

**SAN JUAN COUNTY UTAH
RESOLUTION NO 2023- 02**

A RESOLUTION ENCOURAGING ECONOMIC DEVELOPMENT, A RENEWED EFFORT TO IMPROVE ZONING TO INCREASE ECONOMIC DEVELOPMENT OPPORTUNITIES AND A COMMITMENT TO WORK WITH DEVELOPERS, PROPERTY OWNERS AND THE PUBLIC IN BRINGING VITALITY AND GROWTH TO SAN JUAN COUNTY

WHEREAS, in 2021 County staff worked with Zion's Bank in obtaining a sales leakage report for the County. In the report, it was discovered that San Juan County had a Sales Tax Leakage of \$93,281,929. Total capture rate of Sales Tax being under 50% of resident sales, indicating that the County is capturing less than its "fair share" of retail sales. A strong indication that shopping is taking place more outside of the County than within; and

WHEREAS, since 2019, County Sales Tax revenue has only increased by \$171,455 compared to the 2022 Sales Tax revenue; and

WHEREAS, since the 2020 Census Count, even though we feel it was an undercount due to the Census taking place during COVID, there has been a -0.2 decrease in population and a -2.1% decrease since 2010 in population. The State has grown 1.7% in population each year since then; and

WHEREAS, according to Utah Against Hunger, 21.7% of our County has limited access to Healthy Food, 3,310 individuals face food insecurity, 28.5% of those individuals are children; and

WHEREAS, in San Juan County, the Area Median Household Income is \$49,690, where an annual family budget for a modest living for 2 adults and 1 child should be \$66,518; and

WHEREAS, in a current report from the Kem C. Gardner Policy Institute, they project that San Juan County will have a Projected Housing Demand of 541 new housing units by 2030; and

WHEREAS, the average median sales price for a home in San Juan County is over \$250,000, which homes are quickly purchased off the market and turned into investment properties for overnight rentals; and

WHEREAS, as existing companies and businesses, as well as potential companies, explore expansion or market entry opportunities, here in the County, there is a significant shortage and often no housing options for workforce housing resulting in a rejection of companies locating to this area and finding opportunities elsewhere in Utah; and

WHEREAS, government agencies in the area recruit to fill higher paying positions but the non-availability of housing has prevented them from filling key leader positions often leading to positions remaining unfilled or rejected due to the lack of housing; and

WHEREAS, the County acknowledges, that in the past 4 years, we have not done a good job encouraging development, we have not worked with cities/towns on a political front to encourage growth and development in an effort to reverse these negative trends; and

WHEREAS, we have not passed resolutions and ordinances that promote development but instead we have restricted, discouraged development, and stifled the entrepreneurial small business abilities to help communities thrive.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of San Juan County Commissioners **PASSED, ADOPTED, AND APPROVED** this Resolution encouraging the following:

- We encourage all forms of smart growth development, the expansion of our existing companies, the attraction of businesses, and developers' efforts to include manufacturing opportunities, hotel development, and big-box opportunities.
- We encourage and are helping to promote mineral extraction and the expansion of those businesses engaged in that extraction.
- We encourage businesses looking a entering the market here in San Juan County to reach out to County staff to assist in solving workforce housing availability issues and to work with us to create solutions to solve deficiencies in the availability of housing.
- We encourage City/Town Officials to encourage new growth opportunities, to be openminded with development, whether big or small, and to work with their Planning Commissions to seek ways that ordinances can be friendly and inclusive towards smart growth.
- We encourage our citizens and property owners to assist us in these efforts to help promote development and growth in our County, to open the boarded-up and vacant commercial businesses, and assist us in this effort to reverse these concerning trends.
- We encourage the Navajo Nation's Division of Economic Development Director to work with the County to promote the Opportunity Zone and encourage business development to take place at our Chapters in an effort to help accomplish the Chapter's Community Land Use Plans.

Passed by the Board of San Juan County Commissioners this 17th day of January, 2023, by the following vote:

Those voting aye: Bruce Adams, Silvia Stubbs, Jamie Harvey

Those voting nay:

Those absent or abstaining:

BOARD OF SAN JUAN COUNTY COMMISSIONERS



Bruce Adams, Chair

ATTEST:



Lyman Duncan, Clerk/Auditor 1/23/23

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