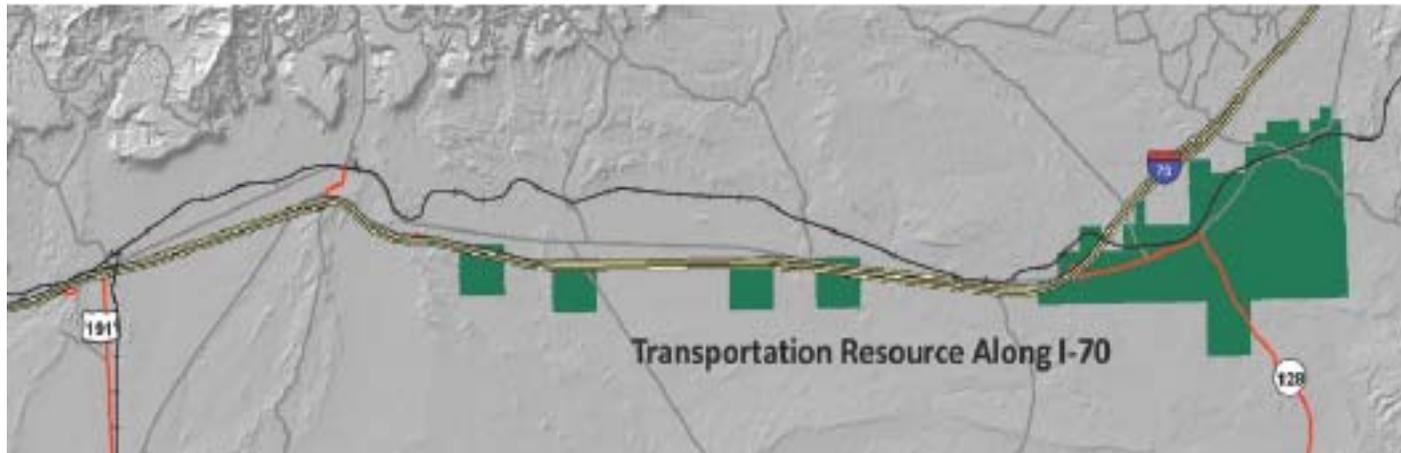
- North Corridor Recreation
 - Nodes of tourism-oriented development
 - Scenic resource protection
 - Communications with National Park Service



Opportunities for Economic Development

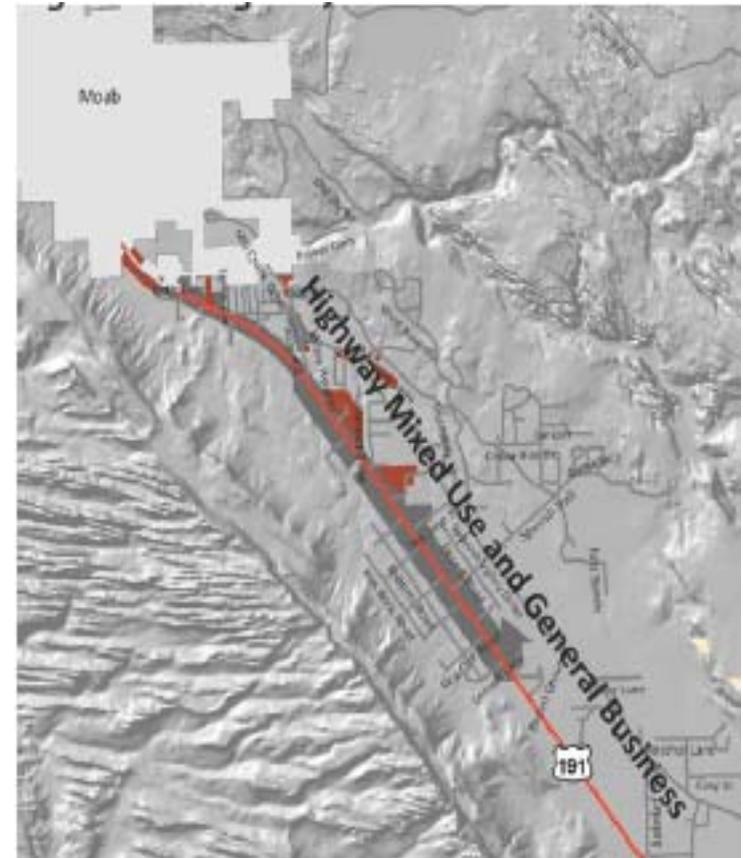
Transportation Resource

- Economic opportunities from existing transportation infrastructure



Opportunities for Economic Development

- Highway Mixed Use and General Business
- Business Park/Light Industrial



Scenic Resource Protection

- Scenic Corridor Overlay
- Ridgeline Protection

