

**Utah Land Use Institute - Minutes
Davis County Workshop
Davis Conference Center
8/26/22**

1	Gary Hill	Bountiful City Manager
2	Kate Bradshaw	Bountiful City Council
3	Kendalyn Harris	Bountiful City Mayor
4	Matthew Dean	C.W. Land Co
5	Karina Brown	Cache County
6	Clark Wilkinson	Centerville Mayor
7	Gina Hirst	Centerville City Council
8	Nike Peterson	Clearfield City Council
9	Brandon Stanger	Clinton Mayor
10	Peter Matson	Clinton Community Development
11	Steve A. Hiatt	County Lobbyist
12	Brian Hatch	Davis County Health Department Director
13	Chanel Flores	Davis County Economic Development
14	Comm. Bob Stevenson	Davis County Commissioner
15	Comm. Lorene Kamalu	Davis County Commissioner
16	Comm. Randy Elliott	Davis County Commissioner
17	Dave Spence	Davis County Health Department
18	Jeff Oyler	Davis County Planner
19	Kent Andersen	Davis County Community and Economic Development
20	Ryan Steinbeigle	Grant Administrator
21	Steve Snow	Davis School District
22	Darin Brush	Davis Technical College
23	Ari Bruening	Envision Utah
24	Jennilyn Tockstein	Envision Utah
25	Ryan Beck	Envision Utah

26	Bret Anderson	Farmington Mayor
27	John Pohlman	Fruit Heights Mayor
28	Terrah Anderson	Governors Office of Planning & Budget
29	Col. Jeffrey Holland	HAFB
30	Sean Cannon	HAFB
31	Melinda Greenwood	Kaysville Community Development
32	Shayne Scott	Kaysville City Manager
33	Perry Oaks	Kaysville City Council
34	Tamara Tran	Kaysville Mayor
35	Mallory Bateman	Kem C. Gardner
36	Gary Crane	Layton Attorney
37	Lon Crowell	Layton Community & Economic Development
38	Joy Petro	Layton Mayor
39	Chris Falk	Newmark Grubb Acres
40	Brian Horrocks	North Salt Lake Mayor
41	Sherrie Pace	North Salt Lake Community Development
42	Chandler Beutler	Office of Senator Mitt Romney
43	Richard Plehn	Office of the Property Rights Ombudsman
44	Daneen Adams	Open Doors
45	Aaron Weight	Property Reserve Inc.
46	Taylor Leavitt	Property Reserve Inc.
47	Adam Speth	Realtor
48	Hayley Alberts	South Weber City Council
49	Rod Westbroek	South Weber Mayor
50	Laura Hanson	State of Utah
51	Noah Steele	Syracus Community Development
52	Dave Maughan	Syracuse Mayor
53	Andrea Olson	UDOT

54	Christopher Chesnut	UDOT
55	Wilf Sommerkorn	ULUI
56	Craig Call	ULUI
57	Rep. Karen Peterson	Utah House
58	Rep. Raymond Ward	Utah House
59	Rep. Steve Handy	Utah House
60	Rep. Stewart Barlow	Utah House
61	Cameron Diehl	ULCT
62	Rachel Terry	ULCT
63	Justin Lee	ULCT
64	Sen. Stuart Adams	Utah Senate
65	Bill Cobabe	Utah State Division of Housing & CD
66	Beth Holbrook	UTA
67	Andrew Gruber	Wasatch Front Regional Council
68	Jory S. Johner	Wasatch Front Regional Council
69	Scott Paxman	Weber Basin Water Conservancy District
70	Julie Snowball	Weber State University
71	Duane Huffman	West Bountiful City Administrator
72	Ken Romney	West Bountiful Mayor
73	Kyle Laws	West Point City Manager
74	Brian Vincent	West Point Mayor
75	Ted Knowlton	WFRC-Regional Growth Committee
76	Taylor Woodbury	Woodbury Corp.
77	Ryan Westergard	Woods Cross Mayor
78	Alissa Dailey	UAR
79	Sarah Beck	
80	Adam Speth	NWAOR
81	Shannon Hansell	Farmington City Planner

82	Mikayla Joodan	WFRC
83	Lyle Gibson	Farmington City Planner
84	Ariana Farber	MIDA
85	Brett Christensen	
86	Bill Ince	
87	Ali Avery	
88	Rhonda Perkes	
89	Judd Cook	Dominion Energy
90	Jill Burton	Dominion Energy

Introduction by Wilf Sommerkorn, Utah Land Use Institute

Thanks to Envision Utah, Utah League of Cities and Towns, Olene Walker Institute, Gardner Policy Institute. This is an opportunity to discuss growth issues.

Laura Hansen, Utah State Planning Coordinator

Utahns are feeling anxious about growth. There is funding from the legislature to have a statewide conversation about growth. They are working with UAC, WFRC, Garder Institute, ULCT, ULUI. The goal is to understand the hearts and minds of Utahns as well as:

- Understand policy levers
- Accountability metrics
- Baseline understanding facts of growth
- Local utilization, how to arrange and design development
- Lots of opportunities for input
- Tracking general public and community leaders input

Mallory Batemen, Kem C. Gardner Policy Institute

She will review the Davis County demographics and population growth using Census bureau data.

1. Growth of population since 1940 in an upward trajectory and follows that pattern in the state. Starting in 1990 there was a wave of migration (international and other), which impacted Davis County. Rate of growth going back and forth. Fastest growing state in the nation at 18.4% growth rate.
2. Communities in Davis County grew between 2010 and 2020, and increased in diversity. Layton and Bountiful grew as well as Sunset. 14,000 new residents in Layton.
3. 2020-2021 Census data, Intermountain West growth region. Communities experiencing population decline. Higher deaths from covid. Declining birth rates, international migration subdued which muted growth. National growth rate was .1% in 2020-2021. 2nd behind Idaho.
4. County level population change varied between 2020 and 2021. More people are moving in than moving out. We get alot of Idaho and Wyoming movers. Davis has more natural increase than migration.
5. Between 2020 and 2021, Layton and Syracuse added the most new residents. Westpoint, Syracuse and South Weber grew the fastest. Bountiful and Centerville lost a little population (losing per Census).

6. Migration has become a more consistent component of change. Youngest state in the nation. Aging as a population, generation of baby boomers aging. Net migration. Great recession out migration. Good economy and quality of life.
7. Davis County between 1960 and 2020, migration drove an average of 30% of population growth. Natural increase was stable.
8. Racial and ethnic diversity in Utah has played a critical role in population growth this decade. Over half of growth was non hispanic white. ½ hispanic latino, 2 or more race categories.
9. Racial and ethnic diversity increased in Davis County last decade.
10. Natural increase will decline a bit, increase in deaths and decrease in births. Inputs get every 4 years to make decisions. Economic change is a major driver. Work with WFRC. Population estimate of 560,000 in 2060.
11. Change in age structure are different by county. Fewer births in projections. Migration usually brings in young adults. 2060 younger group narrower than in past. Over 60 population larger than previous.
12. Jobs, annual rate of growth. There won't be a constant rate moving forward. Attractiveness of jobs. Construction industry.
13. In Davis County projected increases result in: will remain 3rd largest county in the state.
14. Scenarios and change births and deaths and economic picture. Low and high picture baseline scenario. Range of possibilities. Higher births and higher life expectancy will be about 600,000 in 2060. 464,000 is the low.

Questions

Net migration minus natural increase. Data is based on move to county.

How do you gather migration data? Births and deaths, housing units, inputs from school board and K-12 system, sometimes the LDS church, contextual insights from Dominion Energy. Difficult to measure.

Do you track household income? American community survey tracks it through Census bureau

Did Utah county pass Davis in income? Davis median income from 69,147 in 2011 to 87,570 in 2020.

Currently Davis highest income in 2020.

Can we accommodate growth in the county? Young population will decrease overall

Do the demographics gap out at a certain point? Davis is the smallest geographic area. Good data point to look to.

Andrew Gruber, WFRC Little undeveloped land to spread and grow, have to include whether new land to develop. Based on that Davis cannot grow. How much infill and redevelopment happens in Davis County? Growth will occur or not occur based.

If there is not enough land or infill, where would models put people? Which County? Look to WFRC.

Kent Anderson-Director of Community and Economic Development Davis County

Leaders of the county are creating the vision to shape the community. There are challenges and opportunities. Interactive conversation, hear the challenges and come up with creative solutions. We are unique. At 360,000 population now, 600,000 in 2060. Where do we put people?

Who are cities leading the charge? Very little remaining in unincorporated county 2,665 acres.

12,000 acres are undeveloped. 60% is already in greenbelt. Still active farming going on.

Open land and percentage for each of the cities. Redevelopment and opportunities.

How to execute the vision? What makes Davis County unique? 85% of developed land in Davis is residential

Hill AFB Lt. Colonel Jeffrey Holland

Masters in Public Administration

HAFB owns alot of land in Davis County. People to hire - where will they live? 5,000 people they are expected to hire. The Air Force is evolving in how they hire people. He is Impressed with military friendly legislation in Utah.

As the Air Force grows and there is increased push for diversity in the ranks, they will look less like him. Utah is a desirable place to live. Residential housing is one of airmen's biggest challenges. Help airmen find solutions that are close.

President Stuart Adams

Utah collaborates well and we continue to. Best spot in the US. I believe we are in the best spot on the planet. Leads the nation in economic development. Lowest unemployment rate in the nation. Best state in the nation for covid response. We don't know what we have here. I am a 5th generation Utahn and Layton city. I have 16 grandkids and want their future to be better than mine. Only way that will happen is we continue to collaborate. My quality of life is better than my great grandfather who used wood tools. Permitting and the land use process is important.

Rep. Stephen Handy

There is a NIMBY issue, and I am a strict property rights person. You can't stop growth and progress. Do it in a smart and practical way. This is long overdue and I wish I had this when I was starting out.

Rep. Ray Ward

Concept of developable land- man living in a dirt crawl space in Seattle. Gently increasing density with accessory dwelling units.

Lunch

Ryan Beck, Envision Utah – Responses to polling audience using Slido software

1. Please identify your role
2. Why do people move to Utah or stay in Utah?
Family
3. In your county how worried are people about where the growth is taking us?
 - when you build density if is not managed then have lower income housing.
 - mobility and transportation, have noticed traffic is busy. Quality of life improved immensely with roads.
 - Weber Basin water - tough to keep up with growth from water standpoint. Past few years have found a limit of the supply and resource. It is not a growth limiter. The way we use water has to change.
4. What do you like most about your county that you don't want to see changed?
 - service, values, and volunteer values is what sets Utah apart from other states
 - Financially well run with a good economy
 - Open spaces
5. What do you like least about Davis County?
 - put pipes in ground and fail, how do you reinvest in the infrastructure in country
 - proximity to mass transit, go through the county in least optimal locations. Far away from businesses.
 - people identify with their cities not so much counties
6. What is your opinion on the population projections? Which scenario is right from Gardner Institute?
 - high scenario, we will see something different. You can double capacity without any expense in infrastructure.
 - unknowns and data untapped, higher numbers than we are expecting
 - chose low scenario, price of housing and cost of land will restrict growth
 - low, how you use the land, we need to address the missing middle and water constraints, entitlements process constrains affordability (he designs masterplan communities)
 - economic base projection, how much do we allow to get built in our cities?
 - one of the biggest predictors is looking back. Growth has taken place is ½ what we are now and so predicts will double population.
 - What does your general plan look like and will it accept new people?
 - Farmington City, constrained on acreage but anticipating growth. Density is not a factor anymore. Dense development 20 plus an acre.
 - Bountiful City, in process of updating general plan in 15 years. Infill is what they are doing. Conversion to mixed use downtown, 400 multifamily units on bus route. Rapid transit. Line will go

up to Farmington. Recognition and efforts to accommodate infill. Population will grow and we need to make changes.

-South Weber City, very small 4 square miles. Struggle with one main corridor and small. Working with citizens to create more housing not well received. If you add a lot more housing nowhere cars to go. People want lower density.

-Westpoint City manager, a lot of constraints like sewer. Density cannot happen due to lack of infrastructure.

7. **How well do you think we are responding to and planning for growth?**

-what about constraints due to lack of water?

-Weber Basin Water - 60-70% of annual water supply used in summer on landscapes. 4 homes would use more water than higher density.

-as time goes on and restrictions on land, works for Kaysville City, and people with large lots which they want. Will the mentality of people shift when things are regulated?

-Kaysville City Council, great session and great training, had different notions and misperceptions and understanding. Residents NIMBY but change has to happen. How do we educate not just us but residents as well? How to prepare for inevitability of growth.

-Bountiful City Council - Bountiful redoing general plan but not well coordinated otherwise and big disconnect between state level and city level. Lack of communication and coordination and led to legislation that sometimes not helpful on ground level.

-North Salt Lake, well, they will approve a development and do a traffic study. What is Bountiful going to do? If they do things independent of them that will impact their traffic.

-Contrast Davis County with other places in the state. How many communities have a gathering place that we love? Main street Bountiful is great. People flock to Main Street Bountiful because it is fun and vibrant and gives heart. Is there a spot where we can turn density into something magical? (like a town center)

-Appreciate legislative menu of choices and made good headway and made good progress. Takes years to make progress.

-North Salt Lake - transportation land use connection program available through them to accomplish what you want to do. Could be working on a main street, bike plan, working on general plan. Resource waiting and ready to help.

-Kaysville, great discussions and planning for growth. But communication is not good. How can we message it better and solidly and communicate as a group? Individually people think can stop it.

-Somewhat well and improved a lot over last 10-15 years. Hill AFB and Weber State have large numbers. Diversity and inclusion and realize those are more diverse than the rest of Weber. Offer diversity to have people come. One of things EDC Utah deals with are companies coming here and analyzing

-Clearfield City, how we frame the conversation, biases against actual types of housing. We say "those people". Housing has to be a part of the diversity discussion in addition to gender, ethnicity, etc. Understand every single one of our homes took someone's fields.

8. **What can we do better in planning for and responding to growth?**

-organization works on quality job growth, put in master planning and looking at housing and public infrastructure. Massive out migration to SL County 100,000 laborers every day from Davis and Weber Counties.

-health department, deal with vulnerable populations and look at a more holistic approach. Food deserts but where is the grocery store? More than jobs, housing but holistic.

-without incentives from cities, retail won't grow. What can we do better in responding to growth?

9. **In one or two words, what are the most important challenges facing your county?**

10. **Prioritize all the growth issues.**

Discussion with Craig Call - Davis County Priorities

Farmington City

- Progressive policies, developers required to build affordable units. Voluntary and incentive based.
- Can there be help from the state?
- Use zoning as granted density.

- Lihtc funding projects, they score lower in the ranking to qualify. Look to change the criteria.

Bountiful City

- Include more city council members because they have to vote on these matters.

*send invitations to city council members for future meetings

*USU willing to poll people specifically

*ULCT directory access to email addresses of all elected officials

WFRC

Transportation

1. Everybody should engage in the official transportation planning process that exists. They don't always have great participation. Think about needs in the future. Two workshops coming up in October and November for Northern and Southern Davis.
2. Provide transportation choices to residents. Drive, bike, ride, walk...

Bring Water District to the table. Involve in the planning and decisions.

Representatives and Senators understand land use at a local level. concerned others might not understand land use issues. Rep. Waldrip is a good example of land use knowledge.

There should be collaboration between cities and the legislature.

Cities should meet with legislators 1-2 times per year about issues. Make a connection.

This is a good start but we need to continue the collaboration.

Davis County

- Vulnerable populations and the organizations that serve them should be highlighted. Serve clients with housing and none of them have enough.
- Support the organizations, understand their missions and role.
- School district foundation helping children with the teen center, collaborate with Youth Futures which helps with youth housing and wraparound services.
- *Housing Authority should meet with city elected officials. Education about their mission and goals. Cities choose who will invite the HA. She has encouraged HA to reach out. (planning commissions, city councils)

Homeless Issues

- Open Doors
- Homeless providers should be considered. If you don't do anything there will be homeless people on the street-14% increase in the last year. Open Doors can attend city meetings to discuss homelessness and options.

UTA

- UTA representative serves on the Commission on Housing Affordability
- Two subcommittees to address affordability
- HB 462 came from the commission working with other organizations.
- UTA welcomes input on needs.

-Concerns about legislative mandates and how much control cities really have.

Some communities will never meet the formula for affordable housing.

Developers on the hill try to legislate what happens in the city. What happens after the entitlement process?

Cities have to file plans with the state but the developers have the control.

Vilifying the developers is not helpful. Develop a relationship with them. Share needs on both sides.

*meeting with developers and city council, planning commissions.

- Do more brainstorming and take proposals back to the cities. Make it more workshop oriented, give feedback on suggestions.

What are the fundamental problems and solutions?
Delve into what the problems truly are.

*These are all the problems we are facing, what are the potential solutions?

West Point City

- Concerned about productivity of a council/planning commission and developer meeting.

Bring larger developers into the room and learn more about their challenges and get their feedback.

ULCT

- Group that convenes (Land Use Task Force) with representatives from those two groups. Be careful not to duplicate what exists.
- There are good solutions that are not legislative.

-Water

Will lack of water impact the city's ability to issue building permits in the future? Coordination meetings between the counties and cities on future developments. Go back in time and look at existing developments. If we don't make major changes it will be a growth limiter.

ULCT conference example. Brainstorming on topics - what are you doing about ? (water, transportation, zoning, etc). Solution driven based on experience. Immediate policy driven discussion. Give the questions ahead of time so participants are prepared.

*session on water

Davis County

- Value of city council experience and knowledge. Legislators should experience it. How many city council members are developers?
- Importance of understanding different perspectives.
- Understand the developer challenges and contributions.

State Representative

- Irrigation district engagement in policies and decision making.
- What is a water right? Education of what it is, legal, etc.
- Clear idea of the structure to help with water infrastructure planning.

South Weber City

- Great Salt Lake drying up
- *Water discussion
- State mandates are difficult because each city is unique. The options in HB 462 are limited for their city.

Educate: city councils, planning commissions, public, developers, etc.

Increase density in their city per state mandate but it will never be affordable due to their location.

Kaysville

In the past Speaker Wilson as a developer hosted a workshop in Kaysville. Difficult to get all perspectives.

Craig Call - summary

*Legislation

*Water

*Developers and city council members

State public training and involvement. Planning and legal assistance available.

ULCT

Roving city manager program. Working with the Governor's office to provide funding.

Minutes by Karina Brown