



GRAND COUNTY COMMISSION & PLANNING COMMISSION JOINT WORKSHOP

Held virtually on Zoom

Dial: (669) 900 - 6833 Meeting ID: 851 7082 0571 # Password (if needed): 214317 Unmute: *6

Link: <https://us02web.zoom.us/j/85170820571?pwd=M24yQjRldElCejUxTUlFeXFoZHNQQT09>

WATCH ON YOUTUBE - search for: "GRAND COUNTY UTAH GOVERNMENT"

AGENDA

Tuesday, February 15, 2022

2:00 p.m.

- Call to Order
- General Business- Action Items- Discussion and Consideration of:
 - A. Land Use Scenario Planning:
 - 1) Timetable and deliverables (John Guenther, Planning & Zoning Director)
 - 2) Presentation on scenarios and decision points (Bill Grimes, SCJ Alliance)
 - 3) Section breakdown and roundtable discussion
 - 4) Closing and summary (John Guenther, Planning & Zoning Director and Bill Grimes, SCJ Alliance)
- Adjourn

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend County Commission meetings are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at: (435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of Grand County Commission may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Commission meetings/hearings any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Wednesday prior to a regular Commission Meeting and forty-eight (48) hours prior to any Special Commission Meeting. Information relative to these meetings/hearings may be obtained at the Grand County Commission's Office, 125 East Center Street, Moab, Utah; (435) 259-1346.



GRAND COUNTY GENERAL PLAN 2030

"Adventurous Small Town Spirit"

General Plan 2030 and Strategic Plan Proposed Consideration and Adoption Timetable

February 9, 2022

- A. Purpose** – to identify the steps toward consideration and adoption of the 2030 General Plan (GP). Various future plans, when completed, will update the GP draft. Those plans are (with potential adoptions dates):
1. The Land Use Analysis – (underway - June 2022);
 2. Unified Transportation Master Plan (UTMP – underway – June 2022);
 3. Economic Development Master Plan (2022 budget? – December 2022);
 4. Impact fee and capital project analysis (2022 budget? – December 2022); and
 5. Public Engagement master plan and Strategic Plan (internal – February 2022); and Community GP update – GP Phase II development (February to December 2022)
- B. Dates and Potential Actions** – the following remain tentative but give the Commission a framework for consideration for both Phase I and II, and related updates:
1. **November 10, 2021** – Public open house;
 2. **November 19** – Draft GP (attached with track changes) forwarded to stakeholders;
 3. **November/December 2021** – Staff meetings - vetting of Draft Strategic Plan and GP;
 4. **December 2** – Steering Committee Update and guidance; Planning Commission (PC) tasks and sharing with County Commission (CC);
 5. **December 13** – Planning Commission workshop;
 6. **January 10** – Joint PC and CC workshop on GP and Strategic Plan (SP);
 7. **January 10 – February 25, 2022** – Pre-final GP and SP submitted to public review;
 8. **February 18** – Staff review II of Strategic Plan;
 9. **February 22** – Steering Committee meeting;
 10. **March 3, 2022** – Proposed public open house with land use updates and draft proposals – outside at Star Court;
 11. **March 14, 2022** – PC consideration for GP/SP adoption; direction to proceed with Phase II; and
 12. **April 5, 2022** – CC consideration for GP/SP adoption.

Land Use Scenario Planning

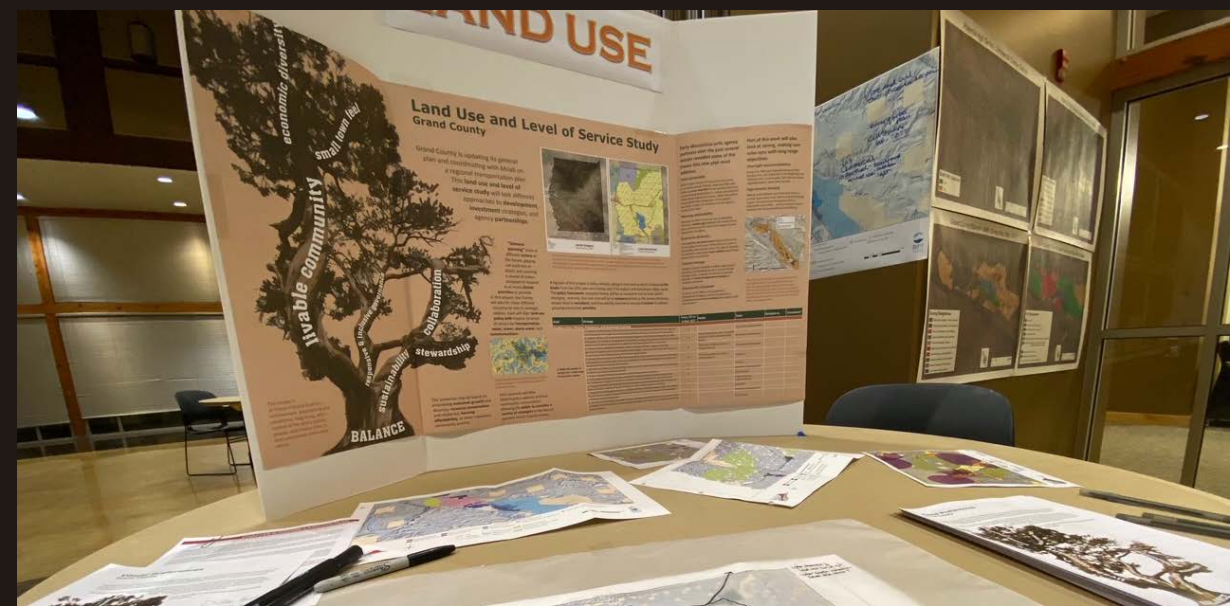
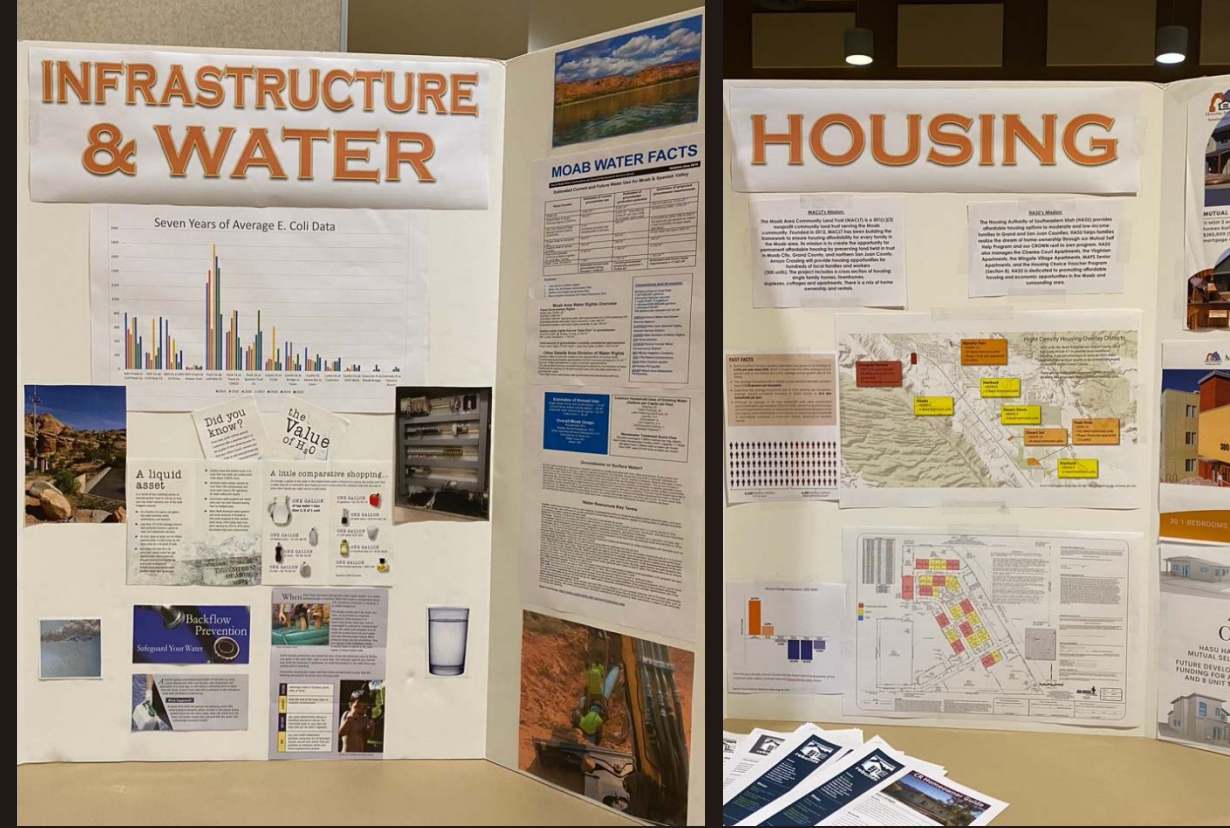
grandcountyconnects.com



Grand County's General Plan

Policy direction for 20-years

- Transportation
- Housing
- Economic Development
- Land Use



Grand County's General Plan

Zoning updates

Cooperative decision-making

Small area plans/neighborhood plans

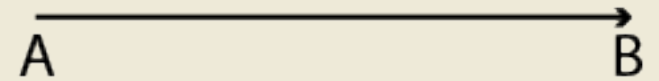
Level of service planning

Consistency with land use code



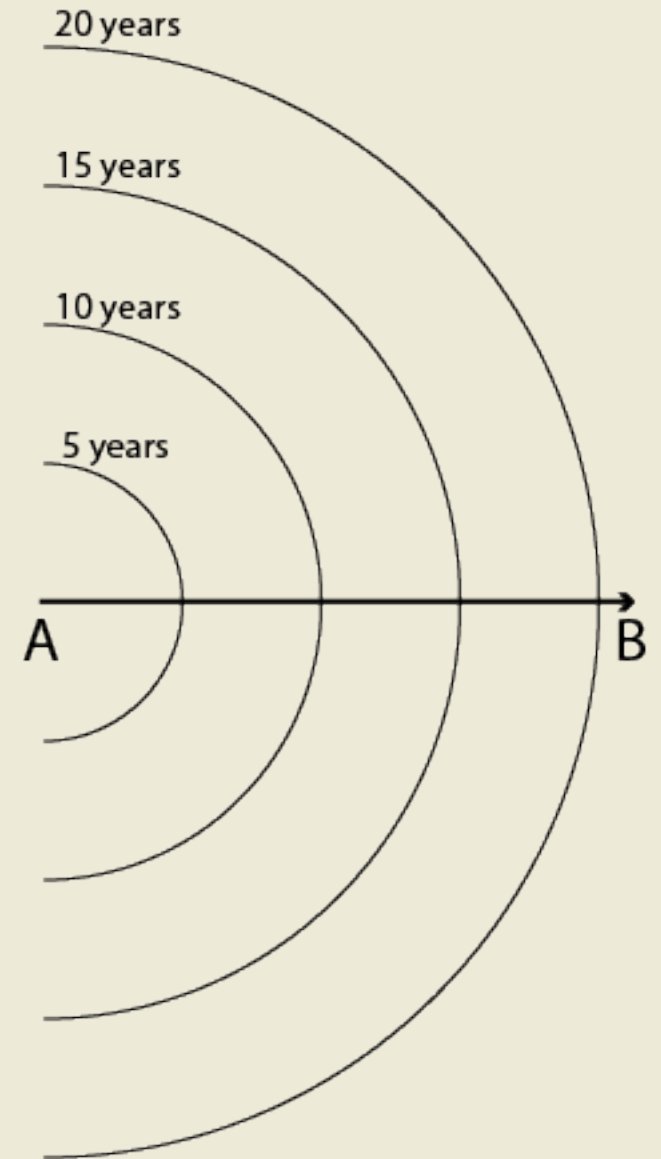
Vision-Based Planning

Consensus on desired future condition
Goals and policies to reach it
Implementation actions & strategies



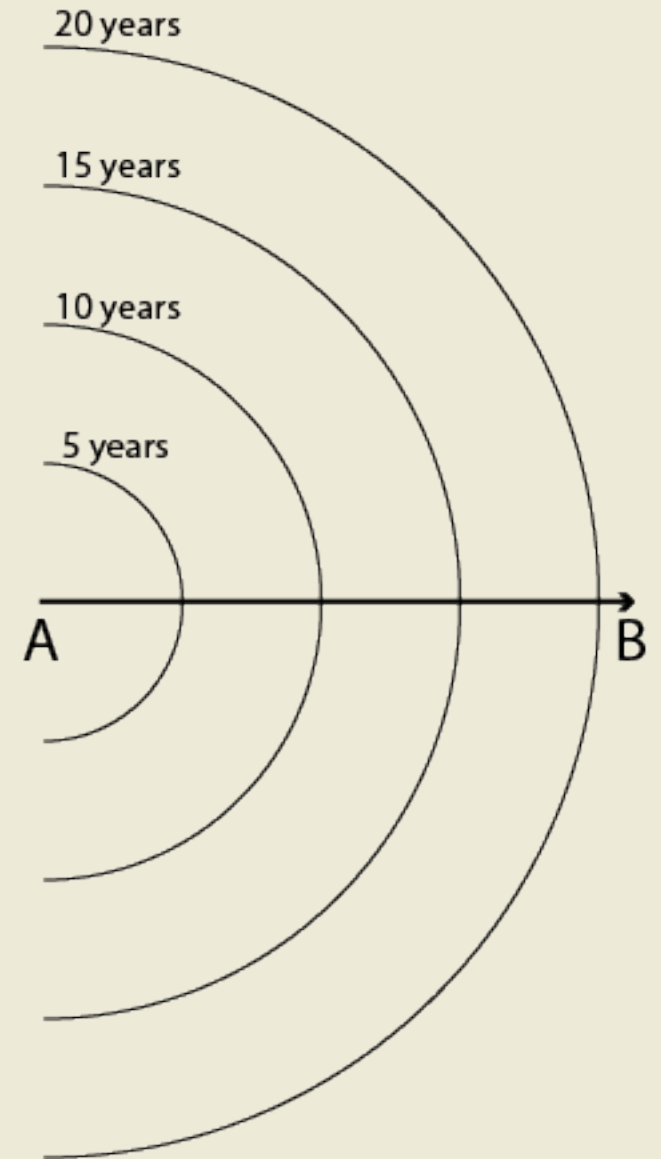
Vision-Based Planning

Consensus on desired future condition
Goals and policies to reach it
Implementation actions & strategies
20 years, in increments



Vision-Based Planning

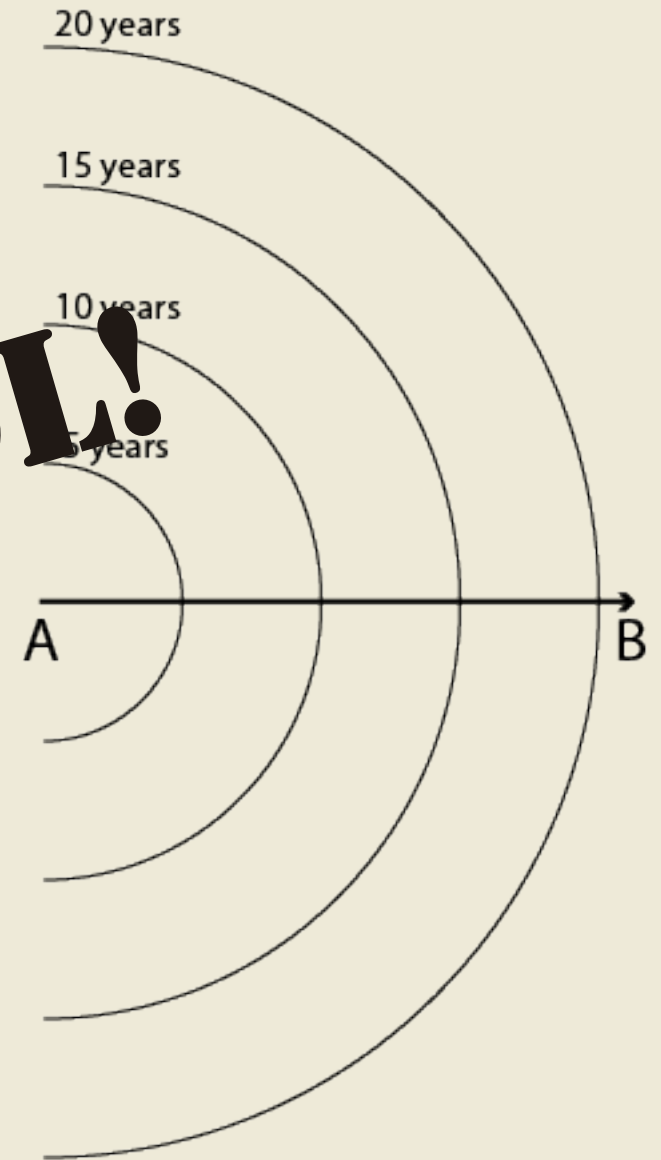
Consensus on desired future condition
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Implementation actions & strategies
20 years, in increments
Policy alignment



Vision-Based Planning

Consensus on desired future condition
Goals and policies to reach it
Implementation actions & strategies
20 years in increments
Policy alignment

ASSUMES CONTROL!



Grand County Context

- 96% land in public ownership
 - Federal, state and tribal jurisdiction
 - Resource-based economy
 - Tourism-based economy
 - Water scarcity
 - Climate change vulnerability
-



Grand County Context

96% land in public ownership

Federal, state and tribal jurisdiction

Resource-based economy

Tourism-based economy

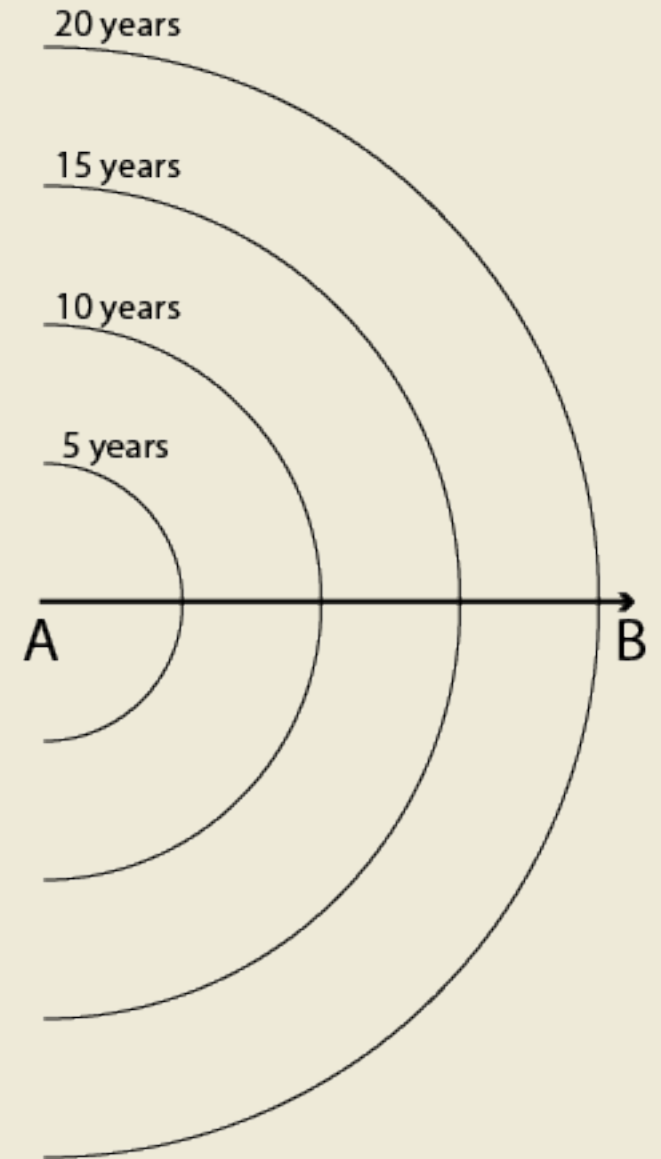
Water scarcity

Climate change vulnerability

LIMITED CONTROL!

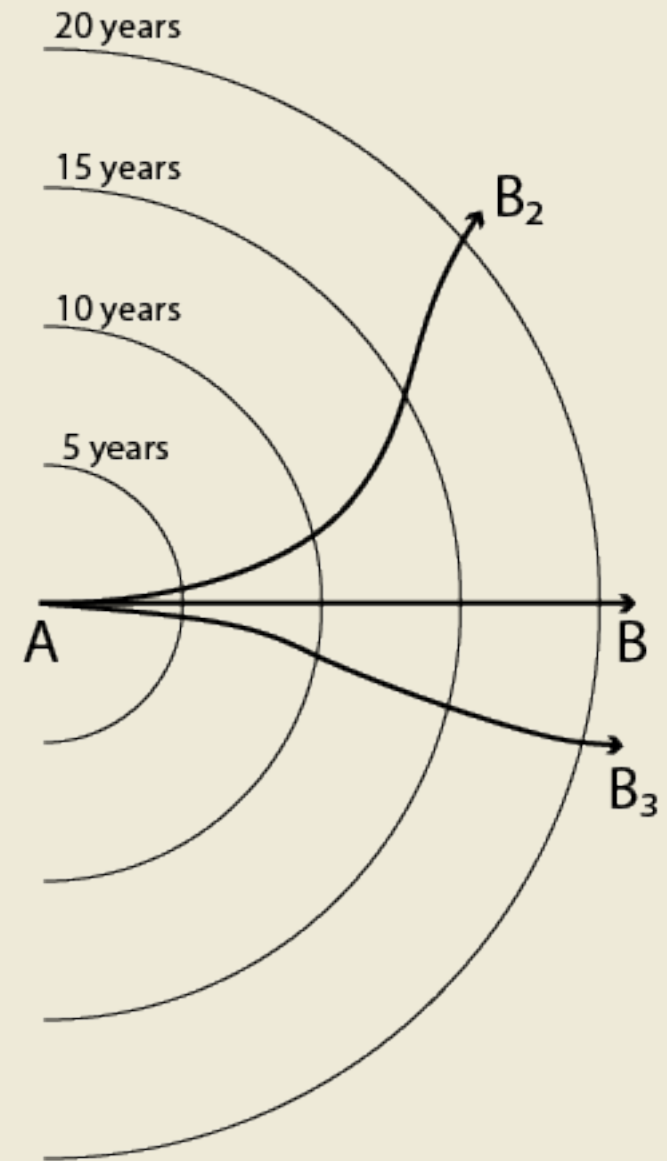
Vision-Based Planning

Consensus on desired future condition
Goals and policies to reach it
Implementation actions & strategies
20 years, in increments
Policy alignment



Scenario-Based Planning

Consensus on desired future condition
Goals and policies to reach it
Implementation actions & strategies
20 years, in increments
Policy alignment
Anticipating surprises
Testing different variables

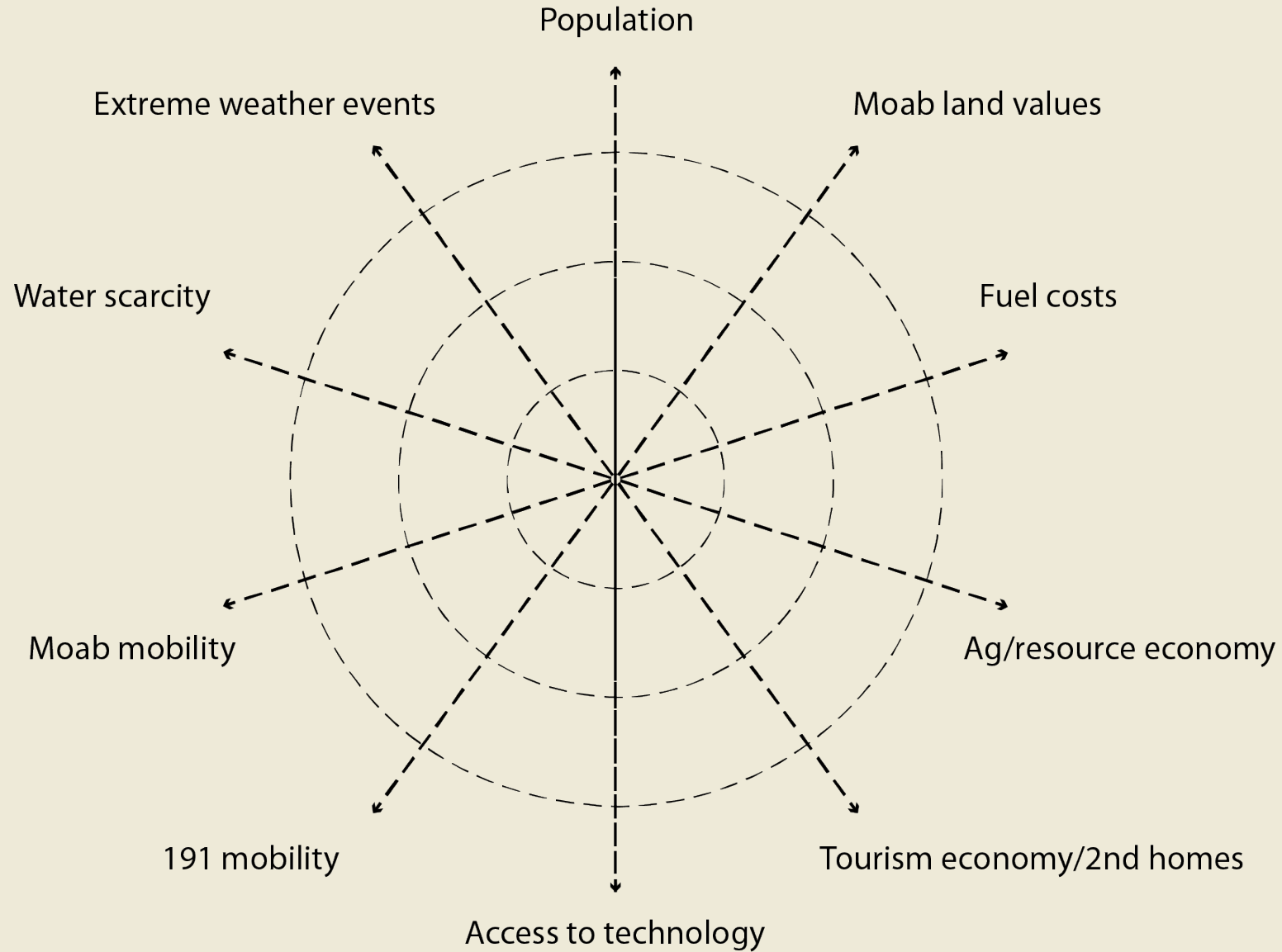


Conditions vs. Choices

- Recognizes influences the county cannot control
 - Shifts focus on conditions to which the county must respond
 - Recasts choices to respect shifting, uncertain conditions
 - Applies values from vision to develop response for each scenario
-



Influences

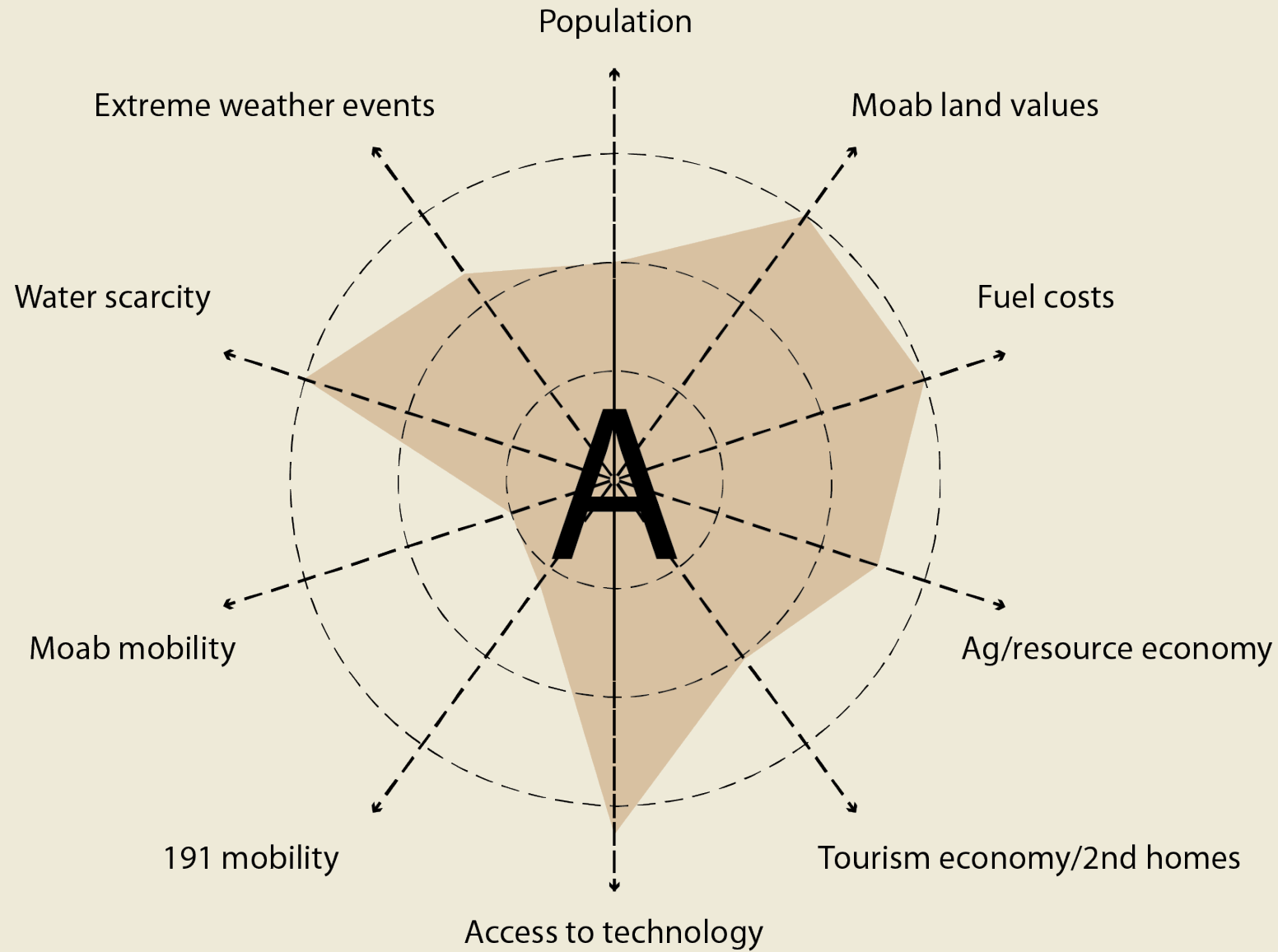


Similarities/Principles

- Arid landscape & water availability
 - Geographical constraints
 - Public land ownership
 - Compact form
 - Recreation access
 - Historic identity
 - Land use/transportation interdependence
 - Economic/fiscal resilience
-

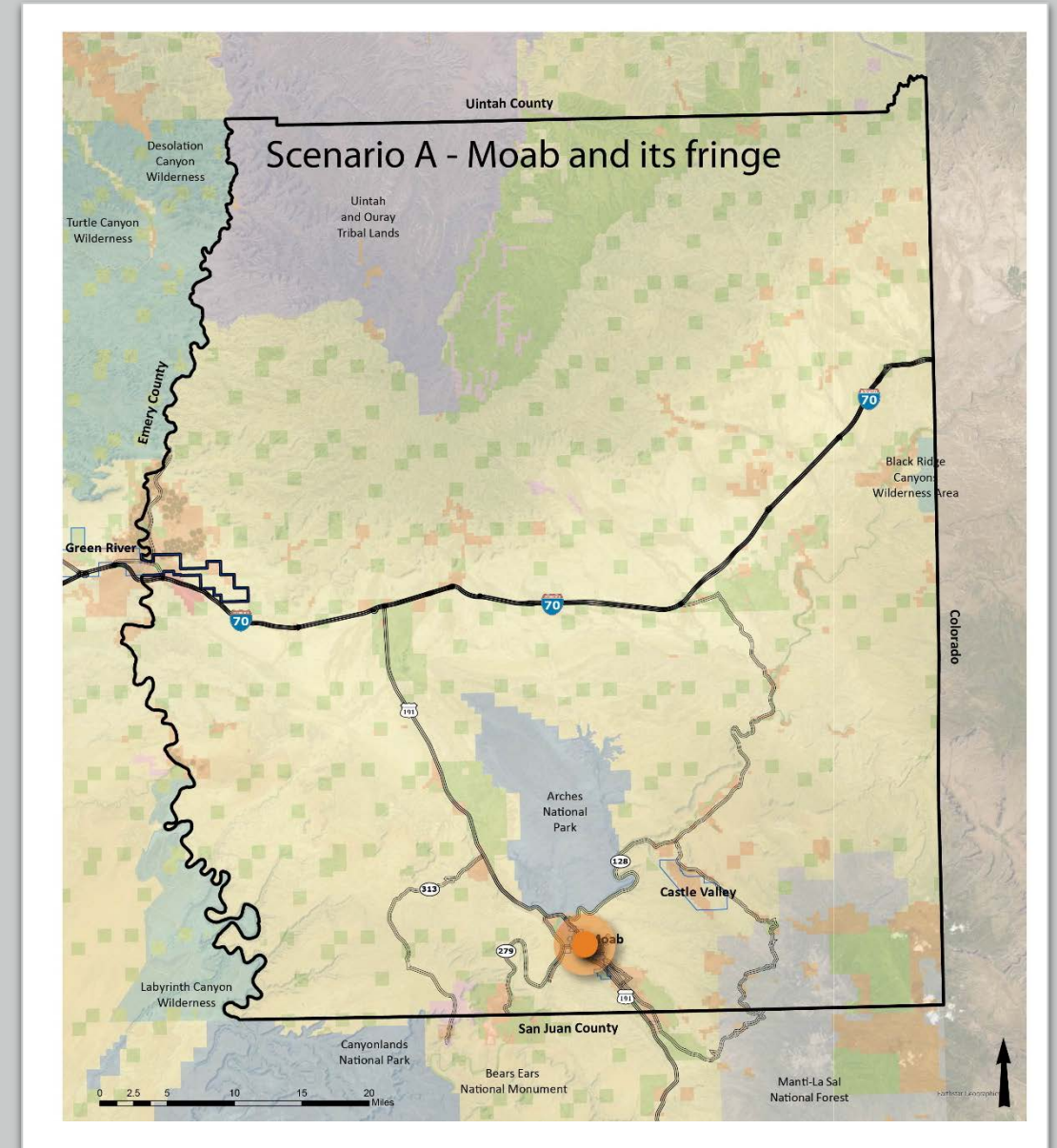


Scenario A: Moab and its Fringe *Conditions*

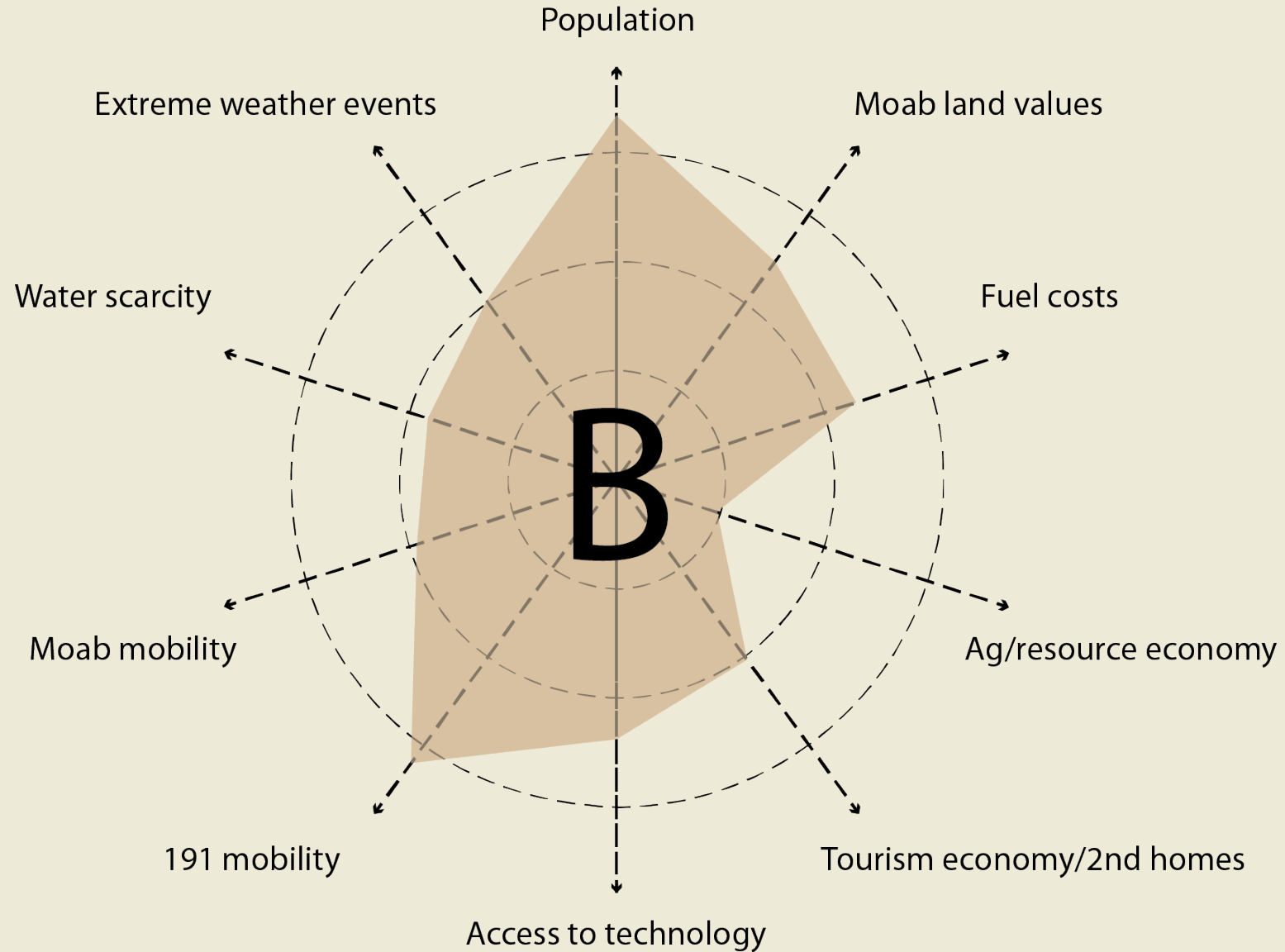


Scenario A: Moab and its Fringe

- Concentrates future growth within Moab and in those areas already characterized by urban development
- Builds up, not out
- Fits the metro area and acknowledges existing infrastructure
- Recognizes much of Spanish Valley already is platted

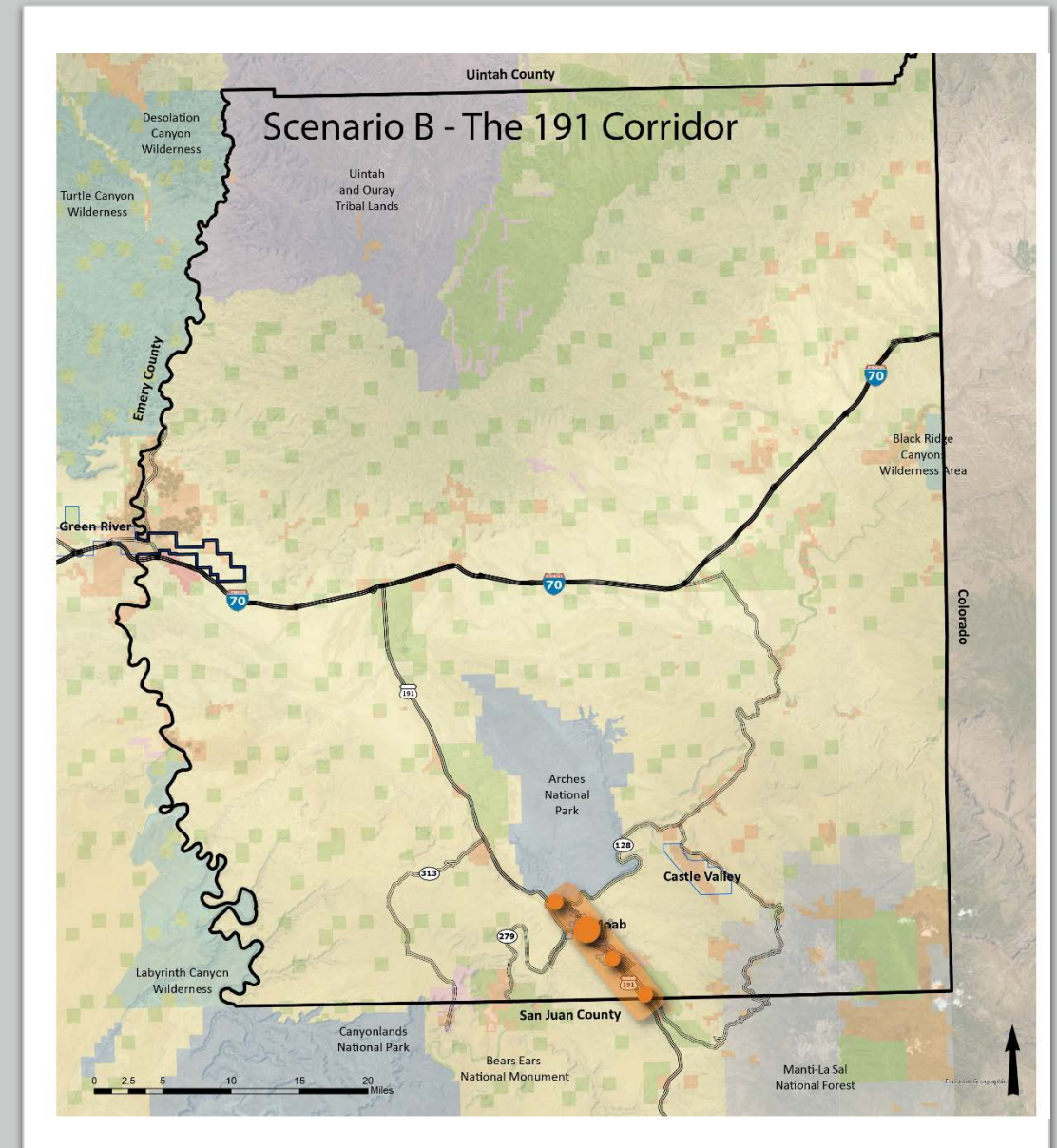


Scenario B: The 191 Corridor *Conditions*

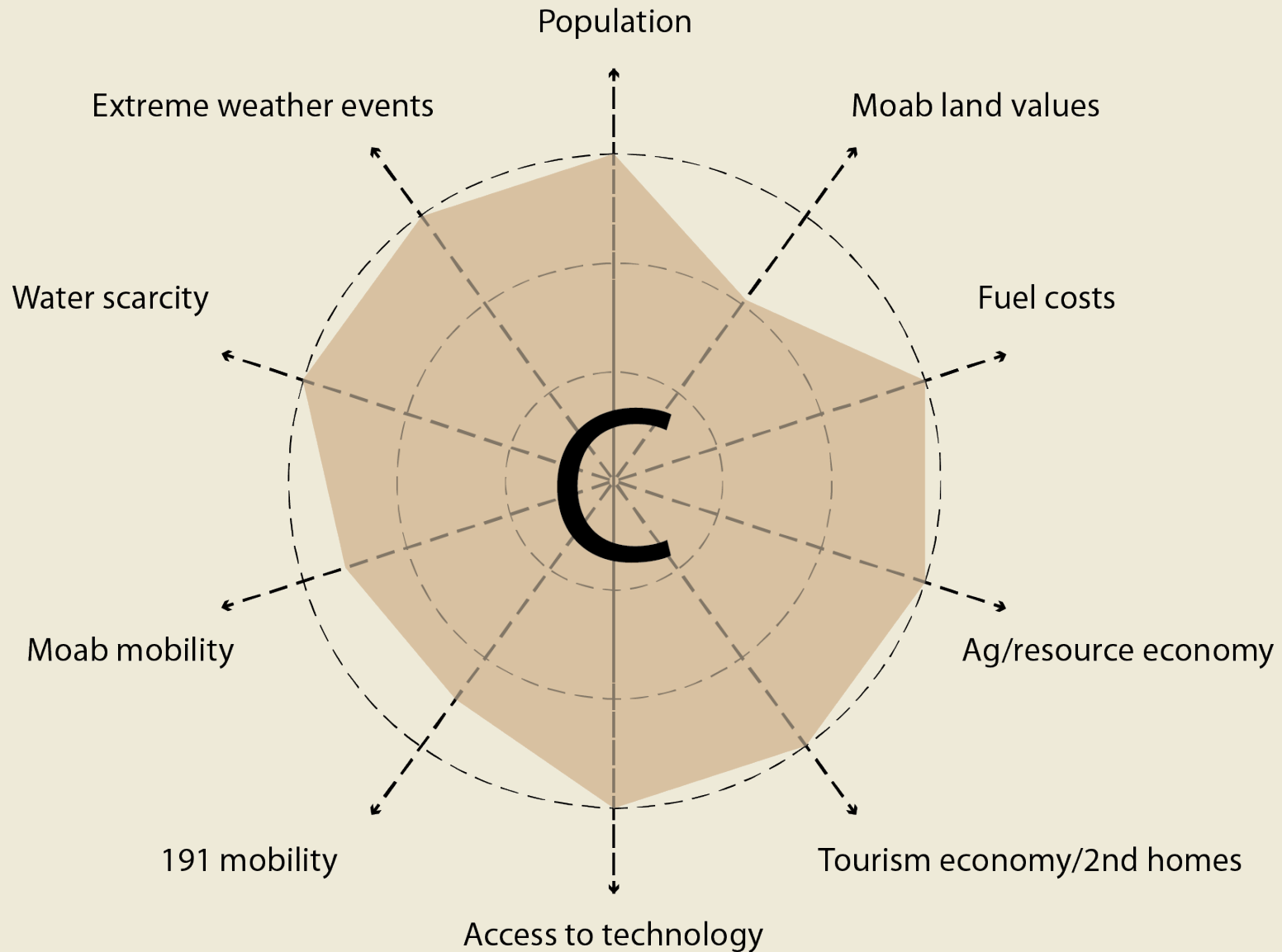


Scenario B: The 191 Corridor “Nodes & Neighborhoods”

- Anticipates continued development in Spanish Valley
- Organizes incremental urbanization in a pattern of nodes and neighborhoods
- Nodes appear at prominent intersections, offering a compact arrangement of local services
- Works within the existing development pattern

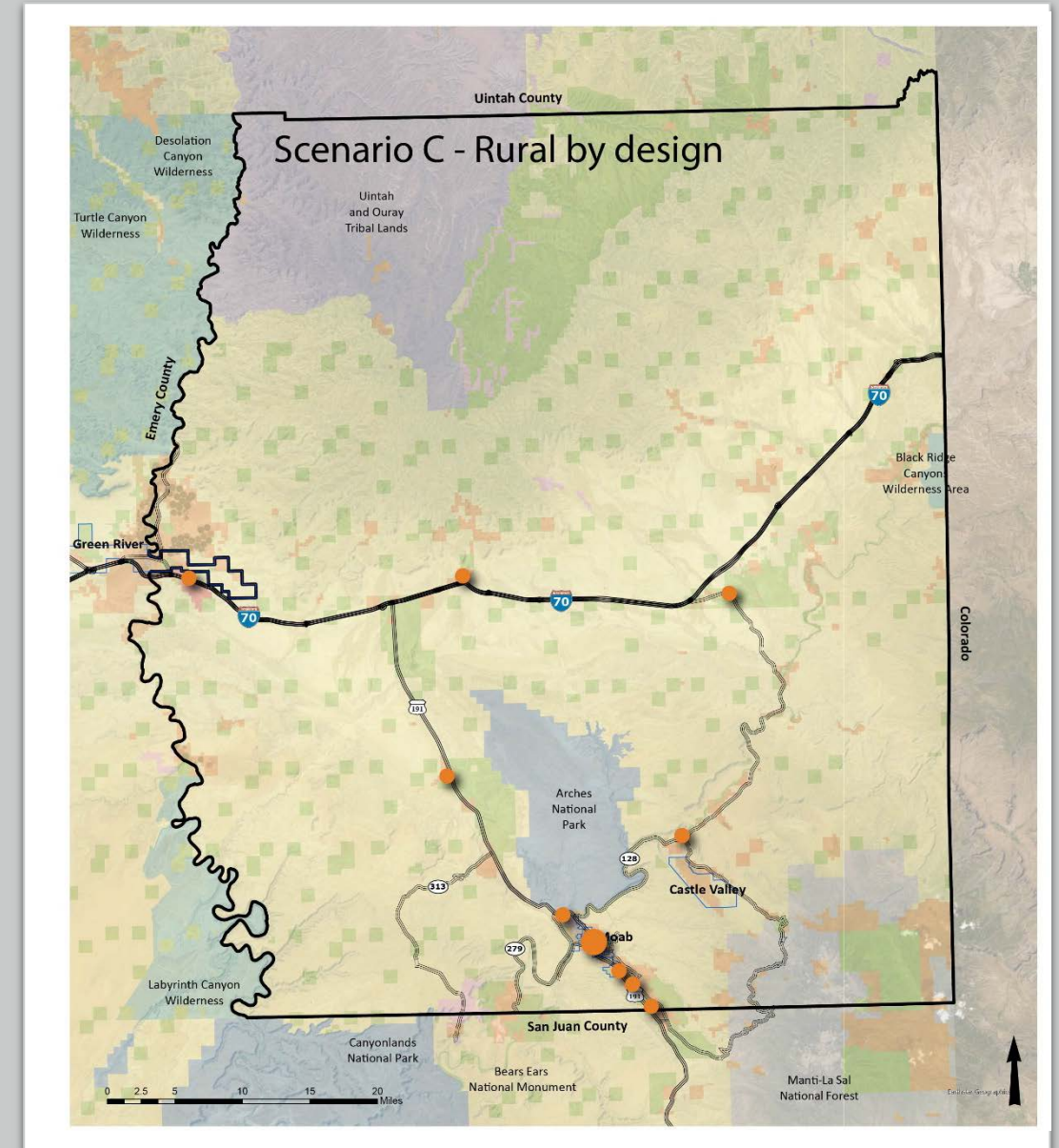


Scenario C: Spanish Valley *Conditions*



Scenario C: Spanish Valley Modeling “Rural by Design”

- Facilitates and encourages agricultural activity in Spanish Valley
- Values farming as a critical component of local land use, economic diversity, and community character
- Applies similar community type to Canyonlands Airport, Thompson Springs, and Cisco
- Gathers development in clusters, surrounded by open land



Setting Our Path – Scenario style

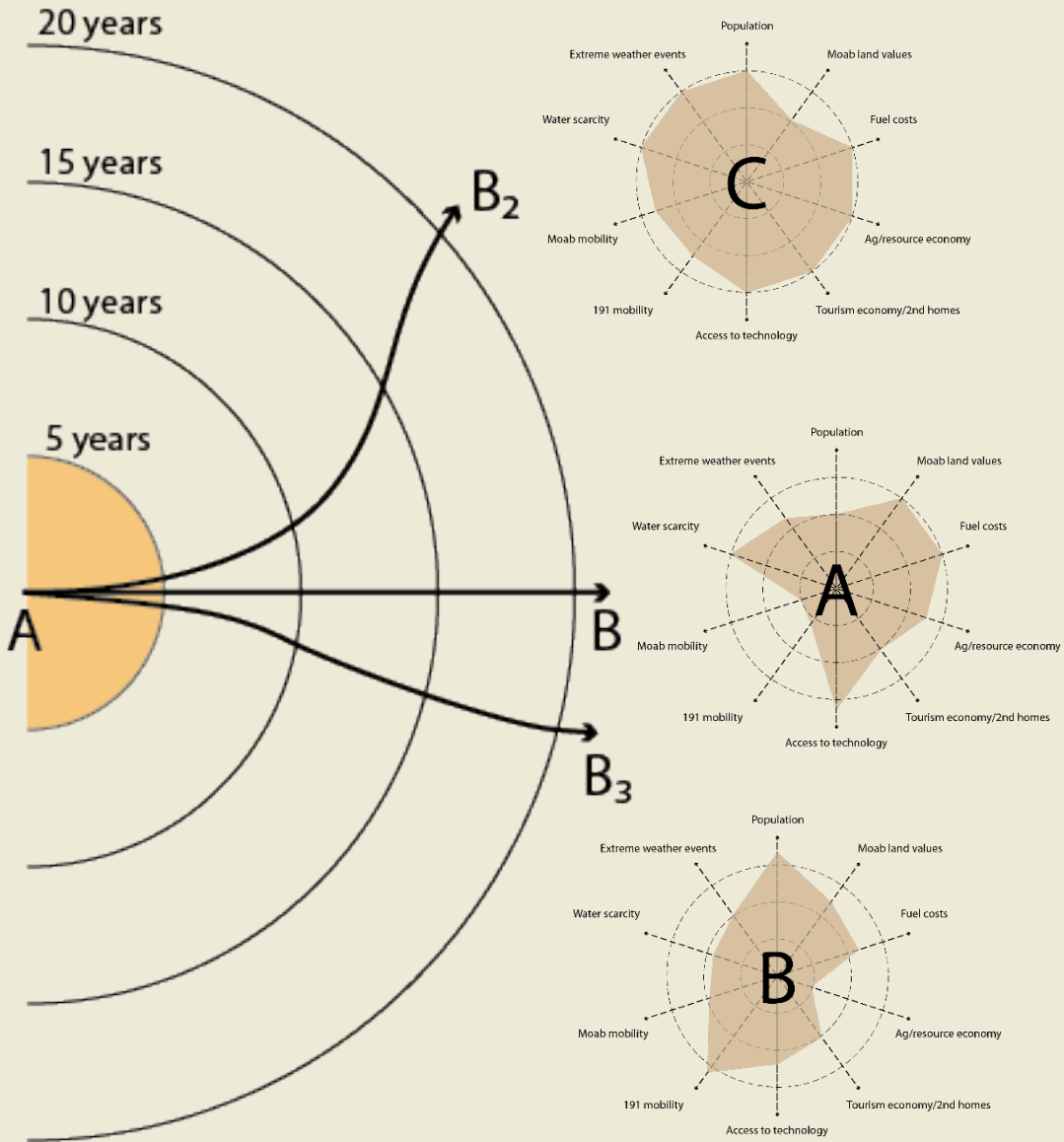
- Considering likely futures
- Anticipating shifts in the way we provide services
- Anticipating changes in our daily lives
- Enabling flexibility to respond to surprises

A photograph of the Grand County Courthouse building. The building is constructed of light-colored brick and features classical architectural elements. At the top, the words "GRAND COUNTY" are inscribed in large, dark, serif capital letters. Below the inscription, there are decorative stone pilasters with carved designs. A prominent window with a grid pattern is visible, and below it, the year "1937" is carved into the stone. Two white, lantern-style light fixtures are mounted on the wall on either side of the window.

GRAND COUNTY

1937

Direction



- Vision priorities
- Impacts assessment
- Probability
- Preferences
- Policy integration
- First five years

Exercise



Dear Committee Member:

As you're aware, the Grand County General Plan provides a diverse set of policies, coordinated in support of an overall vision. But as new challenges emerge, it's important to revisit the plan's policies, considering how land use patterns may help address those challenges. This worksheet asks you to evaluate three land use diagrams or "scenarios," identifying how each may address community goals, issues and needs – and how they might shape land use policies for the updated General Plan.

Since (developable) land and water resources in Grand County are scarce, the scenarios are fairly simple, proposing strategies differing in spatial and qualitative ways. Each describes associated trade-offs, promises and consequences, largely reflecting objectives drawn from the general plan's vision.

Despite their differences, the scenarios share the following similarities:

- Each recognizes that arid conditions favor development in areas served by water systems or have access to reliable wells.
- Each addresses the County's composite constraints, directing development toward areas with fewer vulnerable or hazardous conditions.
- Each avoids locating development on publicly-owned land.
- To varying degrees, each favors more compact growth patterns over more dispersed ones, consistent with overall general planning policy.
- Each facilitates access to recreation areas and national or state parks.
- Each honors historic community identities.
- In differing ways, all balance land use and transportation planning objectives, recognizing their interdependence.
- All support the region's economic and fiscal resiliency, suggesting development patterns most easily supported within the county's service and institutional contexts.

As simple diagrams, we're offering these scenarios to foster discussion, providing a spatial context for what the plan now expresses in words. With your help, we can then evaluate how policy objectives – land use and otherwise – might evolve to benefit the long-term future of Grand County residents.

Please take a few moments to get familiar with each scenario as you consider the questions included here. **Thanks again for your service!**

Sincerely,

John Guenther
Planning and Zoning Director, Grand County UT

Basic Questions

Consider the scenarios on the other side of this worksheet to answer the questions below. For reference, the orange dots on the scenario diagrams represent concentrated areas of development. Orange shading indicates a more suburban, semi-rural pattern.

Q1 - At first blush, which scenario appears to be the best fit for Grand County's future?

Q2 - Why did you select this scenario? What are some of the characteristics that best serve community needs?

Q3 - How can your preferred scenario be made even better?

Q4 - What aspects of the other scenarios do you consider attractive for Grand County?

Let's Evaluate

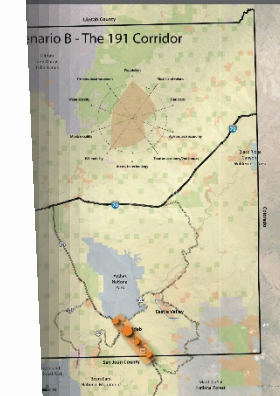
Take a look at the table below and indicate how you'd expect each scenario to perform regarding the listed criteria, using a scale where 1 = "Least optimal" and 5 = "Most optimal." Note we've provided a "Consultant's Take" column for comparison purposes. Your responses may very well differ from ours. Extra credit: add your thoughts in the "Why?" column!

Criterion	Scenario A (Moab/fringe)		Scenario B (191 corridor)		Scenario C (Rural design)		Why?
	Your Take	Consultant's Take	Your Take	Consultant's Take	Your Take	Consultant's Take	
1. Economic vitality		3		4		4	
2. Economic diversity		3		4		4	
3. Fiscal sustainability		4		2		4	
4. Environmental sensitivity		4		2		4	
5. Water conservation		5		2		4	
6. Housing affordability		1		4		4	
7. Transportation options		4		1		5	
8. Community feel		4		2		4	
9. Cultural sensitivity		4		4		4	

Scenario B - The 191 Corridor

Scenario B anticipates continued development in Spanish Valley, incremental urbanization with a pattern of "nodes and corridors" (with Moab being the largest). The 191 corridor and road would define areas of highest intensity, with development at prominent intersections and providing a compact

growth (and facilitates) growth that continues south, San Juan County to Moab with continued urbanization nodes to reflect existing development patterns, emphasizing development at significant highway and arterial street intersections. This scenario promotes development patterns typified by residential, identity-rich, neighborhood-scale centers that serve services, and employment needs.



Service Implications

- Uses and builds on existing transportation infrastructure, including the possibility of public transportation
- Uses existing utility infrastructure, with efficiencies for system design, cost, and delivery

Scenario C: Rural by Design

This scenario also anticipates development in Spanish Valley, but organizes it in ways to facilitate and encourage rural lifestyles. It values farming as a critical component of local land use, economic diversity, and community character, aligning development in ways sensitive to the valley's rural essence.

This scenario also reaches further north, applying this same community type to land near Canyonlands Airport, Thompson Springs, and Cisco. It recognizes these other places as completely different than Spanish Valley, but provides opportunities for each to adapt a "rural by design" approach. This scenario promotes development patterns typified by residential, commercial, industrial, or institutional development gathered in clusters, surrounded by open land.



Advantages

- Clustered services and new systems
- More transportation alternatives
- Maximized and use/housing diversity
- Enhanced community identities
- Tenuous market support today
- Reliance on 191 corridor
- Moab's prominence diminished

Drawbacks

- Concentrates existing utility infrastructure and necessitates new systems, with efficiencies for system design, cost, and delivery

Service Implications

- Uses and builds on existing transportation infrastructure, facilitating public transportation and non-motorized travel

Public Workshop

Dear Committee Member:



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- Each honors historic community identity.
- In differing ways, all balance land use and certain environmental objectives, recognizing their interdependence.

As you evaluate the scenarios, you're invited to foster discussion, provide input, and help shape the plan now expresses in words. With your help, we can then evaluate how policy objectives—land use and growth—might evolve to benefit the long-term future of Grand County residents.

Please take a few moments to get familiar with each scenario as you consider the questions included here. Thanks again for your service!

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John Guenther
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4. Environmental sensitivity		4		2		4	
5. Water conservation		4		2		4	
6. Housing affordability		4		2		4	
7. Transportation		4		2		4	
8. Community feel		4		2		4	
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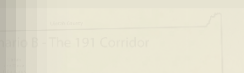
MARCH 3, 2022

Star Court (next to City Hall)
Check website for details!

Corridor Nodes & Neighborhoods

This scenario encourages development in specific nodes and corridors along the 191 corridor and other areas of the County, with a focus on providing development along corridors to serve as a catalyst for growth that connects with the rest of the County with a focus on providing development along corridors to serve as a catalyst for growth that connects with the rest of the County.

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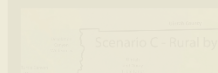


The 191 Corridor

Scenario C: Rural by Design

This scenario encourages development in specific nodes and corridors along the 191 corridor and other areas of the County, with a focus on providing development along corridors to serve as a catalyst for growth that connects with the rest of the County.

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Scenario C: Rural by Design

Service Implications

- Increased water demand
- Increased road wear and tear
- Increased need for public services
- Increased need for public services

Advantages

- Increased water demand
- Increased road wear and tear
- Increased need for public services
- Increased need for public services

Service Implications

- Increased water demand
- Increased road wear and tear
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- Increased need for public services

Land Use Scenario Planning

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