

Grand County
Build-out Population Projections
July 2013

Type	Area (acre)	Density (Units/Acre)	# of Residential Units	Residents per Unit	Population	Using 2.34 avg HH size
Unincorporated County						
General Business (GB)*	93	5	23	2.45	57	54
Highway Commercial (HC)*	817	18	735	2.45	1,801	1721
Heavy Industrial (HI)*	207	1	10	2.45	25	24
Light Industrial (LI)*	29	5	7	2.45	18	17
Large Lot Residential (LLR)	633	2	1,266	2.45	3,102	2962
Multi-Family Residential (MFR)	102	8	816	2.45	1,999	1909
Multi-Family Residential (MFR-14)	23	14	322	2.45	789	753
Neighborhood Commercial (NC)	151	5	755	2.45	1,850	1767
Resort Commercial (RC)	17	5	85	2.54	216	199
Resort Special	75	0.2	15	2.54	38	35
Range and Grazing (RG)	89,682	0.2	17,936	2.45	43,944	41971
Rural Residential (RR)	6,027	1	6,027	2.45	14,767	14104
Small Lot Residential (SLR)	430	5	2,150	2.45	5,268	5031
Specially Planned Area (SPA)	438	0.0	0	0	0	0
<i>Unincorporated Subtotal</i>	98,725				73,874	70549
Moab City	2,594				24,003	24003
				Total	97,877	94552

Notes:

* Zones GB, HC, HI, LI each allow residential development at the densities noted. There is little empirical data to use in developing projections of residential development in these zones. As a result, we have used 5% residential in these zones due to the undesirable nature of these zones for residential living.

1. Detailed information on zone description and densities can be found in Appendix "A", Figure A.2

2. The RG zone was calculated to be 2,345,654 acres. However, approximately 95.7% of Grand County is public or tribal lands that cannot be populated. Therefore, the illustrated acreage equates to 4.3% of the entire County acreage less all of the other zone acreages.

3. Moab's build-out population is taken from Moab City's latest population projections found in the 2013 Culinary Water Storage Impact Fee Study.