

Tooele County Land Use Workshop
9/29/22

Attendees

Gwen Ruebush	Lake Point	Candidate - Lake Point City Council
Justin Brady	Tooele City	Council Member
Diane Sagers	Erda Town	Planning Commissioner
Tyson Hamilton	Tooele City	Planning Commissioner
Cody Lutz	Envision Utah	
Terry Christensen	Tooele School District	
Brittany Lopez	Tooele County	Assistant County Manager
Jamie Olson	Lake Point	Candidate - Lake Point City Council
Jennifer Poole	Erda Town	City Recorder
Maresa Manzione	Tooele City	Council Member
Stephanie Loder	Vernon Town	Council Member
John Wright	Tooele County	Planning Commissioner
Jordan Cullimore	Office of the Property Rights Ombudsman	
Kathleen VonHatten	Lake Point	Candidate - Lake Point City Council
Rachelle Custer	Tooele County	Community Development Director
Craig Smith	Erda Town	Council Member
Laura Hanson	State Office of Planning	Director
Sharlene Manzione	Vernon Town	Planning Commissioner
Jeff Miller	Tooele County	County Planner
Debbie Winn	Tooele City	Mayor
Jerry Hansen	Erda Town	Planning Commission
Toni Scott	Tooele County	Planning Commissioner
David Lewis IV	DR Horton	
Rachel Terry	Utah League of Cities and Towns	
Daniel Thatcher	Utah State Senate	
Jesse Wilson	Grantsville	City Manager
Jared Hamner	Tooele County	County Council

Nando Meli	Stockton Town	Mayor
Alison Dunn	Tooele City	Planning Commissioner
Alyssa Gamble	Div. Housing and Community Development	
Karina Brown	Utah Land Use Institute	
Cavett Eaton	Grantsville	City Planner
Jim Bolser	Tooele City	Community Development Director
Kendall Thomas	Tooele County	Council Member
Wilf Sommerkorn	Utah Land Use Institute	Deputy Executive Director
Craig Call	Utah Land Use Institute	Executive Director
Andy Welch	Tooele County	Manager
Chris Sloan	Tooele City	Planning Commissioner
Dan Reeves	Perry Homes	
Dave McCall	Tooele City	Council Member
Tye Hoffmann	Tooele County	Council Member
Andrew Gruber	Wasatch Front Regional Council	Director
Neil A. Critchlow	Grantsville	Mayor
Trish DuClos	Tooele County	Planner
Chris Robinson	Builder, Saddleback	
Scott Wardle	Tooele County	Council Vice Chair
Brian Pattee	Grantsville	Planning Commissioner
Melodi Gochis	Tooele City	Planning Commissioner
Wayne Bennion	Wasatch Front Regional Council	
Tom Jimenez	Utah House of Representatives, 28	
Tom Tripp	Tooele County Council	
Mark Ernst	Tooele County School District	
Camille Knudson	Tooele County School Board	
Kim Clausing	Lake Point Candidate	
Robert Gowans	Tooele County School District	
Jonathan Garrard	Lake Point City Council Candidate	
Howard Schmidt	Brk Newalt Inv. / Developer	
Brett Lovell	Lovell Development, Developer	
Bridget Bolinder	Candidate, US House of Reps.	

Welcome - **Craig Call, Utah Land Use Institute**

Laura Hanson

State Planning Coordinator

Unified Economic Opportunity Commission tasked them with putting together a proposal for a statewide conversation about growth.

“Guiding Our Growth - a Statewide Conversation about Utah’s Future”

Grasstops- community leaders and decision makers

Grassroots - hearts and minds of Utahns

Goal:

1. Education of Utahans on baseline growth facts
2. Promotion of plans in place such as Utah’s Unified Transportation Plan
3. Policy direction, tools to help guide growth in community

Local visualization and focus on listening and educating the public.

What is the community feeling as a whole? Clear vision of where we want to go.

Starting now and running through the end of 2023.

3 phases of work

1. What do we care about? Conversations
2. Work with public at large, share what hear is important
3. Policy strategies and guidelines

Not pro growth or anti growth

Craig Call

Share Gardner Institute report on growth in Tooele County. In the next 10 years 10,000 housing units are needed.

Policy recommendations in the report will be posted on the ULUI site.

Tooele is likely to be the 3rd fastest growing county in the state.

Are we going to need 10,000 homes in Tooele County? What should the state be doing to help? How can the state get out of the way?

Nando Meli, Stockton Mayor

-Water is the limiting factor on growth.

Jared Stewart

Tooele County Economic Development Director

-If can’t find sources for wells or out of water rights, water will limit growth.

- There is space for 35,000 more people. In a closed basin. Culinary water comes from wells. Agriculture owns a big share of the water. Rain is a big source of water.
- If we don't get a way to get water into the valley, it will tap out resources in terms of infrastructure. Water is the issue. Comes from SL or Utah County.
- What is the impact of the Great Salt Lake and drought? What is our water projection based on loss from Great Salt Lake and loss of snowpack?
- Other counties won't share with Tooele County.
- They have about 10 more years and then they are done unless interventions with xeriscape, change in agriculture, etc.
- Mayor Winn - she attended a water school by Prepare 60. Central Utah gets water from Colorado River, Jordan Valley all from Bear River which is on hold. We can't depend on the outside to help us. We have more paper water rights than real water. Contamination from the mine and Tooele Army Depot which impacts where can drill wells.

Does Tooele adjust to a gradual slowdown in growth?

- What is the state doing to get water to the state? States to the north have an abundance of water, can we pipe it this way? We pipe gas and oil, why can't we pipe water?
- Man from Idaho and knows people who live there would not want to pipe water to a different location.
- Laura Hanson, office working on a coordinated action plan for water. Five different state agencies working on water and working on the same plan which has not been done before. Looking at studies on how to preserve water supply. Releasing a document in a series of chapters. Investing in infrastructure, healthy waters and watersheds, etc. Key theme is to continue to invest in maintaining infrastructure. Conservation.....
gopb.utah.gov/waterplan (take a look at what have so far)
Legislature allocated ½ billion in water infrastructure, etc.

Kendall Thomas

Will that be available to cities and towns to help with infrastructure?

Laura Hanson

- Clean water state water revolving loan fund
- Drinking water revolving loan fund
- Cities apply to the state for funding
- Series of criteria, hardship criteria, etc.
- What is the role of the state? Big projects or help out small? State prioritizing efforts to help smaller communities.
- Links to funding sources for communities sent to Craig

-What do we do if we don't get water? Salt Lake regional area looks at Tooele for expansion of housing for economic development. There will be a cap with a finite amount of homes. We will have to shut it down. Feel pressure from the legislature taking away ability to zone. Needs cooperation between local, city, county, federal, state to assist with resource development. There is only so much water. When we are importing people and exporting water to California and Nevada, there will be a net loss. Dollars to develop water and roads. It impacts every bit of planning. We have to face harsh realities, water is our hinge point.

-Kendall Thomas

Road infrastructure, highway 36. Everyone expects us to take people on. Lives in Stockton and have lots of traffic. How do we accommodate traffic? We don't get revenue from gravel getting exported. Schools are impacted. Transportation corridor needs priority in the legislature.

-Out south from Tooele Valley, getting inundated with recreation tearing up roads and infrastructure in addition to semis. Water is impacted along with roads. We like our rural and agriculture. Keep from having an inundation of people building. Have problems with wells drying up. More thought about where water is coming from.

Can the state do something to help educate the public about water conservation?

-State solutions don't fit everyone. Communities should be able to apply and have money through grant processes to cater solutions to their area. Take out grass and put in xeriscape? Cost prohibitive. There are conservation things but should be community driven not state.

-Bought a house in Grantsville and paid impact fees and water, now want to give water to someone moving in?

-Talk about residential conservation, need resources to share with industry and business on how to conserve water. State could provide resources and funding with industry on how to recycle, conserve. So much of the workforce drives to SLC every day. Working locally would be ideal, job growth in Tooele County.

-Conserve water but should not be penalized for it.

Use based fees for water not property taxes? Legislature to incentivize providers to charge for use? Legislature provided funding to front costs for secondary water metering.

-Nevada and California get kudos for water conservation. Utah has one of lowest rates in the country.

-If the government gets involved with water pricing it will screw it up.

-Indoor water usage is less than outdoor uses. Take into consideration the codes on outdoor green space, shrubs we have.

Listened to another city council meeting on people getting fined for brown lawns when in a drought.

-Spoke to a scientist at the Museum of Natural History, xeriscaping can make the climate a little hotter. Educate people on what needs to be planted according to our climate. Nice trees for the state of Utah.

Can the state get information out on wise water use and water conservation?

USU have been pioneers in water use and conservation.

State can provide more information and promote conservation.

-Water efficiency standards ordinance Tooele County, percentage of lawn on property, bushes, etc. will be released soon.

-Easy to hire a lawn care company and difficult to hire a company to care for beds, etc. non lawn areas.

Builders have to show proof of water available in the community?

-When people switch landscaping to beds, they need to switch to drip points and 4 inches of mulch on top of beds. Educate people on best ways to re landscape property. Compiling resources to provide to citizens as part of ordinance in Tooele County.

Do HOA have covenants about water conservation?

Should builders have to come with less water if they transition to different outdoor standards?

-People not in compliance, **local governments should encourage conservation efforts.**

-Can buy a water share for Tooele County anywhere. Until you can control the paper water, it is hard to convince people to conserve.

-Every week I get calls from people looking for water but it is so expensive or not available.

-Shift how to use water rights. Use or lose philosophy. **Restructure how to use water so it is not "use it or lose it."**

-Company held onto water rights for 50 years then lost them. If a company with a big enough legal team can't take it away from you.

-Education is very important. Most citizens don't understand what an acre feet of water is.

-Increase disclosures between buyer and seller about water.

-Resident who bought 20 acres and thought she could water 10 acres but could only water 3.

-Even agricultural people don't understand water usage limits.

-Use water better. Cost of infrastructure is high, and needs help from the state to help with secondary water.

Regarding growth, housing, & land use regulation in Tooele County area. Small group discussion.

1. What do state officials need to know about it?
2. What can state officials do to assist with the challenges? What is working? What is not?
3. What issues are the most challenging here?
 - For municipal and county leaders?
 - For builders?
 - For citizens?
4. What more information could state leaders provide that is not now being provided?

Table 1

Infrastructure

- Roads
- Rail line

Water issues

- conservation (sprinkler systems on during rainstorms)

School district funding, ahead of the game. Growing rapidly.

Housing

- Benefits of ADU's
- Smaller homes
- Diverse housing

Educating the citizens, need help from the state

- Adu
- Growth
- Housing
- Water

Table notes:

Transportation

Congestion, unprotected turns
Rail line bisects the county-barriers
Light rail expansion?
Connect SR 36 to Tooele Blvd.

Schools unable to charge impact fees

Can't keep up
Impact fees are an alternate to taxes and bonding

Disperse businesses to disperse traffic?

Infrastructure to attract businesses

Water

Xeriscape versus zeroscape

State should support smart water sensors/systems.

Messaging - kids need a place to live, give up some grass.

Builder perspective

Restricting design standards
Building permits for landscaping

Water conservancy district/ or regions planning for water in Tooele

More money for code enforcement
Incentivize landscape changes
Negative perspective of developers
Finding the right places for density

Education about the housing crisis/shortage
Affordable housing requirements
ADU's
Smaller homes
Big & small homes in neighborhoods
State role in housing - local control, state resources and info

Messaging campaign
People are working on it, plans, water, transport, etc.

Impact fees for education
How do we get ahead rather than playing catch up

Partnerships between schools, parks, developers for public space
Inflation is hard
Dual language immersion to distribute to kids across schools
Redraw boundaries to funnel kids back into schools
Sales tax scuffles
Competition between cities

Table 2

Water - state help fix use it or lose it
Growth - better infrastructure plan
Cities - economic development
Community not seen as walkable, help with active transportation, parks and recreation a priority.
Tax incentive for people who are low water users, support from the state.
Connect water systems, how can the state help bring water to Tooele County?

Roads
Traffic
Help for smaller communities through state grants with limited matching funds.

Craig - legislature has provided funding in different ways, and needs to be publicized.

Table notes:

- Legislature should stay out of zoning.
- Tooele Valley has a lack of water.
- There is a limit on the number of homes that can be built.
- Find a solution for all water conservation districts to work on finding local solutions.
- State can help with ADU's= laws are not working.
- What is working? Conversation with stakeholders, state funding to assist with challenges.
- What is not working? ADU's, accessory dwelling units.
- Tax incentives for businesses are needed.
- What issues are the most challenging here?
- Land use - leave it at a local level.
- Municipal county leaders - water, transportation.
- Builders - shortage of low income housing.
- Citizens - education about conservation.

Table 3

How do we educate the public?

Plans for affordable housing and open space are shot down by referendum.

Water is an issue!

Educate the public that larger lots cost more.

Table notes:

- There are some things that the government needs to stay out of. Uniform zoning could be devastating for the rural communities. Big push is to alleviate the housing issues. If you don't have a developer willing to come in and build the affordable housing, it won't happen. You need to incentivize them.
- The local population doesn't have the appetite for supporting affordable housing.
- We are including in our general plan the idea of promoting ADUs. This has worked well for us. The community seems to be supportive of this approach.
- There is a problem with short-term rentals. Hard to police.
- Safety concern with people renting out ADUs if connected to the main home.
- State is limiting what we can and cannot do re: ADUs.
- Starter homes don't really exist any more. Pushing people to apartments.
- Builders are including internal ADUs in new builds so that you can rent the ADU and afford to live in the main home.
- Lumber package for a home was \$16K for a home, now \$70K. Cost increases make building homes more expensive.
- Developers are making a lot of money, interest rates were so low, so people could still afford expensive homes. Now people don't dare sell a home because they have so much equity.
- Why do we have to have granite countertops in every home. Maybe there's a day when formica is ok again. We are putting granite in apartments. Everyone wants nicer stuff. We're all part of the problem.
- Can we squeeze it down to build a more affordable home? Maybe, but what if we then sit on a home that no one wants to buy? Risk for the developer.
- Does it really cost \$400K to build a home? Or are we just greedy? No. it doesn't cost that in reality.
- Inflation is hurting builders too. We lost \$160K by keeping contracts but inflation is raising prices.
- **Solution** - we need mixed use areas with different sized homes and lots in the same neighborhood. Allow families to stay near one another.
- We have a NIMBY mentality here. Need to get past this. It's ok to have a million dollar home next to a home that is smaller.
- Concern about impacting property values when it's a person's largest asset
- **Solution** - we need to find some way to incentivize developers to build neighborhoods with a mix of homes sizes.
- **There should be room for both kinds of neighborhoods.**
- Erda - basically incorporated so that they could preserve the large lots.
- **Solution** - Community design is critical in making higher density acceptable. Need to phase in different types of development.
- There is value to diversity for our kids. We need to live by people that don't look and live just like us. Do we really want everyone to be like-minded.
- If the state were to come to you (developer) that said we will decrease your requirements for providing water if you change the way your projects are landscaped? Yes. enforcement is where it gets tough. It has to happen.

- We need to preserve open space to maintain our snowfall.
- There is no enforcement are in the Division of Water Rights. I know people that are watering far more than they are allowed. I know farms that have all the water rights striped and sold, and they are still watering.
- Talk about metering irrigation water.
- Even with water banking and leasing, you need to police it to ensure that people don't just bank their water and then continue to use it.
- You need an attorney to do anything. Can't we simplify it?
- Solution - School impact fees are critical. State does not allow us to charge impact fees for schools.

Table 4

Water is a concern.

Need economic growth, need more rooftops, need more water, need more schools. Don't have the same tax base to build schools.

All are connected.

Builders feel cities are slow on approvals.

State: know about Tooele County needs in water, schools, infrastructure, etc.

Growth that is smart and well thought out and residents are not always on board.

State:

Water infrastructure

Water treatment plant

Transportation

Referendum process revision

Schools - building funds for counties that don't have the same tax base.

Table notes:

Problems

1. City
Water solutions = infrastructure
2. County
Referendums
3. Builders
Time it takes to get things approved

Schools

No tax base

Impact fees and taxes are not enough to build schools.

Schools need a building fund. Higher education gets more money.

Fast rate of growth

All valley gets water from rain, no rivers or creeks. All culinary water is from wells. Agriculture owns the largest share, not other sources.

WATER is the issue.

DR Horton

Only has water for ¼ of planned development

We have a lot of paper water rights
Contamination on east and west from mine, depot, and lake
Kennecott - water decontamination

What is the answer? Slow growth? Tooele has a lot of rooftops but not enough businesses.
State working on water together. Laura Hanson - [water plan to conserve - gopb.utah.gov/waterplan](#). Clean water loan fund, cities apply. State prioritizing small communities' water resources.

Davis/SLC/Utah look to Tooele to supply housing. Tooele needs to shut it down, no water, need to coordinate. Water is a huge factor. Paper water rights are available.
Growth impact on schools.
Harper to get the Senate/House to prioritize roads, say they need it for the workforce.

South Tooele Valley - recreationists tear up roads.
Legislature going after impact fees.

DR Horton
Code violations for brown lawns. Need to change landscaping ordinances.

Infrastructure
Healthy water/watershed
Vibrant communities

Table 5

Water
Transportation
Different from Wasatch Front yet also tied to it.
3rd class county but communities that are rural that don't qualify for grants and resources.
State: how grants and programs are funded to make it easier for smaller communities to access funds.

Municipal budgets: property tax revenue not enough
Evaluate sales tax structure
Mineral extraction taxes on point of extraction
School districts levy impact fees

Employment
Army bases
Federal funding decreasing?

Housing
Does the Gardner report take into account homes already approved?

Pit taxes
Need more money from the state
Federal gov pays 1.01 per acre
State pays .54 per acre (give them more)

Table notes:

Growth in non-residential areas are important too.

Tooele County growth is different from other counties: density, water, etc.

Wages are becoming more competitive

Transportation challenges

Housing and job market are tied to Salt Lake City.

Communication: the state needs to more effectively share resources.

Limits on resources and zoning based on the counties of the 3rd class.

So much funding, how to sift through it.

What are the challenges?

School districts can't levy impact fees. Property tax revenue doesn't cut it. Sales tax is needed.

PILT fund revenue needed

Tie mineral extraction sales and other taxes to the point of extraction.

8,000 + homes are already approved in Tooele County.

Table 6

Water

- Moving water rights from other locations, does the water exist here?
- Water conservation district to establish in County, leverage resources for economies of scale, work together
- When convert agricultural water to municipal use lose some rights to the water
- People don't want to see agriculture diminish, need more housing

Schools

- Allow for school impact fees to help with funding
- Yet housing affordability is an issue

Housing and Nimbyism

- Nimbyism drives local decisions
- More land in Tooele County than water
- Water limits will stop housing and business growth

Transportation

- Bottleneck point

More notes from table:

- Water rights versus what water exists
- School impact fees needed
- Developers squelching to keep fees low
- Schools too elaborate
- Appearance may be minor cost
- Bringing in new businesses, new employees/ can't afford housing
- Affordability
 - Nimbyism constrains supply, but that drives local elected decisions
- Land use regulation should remain at the local level
- Erda just incorporated to keep density low.
- Allow more density? Water limits growth
- Transportation bottleneck
- Water conservation district for tooele is needed

- Tie together two main aquifers to balance the water
 - Would improve scale, leverage federal funds
- Water limit will stop not only housing, but new business growth too - no place for employees to live.
- Ag. versus new growth - water
 - Conversion of ag water to M&I, lose 55%

Table 7

Schools

- Impact fees added
- State gets 1% of building permits as a surcharge, needs to go to the schools

Water

- State, maybe federal legislators create regional/federal water plan
- Plan to use local water

Housing

- Higher density will benefit water issue
- Transition to using less grass/lawn

Conservation

- Residential and business water reduction
- Parks
- Tree and vegetation selection, use desert friendly plants

Growth

- Wasatch front looking to Tooele for growth
- Water and transportation issues
- Congestion on the freeway
- Build infrastructure and roads - get state funding for it

Additional table notes:

Bold = specific ideas for state actions

General:

- Tooele has vacant land, but growth limited by transportation and water.
- They are not anti-growth. Need help in order to grow. Without help there will effectively be a cap on growth.
- Limited local industry/jobs so it's been a bedroom community.

Water:

- Trees/burns:
 - Junipers hold water so it doesn't come into the valley. Can they be cut? (Don't trust the feds to do that.) In some areas there are restrictions on cutting. Challenge would be how to pay for cutting. Controlled burn could be less expensive – but some risk of burn spreading. Forest fire prevention and more controlled burns from Forest Service and BLM . But tooele doesn't really need that.
- Fed funds:
 - IJJA fund to state dept of Ag for water? How can rural communities tap into fed programs?

- Broad national water plan – piping and pumping to spread water across country? Reality is unlikely to get water from outside. Huge expense.
- More/better water storage? Reservoirs?
- Create a county water district?
- If mandates for water wise landscaping (from state), need more resources for enforcement, and better planning (eg limit for developer how much grass they can have, and if they have more than that they pay a fee).
- Demand side management is key
 - State should not require .45 foot for water [didn't quite catch this requirement from state]. Some cities require higher water than state requirements.
 - Residential/public places: Outdoor use is the main use. Could reduce or convert grass in these places, eg grass to turf for sports fields. But don't want the state to mandate this.
 - How should new uses be controlled? Eg landscape ordinances.
 - Buy back existing landscape – **state grants for conversion to lower water use?**

Fed funds:

- **State could provide more help in identifying federal grants and provide technical assistance in applying.**
- Can federal lands generate more resources? PILT?

Private sector:

- Can Kennecott help? Union Pacific?
- Get funds from the gravel industry? (Rep Bollinger will have a bill?)

Transportation:

- Inland Port – more employees, many will live in Tooele. Can UIPA help with funding for transportation improvements, eg, rail, to Tooele?
- Midvalley highway, 201 improvement, Oquirrh expressway
- Sheep Lane expansion to spread growth. Better than widening 36.
- **If state wants Tooele to absorb more growth, need more transportation (and water) investment.** Transportation system is lagging behind the growth.
- Need to have updated growth/population figures in transportation prioritization process (reference to UTA).
- Recognize impact of interstate trucking on Tooele – disproportionate impacts, so that should factor into transportation funding allocations.

Housing

- Should grow with higher density and larger lots. Reduces costs (per unit) and uses less water. Need to have adequate impact fees for schools. More density in the core of the city.
- Property tax: need commercial growth to balance residential.

Table 8

Smart growth - Define what it is

Zoning - Best done locally

Water

- Limit to water
- Rights - don't want state involved

Establish coalition to bring federal resources to assist

Housing affordability - it is not affordable

- What does it mean?
- We need a doable goal
- ADU's are state overreach with no extra impact fees or capacity for sewer, etc.

Redevelopment and CRA's have left a few holes.

School impact fees are not currently allowed. Reinstate school impact fees or the state needs to assist financially.

Additional table notes:

What do state officials need to know about growth, housing and land use regulation in the Tooele County area?

1. Zoning-give us local control. Remove legislative control over local jurisdiction.
2. Lack of water sources in Tooele County.
3. Realize there counting on the capacity of growth without additional water resources. Cap at 10,000 the County can sustain. Households a population of 35,000 additional residents. Max we can handle.
4. Establish a state coalition to bring the Federal Resources. Water Conservation Districts and meet the needs of rural communities in Tooele County.

What can the state do to assist with the challenges?

- State funding to conduct studies on water capacity, precipitation, and weather.
- State funding to assist they do studies, federal process to assist with environmental issues.
- What is not- accessory dwelling redevelopment.
- Tax incentives to entice business agencies incentive to locate in the communities with tax incentives, that takes tax increment financing, delays taxes to schools.

What issues are most challenging?

- Land use leave at the local level
- Municipal - water, transportation
- Builders
- Citizens - education, conservation, shortage of housing, low income affordable housing, developer driven, legislature.
- Barred from having school impact fees since 1995. Real issue with a high growth state is the impact payment to replace those fees. Cover growth of schools, barred by state law.

Table 9

Great Salt Lake

- As it shrinks impact snow, impact wells
- Xeriscape versus Zeroscape.
- Little or no additional water
- Xeroscape trees in the area

Planning & Zoning

- Water as a reason to decline a development
- Paper water rights are not actual water

Table notes:

The Great Salt Lake is a Utah climate and water creator. It provides lake effect snow pack for the Oquirrh Mountains as well as the Wasatch Front. A newer policy concerning onsite water retention plans prevents this water from flowing back to the Great Salt Lake. As the Great Salt Lake shrinks, it impacts the snow pack. This reduces our potential water reserves.

Zeroscape- yard filled with gravel and dirt causes more evaporation. More energy usage to keep homes cool, and drives global warming.

Xeriscape - utilizes low water or drought resistant plants that require little or no additional water. Trees that fit this category should be identified and encouraged. Requirements that specify trees along roads or in yards should be encouraged to use xeriscape trees for the area.

The planning and zoning of each county/city need to have water as a valid reason to decline development. Currently, all that is needed is a paper water right, not actual available water. Planning and zoning has no say legally concerning this part of the development proposal.

Ombudsman office

- Educate public and elected and appointed officials
- Hiring a land use training coordinator
- Opportunities for training

Rachel Terry - ULCT

- Roving city manager program
- Asked state for funding managers housed in AOG's
- Need is there, administrative tasks and obligations
- Program if funded next session will create roving city managers
- ULCT has an attorney to provide legal advice
- Other resources, submit a question through website and connect to people to help you.
- Convention coming next week

Andrew Gruber - WFRC

- Help with transportation planning
- Midvalley highway happened because they worked together
- Technical solutions with complex planning issues
- Consultants hired on their behalf

Alyssa Gamble

- Moderate income planning coordinator
- Help with compliance issues, resources
- Plans due 10/1/22

Laura Hanson

- Thank you
- Opportunities to provide input coming up