

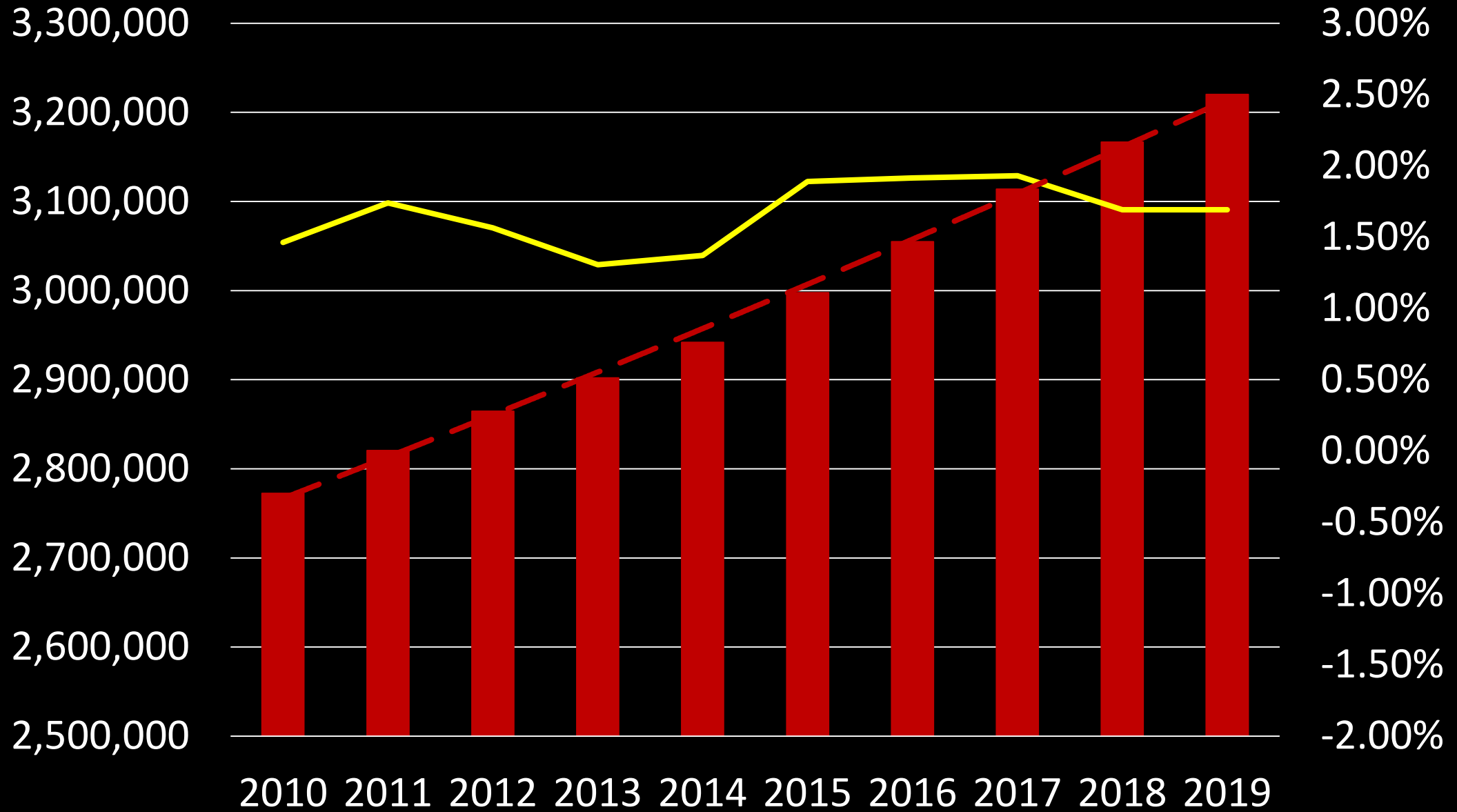
Canyonlands Business Summit

2020 State of the Local Economy

Zacharia Levine, AICP

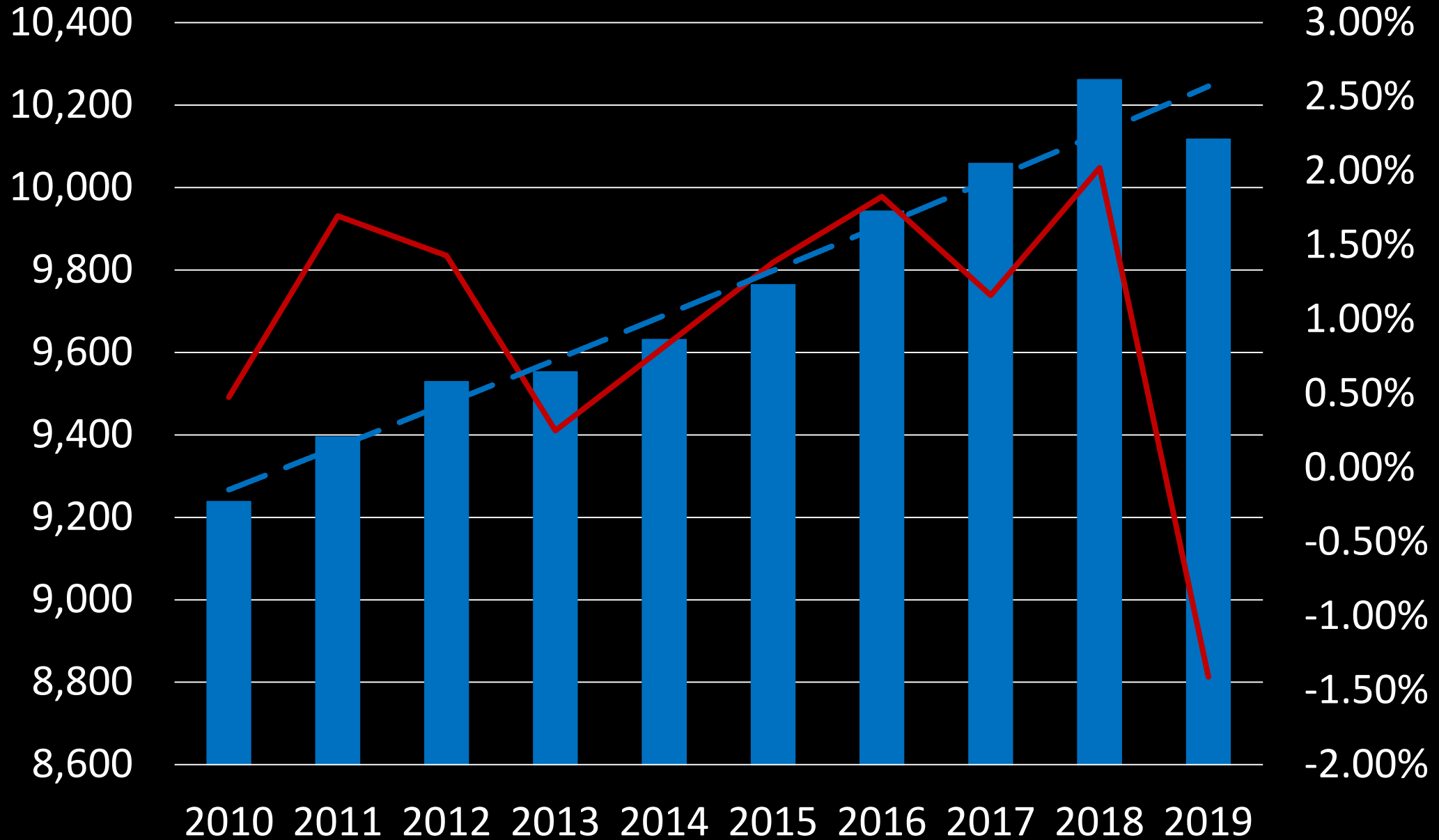
Community and Economic Development Director

State of Utah Population & Percent Change



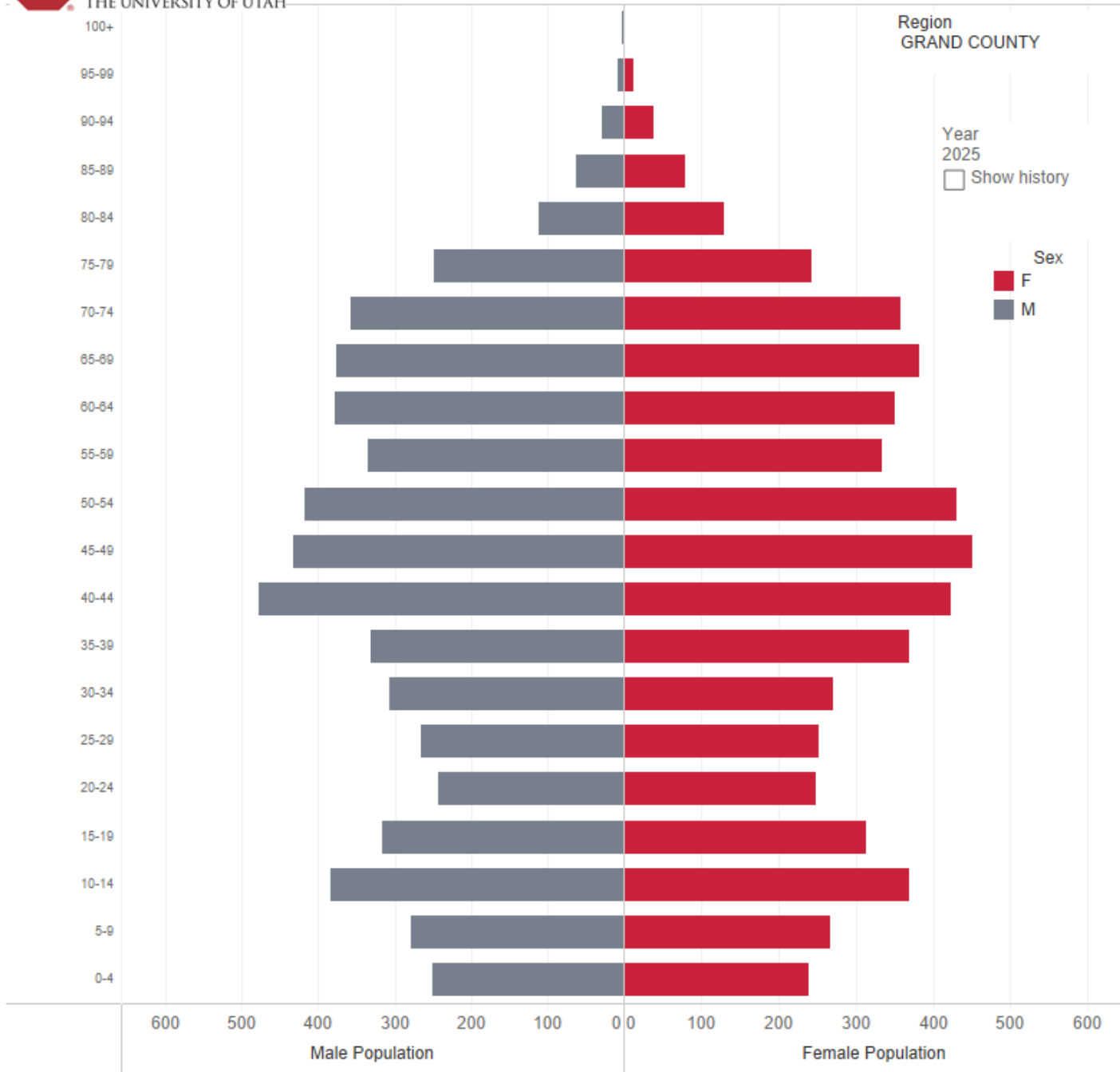
Source: Kem C. Gardner Policy Institute

Grand County Population & Percent Change

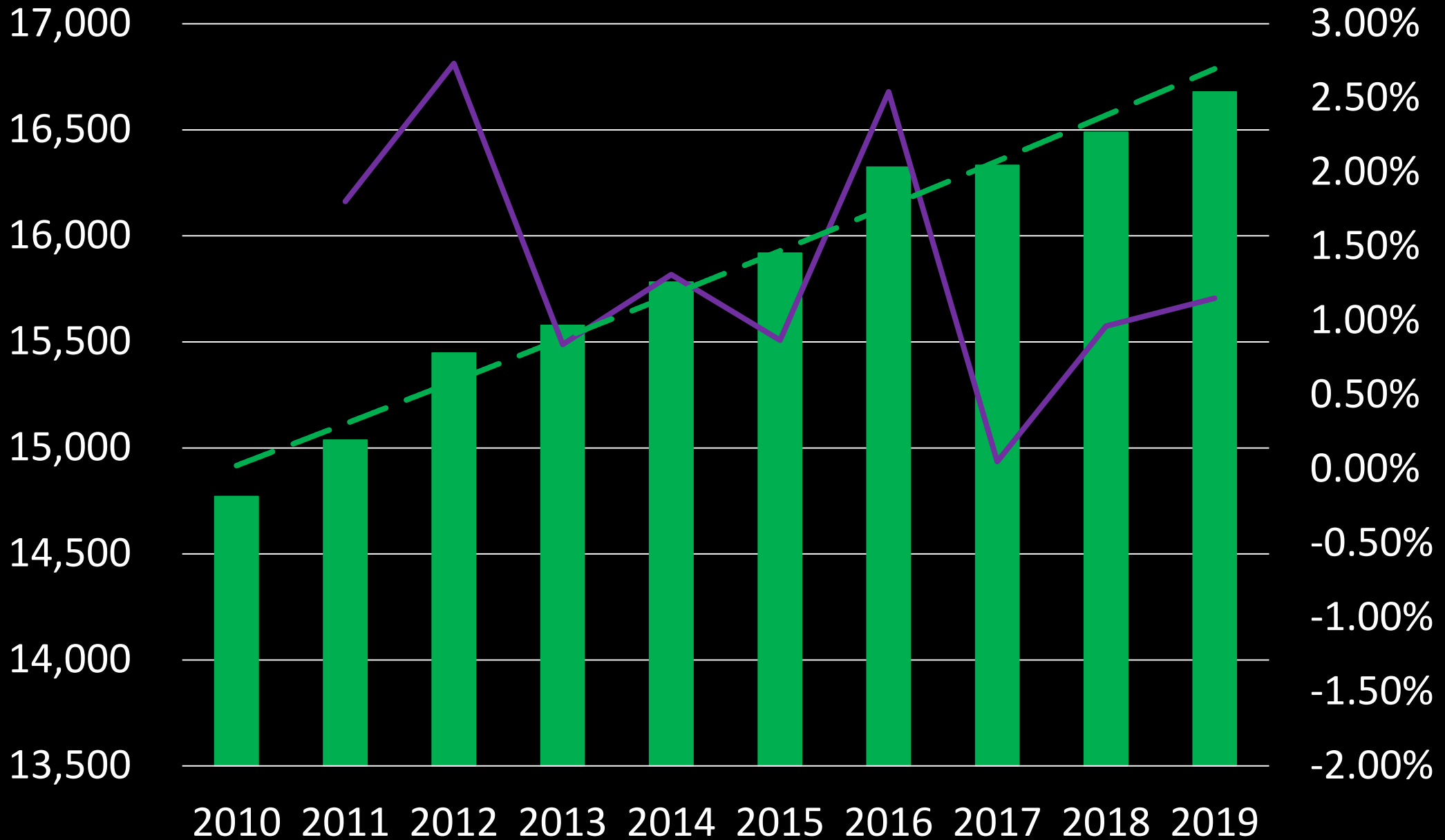


Source: Kem C. Gardner Policy Institute

Population Pyramids

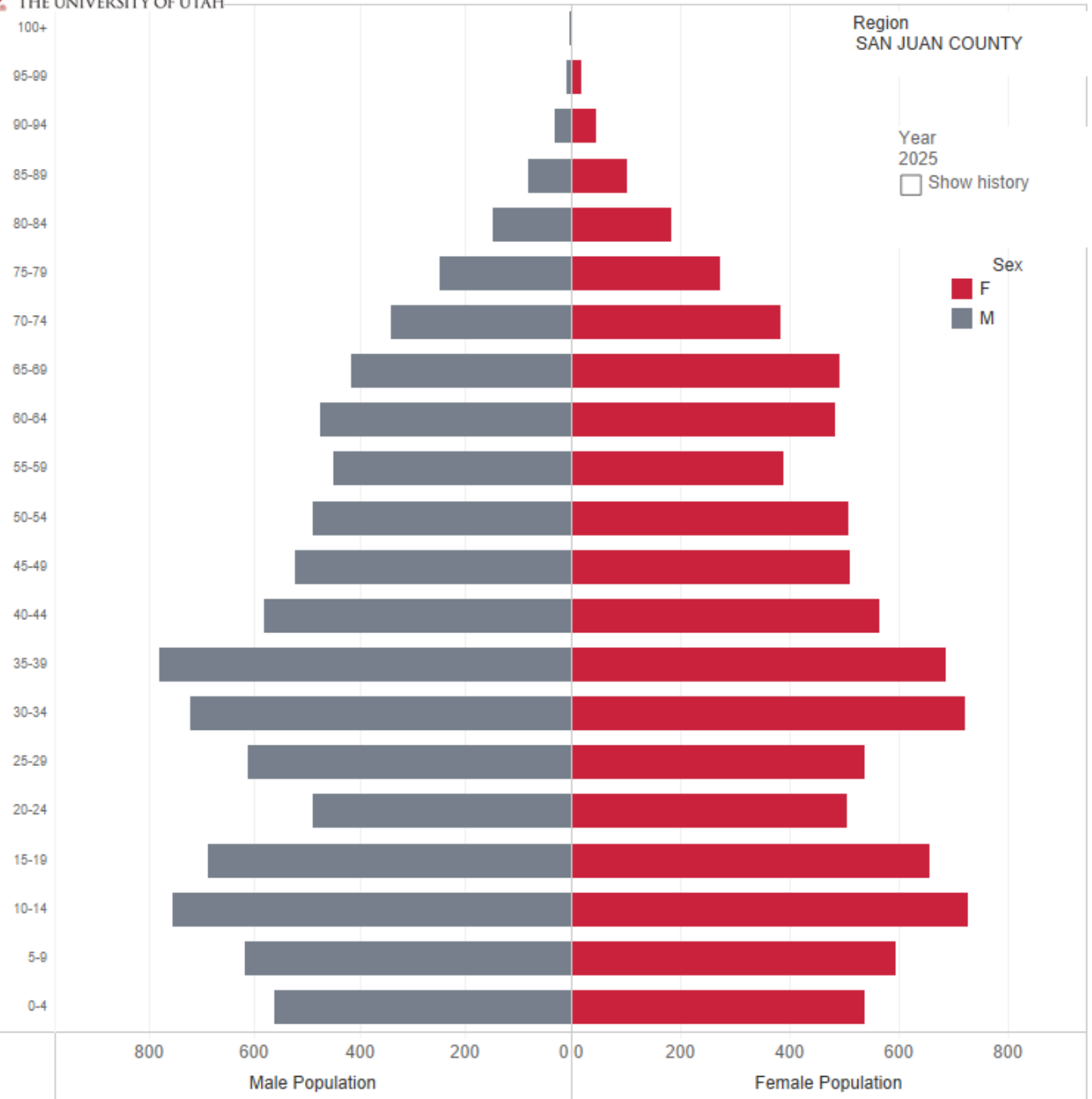


San Juan County Population & Percent Change

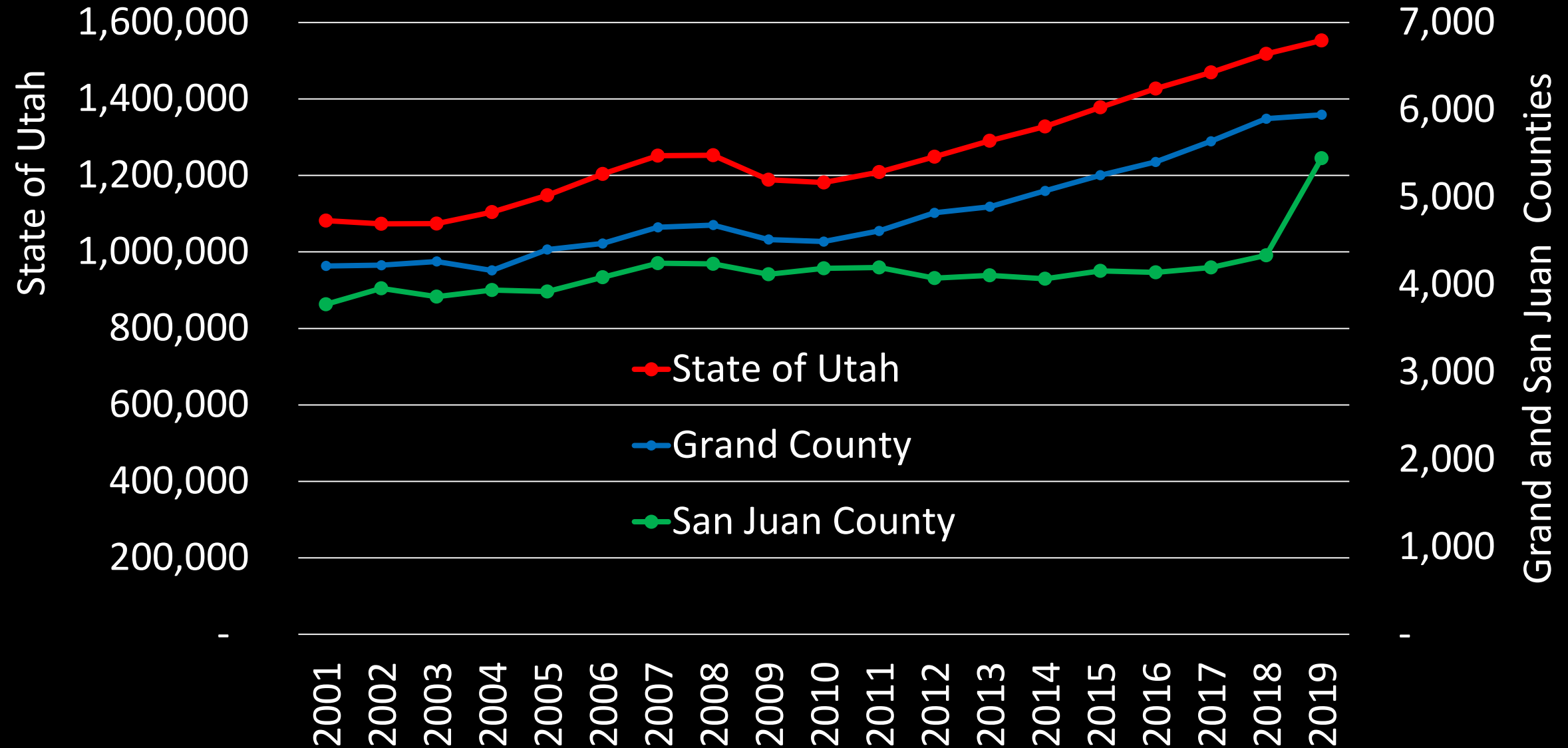


Source: Kem C. Gardner Policy Institute

Population Pyramids



Average Employment Numbers Utah, Grand, and San Juan Counties



Top 5 Sectors by Job Growth (2015 – 2018)

Grand County Only

Sector (2 - Digit NAICS)	Employee Increase
Accommodation and Food Services	269
Health Care and Social Assistance	89
Transportation and Warehousing (48 & 49)	69
Manufacturing (31-33)	60
Real Estate and Rental and Leasing	50

Sector (2 - Digit NAICS)	Percent Increase
Manufacturing (31-33)	133%
Transportation and Warehousing (48 & 49)	72%
Real Estate and Rental and Leasing	46%
Wholesale Trade	28%
Health Care and Social Assistance	23%

Top 5 Sectors by Monthly Wage (2018)

Grand County Only

Sector (2 - Digit NAICS)	Monthly Wage
Utilities	\$6,813
Mining	\$6,378
Public Administration	\$4,479
Finance and Insurance	\$3,873
Manufacturing (31-33)	\$3,628

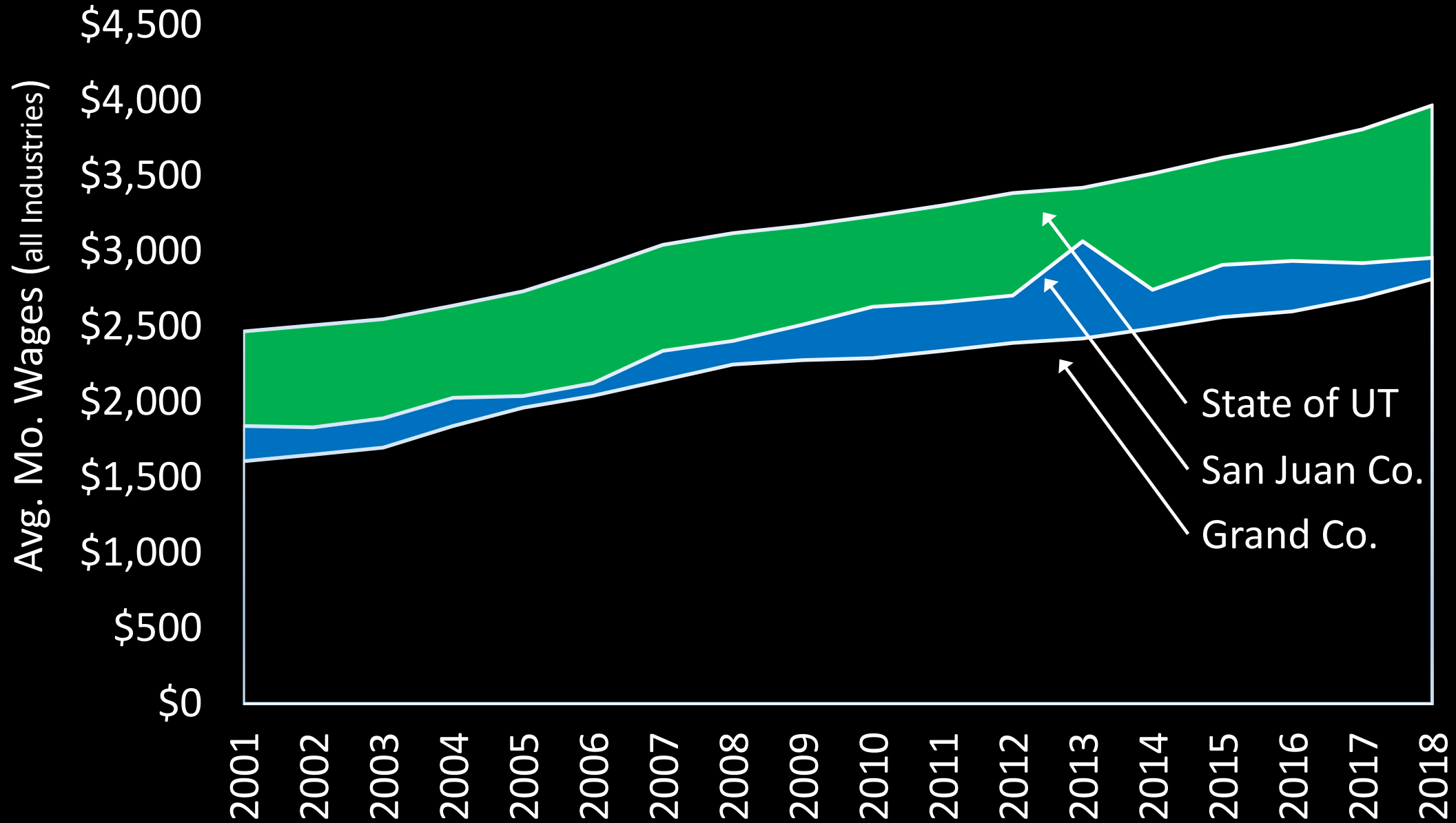
Top 5 Sectors by Wage Growth (2015 – 2018)

Grand County Only

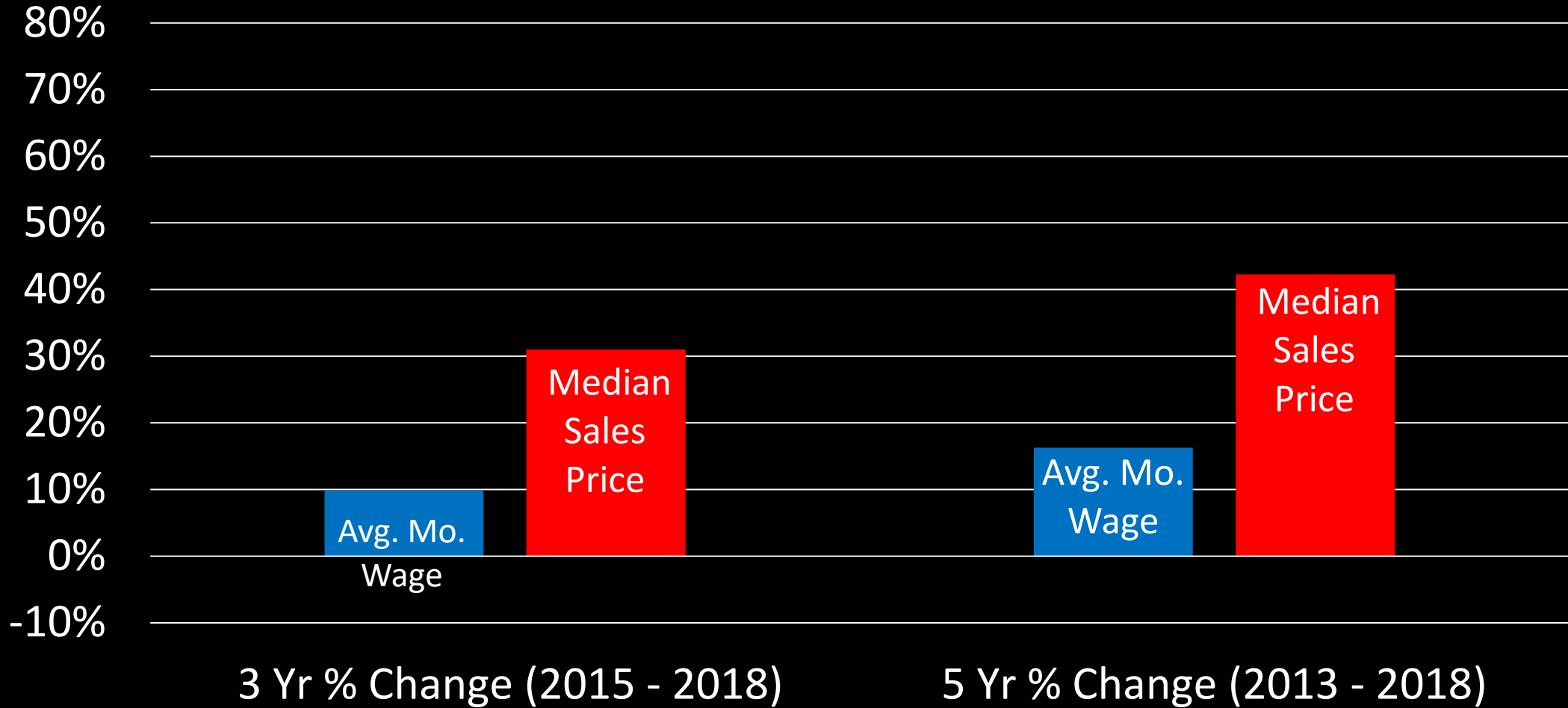
Sector (2 - Digit NAICS)	Monthly Wage Increase
Manufacturing (31-33)	\$1,455
Utilities	\$877
Education Services	\$784
Public Administration	\$438
Accommodation and Food Services	\$333

Sector (2 - Digit NAICS)	Percent Increase
Manufacturing (31-33)	67%
Education Services	33%
Accommodation and Food Services	19%
Utilities	15%
Real Estate and Rental and Leasing	13%

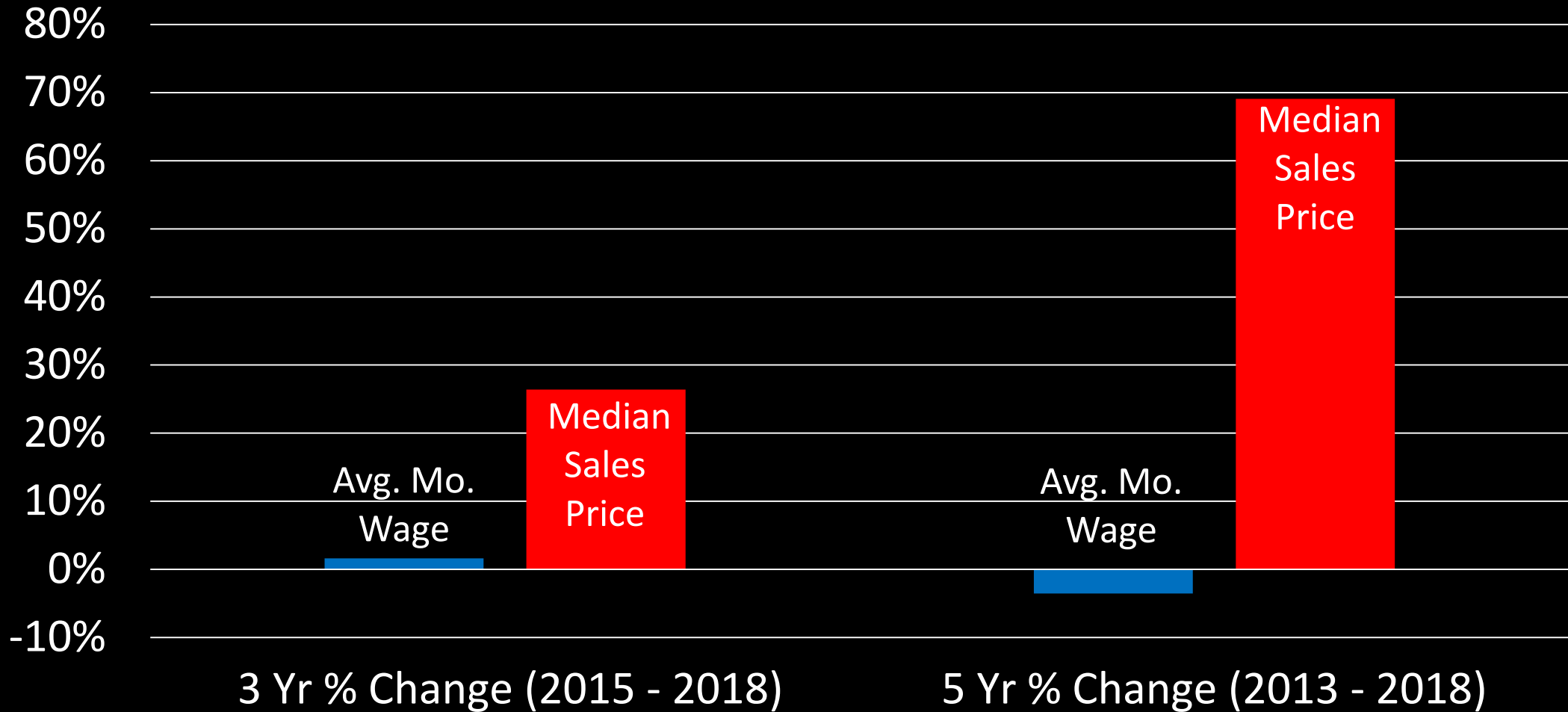
Average Monthly Payroll Wages State of Utah, Grand County, San Juan County



Average Wage (all industries) vs. Sales Price Grand County



Average Wage (all industries) vs. Sales Price San Juan County



Affordability Gap (2019)

Median sales price – Price median wage affords

Grand County

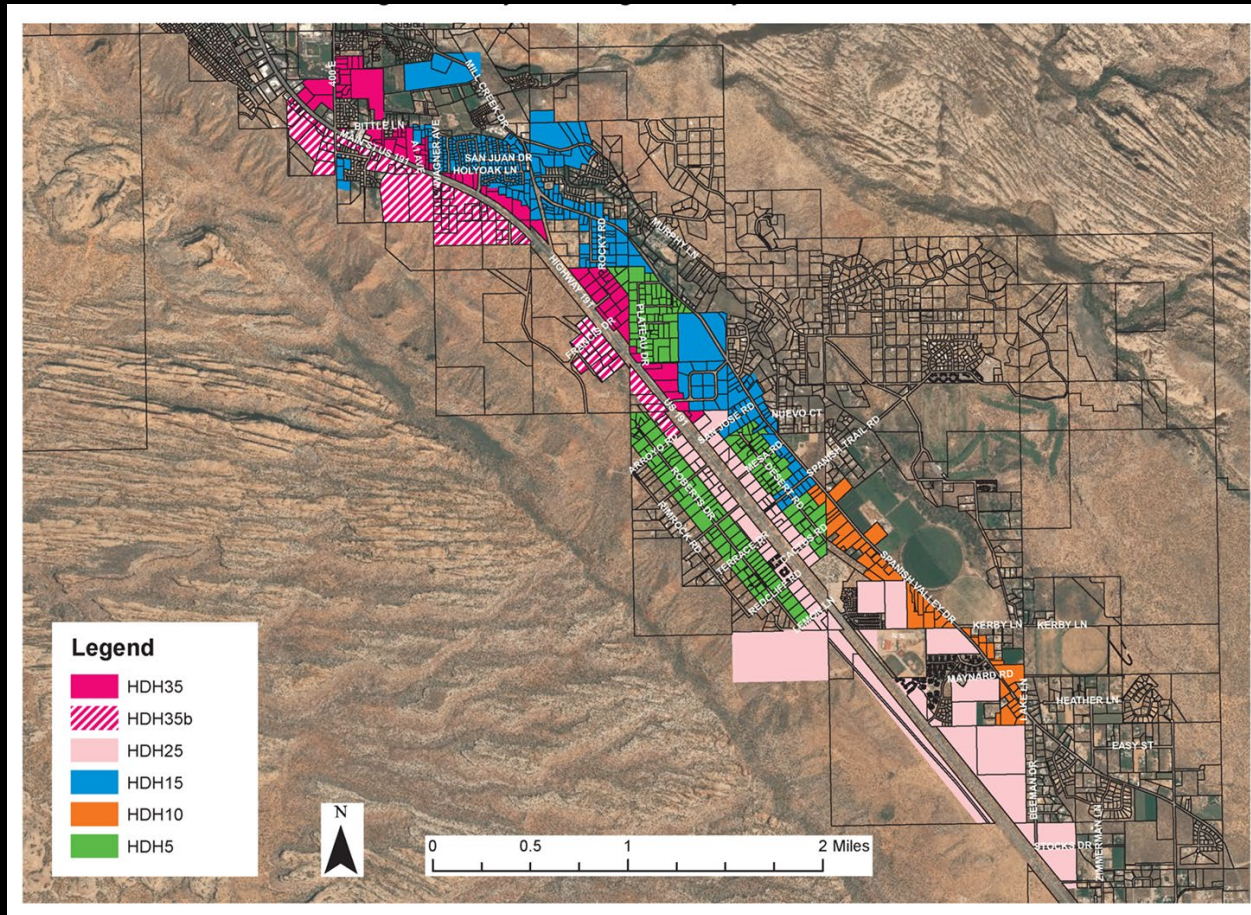
\$164,494

San Juan County

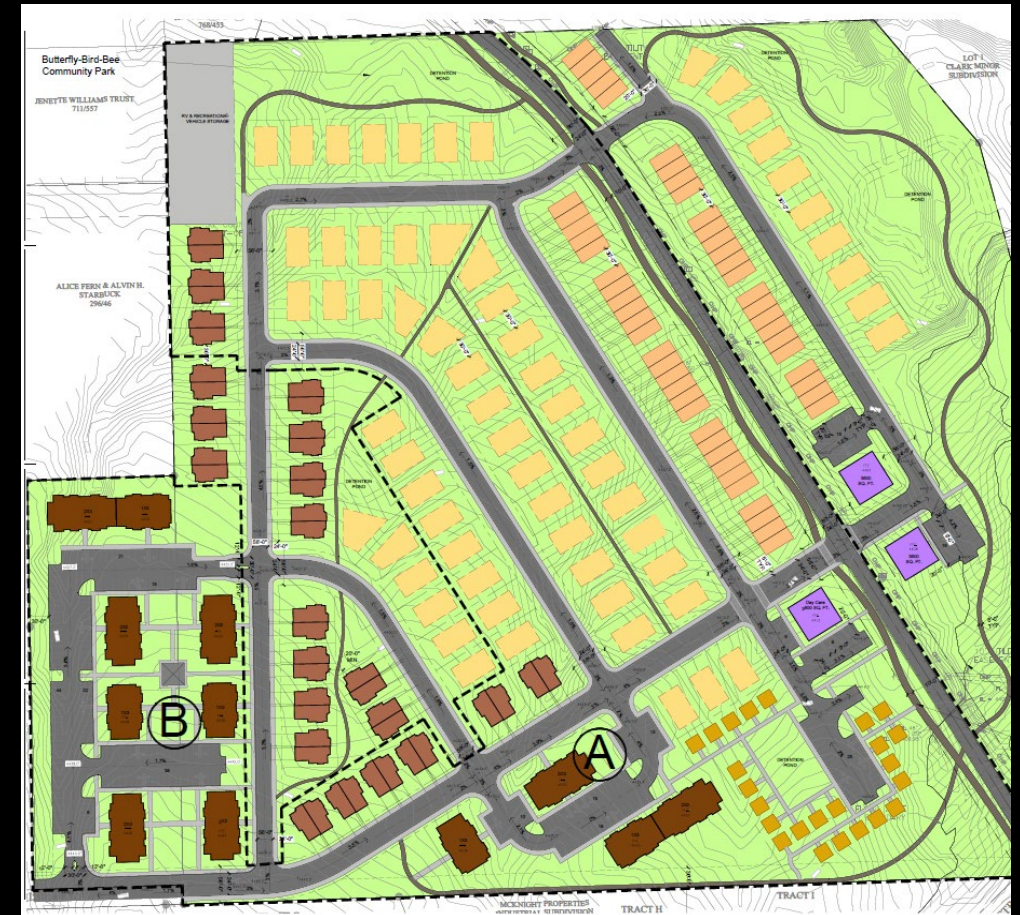
\$1,482

Housing is Economic Development

Grand County's High Density Housing Overlay (HDHO) Boundaries



Moab Area Community Land Trust's Arroyo Crossing Master Plan



Are we making progress?

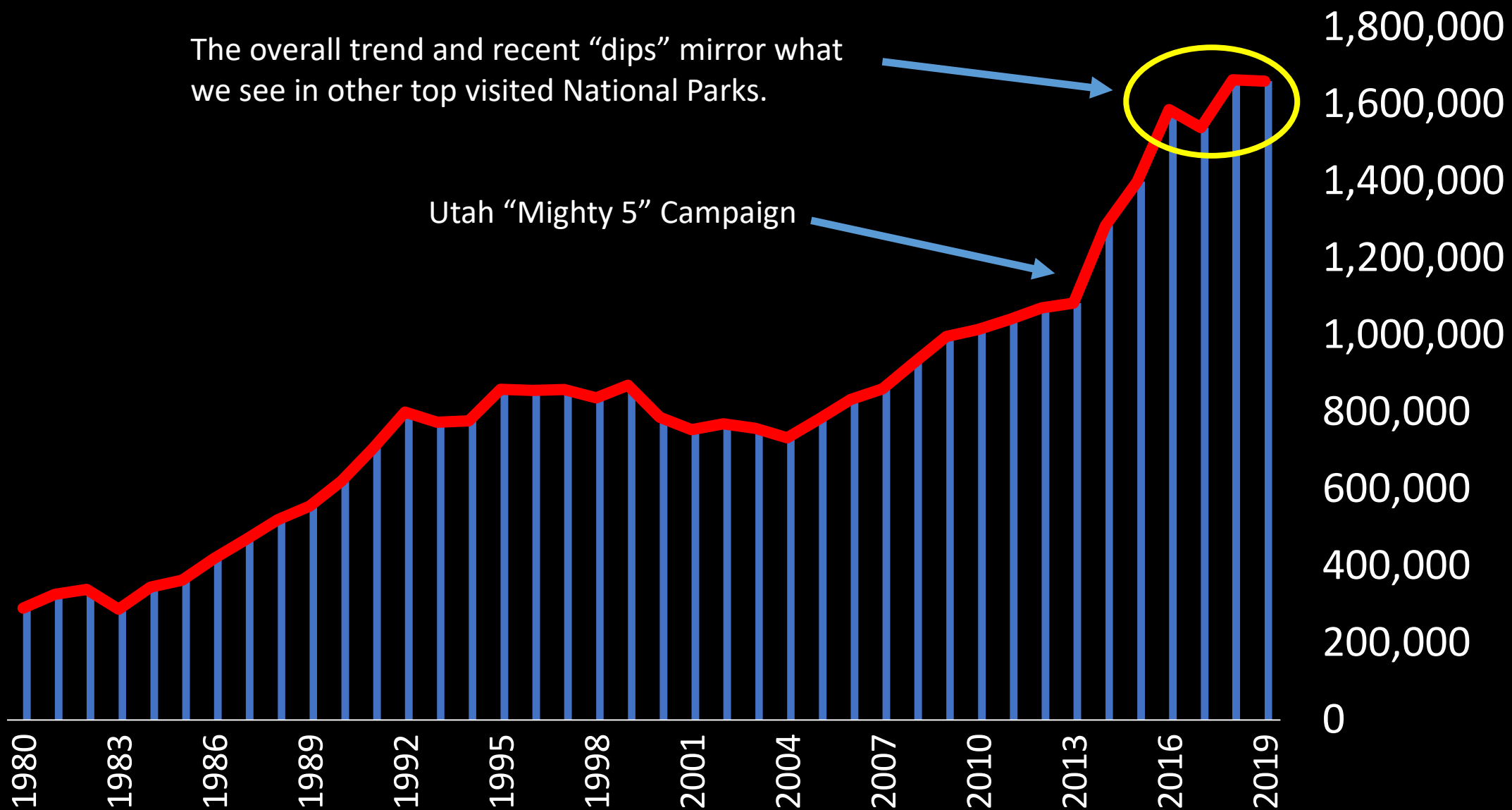
New Building Permits (by type)	# of Permits YTD, 2018	# of Permits YTD, 2019	% Increase ('18 - '19)
Residential			
New	93	87	-6%
Additions/Alterations/Remodels	125	98	-22%
Miscellaneous	88	131	49%
Commercial			
New	17	19	12%
Additions/Alterations/Remodels	65	50	-23%
Miscellaneous	29	28	-3%
Total	417	413	-1%

Source:
Grand County
City of Moab

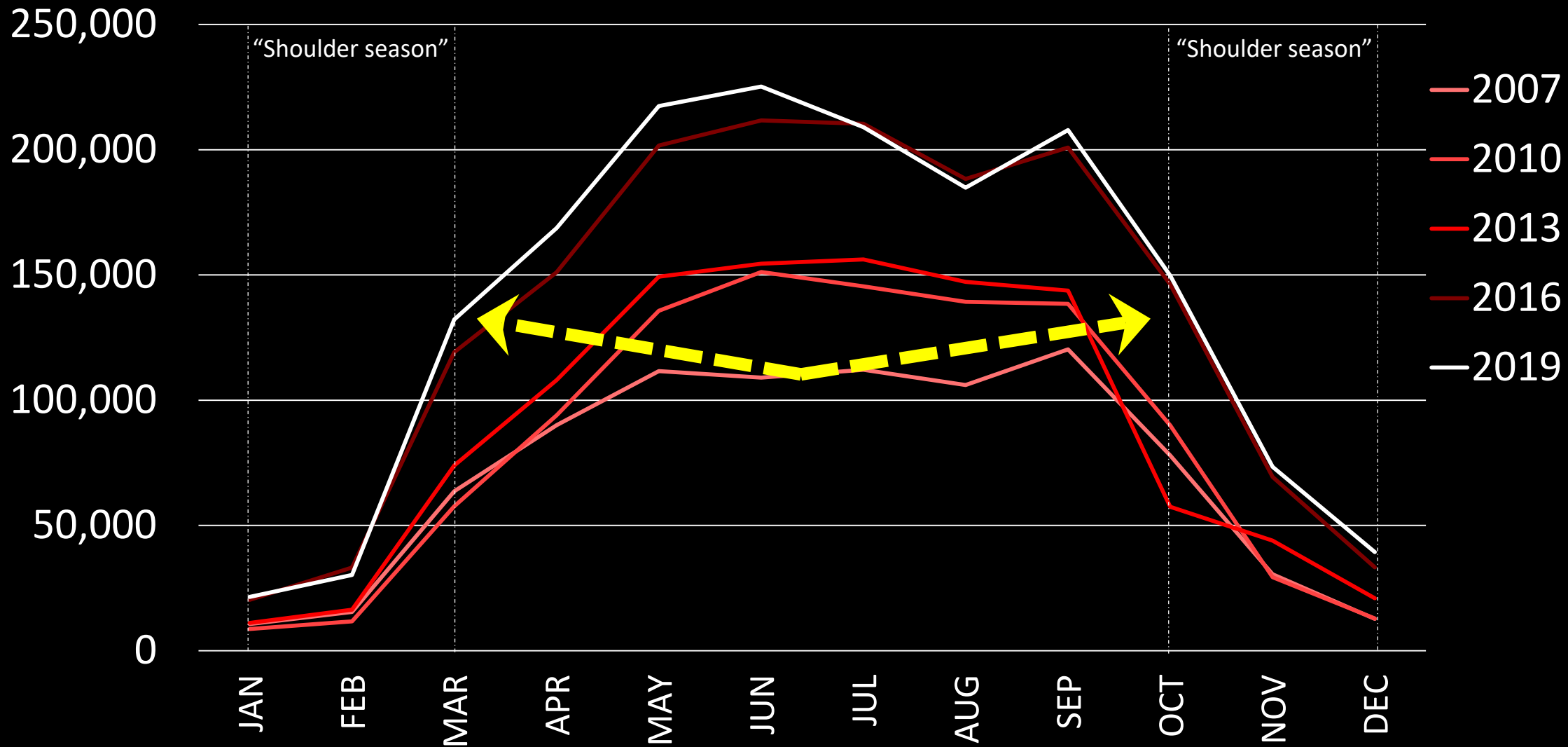
Are we making progress?

Unit Inventory (by type)	Total Units (2018)	Total Units (2019)	% increase
Residential			
Single-family detached	4418	4473	1%
Multi-family & attached dwellings	752	773	3%
Accessory Dwelling Units (ADU)	35	38	9%
Total	5205	5284	2%

Annual Recreation Visits to Arches NP



Monthly Recreation Visits to Arches NP



	2017	2018	2019	1 Yr Change	2 Yr Change
Grand County (Moab)					
Average Daily Room Rate	\$149.35	\$148.13	\$146.42	-0.8%	-2.0%
Occupancy	66.2%	64.0%	63.2%	-3.4%	-4.5%
Revenue Per Available Room	\$102.09	\$98.20	\$96.58	-3.8%	-5.4%
Garfield, San Juan, Wayne Counties (Boulder, Monticello, Torrey)					
Average Daily Room Rate	\$114.85	\$120.28	\$144.95	4.7%	26.2%
Occupancy	58.2%	57.5%	61.7%	-1.0%	6.2%
Revenue Per Available Room	\$66.46	\$68.72	\$88.57	3.4%	33.3%
Summit County (Park City)					
Average Daily Room Rate	\$250.33	\$256.18	\$269.73	2.3%	7.7%
Occupancy	55.3%	56.0%	57.2%	1.2%	3.5%
Revenue Per Available Room	\$140.44	\$144.88	\$157.35	3.2%	12.0%
Washington County (St. George)					
Average Daily Room Rate	\$113.56	\$108.33	\$102.96	-4.6%	-9.3%
Occupancy	68.3%	65.2%	62.0%	-4.6%	-9.2%
Revenue Per Available Room	\$79.07	\$71.95	\$64.89	-9.0%	-17.9%
State of Utah					
Average Daily Room Rate	\$79.31	\$78.55	\$78.32	-1.0%	-1.3%
Occupancy	65.3%	64.1%	63.3%	-1.9%	-3.0%
Revenue Per Available Room	\$79.31	\$78.55	\$78.32	-1.0%	-1.3%

Source: STR, Inc. Republication or other pre-use of this data without the express written permission of STR is strictly prohibited.

Occupancy down and more stock is on the way

Accommodations Type	Total Constructed*	Constructed, operating as a "Short-Term Rental"	Constructed, not operating as a "Short-Term Rental"	Vested (Not yet constructed)
Hotel/Motel (Rooms)	2,706	2,706	0	1,111
Condos and B&Bs (Units)	1,055	897	158	227
<i>Private</i> RV/CGs (Spaces)	1,327	1,327	0	102
Total	5,088	4,930	158	1,440
Maximum "head count" (est.**)	15,264	14,790	474	4,320
% Increase, vested projects (est.)			32%	

*Calculated as of January 2020

**Estimate assumes an average of 3 ppl/room, unit, or CG space

CNY is taking off...



Passenger Enplanements:
Up 45% from 2018 to '19

Total Revenue:
Up 63% from 2018 to '19

*A significant portion of the increased revenue came from business related activities at the airport.

Insurance coverage is also up

Change in Individuals Under 65 Years with Healthcare Insurance 2008-2017



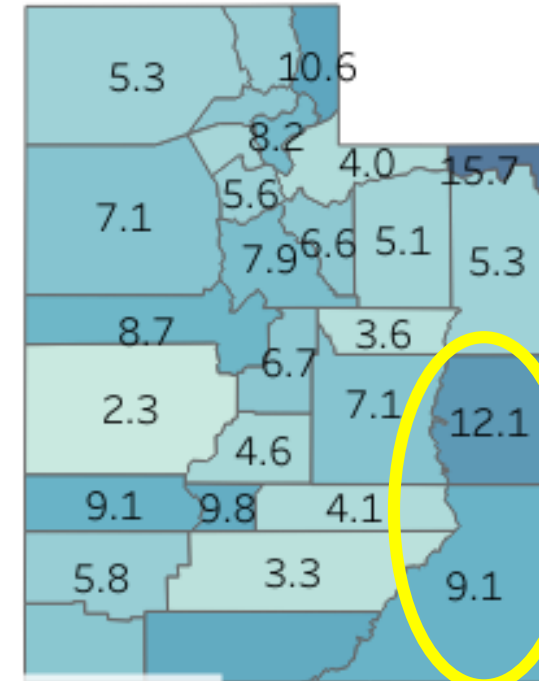
Statewide figures



397,052 Individuals



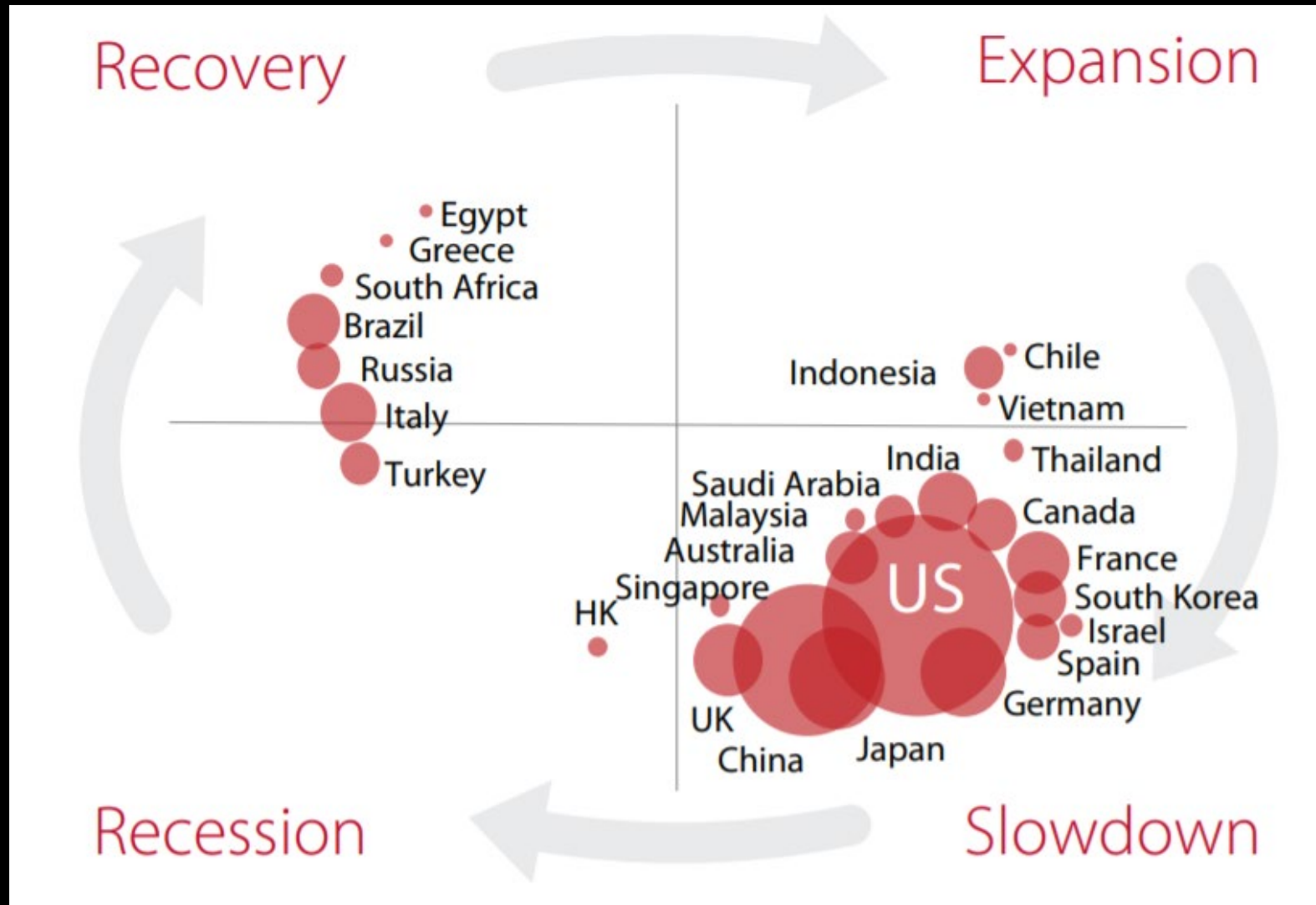
6.3 Percentage Points



© Mapbox © OSM

Other indicators to watch

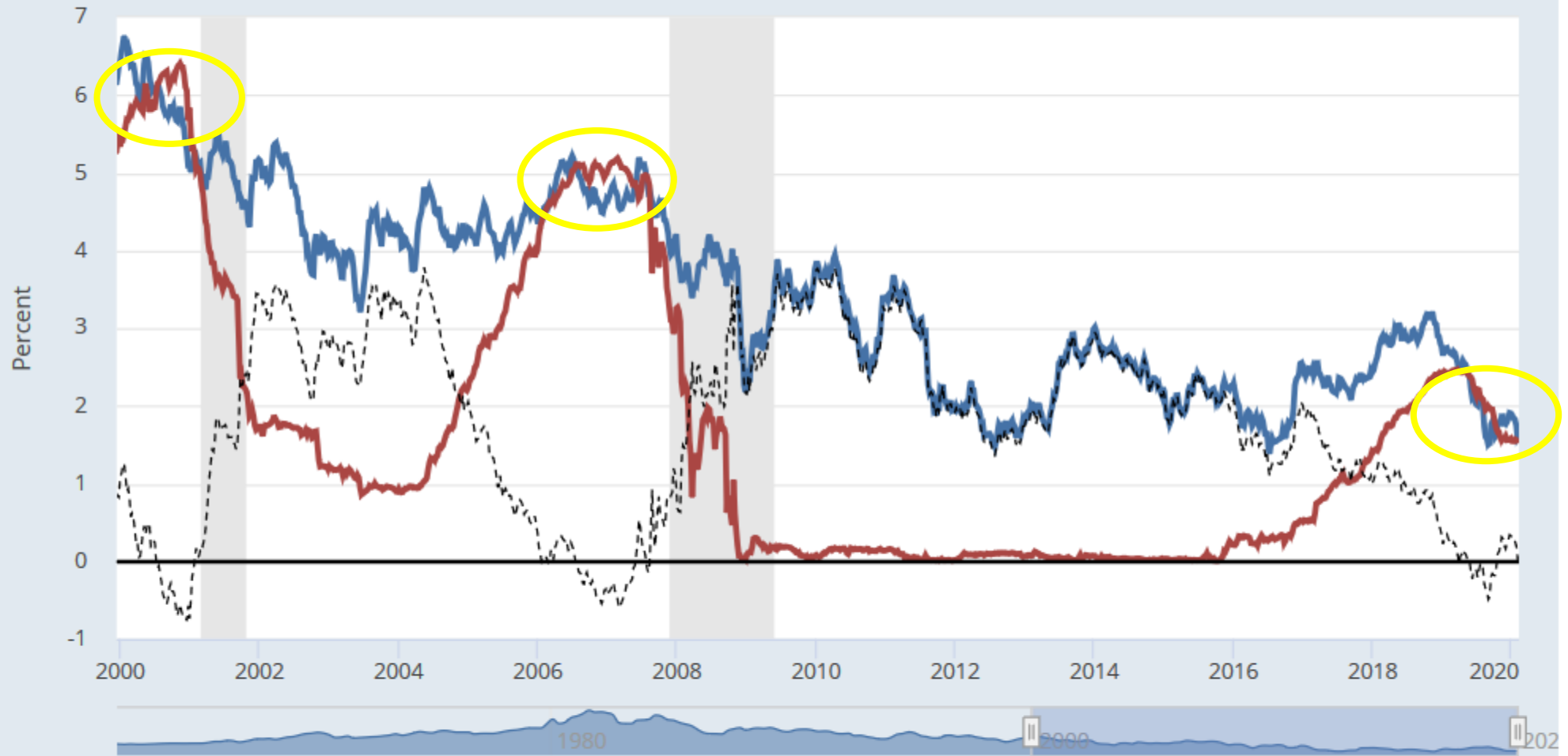
Moody's 2020 prediction: Slowing global economy



Sources: Moody's Data Analytics;
Kem C. Gardner Policy Institute
Note: Circle size ~ GDP

FRED

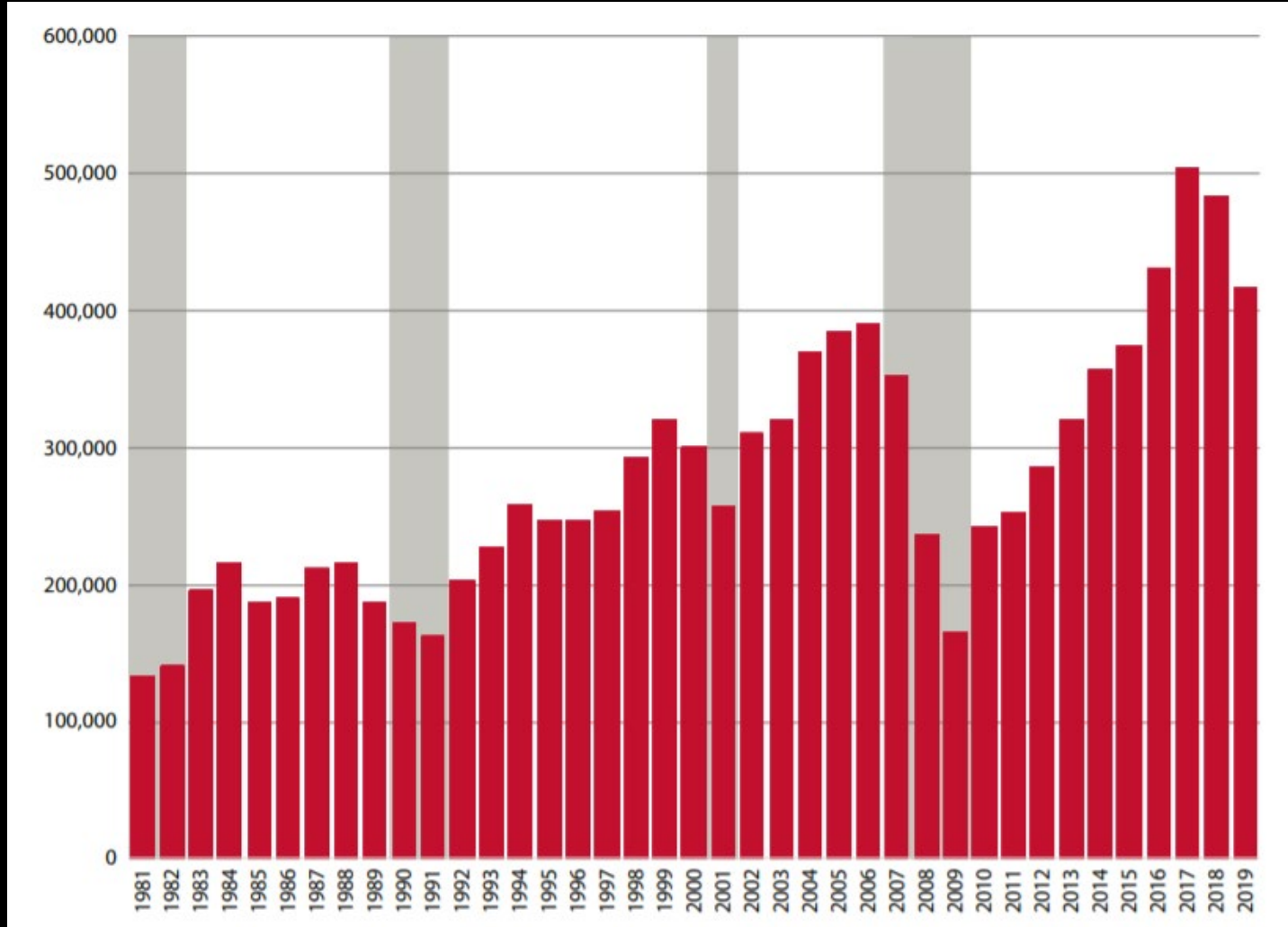
- 10-Year Treasury Constant Maturity Rate
- 3-Month Treasury Constant Maturity Rate
- - - 10-Year Treasury Constant Maturity Minus 3-Month Treasury Constant Maturity



Sources: Board of Governors, St. Louis Fed

myf.red/g/j8pf

Where else can we look for “leading” indicators?



Recreational Vehicle Shipments Per Year

Sources:

RV Industry Association

Kem C. Gardner Policy Institute

Note: Grey bars ~ recessions; 2019 = est.

Hachman Index of Economic Diversity, 2018

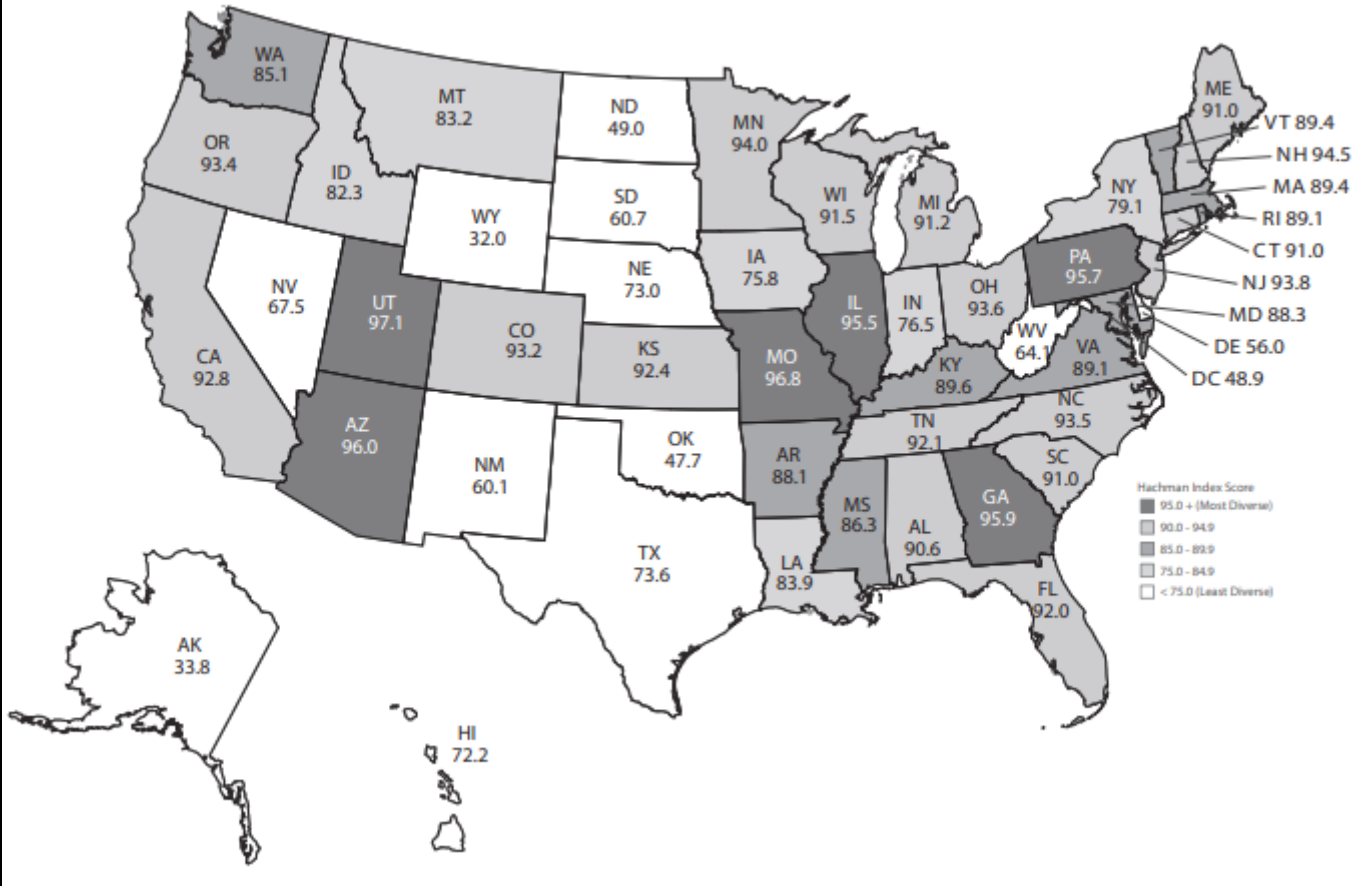
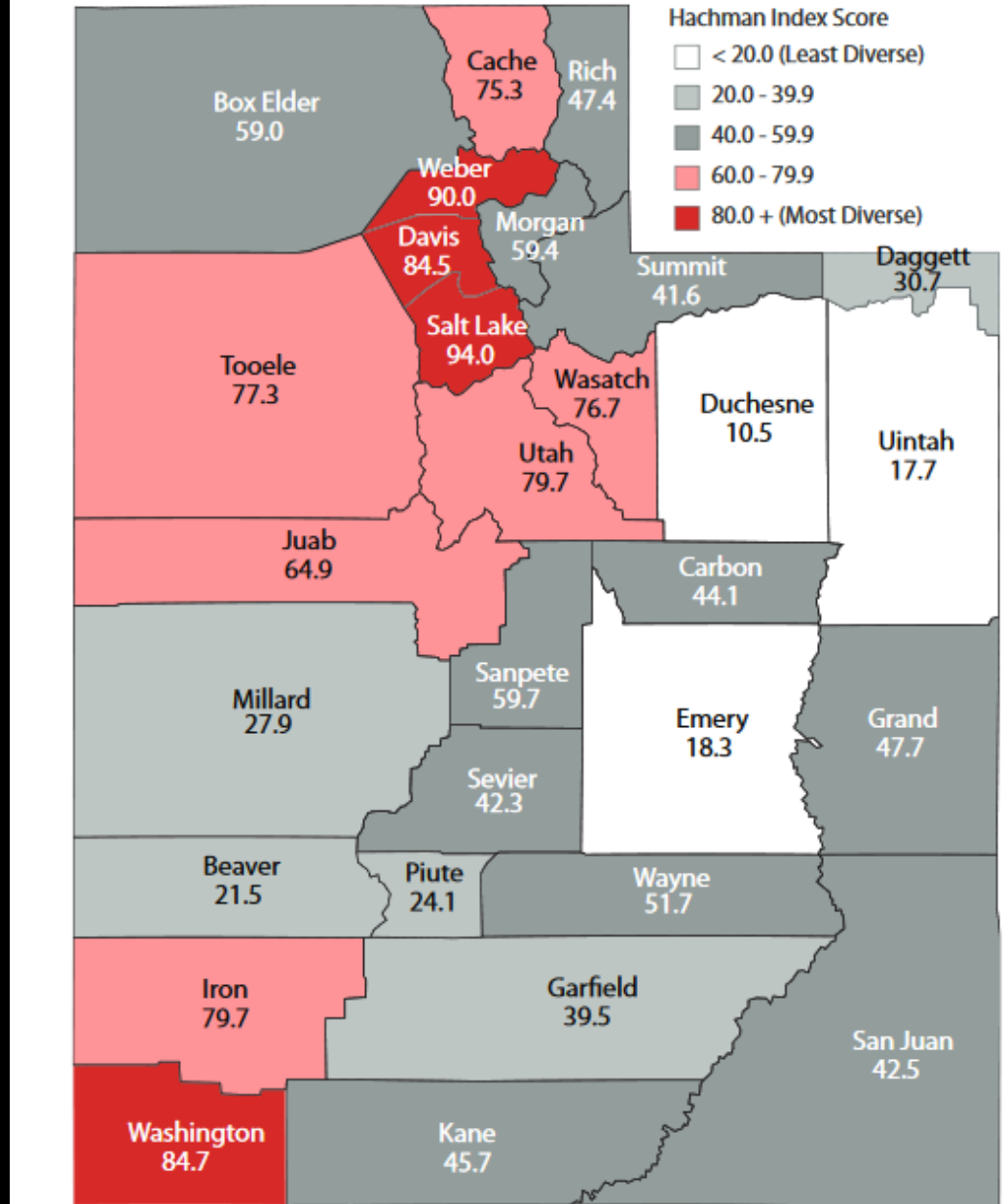


Figure 2: Hachman Index for Utah Counties, 2017



Sources: Gardner Policy Institute analysis of Bureau of Labor Statistics (United States) and Utah Department of Workforce Services (Utah counties) employment data

Diversification efforts



THE CITY OF MOAB AND GRAND COUNTY PRESENT THE
MOAB OPPORTUNITY ZONE TOUR

DECEMBER 13-14, 2019
MOAB, UTAH



ENTREPRENEURS. EMERGING PROFESSIONALS.
CHANGEMAKERS. FUNDERS.

YOU'RE INVITED

GAIN

grand area innovation network

KICK-OFF EVENT

(FOLLOWING THE CANYONLANDS BUSINESS SUMMIT)

AT 98 CENTER



5-7 PM FEBRUARY 10TH

LIGHT FOOD AND DRINKS PROVIDED



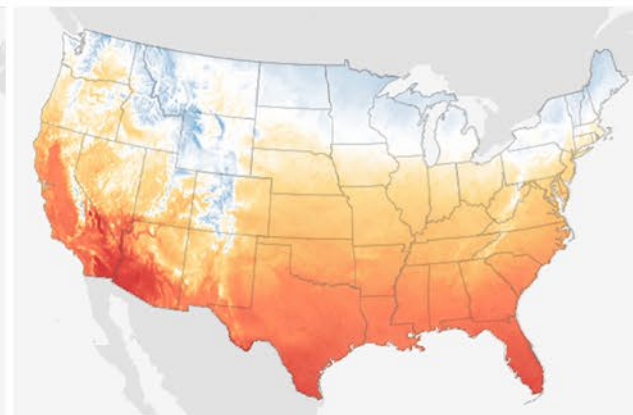
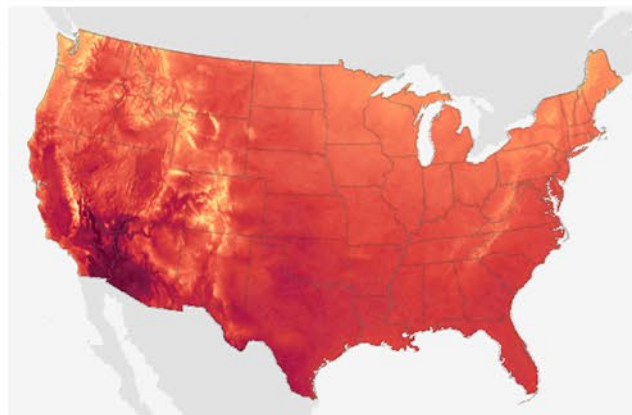
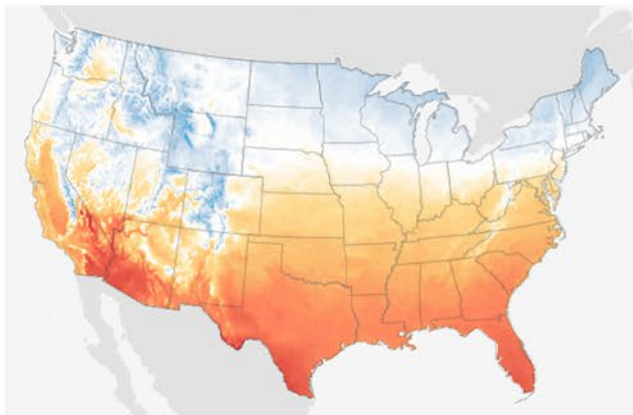
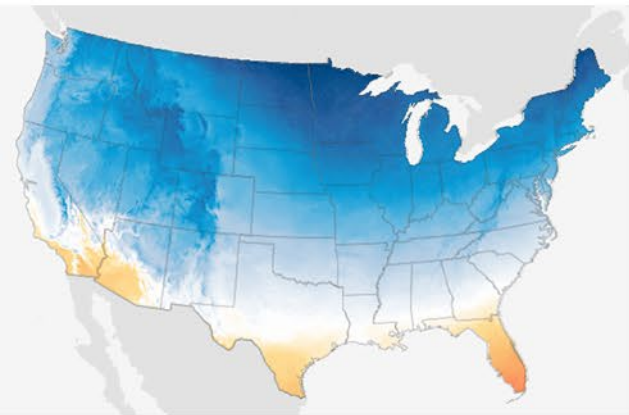
Projected changes in U.S. temperatures by mid-century

January

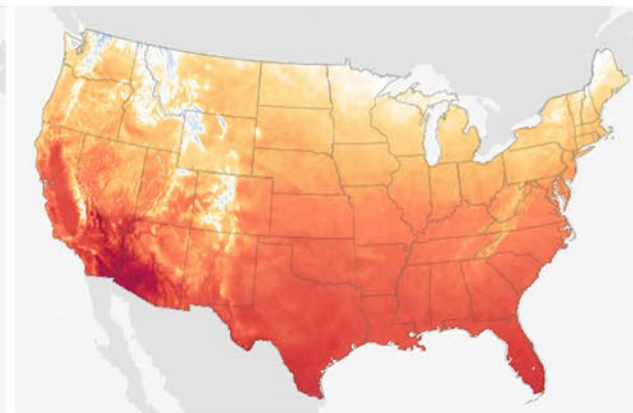
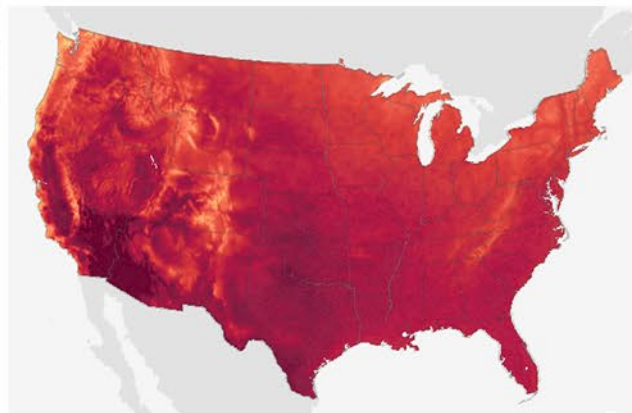
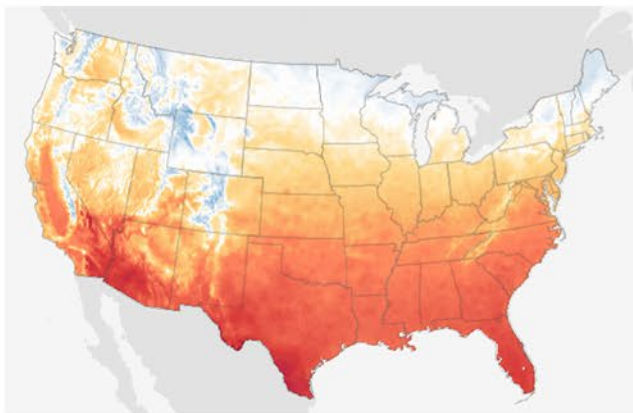
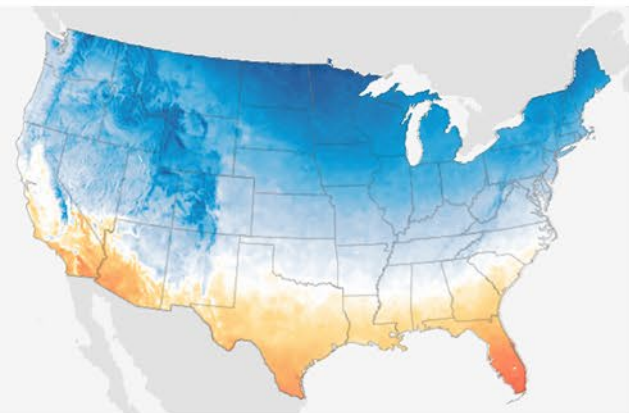
April

July

October

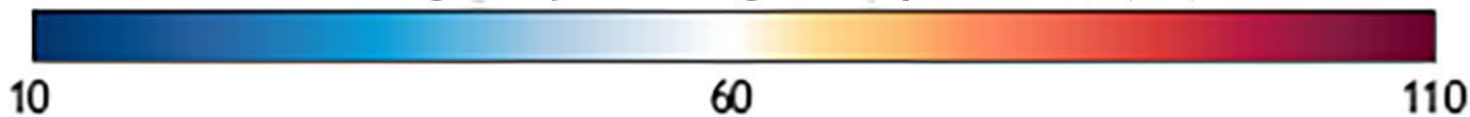


1981-2010 average



2060-2069, High emissions (RCP8.5)

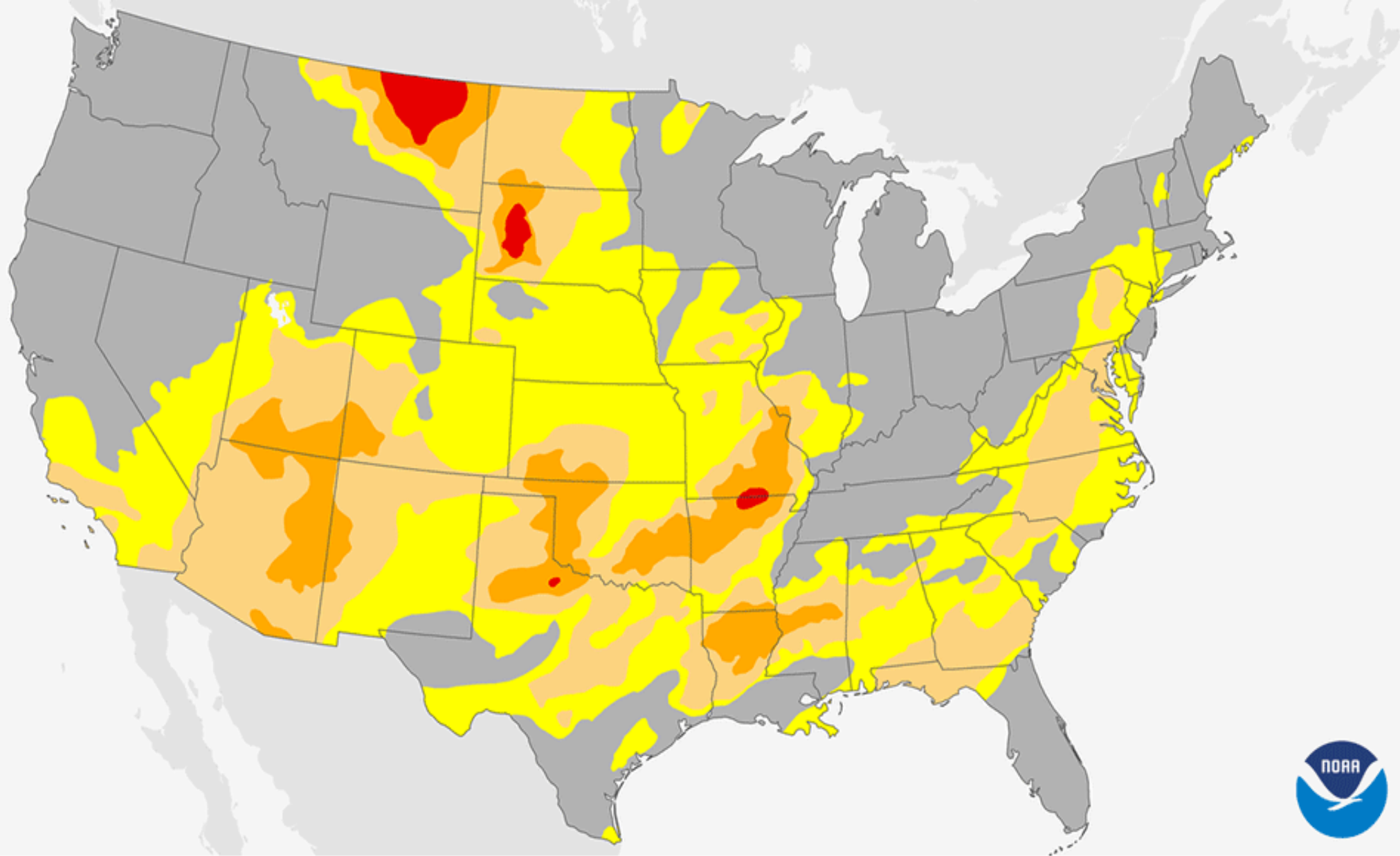
Average daytime high temperature (°F)



Climate.gov
Data: LOCA, PRISM

US 2018 Drought Recap

Jan 02



The long awaited report!

Evaluation of Groundwater Resources in the Spanish Valley Watershed, Grand and San Juan Counties, Utah



Scientific Investigations Report 2019-5062

- Groundwater Management Plan
- Incorporation of environmental resources into local ordinances

The main points...

- A mixed bag of +/- indicators...but a lot to celebrate
- We still have a lot of work to do in housing, business diversification, and climate change adaptation/resilience
- Uncertainty (and slowdown) in the global and domestic economies will affect us
- Positive yet cautious on 2020 and beyond

2020



CANYONLANDS BUSINESS SUMMIT

Zacharia Levine, AICP

Community and Economic Development

zlevine@grandcountyutah.net

435-259-1371

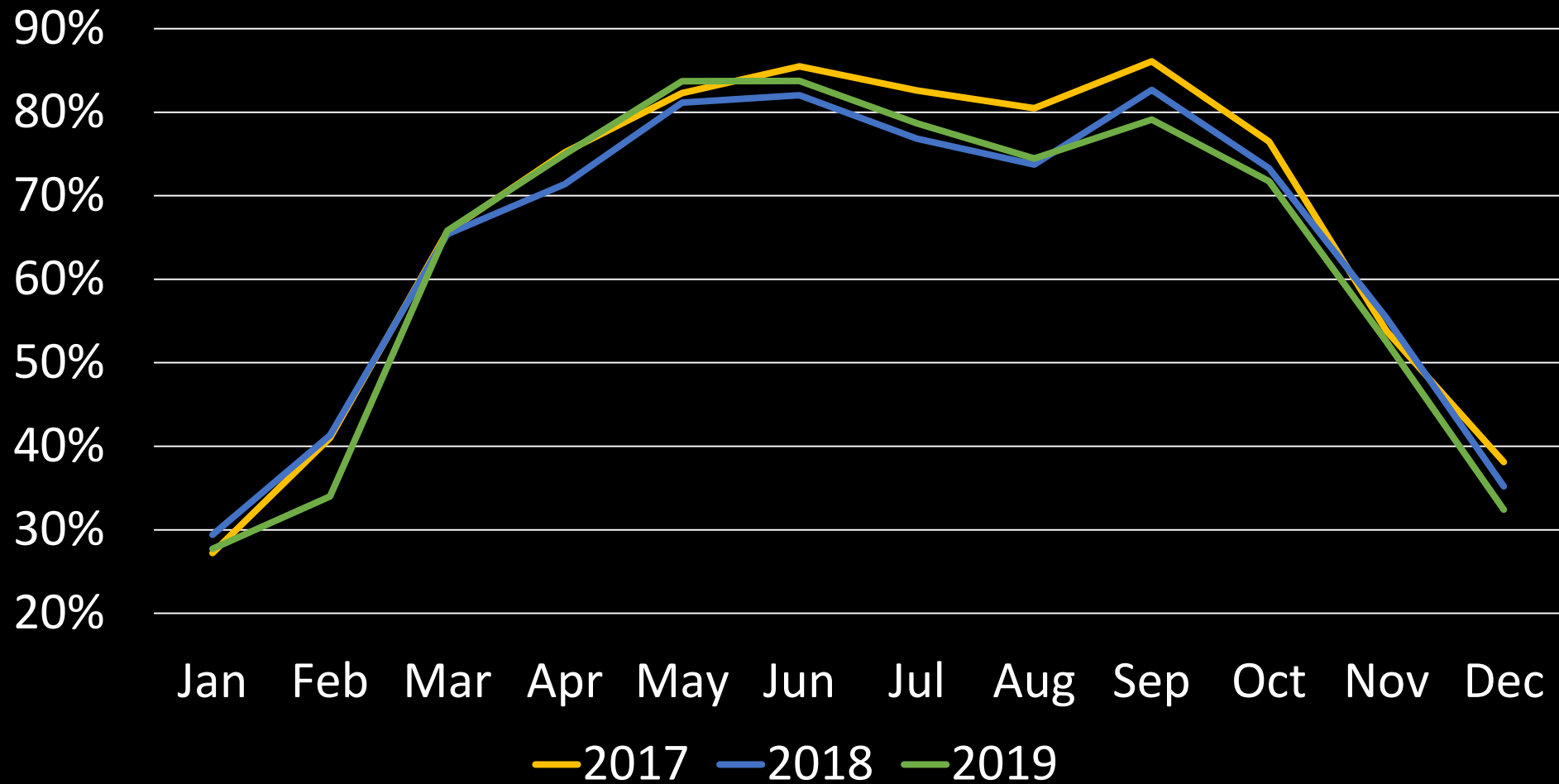
“Pocket slides”

Top 5 Sectors by Firm Growth (2015 – 2018)

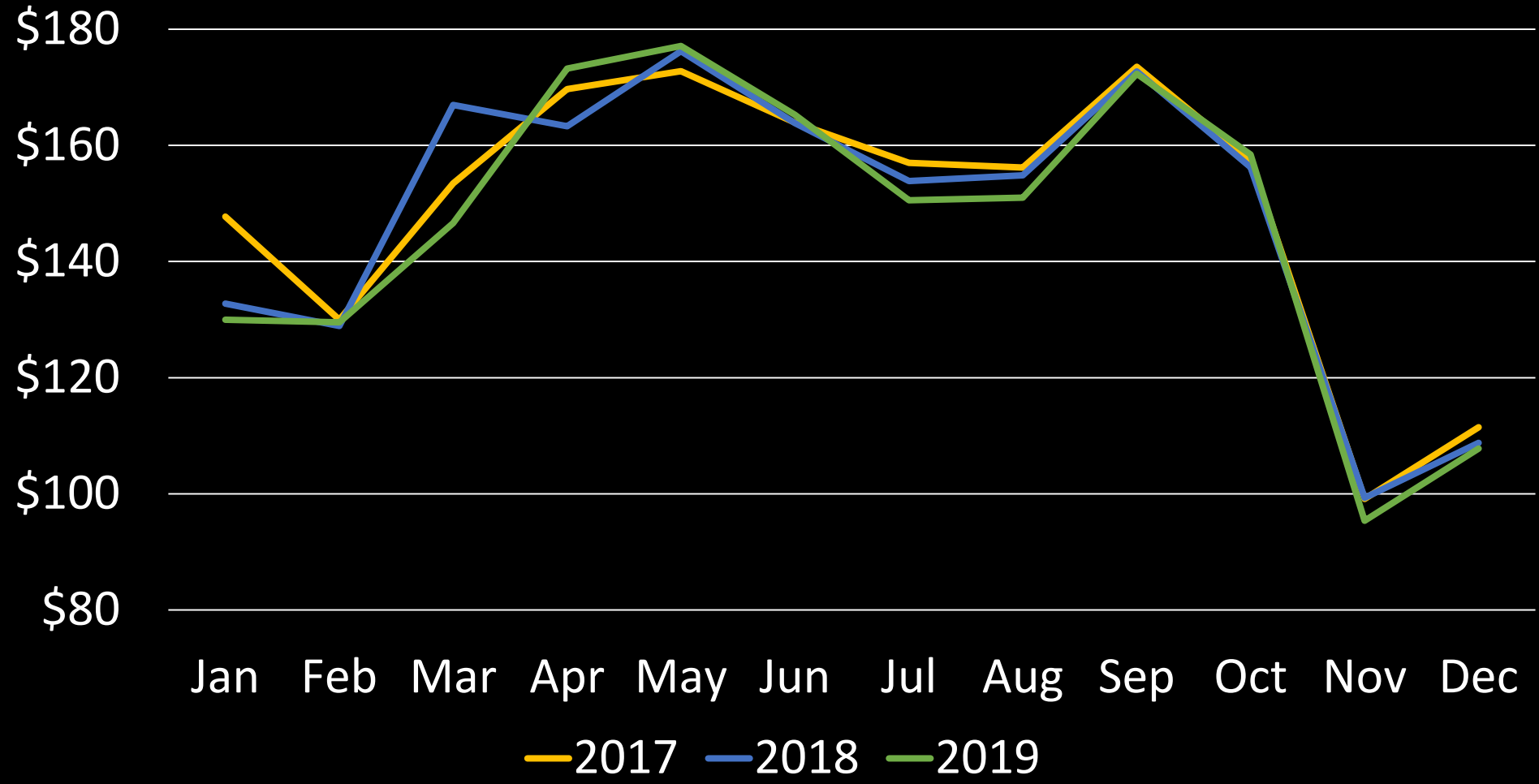
Sector (2 - Digit NAICS)	Establishment Increase
Transportation and Warehousing (48 & 49)	8
Manufacturing (31-33)	7
Accommodation and Food Services	7
Public Administration	7
Real Estate and Rental and Leasing	4

Sector (2 - Digit NAICS)	Percent Increase
Manufacturing (31-33)	100%
Transportation and Warehousing (48 & 49)	47%
Public Administration	21%
Wholesale Trade	15%
Real Estate and Rental and Leasing	13%

Grand County Hotel Occupancy Rates by Month

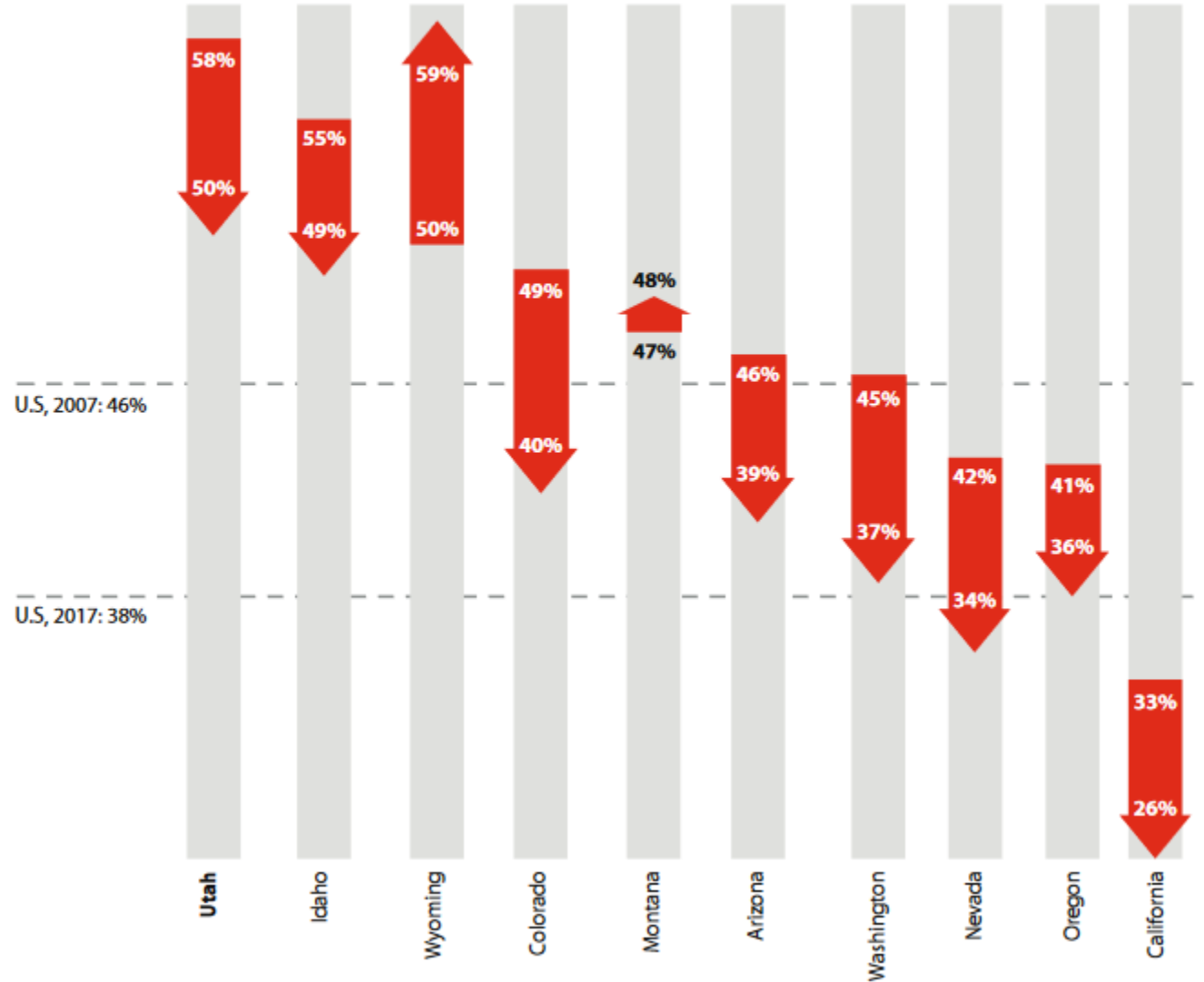


Grand County Hotels Average Daily Room Rate (ADR) by Month



Owner-occupancy is becoming more difficult in many places

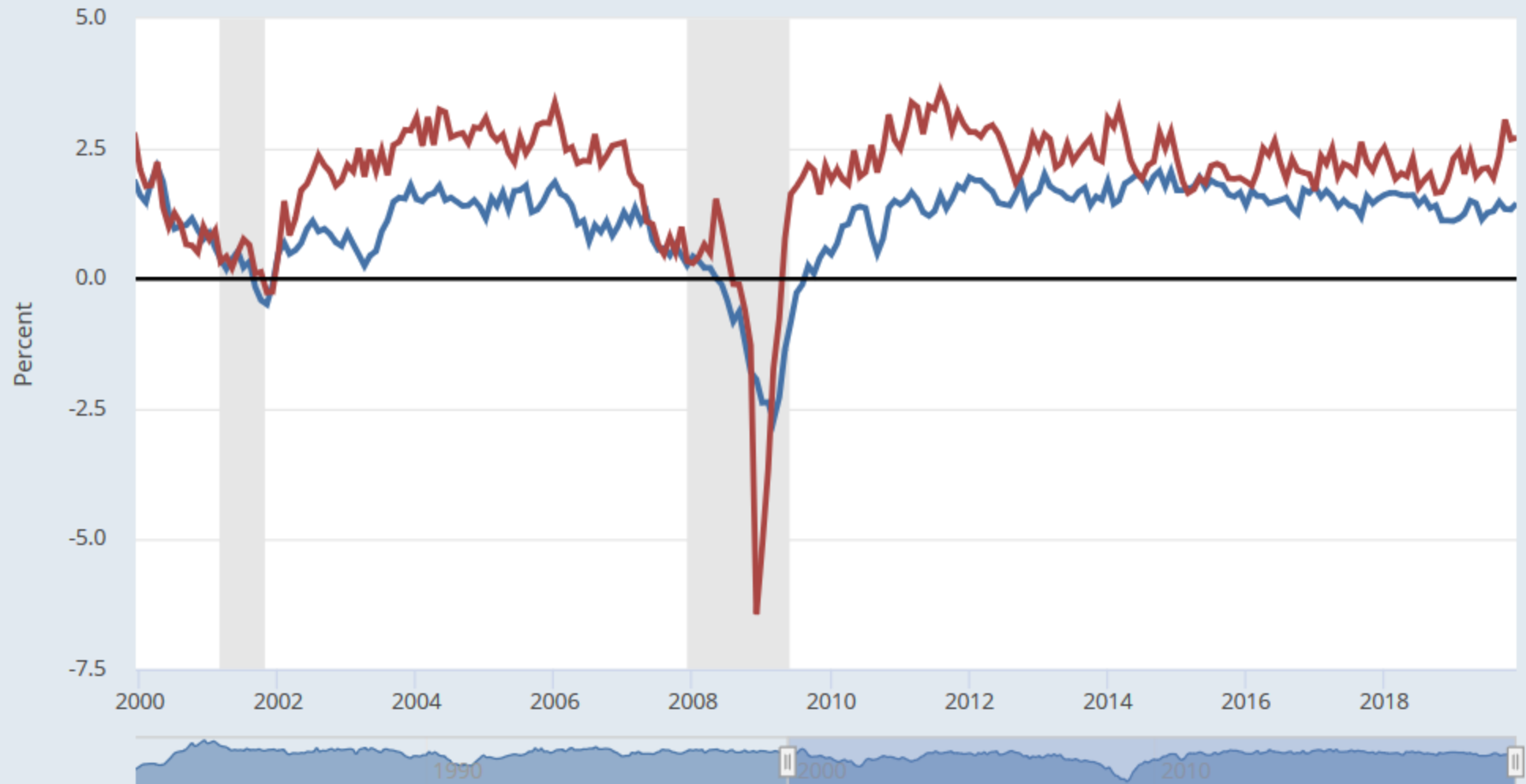
Change in young householder homeownership rates between 2007 and 2017
Western state rates for households with head aged 25-34 years



Sources: US Census Bureau American Community Survey; Kem C. Gardner Policy Institute

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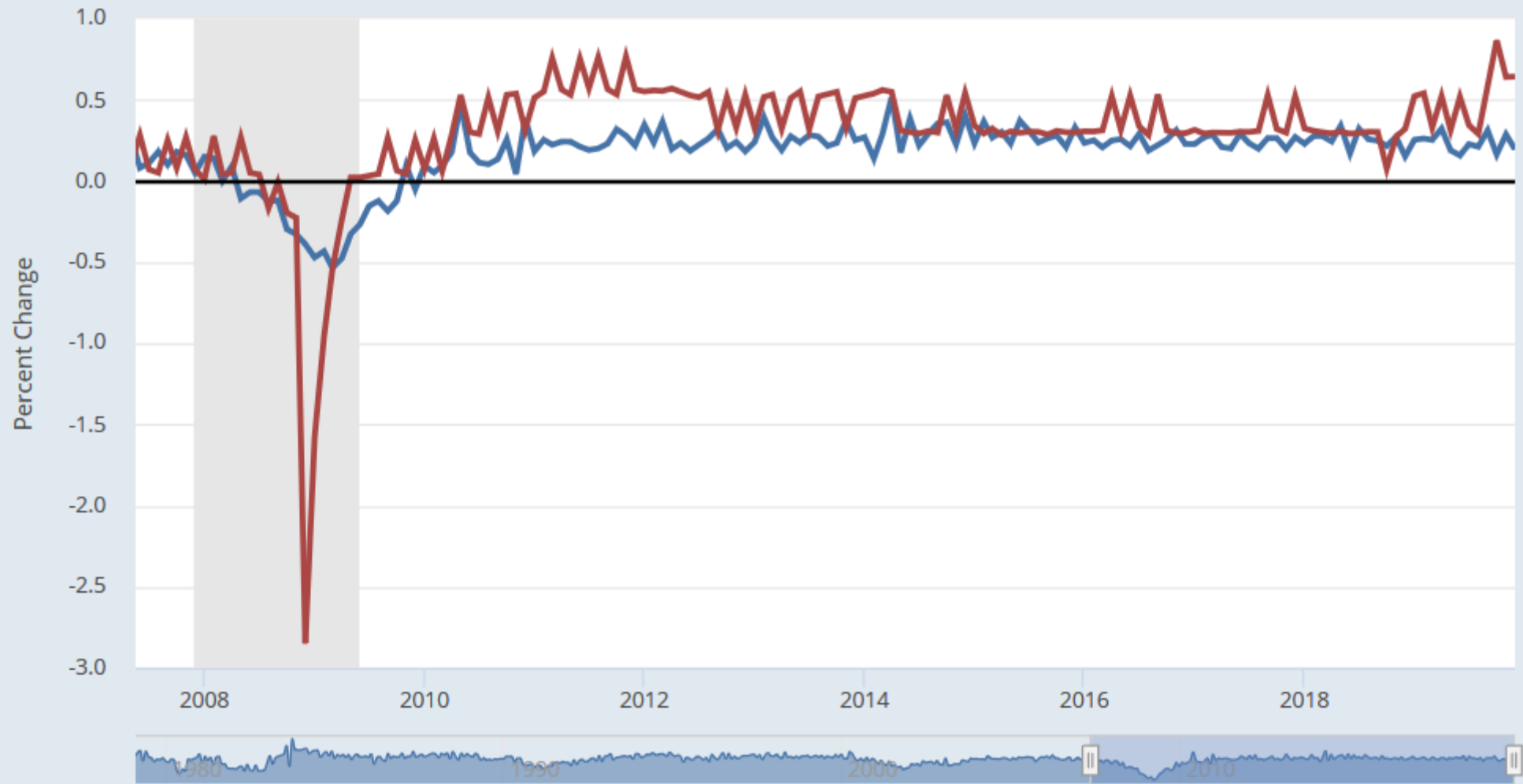
— Leading Index for the United States
— Leading Index for Utah



Source: Federal Reserve Bank of Philadelphia

myf.red/g/j8oY

— Coincident Economic Activity Index for the United States
— Coincident Economic Activity Index for Utah



Source: Federal Reserve Bank of Philadelphia

myf.red/g/j8nE