



BOARD OF COMMISSIONERS WORK SESSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
July 20, 2021 at 9:00 AM

AGENDA

The public will be able to view the meeting on San Juan County's Facebook live and Youtube channel or through the Zoom link: Location: <https://us02web.zoom.us/j/82171709527> or by One Tap Mobile +16699006833,,82171709527# US (San Jose).

Public Comments are not scheduled during Work Session Meetings.

CALL TO ORDER

ROLL CALL

AGENDA ITEMS

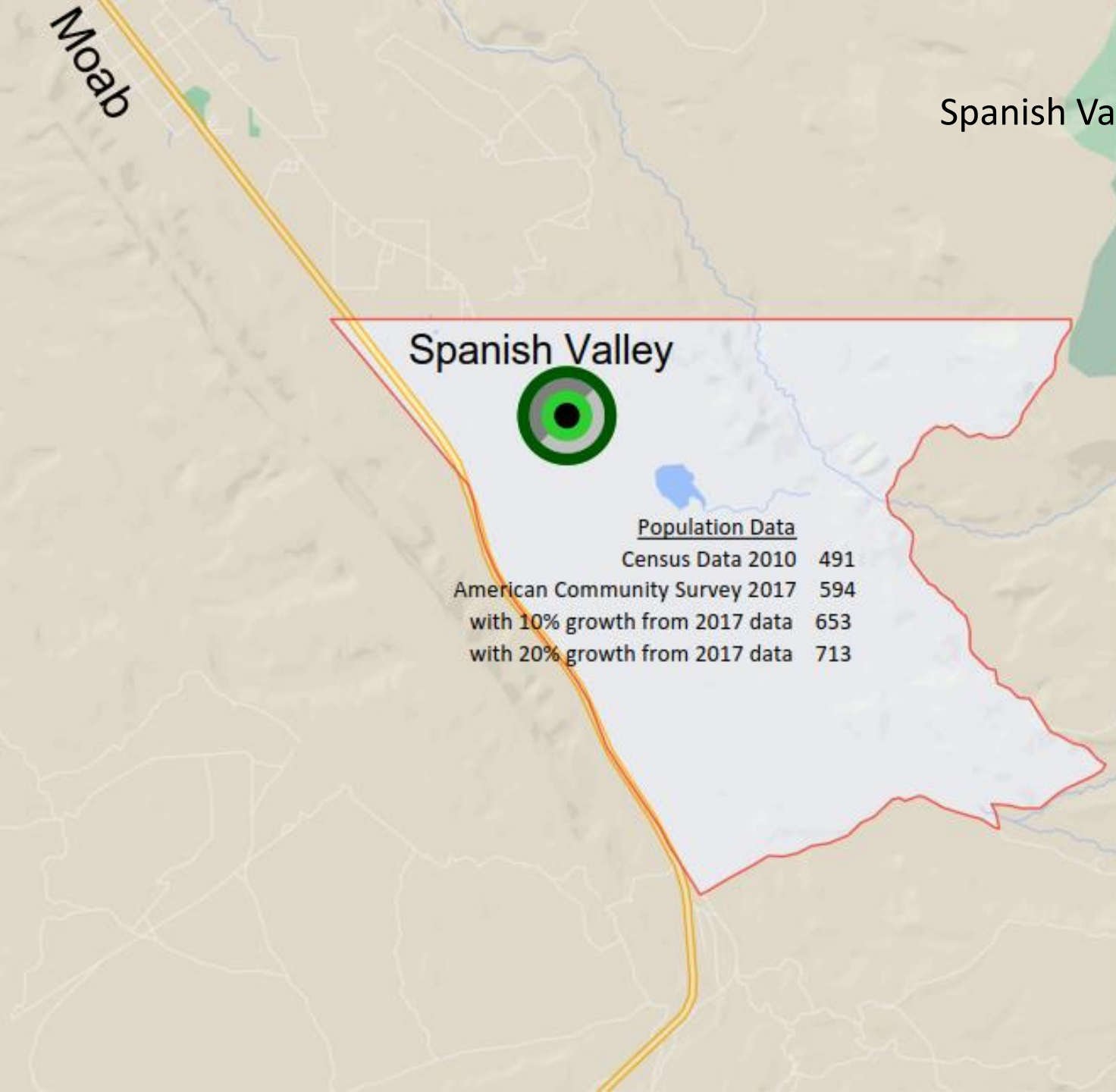
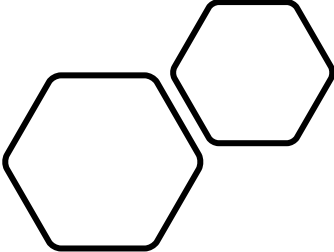
1. Update on San Juan County Transfer Station in the Southern Portion of the County
2. Presentation of Development Possibilities in Northern San Juan County with Shik Han Consulting, LLC
3. Overview of the State of Utah School and Institutional Trust Lands Administration Possible Direction in Spanish Valley

ADJOURNMENT

The Board of San Juan County Commissioners can call a closed meeting at any time during the Regular Session if necessary, for reasons permitted under UCA 52-4-205

All agenda items shall be considered as having potential Commission action components and may be completed by an electronic method **In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice**

Spanish Valley : Economic Resilience : San Juan County

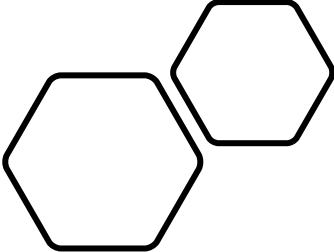


Spanish Valley area of San Juan County is positioned well to take on the demands that are overwhelming much of Grand County. Spanish Valley has only 10% of the population compared to City of Moab, but Spanish Valley controls twice the gross land area; land resource is critical in creating a well functioning land market, and if done efficiently and inclusively, the transformation will help bridge the gaps in housing, home prices, industry, job certation, and additional services for all residents.

Services and amenities are directly correlated to quality of life.

Economic activities create healthier community for all citizens in the County.

Spanish Valley : Economic Resilience : San Juan County

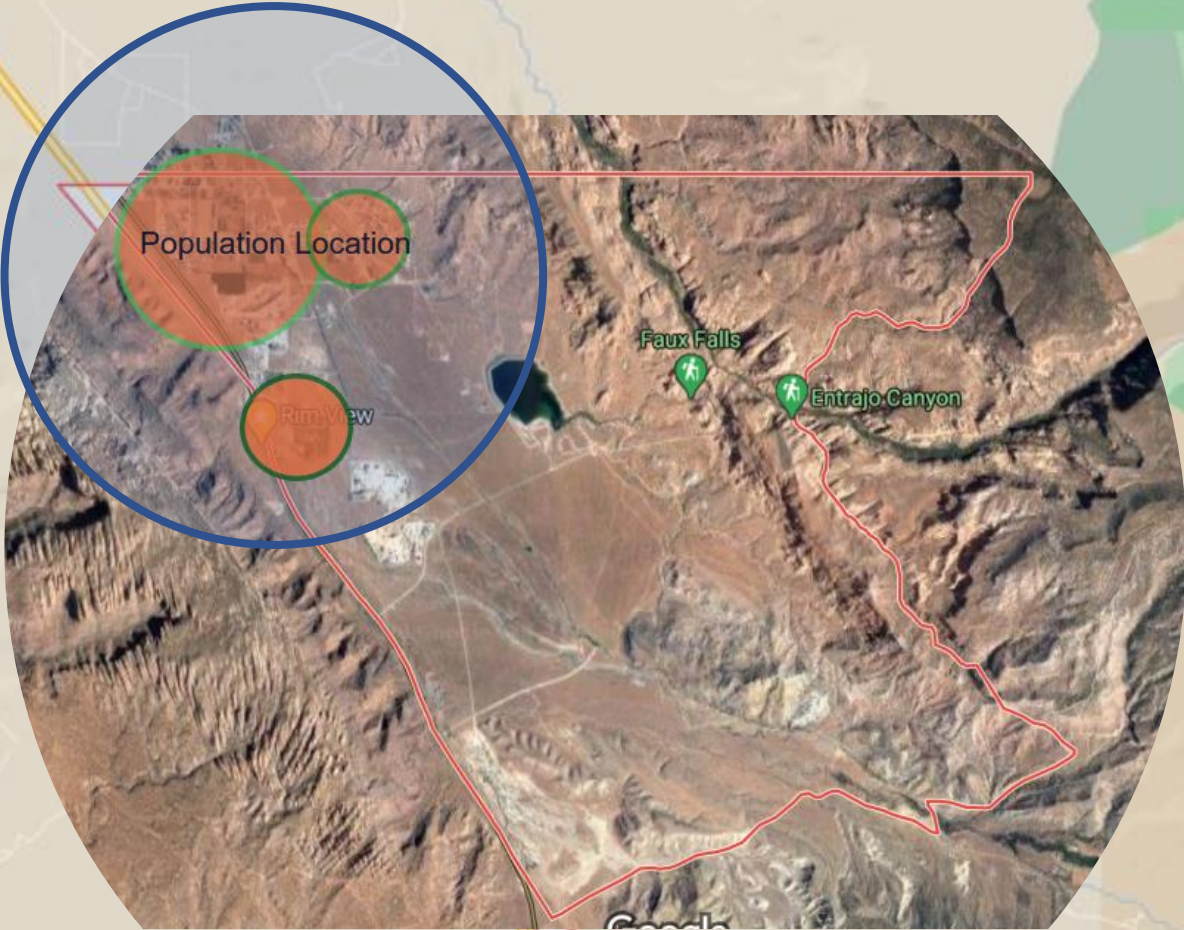
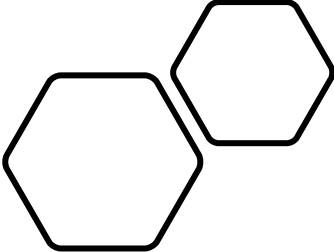


The surrounding population will naturally support future economic expansion because it creates competition in various ways.

Everything from salary, types of jobs, benefits; all which directly create community amenities, which contributes to quality of life.

This in turn attracts skilled workers and entices families to root in San Juan County.

Spanish Valley : Economic Resilience : San Juan County



Spanish Valley's population is concentrated along Hwy 191 and Spanish Valley Drive. This natural clustering creates open areas for efficient planned growth.

Spanish Valley : Economic Resilience : San Juan County

Ways to create jobs, diversify the economy and create economic resiliency. INVEST

San Juan County has taken the first step in creating resiliency by investing in county’s trunk infrastructure, community healthcare and education. These community investments are the foundation of creating long term prosperity.

We understand the investments are for the welfare of the community and we want to create great returns on these investments for the community.

Our project priorities:

- Create a Business and Community Resource Center.
- Create programs to that will directly connect trained workers to jobs.
- Increase housing stock.
- Create commerce that is balanced and provides opportunity for all community members; steer clear of “haves” and “have nots”.
- Capture, support, and expand the economic resources that drive through the area.

Spanish Valley : Economic Resilience : San Juan County

Return on Community Investment: Healthy Housing Stock=Jobs=Resources=Amenities=**Quality of Life**

Example Economic Activity

196 Residential Homes

- ❑ \$39,000,000 investment
- ❑ 127 Full Time Jobs

| | |
|------------------------|--------------|
| Residential # Units | 196 |
| Res Prop Value | \$365,000 |
| Development Prop Value | \$71,540,000 |
| Property Tax | \$600,936.00 |

| | <u>Annual Salary</u> | <u>Income Based on 127</u> |
|------------------------|----------------------|----------------------------|
| SJC Median Income | \$44,680.00 | \$5,674,360.00 |
| SJC Median Income 125% | \$55,850.00 | \$7,092,950.00 |
| SJC Median Income 150% | \$67,020.00 | \$8,511,540.00 |

Consumer Spending Utah \$39,514
Potential Direct Spending \$5,018,278

Employment multipliers, per \$1,000,000 in final demand

| Major industry group | Direct jobs | Supplier jobs* | Induced jobs** | Total, indirect |
|--|-------------|----------------|----------------|-----------------|
| Agriculture, forest, fishing, and hunting | 5.9 | 5.4 | 4.8 | 10.1 |
| Mining | 1.3 | 3.4 | 2.5 | 5.9 |
| Utilities | 1.0 | 4.5 | 5.9 | 10.4 |
| Construction | 5.5 | 4.8 | 6.1 | 10.9 |
| Durable manufacturing | 1.8 | 4.9 | 11.6 | 16.5 |
| Nondurable manufacturing | 2.6 | 4.3 | 10.4 | 14.7 |
| Wholesale trade | 3.8 | 4.1 | 4.3 | 8.4 |
| Retail trade | 9.9 | 4.6 | 6.1 | 10.6 |
| Transportation and warehousing | 4.7 | 5.4 | 6.0 | 11.3 |
| Information | 2.0 | 4.5 | 6.4 | 10.9 |
| Finance and insurance | 3.1 | 4.7 | 6.2 | 10.8 |
| Real estate and rental leasing | 1.4 | 5.4 | 17.2 | 22.6 |
| Professional, scientific, and technical services | 4.3 | 4.8 | 10.4 | 15.3 |
| Management of companies | 3.6 | 5.2 | 7.2 | 12.4 |
| Administrative and support services and other services | 10.6 | 5.0 | 8.1 | 13.1 |
| Educational services | 9.1 | 5.4 | 9.2 | 14.6 |
| Health care and social assistance | 7.8 | 5.3 | 8.2 | 13.5 |
| Arts, entertainment, and recreation | 6.5 | 6.5 | 16.0 | 22.5 |
| Accommodation and food services | 11.5 | 6.3 | 7.0 | 13.2 |
| Other services (except public administration) | 8.7 | 5.3 | 8.7 | 14.0 |

| Investment | | Direct jobs |
|--------------------------------|--|-------------|
| \$39,200,000 | | |
| Construction | | 213.70 |
| Real estate and rental leasing | | 53.18 |



| | | Total, indirect |
|--------------------------------|--|-----------------|
| Construction | | 426.51 |
| Real estate and rental leasing | | 885.86 |

* Supplier jobs include supplies of capital services (depreciation).

** Induced jobs include those induced by direct employment as well as employment supported in supplier industries, as well as public sector jobs supported.

Investment
\$39,200,000

Direct jobs

Construction 213.70
Real estate and rental leasing 53.18

Jobs 53.18
Average RE Salary UT \$74,794
Income Base \$3,977,544.92

Potential Direct Spending

\$2,101,355

| Major industry group | Employment multipliers, per \$1,000,000 in final demand | | | Total indirect |
|---|---|----------------|----------------|----------------|
| | Direct jobs | Supplier jobs* | Induced jobs** | |
| Agriculture, forest, fishing, and hunting | 5.1 | 5.4 | 4.8 | 10.1 |
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Total, indirect

Construction 426.51
Real estate and rental leasing 885.86

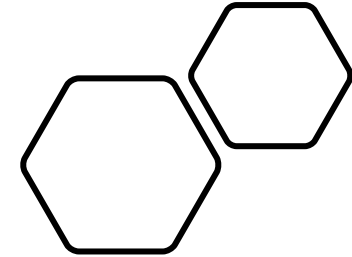
Jobs 426.51
Average Construction Salary UT \$34,580
Income Base \$14,748,715.80

Potential Direct Spending

\$13,469,186

Land-use Regulations

An article from Journal of Monetary Economics outlines the direct correlation by tightening land-use regulations, the data shows a slow down of economic activity, increased housing costs, slowed allocation of workers across the states and slowed capital across the states. The article models a counter experiment, in deregulating land-use policies back to the levels of 1980 and to 2000, concludes the both models show an increase in GDP. $GDP = Consumption + Investment + Government Spending + Net Exports$



The article data was drawn from Bureau of Labor and the Census and other scientific studies. The data takes into consideration for price deflators, output per worker, house prices and urban land acreages. The model takes a quantitative approach focusing on long-run evolution of aggregate variable and regional employment shares.

The two counter experiment model retracts land-use regulations back to 1980 and 2000 and indicates a rise in productivity and higher economic performance.

The article concludes that reforming land-use regulation would generate substantial reallocation of labor and capital across the US and would significantly increase investment, output, productivity and quality of life.

Ref: Tarnishing the golden and empire states: Land-use restrictions and the U.S. economic slowdown by Kyle F. Herkenhoff, Lee E. Ohanian, Edward C. Prescott

Healthy Community Development and Natural Resource Management

Walkable development – high walkability development reduces energy consumption, creates safer roads, improve parking, improves healthcare, increases property values. A walkable community reduces more carbon footprint than converting every light bulb to an LED bulb in every house in that community. Walkability create sense of community and connection.

Storm water management - Bioretention berms and basins create natural absorption & filtration for water to be reabsorbed under the surface, better esthetics by integrating with native landscaping.

Wastewater Collection & Treatment for New Development– Orenco Systems - treated subsurface discharge to minimize culinary water usage for non-culinary uses, recharge of water table.

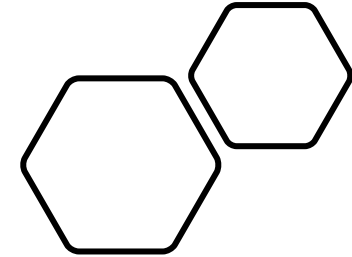
Develop Trail Systems – health benefits, improves quality of life, protects and reduces impact on non-trailed resources.

Ref: <https://www.parking-mobility.org/wp-content/uploads/2019/11/walkable.pdf>

Ref: <https://www.lakesuperiorstreams.org/stormwater/toolkit/bioretention.html>

Ref: <https://www.orengo.com/case-studies/new-development-case-studies>

Ref: https://www.fs.fed.us/psw/publications/4902/psw_2004_4902_066_burr.pdf





COMMISSION STAFF REPORT

MEETING DATE: July 20, 2021

ITEM TITLE, PRESENTER: Overview of the State of Utah School and Institutional Trust Lands Administration Possible Direction in Spanish Valley

RECOMMENDATION: N/A

SUMMARY

In June of 2020, the Planning Commission approved the SITLA PC Zoning Application.

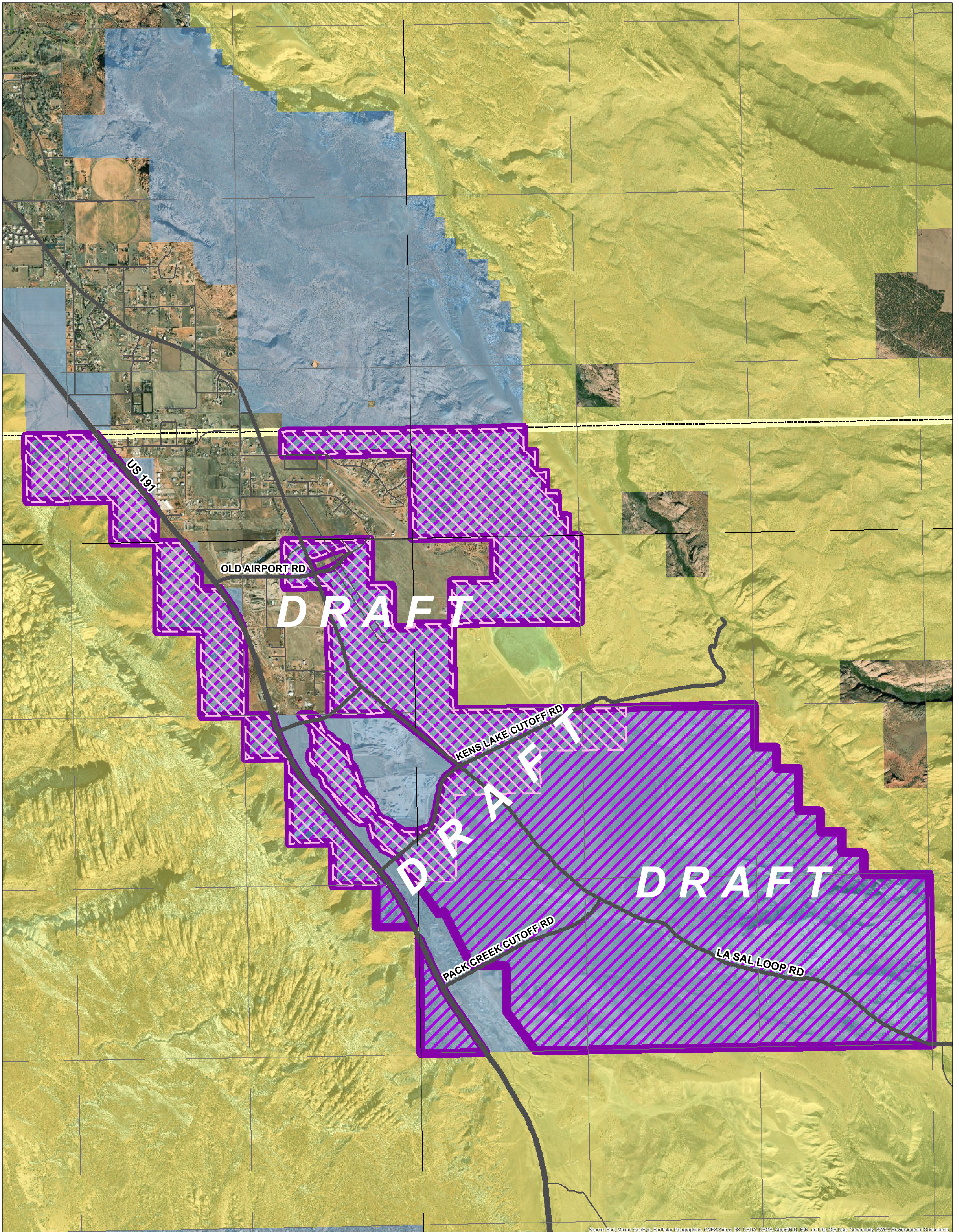
In the September 1, 2020 Commission Meeting, the Board denied the SITLA PC Zone Plan Application. During that discussion, County staff and County Attorney recommended approval of the application due to meeting all the requirements of that zone and ordinance. However, the Commission voted denial of the application.

Members of the public expressed concern regarding the fact that SITLA was proposing for the entirety of all their properties in their application for zoning.

In that discussion Commissioner Maryboy suggested finding a middle ground instead of 5,000 acres in the application and working with the public there. SITLA staff has reached out to members of the community as suggested.

SITLA has worked with the County to reduce the amount of acreage in their proposal to begin the process. Enclosed is the map that demonstrates that adjustment.

Proposed Options for PC Zone Application Area - **DRAFT**



 Proposed PC Zone Boundary - Option 1 (5,000 acres +/-)

 Proposed PC Zone Boundary - Option 2 (2,000 acres +/-)

Land Ownership and Administration

 Bureau of Land Management

 State Trust Lands

DRAFT



2,400 1,200 0 2,400 Feet