

Housing, Growth, & Land Use Workshop
Monticello
San Juan & Grand County
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Welcome

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- Utah grew 18.4% over last decade, uneven growth
- Some parts of state would like more growth
- Help guide growth

What do you value about your community? What do you want preserved and protected?

1. Listening and understanding values, issues, opportunities
2. Work with public, growth scenarios to public
3. Big strategy moves to guide growth

Mallory Bateman

Gardner Policy Institute

- San Juan County
- 1940 population 4,712
- 2020 population 14,578
- Grand County population increased 441
- Different experiences of population change last decade for communities in San Juan County
- Blanding had the most growth
- Between 2020 and 2021 Covid 19, declining birth rates, international migration resulted in historically small population gains
- Idaho grew fastest followed by Utah
- San Juan County population 2021 - 14,489
- Between 2020 and 2021 communities in San Juan county declined -36, Blanding -24, Monticello -11, etc.
- Migration has become a more consistent component of change, since 2009 has started to go down
- Racial and ethnic diversity in Utah has played a critical role in population growth in last decade, about 500,000 diverse 51% Hispanic or Latino

- Racial and ethnic population changes to communities in San Juan in last decade, a lot of tribal communities and PO boxes
- Migration is expected to be the primary driver of growth, an older population results in natural decrease for the later part of the projection horizon. Population grows looking out to 2060.
- Changes to age structure 2020, 2040, 2060
- Employment increasing from 6300 in 2020 to 8500 in 2060. Health care and social services and construction contribute more than half of employment growth in the county.
- An additional 4,000 residents or 30% increase over 40 years. Shifting from 13th smallest county in state to 11th smallest.
- Low, baseline, and high projection scenarios for San Juan County
15,396 / 16,525 / 22,060

Ryan Beck

Envision Utah

1. Statewide Growth Conversation
2. Community engagement
3. Communications and messaging
4. Technical analysis
5. Local government training

1. What do you love most about Utah/your community that you want to preserve?

Sense of community, amazing outdoor recreation, diversity, proximity to natural resources, connection, tight knit community, home, rural lifestyle, friendly neighborhood, magnificent landscape, beautiful surroundings, kindness and closeness of people, good quality of life, rural Utah feeling, solitude.

- Don't have to keep up with anyone, take care of each other
- Rural - pace, tight knit community, agriculture, never have to get on 1-15
- Canyons, hiking, recreation, love for outdoors and remoteness
- Skiing is not far away

2. What are the greatest challenges in your community over the next 20 + years?

- Housing
- Exporting children
- Housing and no Walmart
- Workforce housing
- Lack of housing - Air Bnb, other homes
- No apartments being built
- Not everyone wants to own a home, no seasonal housing/apartments
- Lots of Air bnb's
- Blanding-lots of Air Bnb's, home renovations
- Jobs
- Economy

- Lot of jobs for county, city
- 130 Air Bnb rentals added in last year in San Juan County
- Managing the benefits and mitigating the negative impacts of tourism
- Need affordable middle housing
- 8% private land available
- Government
- San Juan County lost 94 million in sales tax because we don't have shopping, auto services. One grocery store in Monticello, one in Blanding, one on reservation. Three grocery stores in San Juan County. Not one bike repair shop. How do we target what would be best for San Juan County?
- Amazon is the biggest business rather than local stores. Frontier Utah. Businesses compete with Walmart and Home Depot (free shipping).
- Bluff City Manager has not found a home. 8/10 homes in Bluff sales are second homeowners. Owns a home in Colorado and can build but they are not any available. They need volunteer Emt's. Aging population needs support.
- Developers want to go to Moab. Local construction guys booked 2 years, cabinets 18 months.
- Moab is worse, campaign "be a hero, rent to a local", so many temporary rentals
- Water, how will it keep up with the need?
- Water is life, if there is not enough we cannot invite industry or build homes.
- Storage water is below 20% full. Unless there is a big snowpack they will be in big trouble.
- 90% public controlled land
- Infrastructure struggling from influx of visitors, volunteers search and rescue, no kickback from state for infrastructure. No resources to man or maintain.
- They have TRT, rural grants for \$\$ but need more balanced funding in rural areas. How do we shift prosperity to Eastern counties?
- Visitor public services are needed. Bruce Adams San Juan Commissioner - have a \$300,000 deficit in emergency services budget every year.

3. What are the solutions for _____?

- Economic development not based on tourism and mineral extraction
- Targeted programs and affordable housing initiatives help housing issues
- Water - educate public on better practices that are available for AG and conservation
- Water, money for drilling, reservoirs, storage, pull with the man upstairs
- New approaches, not trying to do the same thing over and over
- In tune grant programs (need to differentiate between county needs, tailored to their areas.) Have someone review grants that live in rural Utah.
- They should not have to come up with a higher match than Grand
- Analysis of water rights, adding diversity to the economy outside of tourism
- Need help from the state to infuse more money into the county

4. How do you feel about the rate of growth in your community?

- What growth? 50%
- About right? 10%
- Too slow? 40%
- Need to help grow the community first, Mayor of Monticello
- Negative impacts of tourism in Grand County can be mitigated, NIMBYISM in Moab, no willingness to accept new style of housing
- Moab does not want more density
- "Do you want your grandkids to have a job here?"
- Blanding goal - manage growth before it happens
- We need to have managed growth -if not residents foot bill for infrastructure (only one Rodeway Inn in San Juan County). Have motels, can't host large tours. We need apartments!
- Need another hotel in Blanding

5. How do you think the growth in the rest of Utah will affect your community?

- 2.1 million new Utah residents by 2060
- Tourism pressure
- Top down effect, as Slc/St. George becomes crowded people will relocate to more rural areas.
- More people wanting to move to rural
- Pulls our children away. Takes up resources and forces opportunities to the north or to larger municipalities.
- It will take away resources from rural areas, especially water.
- If tech job income increases, it will impact housing prices.
- Move companies from the Wasatch Front to more rural Utah.
- Broadband internet getting better
- Just got fiberoptic in Bluff
- Governor's office incentives - rearrange incentives if they locate to rural Utah, not just tax credit but provide workforce housing along with it. Don't just focus on the Wasatch Front.

6. What are the biggest opportunities in your community over the next 20+ years?

- People allowed to work from home
- Some of the old generation will be gone
- Safe place to raise the next generation
- Energy production - isotopes
- Electric transportation technology
- Continued quality of life
- We have motivated and engaged residents who are participating in conversations and are wanting to make positive changes
- Tons of business opportunities
- We still have the opportunity for strategic planning before we grow too large

7. What are your big ideas for what we can do to take advantage of the opportunities and address the challenges?

- Mill, pot ash product - mineral extraction opportunity
- How can we use coal in a different way?
- Utilize residents- refine human capital. How to empower people in the community?
- Embrace tourism and accommodate it
- Thorium, uranium, helium, potash
- Reduce public lands
- Community planner could help look to future
- Work together on addressing mineral extraction and tourism
- Local control without intervention from state
- What makes sense at state level, doesn't make sense in Monticello

8. What additional tools, training, or resources would be useful to help meet your goals?

- Monticello - new city staff training, trainings for city council, city managers, planning zoning
- More resources and more marketing of resources
- Conflict management support - butting heads, neutral party to bring people together
- Funds for training, certificate online for aspiring employees to improve themselves
- He has 94 employees only one with bachelor's degrees
- San Juan challenge with education
- Higher education takes too long to approve programs
- Rural and urban is not granular enough