



GUIDING OUR GROWTH

A STATEWIDE CONVERSATION ABOUT UTAH'S FUTURE

WORKSHOP NOTES

SE Utah (South) Monticello

10/04/22

Community

- Sense of community - know everybody, camaraderie, run to the grocery store for each other, magnified with covid
- Natural resources -> quality of life in rec
- Rural UT - NOT Park City, don't have some of those amenities (if they're rural we're frontier)
 - Don't have to keep up with anyone, take care of each other
 - Pace of life
 - Agriculture, canyons, recreation - a passion and love for the remoteness and access (solitude)

Housing

- No affordable housing for workforce (BLM, skilled service, etc) they accept jobs but can't find or afford housing
 - Airbnbs and tight housing but not affordable housing
 - Significant airbnb inventory - 130 airbnbs added in the last 18mo
 - No lower-income housing or apartments or places for seasonal workers
 - 8 of last 10 home sales went to 2nd home owners
 - Developers want to go to Moab cuz they make 4x, they're booked 2+ years out
 - Need for housing... but as housing comes, how is water going to keep up? Housing is a challenge, water is a need...
- Only 8% private land - so how can they grow if they're locked up? Where to grow

Tourism

- Moab -> land trusts or restrictions or ... looking at Telluride and Aspen, on that trajectory, how to bend towards a more beneficial plan
- Sales tax leakage report - San Juan County lost \$94 million in sales tax
 - Shrink the \$ but attract APPROPRIATE businesses (no walmart)
 - Online shopping undercuts local businesses
- Bears Ears visitors, infrastructure, volunteers, emergency services, water...where is the support for the community with the heavy toll on resources. Needs funding for tourism
- Moab has sales tax revenue for emergency services etc since people stay and shop there
- Wasatch Front uses southern UT as an attraction tool for businesses to come to the state, and southern utah is getting more of the cost than the benefit
 - Volunteer fire department, aging population, freeway accidents
- Moab town of 5k takes care of such a high volume of visitation
 - A lot of negative impacts of tourism
 - Not unsolvable issues

- Lots of NIMBYism, density issues
- Tribal communication issues turns communities against each other when they could collaborate on how to solve some problems together -instead of battlefield

Water

- Water needed for industry, houses, etc - lloyds lake is their water storage and it's only 20% full

Big ideas -

- San Juan used to be one of the richest from mineral extraction-reestablish here
 - *What can we grow that's already here?*
 - Thorium, uranium, helium, potash
 - Only N American coal extraction facility at the Mill
 - Embrace and accommodate tourism
 - Potential output of human capital here - empower compassionate and smart residents here
- Subdivision zoning constraints based off SLC - need to trust local govts more
- Online trainings and certifications for SE Utah for those who want to learn more and improve (especially on rez)
 - Education a barrier to 'homegrown growth'
 - Higher education centers here, disconnect between state accredited programs and local needs
- Broadband internet... move businesses south?
 - No workforce down here. Closures from lack of workforce
- Additional incentives to relocate out of wasatch front in housing in taxes and housing taxes
- There's a lot of prosperity in the metropolitan areas and disparity in the southeast
 - Essential services are jeopardized to visiting public (police, gas, hospitality, \$300-400k deficit in ambulatory annually)
- Rural grant programs = rural St. George. Carbon, Emery, Price, Monticello need grants more tailored to them. They have to match on grants higher in San Juan than Grand - TRT - tiered to "class" - population not population per acreage
 - Judges of grants be in rural Utah
 - Go Utah grants
- Small communities are a stepping stone for city managers, often coming in with no experience or expertise
 - Training for city councils and planning and zonings and who don't have the skill set
 - Marketing of resources so people know the resources are there
 - Conflict management training