

Minutes - Utah Land Use Institute
Weber County
Jeremiah's Lodge and Garden
Ogden, Utah
8/25/22

1	Adam Speth	Realtor
2	Andi Beatles	Weber Housing Authority
3	Andrea Olsen	UDOT
4	Andrew Gruber	Wasatch Front Regional Council
5	Angela Choberka	Ogden City Council
6	Ann Millner	State Senator
7	Beth Holbrook	Utah Transit Authority
8	Bob Barnhill	Perry City Administrator
9	Brandon Bell	Associate Planner
10	Bryan Arrington	Nilson Homes
11	Cal Musselman	Utah State Representative
12	Cameron Diehl	Utah League of Cities and Towns
13	Chad Holbrook	Harrisville Planning Commission
14	Christopher Chestnut	UDOT Region One
15	Craig Call	Utah Land Use Institute
16	David Hirschi	Hirschi Baer Clayton Law Firm
17	David Lewis	DR Horton, Inc.
18	Devin Wiser	Walker Institute
19	Erin Winn	Utah Association of Realtors
20	Ginger Chinn	Salt Lake Chamber of Commerce
21	Greg Buxton	State Senator
22	James Ebert	Boys and Girls Club Weber County
23	Jon Call	North Ogden City Manager

24	Jon Ritchie	Weber School District
25	Jordan Cullimore	Property Rights Ombudsman
26	Judd Cook	Dominion Energy
27	Karina Brown	Utah Land Use Institute
28	Kelly Miles	Utah State Representative
29	Ken Phippen	Farr West Mayor
30	Kevin Hall	Central Weber School District
31	Laura Gale	Bear River Association of Governments
32	Laura Hanson	Office of State Planning
33	Mallory Bateman	Gardner Institute
34	Matt Dixon	South Ogden City Manager
35	Matthew Jensen	West Haven City Manager
36	Michelle Tait	Harrisville Mayor
37	Mike Howard	South Ogden City Council
38	Paul Widdison	Weber County School District
39	Rachel Terry	Utah League of Cities and Towns
40	Robert Dandoy	Roy Mayor
41	Rosemary Lesser	Utah State Representative
42	Ryan Wilcox	Utah State Representative
43	Scott Hess	North Ogden Planning
44	Sean Wilkinson	Weber County Community Economic Development
45	Shane McFarland	Weber Basin Water Conservancy District
46	Spencer Stephens	Spencer Stephens Construction
47	Stephanie Russell	Weber County Economic Development
48	Steve Pierce	Pierce Design & Build
49	Steven Ridge	Dominion Energy

50	Susan Stewart	South Ogden City Council
51	Zack Loveland	Marriott-Slaterville Community and Economic Development
52	Ross Ford	Utah Home Builders
53	Matt Loveland	Woodside Homes
54	Cameron Smith	Woodside Homes
55	Terra Anderson	
56	John Beesloy	Plain City Manager
57	Mike Ostermiller	Norther Wasatch Assn of Realtors
58	Jennilyn Tockstein	Envision Utah
59	Jory Johner	WFRC
60	Megan Townsend	WFRC
61	William Cobabe	Division of Housing and Community Development
62	Amanda Covington	The LHM Companies
63	Ted Knowlton	WFRC
63	Wilf Summerkorn	Utah Land Use Institute

Harris City

- Codes need to be updated, improved
- Take administrative processes off the plate of city councils and planning commissions so they have time to plan
- Partner with private sector to review proposed codes
- More opportunities for education

Chair of a Planning Commission

- What has been successful in other communities?
- Examples available to share
- Stats on housing developments and their success
- Correct information out to the cities. What makes a good city?
- Ideal and something to look to as a planning ideal

North Ogden City

1. Deeper understanding of form based code

Zoning sets the limit of the market. Single family zoning restricts other options.

Legislature recently set limits on materials. Cities should have control over aesthetics.

2. Building cooperatives (own apartment instead of rent). Could reduce resistance to apartments by the public. Adds an additional option.

Examples: Minnesota, DC

3. Community land trust

Training wheels for home ownership. Preserve affordability by controlling ground lease.

County level solution

ULCT

Weber County is unique. About ½ have city managers. Davis County almost all have city managers. Most in Utah County have them. Cities without city managers are more limited in what they can do.

Discussion with the Governor's office about potential for roving city managers for additional administrative support to smaller cities. Legislature last year funding for additional planning staff.

*Model zoning code for small cities to copy if desired.

What are other cities doing?

*Public education

Resources for the local municipalities to help communicate to all constituents to plan and address growth. Residents are often opposed to higher density housing.

Educate the process and how and when the public can contribute.

*Help elected officials understand the difference between legislative and administrative functions.

Invite public input.

*Roving planning assistants for small communities.

UTA

- Opportunity to talk with cities about strategic density. It is a challenge to have the discussion.
- Involve the transit and transportation piece. It impacts where people choose to live and work.
- Look at the regional element. Incorporate the connection.
- Weber State - electric bus system to connect students. Opened today. Almost 50% of riders 34 years old and under. Plan the housing they want, connectivity, and lifestyle they want.

UDOT

- Roadways
- Plan for access and roadways ahead of time
- Regional mobility
- Active transportation as a piece of the transportation system
- Access to state facilities
- Future planning for intersections, etc.
- Bring in UDOT sooner

Roy

- Private sector can make a determination on what is available to the public
- Referenced Gardner Institute statistic that 75-80% of Utahns priced out of the market

- Mortgages that are interest only? Collaboration with the lender. Gain benefit when you sell the home for the homeowner and lender
- Creativity in the private sector mortgage area
- Does not always have to be a 15 or 30 year mortgage. Those programs are isolating most of the population out of the market
- Public and private sectors have a responsibility to help our communities be better

*County level collaboration

Communities get together-communications, training, planning

Craig Call - how can the cities work together and collaborate more?

North Ogden City

- We have far too many small cities
- What is the right solution?
- Market pressure says it is not enough. They are getting many requests for multifamily housing.
- What are the needs? Services such as fire....

Craig: how do we look at issues on a larger scale? What could further facilitation accomplish? How do we increase participation?

Ogden City

- Additional voices with lived experience along with city council members
- Case studies and understanding of people, stratification of needs
- Perspective of people we are trying to serve

Craig: more listening and conversation more generally

Ogden

- Last county he worked at all city and county planners all had lunch monthly and talked about issues. Do we have that in Weber County and should we?

*Involve real estate, developers in conversations above

More communication, not less!

What are city challenges, developer challenges?

Involve UTA, UDOT

Continue this collaboration and communication on a regular basis

West Haven

- Individual communities are unique
- Best practices and lessons learned
- He does not want to adopt a statewide code

Laura Hansen – State Office of Planning

- Community engagement on the statewide level
- Training aspect - what other resources do you need? Could come from developers, state, etc.

Craig Call

- More coordination on events already happening such as builder roundtable discussion

- Major players can discuss where we are and what we need to change
- Create a forum to communicate with each other
- Innovation
- Ordinance revisions, model code
- Public education
- Book from ULUI: free copy for participants
- ULUI did trainings

West Haven

- Fastest growing in Weber County
- Constituency does not understand the process

Craig:

More conversation on growth? Yes

Group of representative ordinances to refer to local government? Yes

Public education focus on Weber County? Yes

Housing issue discussion? Yes

Water? Yes

- Continue to coordinate discussions
- Planner and city manager on call program
- Value to county level coordination
- Sample ordinances, templates for policy discussions

ULCT

- Cities know these are suggestions they can adopt according to their needs
- Examples: water wise, short term rentals. These are the top issues in the state, and build a library.

UTA

- A UTA Rep serves on Commission for Housing Affordability
- Housing discussion is needed

Laura Hansen

- She is happy to speak at events

Minutes by Karina Brown