

DRAFT

Demographic and Economic Trends and Benchmark Report

Grand County General Plan Update

Prepared for: Grand County

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Economic and Demographic Trend Summary

This report is a description of the important demographic and economic trends and projections for Grand County, Utah. RPI analysts used the most accurate and up-to-date economic and demographic data available, employing a variety of local, state, and federal data sources as cited throughout. Because the General Plan focuses on unincorporated lands, this report often separates the municipal trends from the unincorporated trends.

Here are the key findings:

What is the forecast for the future?

Grand County has experienced robust growth for over two decades as evidenced by continuous growth in jobs, income, and population.

The recession has slowed the growth trends in Grand County.

The Utah State Department of Demographics and Economic Analysis (DEA) forecasts an additional 2134 residents in Grand County by 2030, a 22% increase over the 2010 estimated population. This translates to as many as 1,000 additional occupied housing units.

The City of Moab is forecasted to accommodate over half of that growth, according to the DEA. The unincorporated areas of the county are allocated 42% of the forecasted growth, an additional 881 people by the year 2030.

Population growth is forecasted to outstrip job growth by 2-to-1, with an additional 930 jobs expected between 2010 and 2030, a 13% increase in jobs vs. a 22% increase in population.

Who is in Grand County?

The age structure is typical of a recreation-based Western rural/small-town community. The decline in school-aged children reflects a national trend towards more no-kids households. The baby boomers are evident in the Grand County age structure, as are the 18-to-29-year-age group, who is attracted to the outdoor recreation lifestyle and fills many of the jobs in the county.

The Census Bureau estimated that 7% of the homes in Grand County are second homes, but experience has shown that accurately determining the number of second homes in an entire county requires a customized site-specific study.

RPI analysts estimate almost 1.6 million tourist visitor days into Grand County annually.

How does the economy work?

The economic base consists of five main sectors: Tourism, Traditional and Industrial Exports, Professional Services and Regional Services, Resident Services, and Retail. Together, tourism and retail make up over half of the employment in the county. The higher-paying professional and technical services account for over one-fifth of the jobs.

How has our economy performed?

Earned income (wages) and non-labor income (retirement, dividends on investment, social net programs) were both on the rise until the recent recession, as were bank deposits. However, average income per capita continues to lag behind state and national averages while unemployment is consistently higher in Grand County than in Utah or the U.S.

The tourist economy is robust and second homes fuel a wide swath of the economy, but Grand County does lack diversity when compared to the U.S. as a whole. Grand County's construction and real estate sectors are stronger than the national average and the county does have a functioning mineral development industry, which brings higher wages and diversification. Still, the county is relatively weak in some of the more lucrative industries including manufacturing, professional services, technology, and healthcare. While activities in some of these industries may not fit well into the geography and community, having some strength in these industries would make the economy more diversified and result in higher wages.

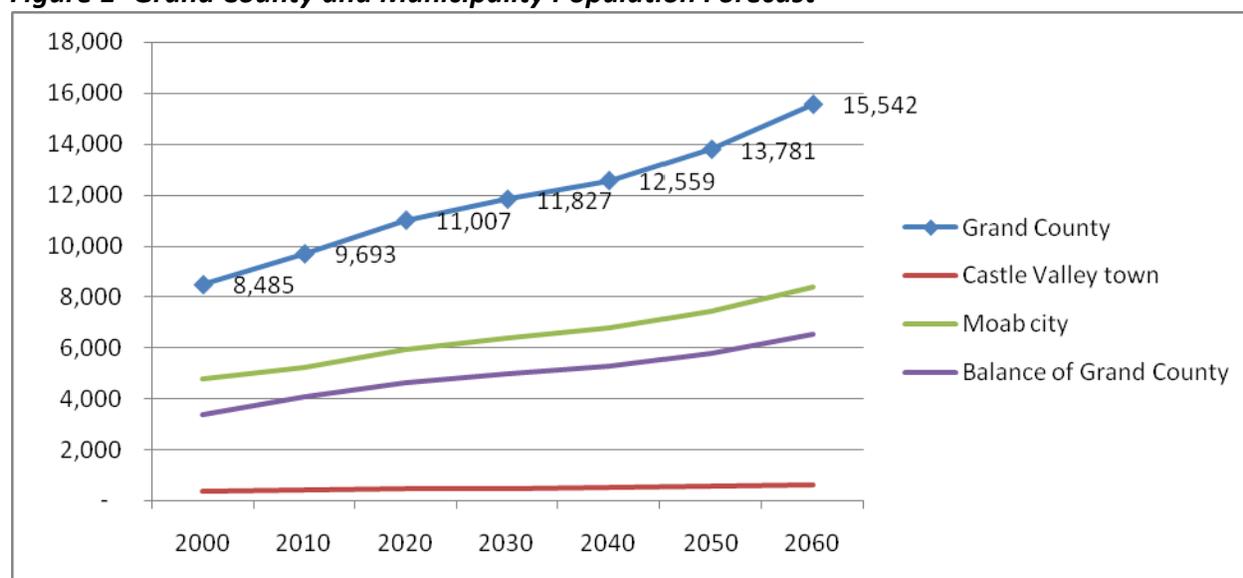
DEMOGRAPHICS

What is forecasted for the future?

The Utah State Department of Demographics and Economic Analysis (DEA) prepares statewide population forecasts for counties and municipalities. The population forecasts were derived from a combination of economic-modeling software and specific local population dynamics to produce very specific forecasts. This methodology accounted for economic conditions such as labor force participation, housing prices, wage levels, and population component changes.

These projections were chosen because they represent official analysis conducted by the State, and State demographers use these projections for planning purposes. The DEA states, “DEA provides information and research to other governments, businesses, academia, and the public to facilitate informed judgments about issues impacting Utah”.¹ Additionally these projections were compiled using the most up to date data, technology and modern research methods.

Figure 1- Grand County and Municipality Population Forecast



Source: Utah DEA

Figure 2- Grand County and Municipality Population Projection through 2060

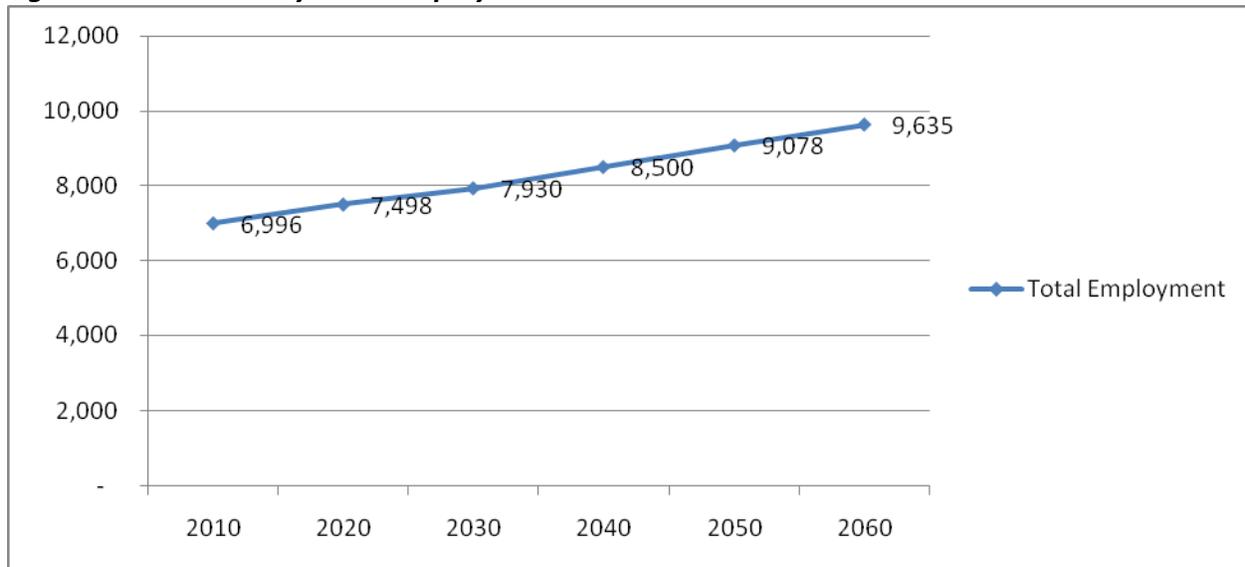
	2010	2020	2030	2040	2050	2060
Grand County	9,693	11,007	11,827	12,559	13,781	15,542
Castle Valley town	391	444	477	509	558	629
Moab city	5,237	5,946	6,388	6,783	7,443	8,394
Unincorporated Grand County	4,065	4,617	4,962	5,267	5,780	6,519

Source: Utah DEA

¹ <http://www.governor.utah.gov/dea/aboutdea.html>

Demographers and state economists are forecasting continued population and employment growth in Grand County. On average the population has experienced a growth rate of 1.2% over the past 10 years; this trend is expected to continue through 2020. Employment in the county has been increasing at an average annual rate of 2.4% with growth in excess of 5% in 2004 and 2005. The DEA is projecting continued employment growth; however, growth is expected to be modest, averaging 0.7% through 2020.

Figure 3- Grand County Total Employment Forecast



Source: Utah DEA <http://www.governor.utah.gov/dea/projections.html>

Who is in Grand County?

Grand County's demographics analysis must be broadened beyond estimates of the number of full-time residents because at any given time of year, there are thousands of people in Grand County who are not full-time residents. To keep this characteristic of the county in the forefront, the demographic description breaks the population into segments: 1) full-time residents, 2) tourists, 3) and second-home owners.

Full-Time Residents

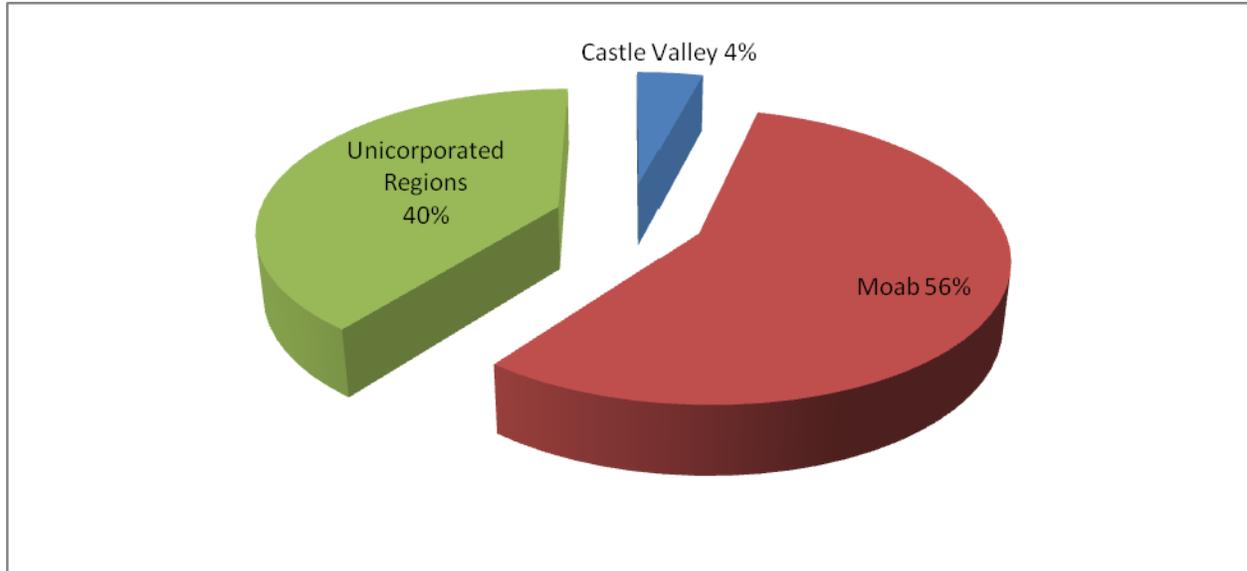
Approximately half of the full-time population in Grand County is part of the labor force. The average household size is 2.35, with 72% of residents owning homes and 28% renting. The average per capita income totals over \$29,000, which is just below the state average and ranks 12th highest out of Utah's 29 counties.

Figure 4- Latest Population Data

2008 Population	9,493	Utah Dept. of Demographic and Economic Analysis
2008 Labor Force	5,378	Utah Dept. of Workforce Services
2008 Per Capita Income	29,109	Bureau of Economic Analysis

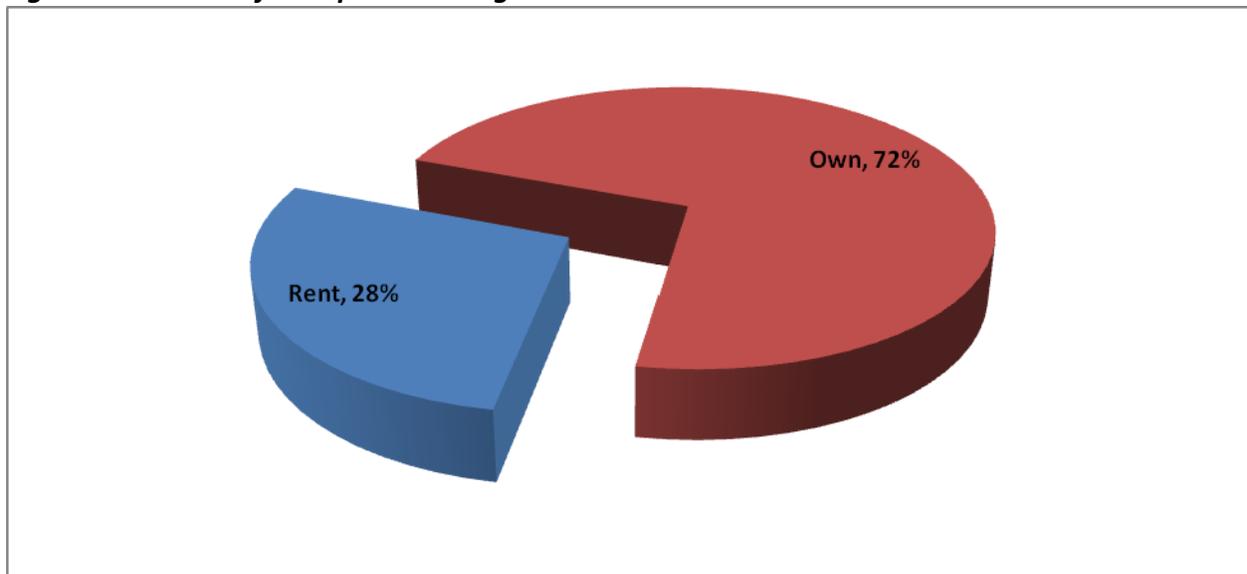
According to 2010 estimates prepared by state demographers, just over half of the county population resides in Moab, 40% in unincorporated regions of the county and 4% in Castle Valley.

Figure 5- Population Distribution



Source: Utah DEA

Figure 6 – Tenure of Occupied Housing Units

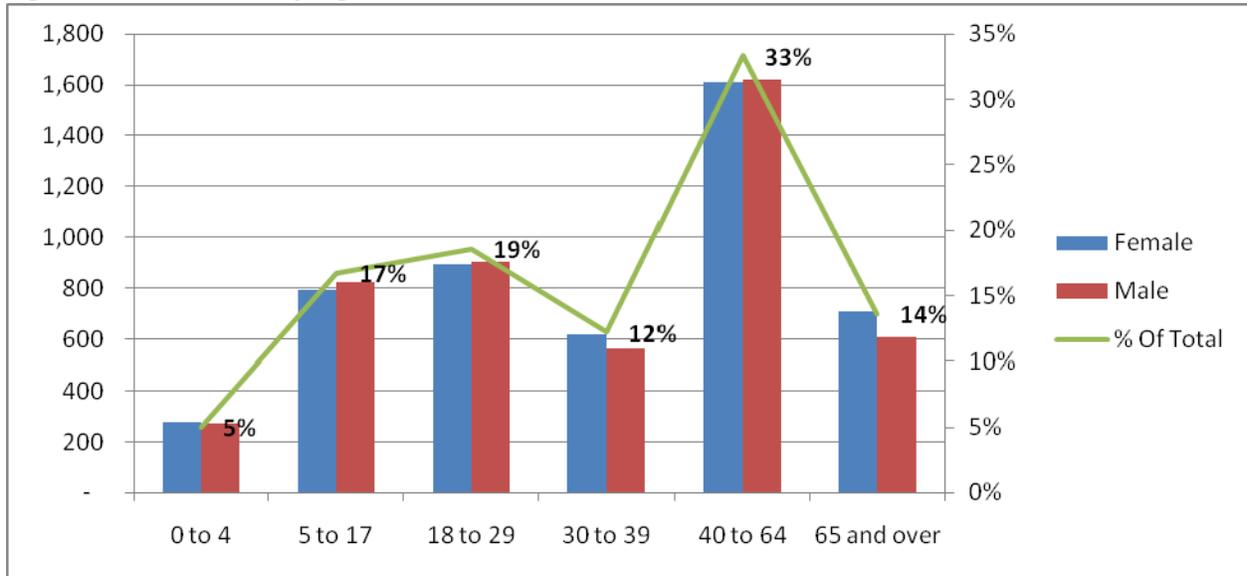


Source: Grand County and City of Moab Housing Study and Affordable Housing Plan

According to the 2008 age-structure estimate from the DEA, the baby boomer generation, currently ages 46 through 64, accounts for approximately one-third of residents in Grand County. According to DEA estimates, in the past decade the population of Grand County has increased by over 1,100 individuals, for a total increase of 14%. Examining the population

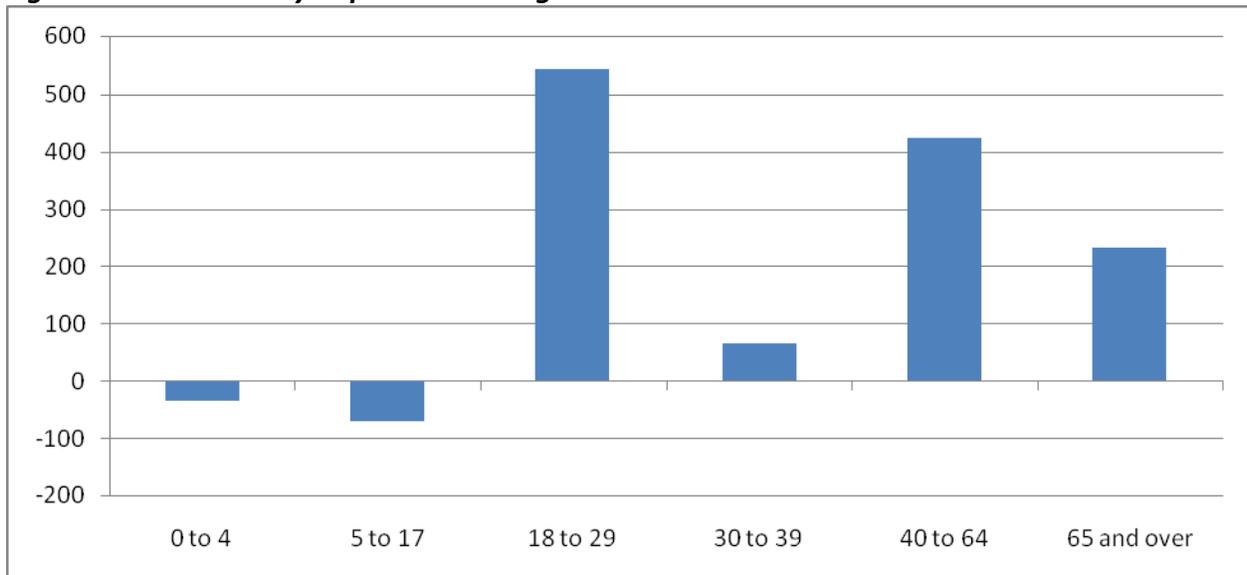
change by age group shows that two age groups are moving to the area, baby boomers and young adults. Nearly half of new residents moving to Grand County are between the ages of 18 and 29. Only 6% of new residents were in their thirties. This suggests that many of the new residents are young individuals attracted by the outdoor lifestyle and recreation in Grand County and older, financially stable individuals nearing retirement age purchasing retirement and second homes.

Figure 7- Grand County Age Structure



Source: Utah DEA

Figure 8- Grand County Population Change 2000-2010

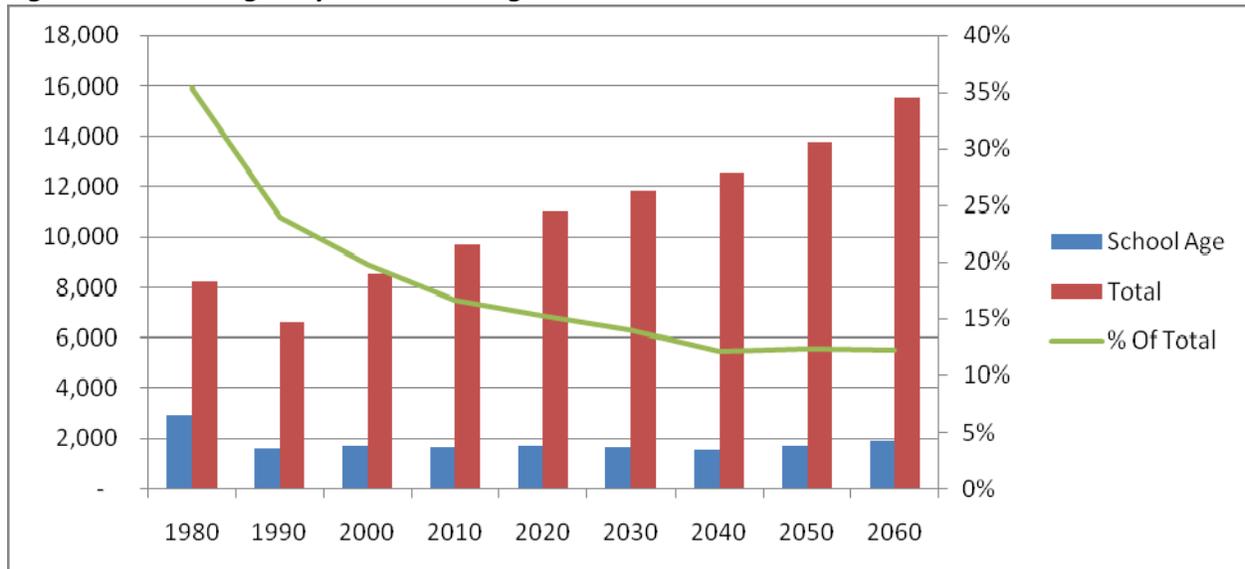


Source: <http://www.governor.utah.gov/dea/projections.html>

The negative growth rates in the bottom two age groups could spell decreasing enrollment in area schools, unless the swelling number of young adults can establish themselves in Grand County and remain through their thirties and forties.

While the total population is projected to grow at an average annual rate of 1% through 2060, the school-age population is projected to increase by less than 0.5%. In 2000, individuals between the ages of 5 and 17 composed nearly 20% of the total population. This ratio is down from the 1990 level of 24% and down from 1980, when the school-age population totaled one-third of the total population. This ratio is expected to decrease to 12% by 2060.

Figure 9- School-Age Population through 2060



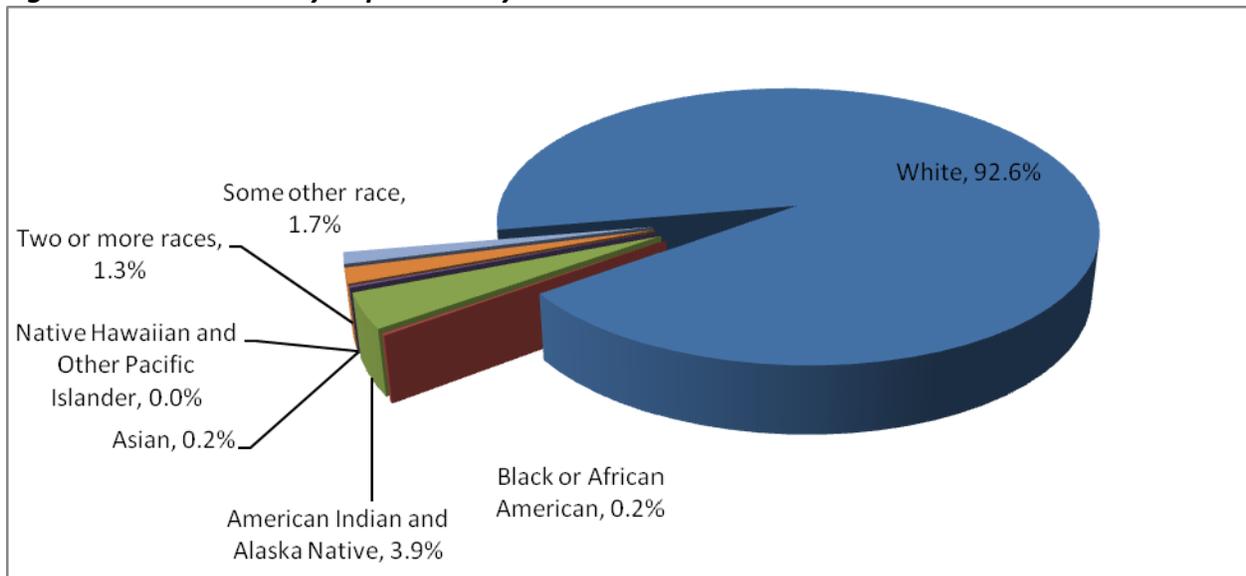
Source: Utah DEA, U.S. Census Bureau

The majority of Grand County's population is white; only 7.4% of residents are not white. The population has become slightly more diverse since 1990, when only 4% of the population was not white.

Tourists and Part-time Residents

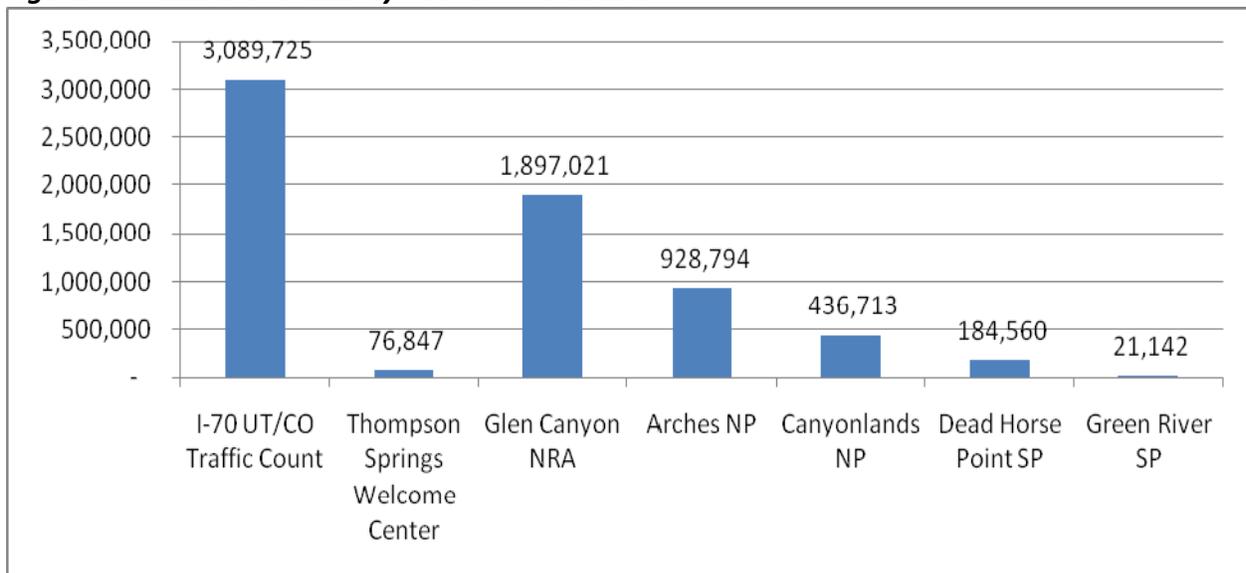
The Utah State Tourism Office collects and maintains data from numerous sources, which can be used as tourism indicators. Annually over 3 million vehicles cross the I-70 Utah/Colorado border. Not all of these trips are tourism-related; however, when visitation rates of recreation areas in Grand County are examined, it becomes apparent that at least some of the I-70 vehicle trips originated from tourists. The two national parks in the area had a 2008 combined visitation greater than 1.3 million, state parks had over 200,000 visitors, and the Glen Canyon National Recreation Area experienced nearly 1.9 million visitors.

Figure 10- Grand County Population by Race



Source: 2000 Census

Figure 11- 2008 Grand County Tourism Indicators

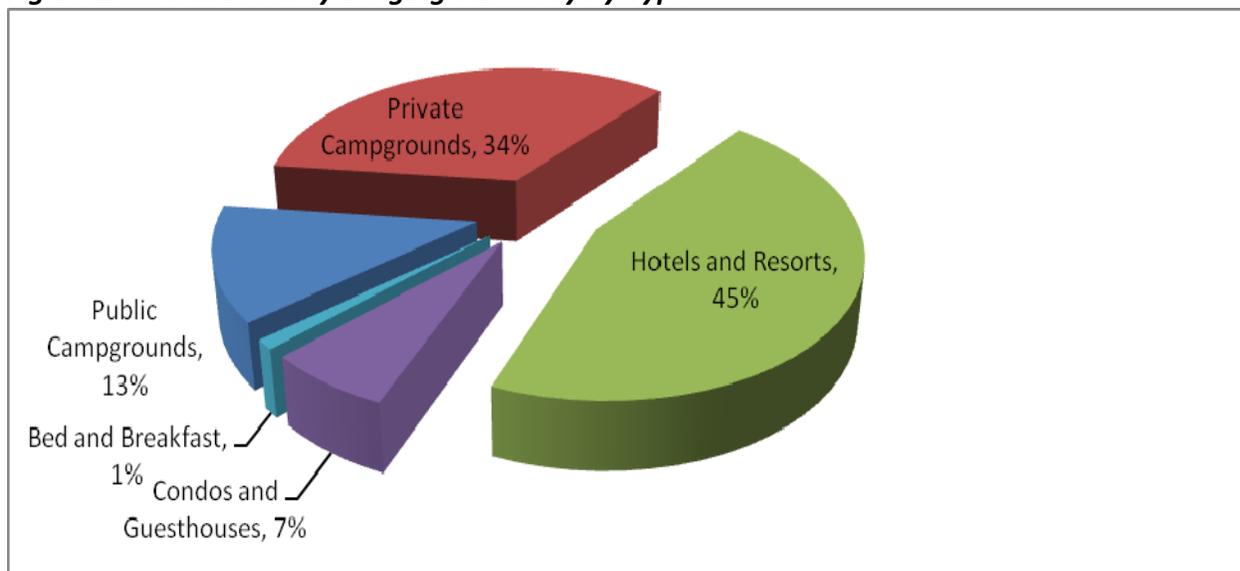


Source: Utah Office of Tourism

Another measure of tourist activity in Grand County is the county’s lodging inventory. The county has over 4,000 campground sites and rooms. 45% of the lodging stock is rooms in hotels or resorts and 34% is private campgrounds. There are also over 500 established public campsites in the county.

Figure 12 – Grand County Lodging Inventory

Public Campgrounds (Sites)	533
Private Campgrounds (Sites)	1,396
Hotel/Resort (Rooms)	1,853
Condo/Guesthouses (Rooms)	276
Bed and Breakfast (Rooms)	45
Total	4,103

Figure 13 - Grand County Lodging Inventory by Type

Source: Moab Travel Council

A rough estimate of total visits can be derived by multiplying the total monthly room capacity, assuming double occupancy, by the monthly percent of peak transient room tax collections. This yields a total of nearly 1.1 million room nights. The total room nights are divided by the average stay length to calculate total overnight visitors. According to a Utah Office of Tourism survey of Utah visitors, 50% of leisure visitors are on day trips. Therefore it is assumed that there is an equal number of day-trip visitors. This is added to the total room nights to achieve the end estimate of 1.5 million visitor days.

Figure 14 – Total Estimated Visits

Total Room Nights	1,100,000	Moab Travel Council, RPI Calculations, Utah Tax Commission
Average Stay Length	2.25	Utah Office Of Tourism
Overnight Visitors	490,000	RPI Calculations
% Day Trips	50%	Utah Office of Tourism
Day Trips	490,000	RPI Calculations
Total Annual Visitor Days	1,590,000	RPI Calculations

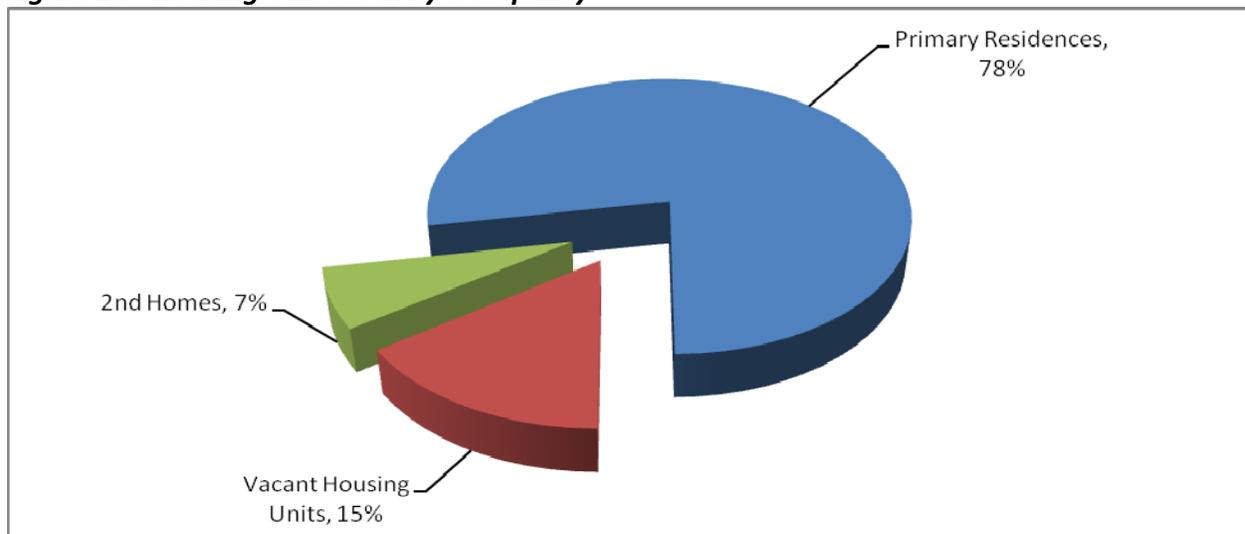
Source: RPI Calculations

Second Home Owners

According to the 2000 Census, part-time retirement homes and vacation homes made up 22% of the county's housing stock. While this may not seem like a significant portion of the housing stock, even a small external demand for housing units does seriously impact housing prices in a relatively small market. Experience has shown that an accurate measure of second-home ownership requires a customized site-specific study.

Grand County's landscape and moderate climate make it very appealing to out-of-area investors. Consequently, the local housing market has experienced increased external market demand for second/seasonal homes, retirement homes, and general investment properties. External-market real estate purchasers have the ability to bid higher purchase prices than those supported by prevailing wages in the local market.

Figure 15 - Housing Unit Stock by Occupancy



Sources: U.S. Census Bureau, <http://www.governor.utah.gov/dea/projections.html>

The impact of second homes on Grand County is relatively small when compared to mature resort communities such as Pitkin County and San Miguel County, Colorado. Secondary residences in these counties can impact peak population more than any other land use in the county. However, even the relatively small number of second homes in Moab could impact peak overnight population by about 4%.

Figure 16 – Grand County Peak Overnight Population²

Full-Time Residents Population	9,326
Tourists (full lodging inventory)	8206
Second Homes	805
Total Overnight Population	18,337

Source: U.S. Census Bureau, RPI Calculations

² Second-home count was calculated using 2000 Census figures and household projections from the DEA.

ECONOMIC VITALITY

How Does the Economy Work? – Understanding Economic Drivers

Economic driver industries are those that bring in dollars from outside the local economy. We know that money must flow into our economies from the outside or it would not be long until the local economy was bereft of capital, as all of its monetary resources drifted out through taxes, import of goods, and other forms of remote expenditures. In the West, money historically entered local markets from the outside when extractive industries (such as the natural gas and oil industry) sold products to purchasers outside of the local economy. However, many of these driver industries have been augmented by tourism and sometimes replaced by it. As a source of outside dollars, tourism has proven to be a very strong, albeit unpredictable, economic driver for many communities. In Grand County, many diverse activities are the gateway for outside dollars to enter the local economy. Monitoring the strengths and weaknesses of our base drivers can tell us much about the economy because virtually everything else is dependent on the base drivers. Growth or decline in the economy can be traced to the health of the economic drivers. The rest of the economy either serves the driver industries (for example, a linen supplier that serves hotels and restaurants) or the employees in those industries (grocery stores, auto repair shops, shoe stores).

Grand County Economic Drivers

The Census Bureau and the Bureau of Economic Analysis provide estimates of jobs and income at the county level. These sources provide comparable industry-based totals that allow analysts to specifically examine the impacts of specific industries on a local economy. The industries were categorized into 5 sectors.

Figure 17 – Economic Driver Industry Classification

Traditional	Agriculture, Forestry, Fishing/Hunting, Manufacturing, Government
Regional and Professional Services	Utilities, Construction, Wholesale Trade, Transportation and Warehousing Information, Finance and Insurance, Real Estate, Professional/Scientific/Technical Service, Management
Recreation and Leisure	Arts, Entertainment and Recreation, Accommodation and Food Services
Retail Trade	

Tourism

While not specifically isolated by the Census Bureau, tourism is a significant economic driver for Grand County. Visitors to the county come and spend money originating from outside the county's boundaries. All tourist spending, from jeep rentals to t-shirts to meals at local restaurants, acts as an economic driver. The impacts of tourism are seen in the recreation and leisure industries, as well as retail trade, in Grand County.

Traditional and Industrial Exports

Traditional and industrial economic drivers are the industries that typically form the pillars of a local economy and focus on producing goods and services. These include exports from agribusiness, manufacturing, and mining. This category includes economic activity associated with governmental activity. Much of the revenue streaming into the county comes from larger-scale government entities, so expenditures from these levels of government bring new money into the county and also act as an economic driver.

Professional Services and Regional Services

Professional service industries provide specialized services for such industries as real estate and financial planning that are not geographically specific, and therefore bring outside money into the county. This category also includes industries such as trade and transportation, construction and utilities.

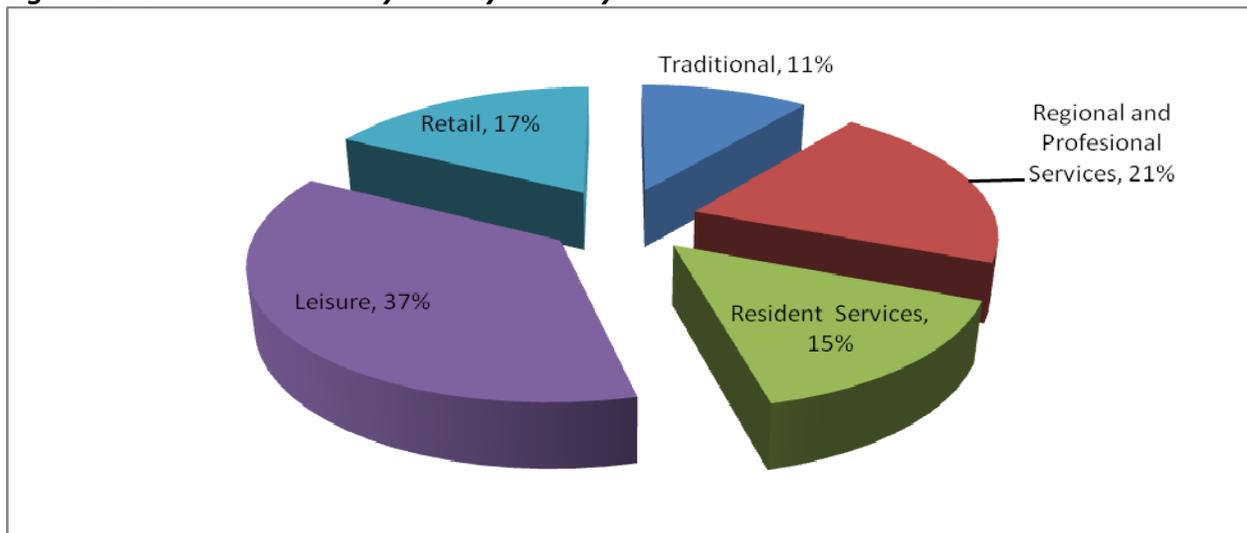
Resident Services

The remainder of the economy is composed of resident services, which also can act as an economic driver in places like Grand County where non-labor income (retirement, dividends on investments, etc.) plays a major role. This money comes to the mailbox from outside of the county, and acts as an economic driver.

Retail

While typically not considered an economic driver, the retail portion of Grand County's economy is very significant, contributing 17% of the total jobs, which is more than resident services and the traditional sectors. Some of the retail activity can be attributed to area residents, but it is likely that a significant portion is a result of visitors to the area. Because of Grand County's status as a tourist destination, the retail trade sector is particularly important for attracting outside dollars.

Figure 18- 2008 Grand County Jobs by Industry

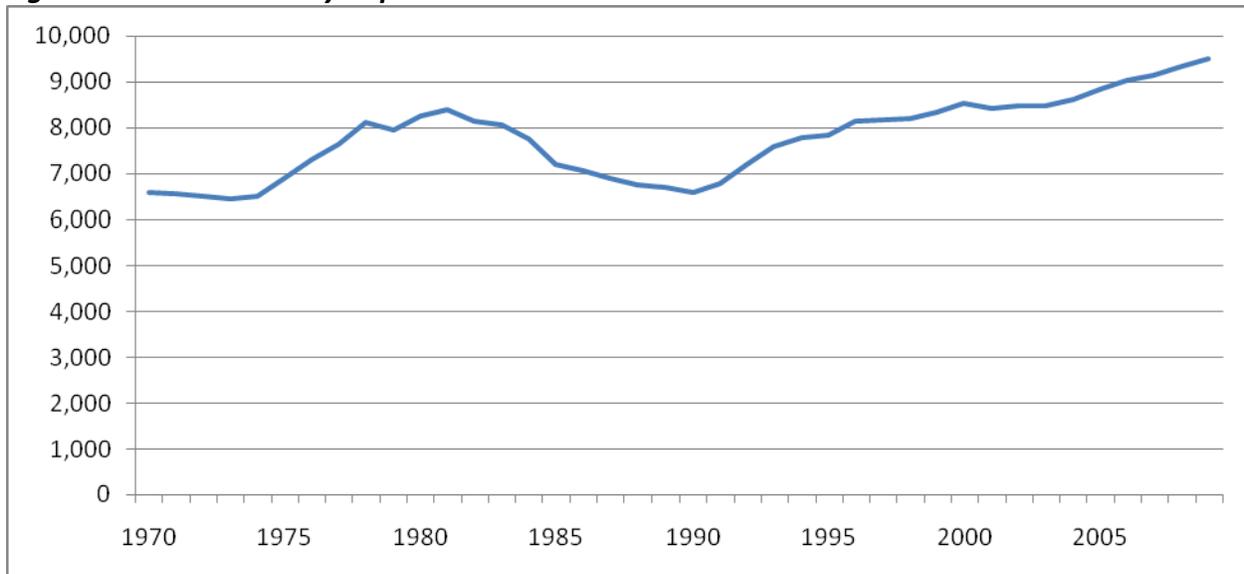


Source: U.S. Census Bureau

How Has our Economy Performed?

Between 1990 and 2009 the population of Grand County gained over 2,900 residents, a 44% increase, and an average annual growth rate of 1.8%. However, the previous 20-year period saw the total population rise throughout the 1970's and early 1980's and then begin to decline back to around 6,500 through 1990, effectively leveling the population change for these two decades.

Figure 19 – Grand County Population 1970-2009

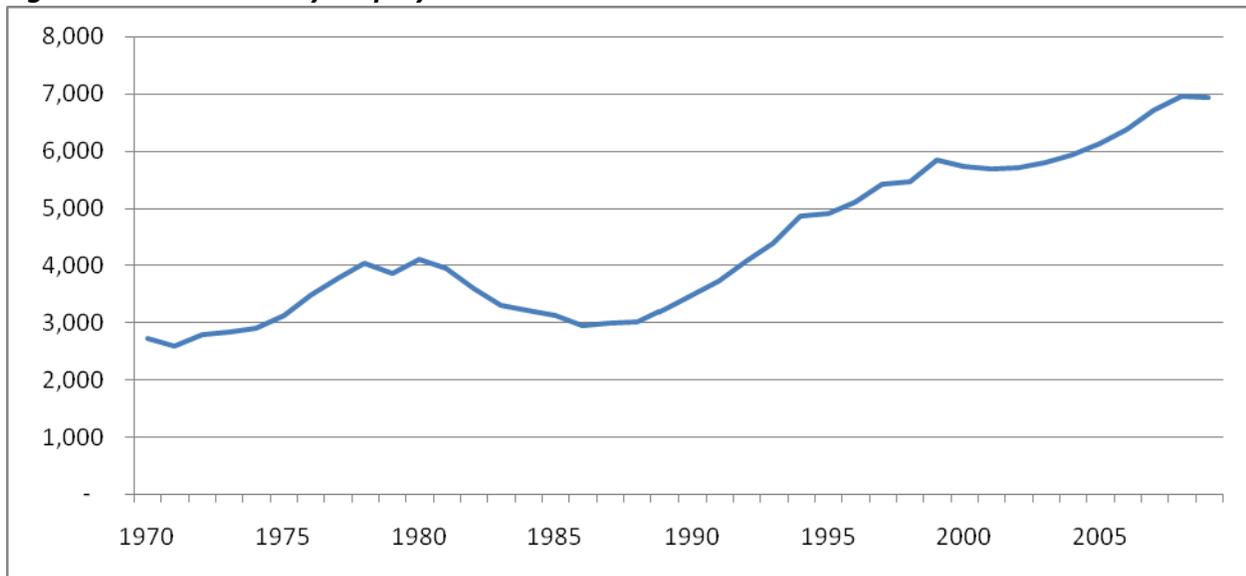


Source: Utah DEA

While numerous factors influence population levels and migration rates, the availability of jobs is the crucial condition for attracting new residents. Without jobs, population growth is likely to be stagnant. This trend is emphasized when the historical population is compared with historical employment data. As employment began to grow in the 1970's the population also began to increase. Once employment levels began to decline around 1980, the population followed.

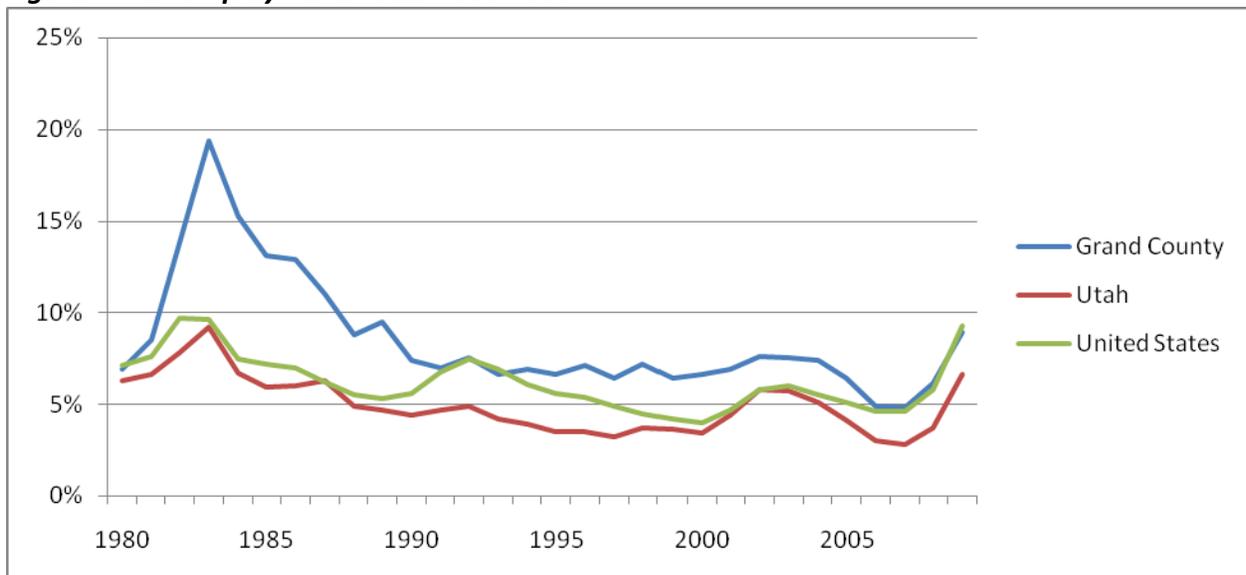
Despite positive gains in population, jobs and personal income, unemployment in Grand County has consistently been above the Utah state average and with a few exceptions been above the national average. The collapse of the uranium-mining industry in the 1980's led to county-wide unemployment rates in excess of 10%, which did not return to normal levels until the 1990's. On average the county unemployment rate has been 4% higher than the state and 2% higher than the national average.

Figure 20- Grand County Employment 1970 -2009³



Source: Bureau of Economic Analysis

Figure 21- Unemployment Rates 1980-2009

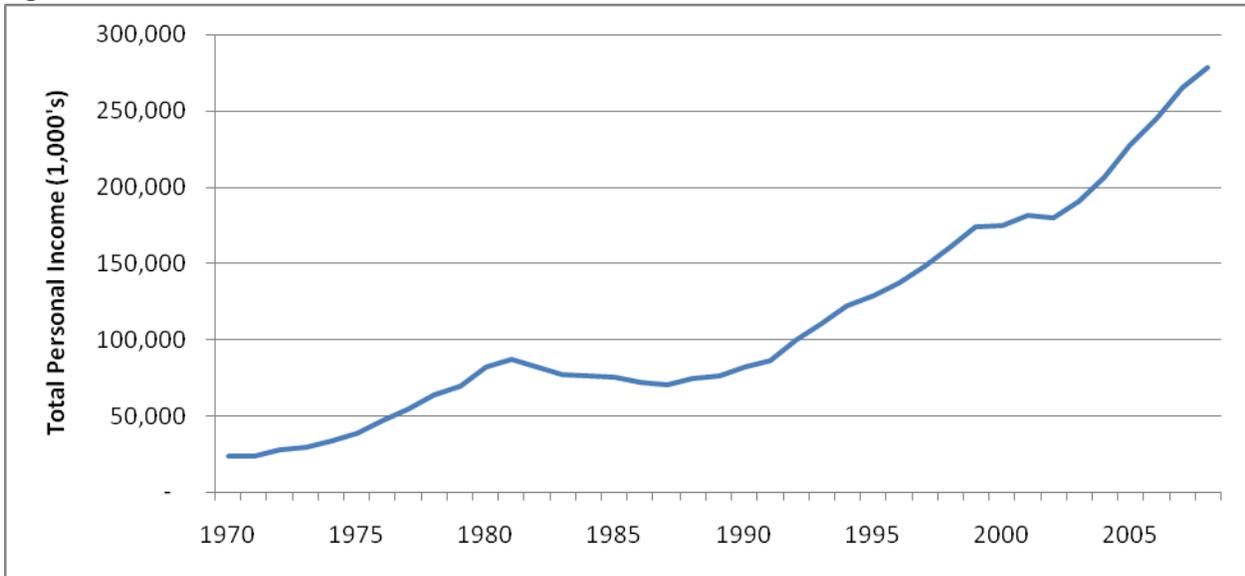


Source: Utah DEA, Bureau of Labor Statistics, Utah Department of Workforce Services

The rise and fall in population and employment seen in the 1970's and 1980's is reflected in the changes in total personal income over time. Similarly, a steady rise in Grand County's total personal income has been occurring since the late 1980's. However, the rise in personal income has occurred at a much more rapid pace than the increases in population or employment. Since 1990 the population has increased by a total of 44% while during the same period personal income grew by more than 100%, adjusted for inflation.

³ 2009 figures are estimates from Utah DEA.

Figure 22 - Total Personal Income 1970-2008



Source: Bureau of Economic Analysis

Over the past two and a half decades, the median household income in Grand County has been lower than state and national averages. On average, the income levels in the county have been 29% below state levels and 25% below national levels.

Figure 23- Median Household Income 1990, 2000, 2008

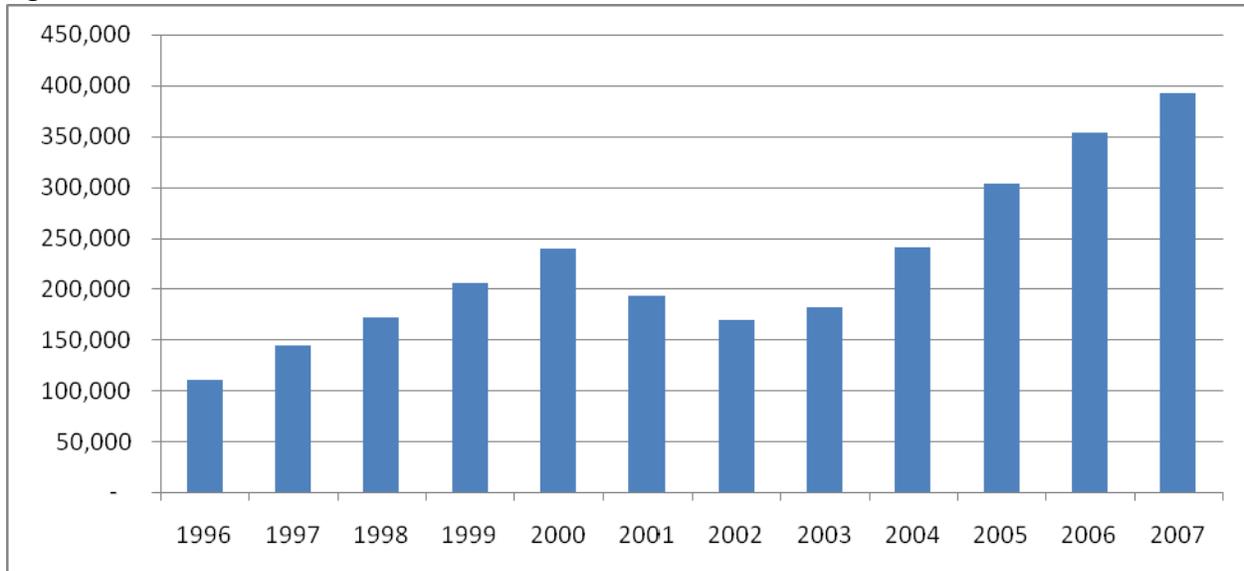


Source: US Census Bureau

As Moab and Grand County began to establish themselves as a tourist destination in the 1980's, and as Moab became a regional service provider for surrounding rural areas, the local businesses and investors began to realize the area's potential and therefore invested significant amounts of money in the area. In addition to a favorable local business climate the increasing

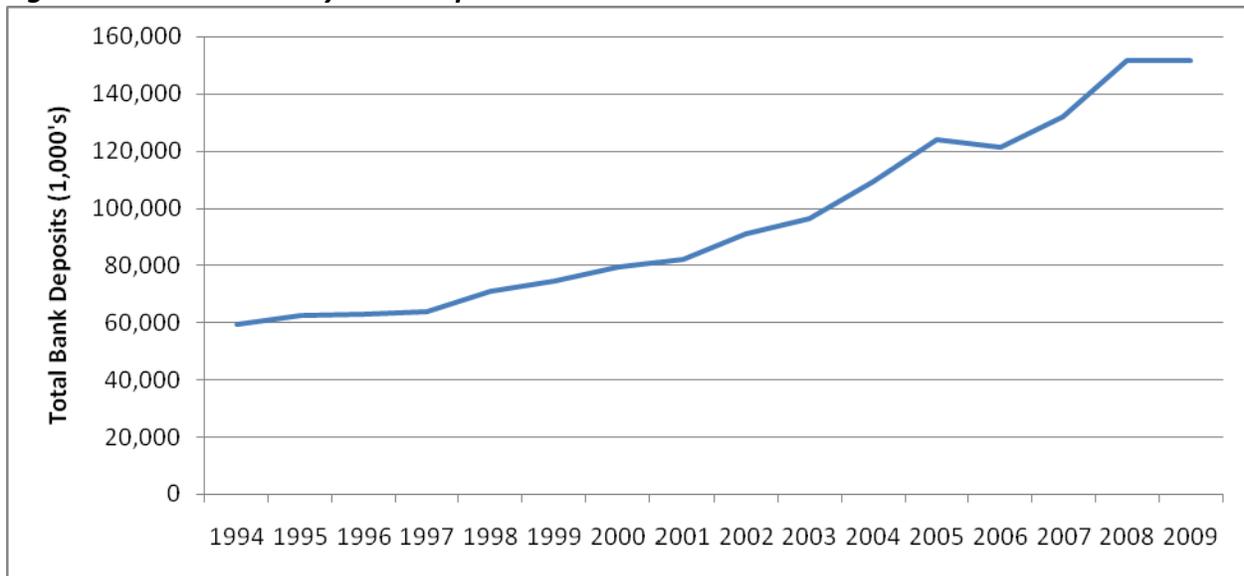
prosperity in Grand County is a result of national and even global trends that have transformed many communities throughout the rural West. A combination of factors came together in the late 1970's to create a 30-year surge of wealth creation in the United States. In 1978, 100,000 households in the U.S. brought home \$500,000 or more annually (in today's dollars). In 2007, over 1 million households had an adjusted gross income (AGI) of over \$500,000. The recent increase in personal wealth has occurred throughout the late 1990's and continued, with a slight post 9/11 dip, through 2007.

Figure 24 –United States Tax Returns with AGI Greater than \$1,000,000 1996-2007



Source: Internal Revenue Service

Large quantities of discretionary income generated during the run-up of the past few decades have combined with better automobiles, expanding air travel, and revolutionary changes in communications technology to leave many families and individuals with more options and mobility. Amenity migrants have been leaving hectic urban environments for a more remote, small-town lifestyle in the rural West. Many new residents coming into the county have brought capital with them from careers in other places and are investing or spending money in Grand County.

Figure 25 – Grand County Bank Deposits 1994-2009

Source: Federal Deposit Insurance Corporation

In the past 15 years, bank deposits in Grand County have increased by 75%, adjusted for inflation. In 2009 there was over \$150 million in bank deposits, compared with \$59 million (\$83 million adjusted for inflation) in 1994.

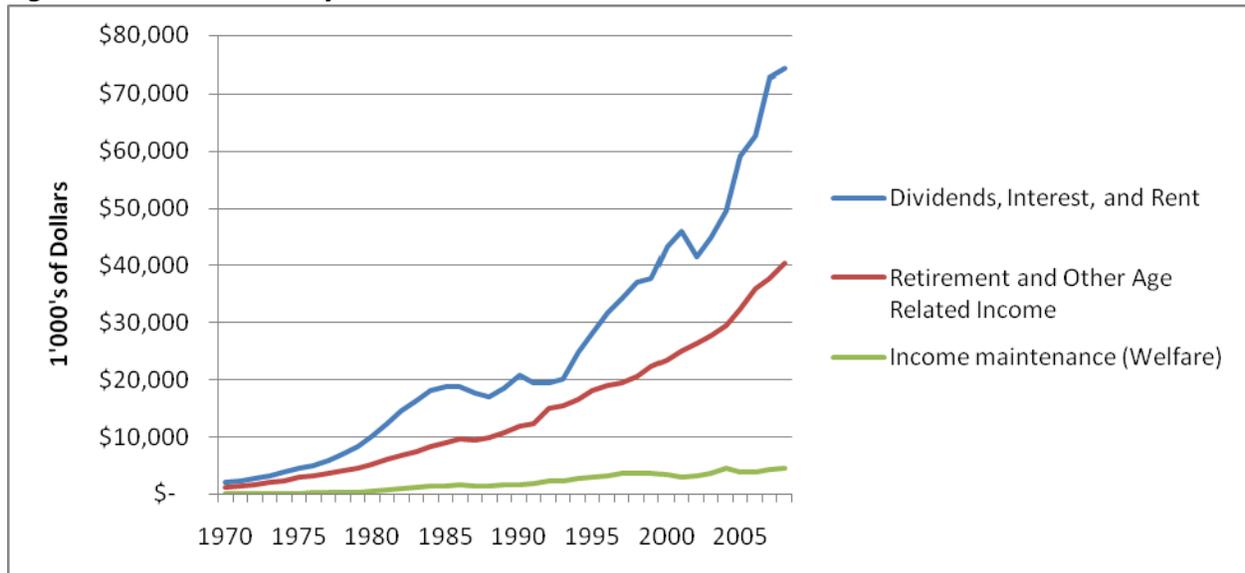
The Rise of Non-Labor Income

New residents with investments built in other economies have combined with Grand County locals who have made their own investments amid favorable local economic conditions to result in an increasing flow of income streaming into the county from dividends, interest, and rents earned from investments. Retirees add to the volume of non-labor income entering the county via Social Security payments and Medicare⁴. Transfer payments also include programs like unemployment and welfare, which are a small part of the income base in Grand County, but still bring outside dollars into the community.

Mining vs. Services - Economic Base Shift

Since the economic peak in 1980, the composition of jobs in Grand County has undergone a significant shift. In 1980, mining jobs accounted for 20% of total employment, while services-related jobs accounted for 16%. Once the jobs and population began to recover after the decline in the early 1980's, mining did not pick up. Instead services, which did not experience the same degree of decrease as other industries, filled the employment gap. When jobs recovered to 1980 peak levels in 1992, mining was responsible for only 6% of total employment

⁴ 401K revenues are not counted as non-labor income.

Figure 26 – Grand County Non-Labor Income 1970-2008

Source: Bureau of Economic Analysis

while the services accounted for 28%. This trend has continued since the early 1990's; by 2008 mining had further declined to occupy only 2% of total employment while the service industry had continued to grow to 35%.

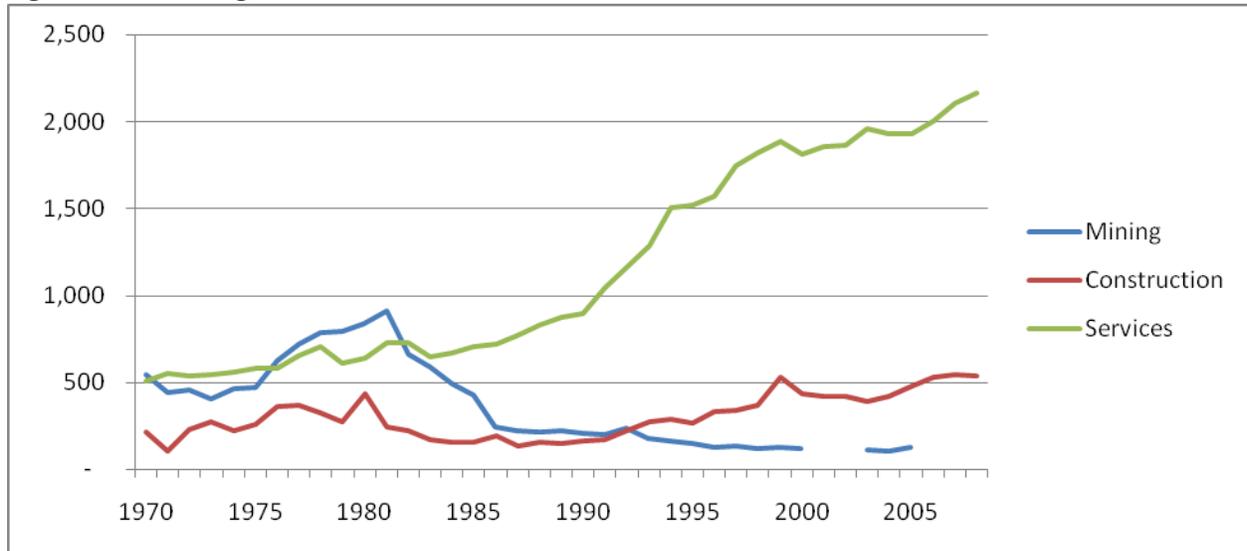
Construction in Grand County did not help fill the economic base driver void left by mining. Across the West, as traditional industries have declined, construction, tourism and service-based jobs have typically replaced mining, forestry, and manufacturing as base economic drivers. However, in Grand County construction has seen only modest growth rates in terms of total jobs, and has declined as a percentage of the entire economy.

Economic Diversity

One way to assess economic diversity is to compare the composition of Grand County's economy to that of the most powerful and diverse economy in the world, the U.S. economy. Comparing the share of the total jobs each employment sector holds as a share of the total jobs for Grand County vs. the entire U.S. economy reveals some important insights.

Mostly, tourists fuel the accommodations, food services, and recreation sectors. These industries are very susceptible to seasonal swings, which are seen during the winter months in Grand County.

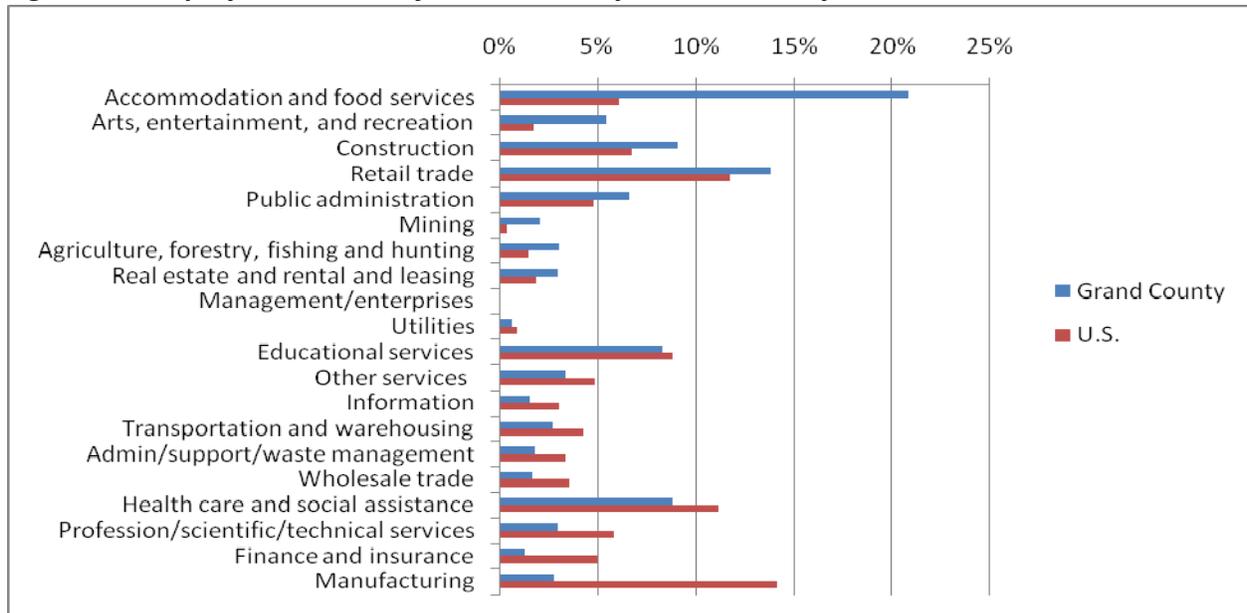
Figure 27 – Mining, Construction and Service Jobs 1970-2008⁵



Source: BEA

Grand County’s economy has a relatively weak position in manufacturing, finance, insurance, and professional services. These industries provide a stable economic base for many communities across the country. It is typical for a local economy to rely on some industries more than others.

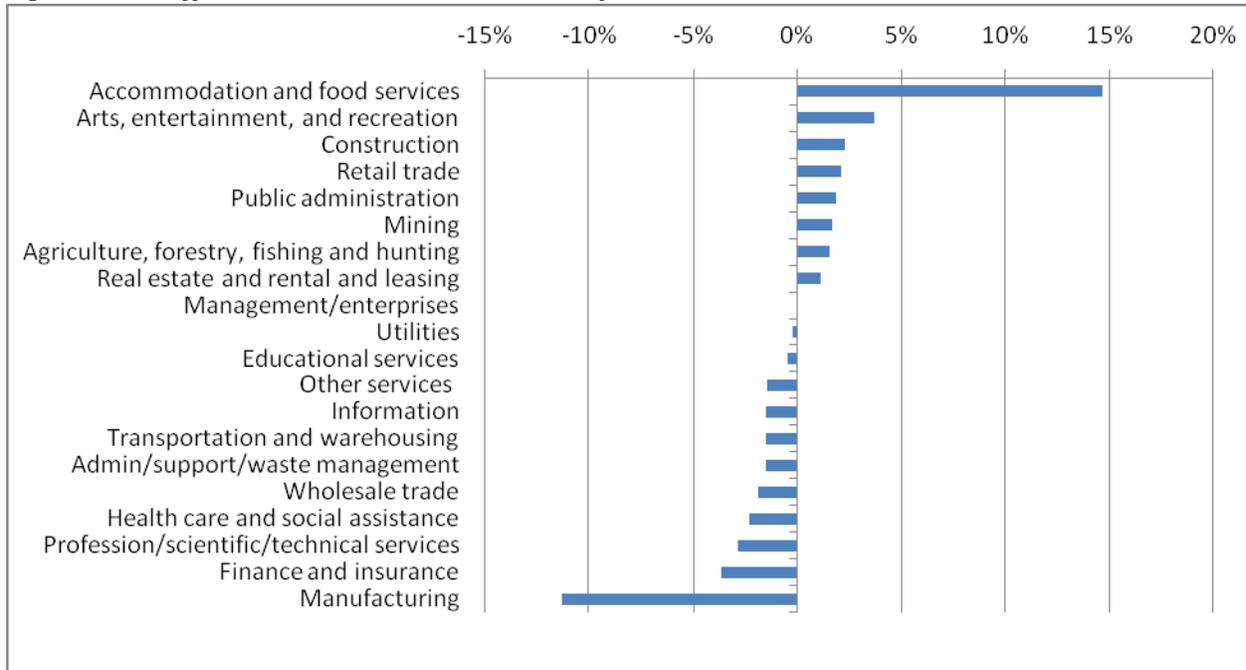
Figure 28- Employment Share of Total Economy - Grand County vs. United States



Source: Economic Profiling System, Headwaters Economics

⁵ Number of mining jobs suppressed for years, 2001-2002, and 2006-2008

Figure 29 – Difference In Share - Grand County vs. United States



Source: Economic Profiling System, Headwaters Economics

BENCHMARKING GRAND COUNTY

In this portion of the report, key indicators in Grand County are compared to statewide indicators or indicators from other counties in the West. This helps the community to know where it stands in relation to other places.

Population

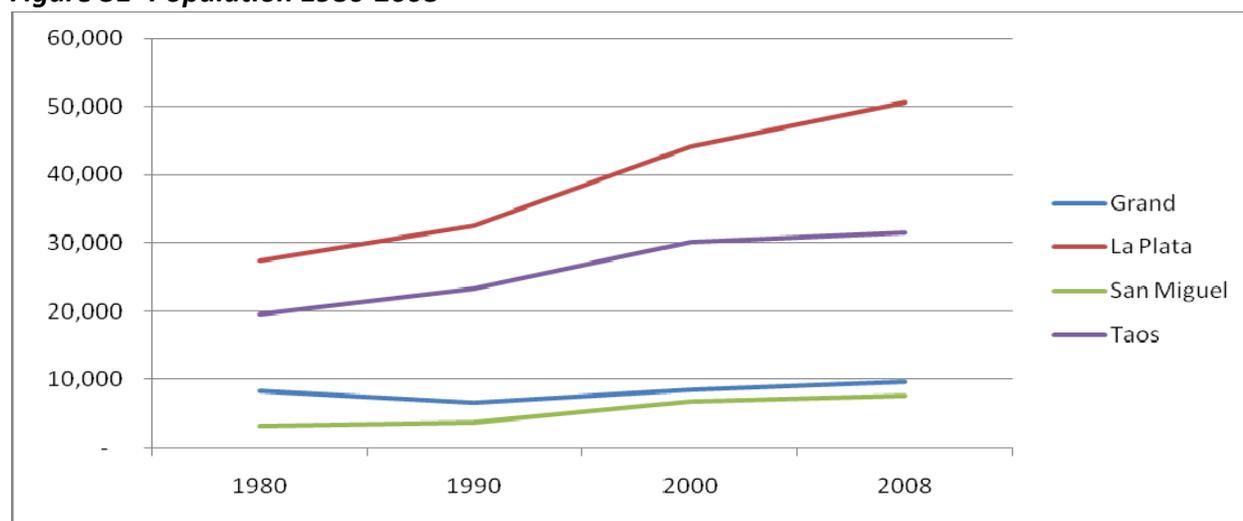
Since 1980 the population in Grand County has grown by 1,300 residents, which represents a 16% increase. This change is considerably lower than the population changes experienced in La Plata, San Miguel and Taos counties. The overall 16% increase since 1980 includes a period of decreasing population rates which occurred in the 1980's when the mining industry in the county began to decline. The relatively low population change as compared to other tourist-destination counties is likely due to the relatively recent development of tourism in Grand County and Moab. Where Grand County has had only a couple of decades to establish itself as a major tourist destination, the other counties began the transformation in the 1950's and 1960's. However, it seems as though Grand County has completed this transformation, as the growth rates between 2000 and 2008 in Grand County are equivalent to those of La Plata and San Miguel counties, and even stronger than those in Taos.

Figure 30- Population 1980-2008

County, State	1980	1990	2000	2008	%Change1980-2008
Grand, Utah	8,257	6,620	8,399	9,598	16%
La Plata, Colorado	27,431	32,505	44,221	50,633	85%
San Miguel, Colorado	3,192	3,741	6,616	7,527	136%
Taos, New Mexico	19,551	23,235	30,062	31,508	61%

Source: Bureau of Economic Analysis

Figure 31- Population 1980-2008



Source: BEA

Per Capita Income

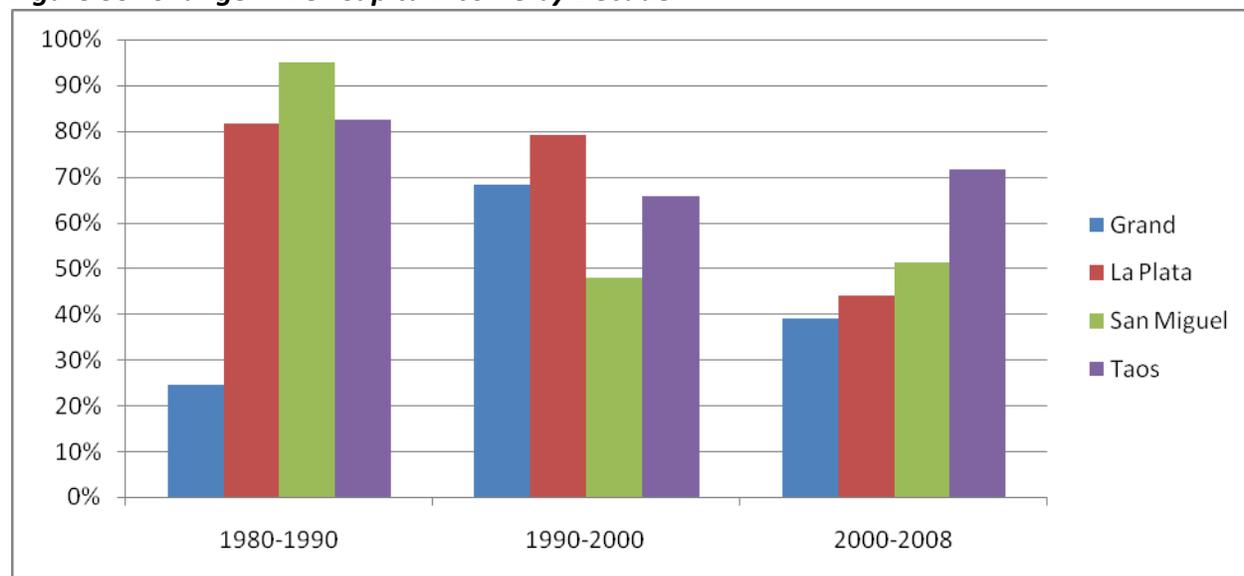
Personal per capita income in Grand County has increased since 1980; however, as is the case with its population, the rate of increase has not been as high as in other counties whose economies are now built around the tourism industry. The relatively small increase that occurred between 1980 and 1990 can again be attributed to the collapse of the mining industry. However, the slow growth was replaced in the 1990's as the county began to recover from the withdrawal of a major economic driver, and personal income is currently increasing at similar rates to other similar counties, with the exception of Taos County.

Figure 32- Per Capita Income 1980-2008

	1980	1990	2000	2008	%Change1980-2008
Grand	\$ 9,961	\$ 12,396	\$ 20,864	\$ 29,019	191%
La Plata	\$ 8,680	\$ 15,774	\$ 28,251	\$ 40,677	369%
San Miguel	\$ 8,707	\$ 16,968	\$ 25,079	\$ 37,914	335%
Taos	\$ 6,388	\$ 11,660	\$ 19,322	\$ 33,131	419%

Source: Bureau of Economic Analysis

Figure 33- Change in Per Capita Income by Decade



Source: BEA

Employment

Employment trends in Grand County mirror the population patterns described above. Total employment decreased in the 1980's; however, once the economy in Grand County shifted, and the county began to realize the value of its abundant natural resources and recreational opportunities, employment began increasing and the proportional job gains were again similar to those exhibited by other resort and amenity-based communities.

Figure 34- Jobs 1980-2008

	1980	1990	2000	2008	%Change1980-2008
Grand	4,105	3,477	5,740	6,959	70%
La Plata	14,382	19,786	31,255	39,781	177%
San Miguel	1,840	3,613	7,252	8,712	373%
Taos	8,330	11,328	15,811	19,275	131%

Source: Bureau of Economic Analysis

Unemployment rates during a recession in Grand County have been higher than those in La Plata and San Miguel counties, and lower than in Taos County. This suggests that the economies in La Plata and San Miguel generally weather a recession better than Grand County; this is most likely due to a diversified economy in La Plata County, and a tremendous amount of relative wealth in San Miguel County. If personal income, development and employment trends continue, it is likely that Grand County could perform similar to other resort economies in future recessions.

Figure 35- Recession Year Unemployment Rates 1990, 2001, and 2008

	1990	2001	2009
Grand	7.4%	6.9%	7.3%
La Plata	5.8%	3.2%	6.1%
San Miguel	5.0%	3.8%	6.3%
Taos	15.7%	6.7%	11.0%

Source: Bureau of Labor Statistics

Federal Land Acreages

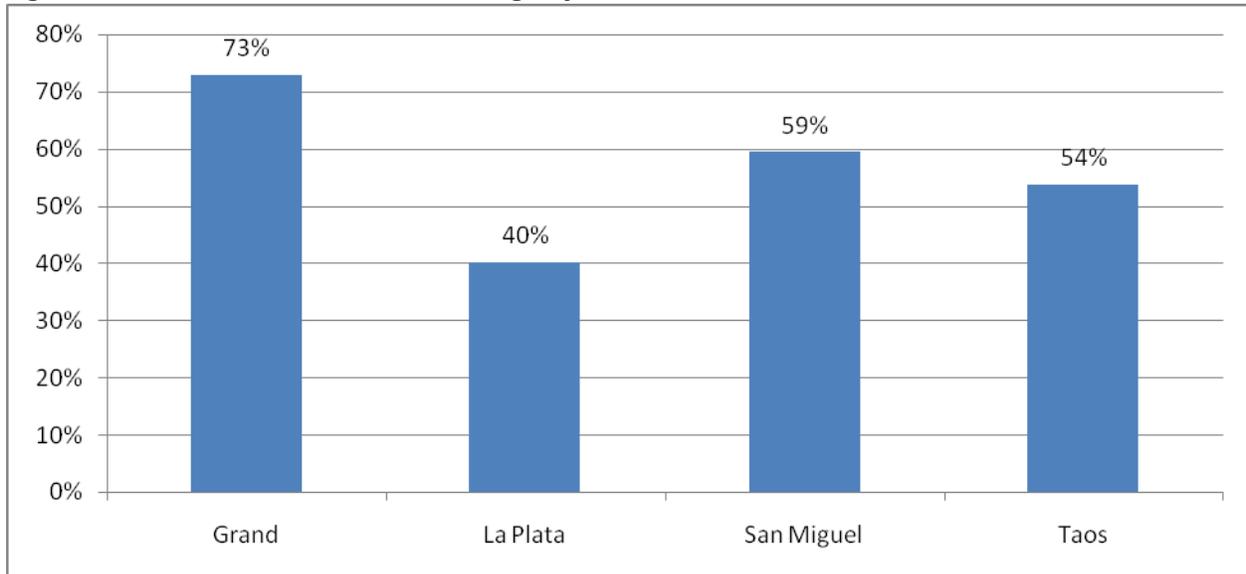
Grand County has a tremendous amount of federally administered public lands. Nearly three-quarters of all the land in the county, more than 1.7 million acres, is public. The public lands include two national parks Arches and Canyonlands - as well as the Manti-La Sal National Forest and the McInnis Canyons National Conservation Area. By comparison, the other counties presented in this analysis are composed of between 40% and 60% federal lands.

Figure 36- Federal Acres as % of Total Land

	% of Total Acreage	Total Acreage	Acres of Federal Public Land
Grand	73%	2,364,160	1,723,750
La Plata	40%	1,088,000	436,394
San Miguel	59%	824,320	490,077
Taos	54%	1,411,200	758,728

Source: U.S. Department of the Interior, Payment In Lieu of Tax Statistics

Figure 37- Federal Lands as a Percentage of Total



Source: U.S. Department of the Interior, Payment In Lieu of Tax Statistics

Dependency Ratios

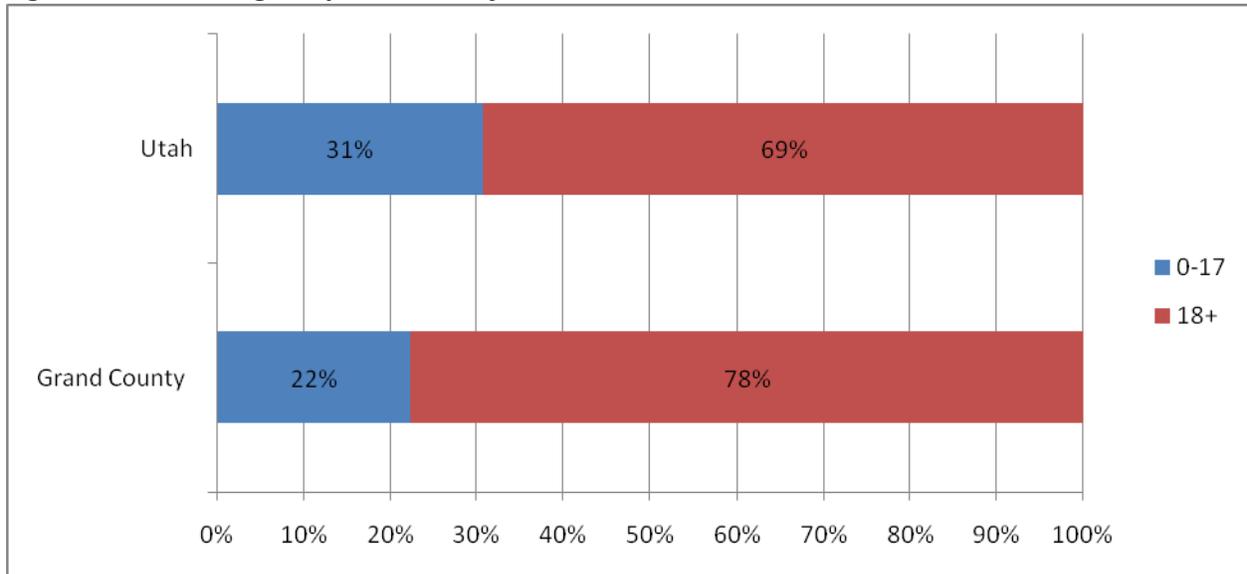
A dependency ratio measures the non-school age or labor force population against, the number of dependants. This analysis presents two dependency ratios, a school age ratio, and a labor force ratio. The school age dependency ratio measures the number portion of the population that is under 18 against the remaining population. Grand County has a lower school age dependency ratio than Utah as a whole, this means that the Grand County population is generally older, and there is a larger adult population underlying the school age population. The second ratio measures the number of individuals in the workforce against the non-working population; it includes children under 15 and adults over 64. Grand County has a slightly lower dependency ratio than the state as whole.

Figure 38- School Age and Labor Force Dependency Analysis

	Ages 0-17	% of Total	Age 18+	% Of Total	Total Population	School Age Dependency Ratio
Grand County	2,171	22%	7,522	78%	9,693	29%
Utah	899,090	31%	2,028,553	69%	2,927,643	44%
	0-14 and 65+		15-64		Total	Labor Force Dependency Ratio
Grand County	3,091	32%	6,602	68%	9,693	47%
Utah	1,025,541	35%	1,902,102	65%	2,927,643	54%

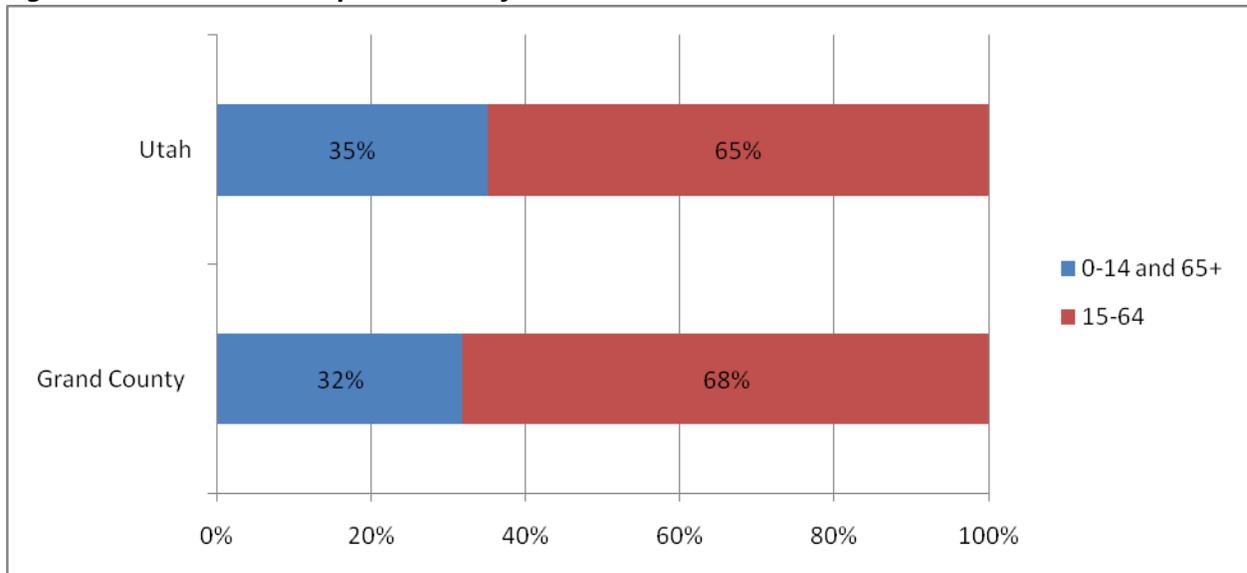
Source: Utah DEA

Figure 39- School age Population % of Total



Source: Utah DEA

Figure 40- Labor Force Population % of Total



Source: Utah DEA

Education

Measuring per capita income against class size and graduation rates allows for a comparison between wealth and educational performance. The three richest counties, the three poorest counties, and the state as a whole were chosen to contrast against Grand County. Overall there is not a strong correlation between a county’s per capita income, and educational performance. Grand County which ranked 24 out of 48, occupies the middle range between San Juan County and Summit County. Grand County’s class size is also in the middle of the range; however the

graduation rate was the highest out of all the counties examined. This suggests that the residents of Grand County place a high value on education.

Figure 41- Per Capita Income vs. Class Size and Graduation Rate

	Per Capita Income	Population	Average Class Size	Graduation Rate
Summit, UT	\$63,832	42,320	20	92%
Duchesne, UT	\$38,156	17,336	19	81%
Salt Lake, UT	\$38,026	1,079,679	22	80%
Grand, UT	\$29,019	9,693	20	95%
Iron, UT	\$23,147	50,601	22	89%
Sanpete, UT	\$21,162	27,557	21	85%
San Juan, UT	\$18,705	15,053	17	90%
Utah	\$32,050	2,927,643	21	88%

Source: BEA, Utah DEA and Utah State Office of Education