

RESOLUTION No. 3377 (2024)

**A RESOLUTION OF THE GRAND COUNTY COMMISSION ADOPTING THE
“AMENDED GRAND COUNTY GENERAL PLAN 2030, TO INCLUDE CHAPTER 6
HOUSING AND APPENDIX 18.3 MOAB AREA AFFORDABLE HOUSING PLAN (2023)”**

WHEREAS, the previously named Grand County Council (Council) adopted the Grand County General Plan on August 5, 1996 with Resolution No. 2301, updated April 6, 2004 with Resolution No. 2654; and,

WHEREAS, the Council adopted an updated Grand County General Plan with Resolution No. 2976, on February 7, 2012, as amended, for the purpose of regulating present and future needs;

WHEREAS, on May 17, 2022 the Grand County Commission approved Resolution No. 3319 adopting an update to the 2012 General Plan, “2030 General Plan”; and,

WHEREAS, the 2030 General Plan did not include a dedicated “HOUSING” chapter, and traditionally (and in some cases it is required) that General Plans include a housing element; and,

WHEREAS, the Moab Area Affordable Housing Plan (MAAHP), a joint planning document between the City of Moab and Grand County, was drafted by the Moab Area Housing Task Force (MAHTF), and first adopted in 2009 and subsequently updated in 2017; and,

WHEREAS, The City and County has committed to adopting an update to the MAAHP every five years, thus the MAHTF completed an extensive update to the MAAHP, which was finalized at the end of 2023;

WHEREAS, Grand County’s housing crisis has intensified significantly since 2017 as a result of the area’s increasing popularity as a destination for tourism, second home ownership and for higher-paid remote workers, and as a larger percentage of the housing stock is used for overnight rentals, second homes, and homes for non-local workers, the sale price and rental rate of homes has become unattainable for the average local resident or worker employed in Grand County; and,

WHEREAS, according to 2022 data, the median home sales price was \$625,000¹, which means a household must make an annual income of \$166,927 in order to afford a home in Grand County (30% of income spent on monthly housing costs), where in 2022 the area median income for a household of four was \$70,600²

¹ <https://utahrealtors.com/consumers/resources/statistics/>

² <https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn>

WHEREAS, the Planning Commission reviewed the MAAHP and General Plan amendment in a public hearing on January 22, 2024 and voted unanimously to recommend approval to the County Commission; and,

WHEREAS, due notice was given that the Commission would meet to hear and consider the MAAHP and Amendments to the 2030 General Plan in a public hearing on February 6, 2024; and,

WHEREAS, the Commission has heard and considered all evidence and testimony presented with respect to the MAAHP and General Plan amendment and has determined, subsequent to said public hearing that the adoption of this resolution is in the best interests of the citizens of Grand County, Utah.

NOW, THEREFORE, BE IT RESOLVED by the Grand County Commission that it does hereby adopt the *Amended Grand County General Plan 2030 along with Appendix 18.3 Moab Area Affordable Housing Master Plan*, attached hereto as Exhibit "A"

APPROVED THIS 20 DAY OF FEBRUARY 2024, by the following vote:

Those voting aye: *Hadler, Hedin, McCurdy, McGann, Walker, Winfield*

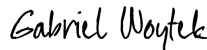
Those voting nay: _____

Absent: *Clapper* _____

ATTEST:



Jacques Hadler, Chair



Gabriel Woyteck, Clerk/Auditor