

Utah County
Housing, Growth and Land Use Workshop
11/7/22

Attendees

1	Bryce Armstrong	Utah County
2	Doug Welton	Utah House of Representatives
3	Daril Magleby	Lindon City
4	Jason Bond	Santaquin City
5	Jeff Lambson	Orem City
6	Bryce McConkie	Saratoga Springs City
7	Jessica DeLora	Mountainland Association of Governments
8	Brenton Bateman	Dentons Durham Jones Pinegar P.C.
9	Sarah Carool	Saratoga Springs City
10	Wade Peterson	Journeys End Homes
11	Karen Ellingson	Springville City
12	Sharon Call	Lindon City
13	Carla Wiese	Springville City
14	Norm Thurston	Utah House of Representatives
15	LaNiece Davenport	Mountainland Association of Governments
16	Ari Bruening	Envision Utah
17	Carolyn Lundberg	Lindon City
18	Steve Mumford	Eagle Mountain
19	Kirk Beecher	Payson City
20	Murray Low	Orem City
21	Justin Harrison	Provo City
22	Michael Snelson	Springville City
23	Chief Jess L. Campbell	Saratoga Springs City
24	Mark Clement	Alpine School Board
25	Katriece MacKay	Provo City
26	Jessica Egbert	Mapleton City

27	Owen Jackson	Saratoga Springs
28	Heidi Balderree	Utah County
29	BreAnna Nixon	Santaquin City
30	Ezra Nair	Vineyard
31	Amelia Powers	Utah County
32	Rob Clayton	UDOT
33	Michelle Kaufusi	Provo City
34	Laurel Price	Utah County
35	Doug Meldrum	Saratoga Springs City
36	Audrey Barton	Saratoga Springs City
37	Mike Vanchiere	Lindon City
38	Kylie Lance	Santaquin City
39	Michael Romero	Santaquin City
40	Scott Thompson	Lindon City
41	Robert Mills	Payson City
42	Carla Merrill	Alpine
43	Jacci Miller	Utah County
44	Tim Hereth	MAG
45	Erin Wells	Highland City
46	Jamie Davidson	Orem City
47	Bill Peperone	Provo City
48	Rachel Sprosty Burns	Saratoga Springs City
49	Jim Rowland	Payson City
50	Robert McMullin	Utah County
51	Paul Taylor	Salem City
52	Matt Parker	UDOT
53	Sharee Killpack	Territory Land Real Estate
54	Chris Thompson	Spanish Fork
55	Jeff Southard	South Haven Development
56	Dan Olsen	Santaquin City

57	Shauna Warnick	Spanish Fork City
58	Jeff Siddoway	Santaquin City
59	Jake McCuistion	Home Sweet Home by Mitch
60	Mitch McCuistion	Home Sweet Home by Mitch
61	Norm Beagley	Santaquin City
62	Bill Wright	Payson City
63	Karina Brown	Utah Land Use Institute
64	Madeline Komen	Orem City
65	Edward Axley	Davies Design Build, Inc.
66	Erin Wynn	Utah Association of Realtors
67	Marsha Judkins	Utah House of Representatives
68	Juan Garrido	Lindon City
69	David Spencer	Orem City
70	Cameron Diehl	ULCT
71	Adam Cowie	Lindon City
72	Gerald Crismon	Orem
73	Shannon Ellsworth	Provo City
74	Rachel Whipple	Provo City
75	Rachel Terry	ULCT
76	Stephen Whyte	Utah House of Representatives
77	Shauna Mecham	MAG
78	Michael Florence	Lindon City
79	Daniel Gonzales	Provo City
80	Carl Miller	Summit County
81	Matt Packard	Springville City
82	Paige Albrecht	Lehi
83	Alyssa Gamble	Utah Division of Housing and Community Development
84	Dave Anderson	Spanish Fork
85	Betsy Montoya	Santaquin City
86	Keith Morey	Provo City

87	Andrew Ford	EXP Realty
88	Leslie Jones	Mapleton City
89	Cristy Welsh	Vineyard City
90	Eric Rasband	UDOT
91	Mike Burns	Highland City
92	Jill Spencer	Payson City
93	Mike Weight	Santaquin City
94	Ben Stanley	Utah County
95	Sandy Larsen	Fireside Homes
96	Maxum Wride	Territory Land RE
97	Ross Ford	Utah Home Builders Association
97	Kellie Smith	Highland City
98	Ryan Clark	Orem City
99	Mark Christensen	Saratoga Springs
100	Dave Hathaway	Santaquin City
101	Lisa Cleveland	Realtor
102	Katrina Clevelend	Realtor
103	Lisa Jensen	Provo City
104	Rob Hunter	Provo City
105	Liz Crandall	Springville City
106	Andrew South	Provo City
107	Terrah Anderson	GOPB
108	Thomas Sakievich	Utah County
109	Derek Anderson	Provo City
110	Mary Barnes	Lindon City
111	Craig Call	Utah Land Use Institute
112	Dane Hill	Property Reserve Inc.
113	Randi Powell	Lindon City
114	Daniel Wayne	MAG
115	Michael McOmver	Saratoga Springs City
116	Ryan Frisby	Payson City

117	David Tuckett	Payson City
118	Kari Malkovich	Woodland Hills City
119	Jechelle Secretan	RE/MAX
120	Mike Mendenhall	Spanish Fork
121	Seth Perrins	Spanish Fork City
122	Wilf Sommerkorn	Utah Land Use Institute
123	Ryan Beck	Envision Utah
124	Laura Hanson	State of Utah
125	Cody Lutz	Envision Utah
126	Jason Brown	Envision Utah
127	Merlin Eldred	Lehi City
128	LaNae Millett	Orem

Introduction- Karina Brown, Utah Land Use Institute

Welcome-Provo Mayor Michelle Kaufusi

Growth Projections - Laura Hanson

- Is it possible to stop Utah's growth? Statewide conversation on growth
- Growth brings benefits
 - Low unemployment
 - Cultural diversity
 - Arts and theater
- While growth is projected statewide, expectations vary by county
- Growth challenges
 - Housing affordability
 - Traffic
 - Recreation areas busier
- Growth decisions aren't easy
- What will we do now to preserve Utah's water resources?
 - Transportation
 - Identity of community
 - Protect open space?

Statewide conversation on growth

- Educate Utahns on the effects of growth decisions
- Encourage Utahns to support quality growth principles
- Promote the great Utah growth plans already in place
- Generate a list of Big Moves and guidance for decision makers
- Advance quality growth principles in Utah communities

Guidingourgrowth.utah.gov- share your input here

Kem Gardner Policy Institute (full presentation on the Utah Land Use Institute workshop website)

1940-2020 Growth in Utah County fast

Between 2010 and 2020, Lehi, Eagle Mountain, etc grew fastest

Utah County added the 10th most population from 2010 and 2020

Migration has become a more consistent component of change

Natural increase is projected to be the primary driver of growth in Utah County.

Changes to age structure differ by county

More jobs 375,000 in 2020 to over 720,000 in 2060

An additional 217,000 residents or 60% increase over 40 years

Ryan Beck - Envision Utah, guided large group discussion

1. What do you love most about Utah/your community that you want to preserve?

- Mountains
- Family
- Safety
- Community
- Air quality
- Open space
- Movie theaters
- National parks
- Orchards
- Cleanliness
- Trees on Center Street
- Environment
- Conservatism
- Farms that produce food
- Balance of nature and business
- Easy access
- Proximity to family, work and outdoor recreations, distinct season
- Kind people
- Dirty Diet Coke, fry sauce
- Opportunities, peace, progress
- Geographic diversity
- Culture
- Quality of life
- Water
- People
- History
- Heritage
- Outdoor experience
- Neighborhoods
- Lifestyle
- Parks and open space

- Walkability
- Small town
- Quaint historic charm
- walk/bike everywhere
- Trails
- Restaurants

Comment: She moved here with husband because could walk and bike everywhere.

Comment: People in Utah are nice, it is part of the culture.

Comment: Santaquin orchards bring quality of life, organic living.

2. What are the greatest challenges in your community over the next 20 plus years?

- Air quality
- Aging neighborhoods
- Nimbyism
- Water
- Growth
- taxes
- Changing demographics
- Water
- Infrastructure
- Housing Affordability
- Community cohesion
- Gentrification
- Preserving identity
- Mental health resources
- Preserving agricultural lands
- Drinking water
- Welcome new residents into existing neighborhoods
- Preserve and expand active transportation options as traffic congestion increases
- Burdens on utilities and air quality as climate changes
- Segregated housing
- Manage the growth to help and be the best for the city and residents
- Maintain a sense of identity
- Density of growth; how do we accommodate the housing and traffic?
- Balancing livability and resources
- Lack of civility
- Cost of living
- Wildfires
- Outdoor recreational opportunities per capita - maintaining the ratio
- Not having good master plans
- Local zoning restrictions
- Losing our culture
- Non Acceptance of change
- Aging neighborhoods
- Crime
- Transportation
- Providing opportunities for future residents
- Not putting density around BRT
- Apartments
- Managing growth effectively to discourage sprawl

- Diversifying tax base
- Agricultural preservation
- Maintain what people love about our community
- Congestion
- Regulation
- Urban renewal
- Earthquakes
- Traffic
- Balancing growth
- Tax base
- Parking
- Cynicism and incivility in government and politics
- State mandates
- Infrastructure costs for both new growth and older areas
- Unfunded state mandates
- Local zoning restrictions
- Not putting density around BRT
- Flexibility
- Lack of options for higher education beyond UVU.

Comment: NIMBYISM, we need affordable housing but there is a stereotype about residents.

Comment: We are building the smallest homes in areas selling for \$800,000.

Comment: Growth on the west side of Provo constrained by sewer capacity.

Comment: We are the traffic, we can never build enough roads.

Comment: Orem rep said they have enough housing for all.

Comment: Smallest zoning is 1700 square feet house, but we need houses about 1000 square feet. Our children can't get first time homes. Small homes don't exist. Need to redo laws and ordinances.

3. How do you feel about the rate of growth in your community?

About right 68%

Too fast 27%

Too slow 4%

Comment: People leave rural communities for inner cities and that is a problem.

Comment: One side is population growth and other is economic with jobs. Could be too fast and too slow depending on what kind of growth

4. What opportunities does growth present?

- Economic growth
- Close to family
- A place for children
- Retail growth
- Mass transit
- Diversity
- Remote work
- Less commute time
- Placemaking
- More grocery stores
- New neighborhoods

- Stronger equity in home ownership
- Increased access to services and opportunities
- Fresh ideas/energy
- Convenience
- Greater higher education opportunities
- Additional resources and rate of change needed for transformational projects and new directions
- Healthy communities
- More tax base
- More sustainable urban design
- More business and employment opportunities
- Rethink outdated land use policies and reflect today's reality
- Development of opportunities and entrepreneurship
- Redevelopment
- Creativity
- New friends
- Opportunities for youth to stay in the communities
- Business
- Jobs
- Renewal
- New neighbors
- Diversity
- Closer jobs
- Innovation
- Prosperity
- Financial security
- Better restaurants
- Infrastructure funding
- More entertainment options
- Arts and culture
- Greater higher education opportunities
- Economic development

5. What are your big ideas for what we can do to take advantage of opportunities and address the challenges?

- Impact fees
- Integrate natural beauty into growth to increase connectedness to nature instead of just losing it
- Bike commuter trails
- Develop walkable city center areas
- Airport
- Islands
- Frontrunner to Vegas
- Update master plans more often, make sure cities are growing together the best way possible
- Renewal in more established communities, more creativity in creating close-knit family communities
- Be inclusive to people and business, better inter local coordination
- Improve drinking water efficiency
- Drastically change zoning to allow for mixed use in existing zones (bodegas and shops in residential neighborhoods along arterial corridors)
- Reduce lot sizes
- Allow ADU's

- Reduce setback and parking requirements
- Municipal acquisition of water rights
- Utah Lake bridge to connect both sides of the valley
- Do the math: housing density is necessary to accommodate growth. Ask cities and developers to work together to make that happen and provide affordable housing for our children.
- Stop the sprawl and put road money into transit and quality of life opportunities
- Expand Provo airport
- County level leadership on urban issues
- New paradigms accepting on street parking
- More ADU's and more Airbnb's
- Cooperation between communities, sharing resources to address shared challenges
- Help people live where they work
- Embrace urban environment and preserve open space
- Public private partnerships
- Elect more legislators with municipal experience
- The various entities working on these issues need to work together
- Collaboration between local, county and state without mandates
- Once transportation and transit have been retrofitted for growth, we can preserve neighborhoods
- Identify what it is we think needs to be preserved so that growth can happen while we protect what we value
- Rethink urban resettlement and how social services are accessed
- Additional traffic options, more routes and roads to go places
- High speed rail and internet throughout the state
- Cap real estate fees, no percentage based fees
- Help city officials participate as regional participants in growth and transportation issues, not remain or become isolationist "wall builders"
- Spread growth throughout the state
- Educate the public - a well informed public makes good decisions
- Communicate with neighboring communities to grow together, we are part of one large community
- Make Utah Lake a celebrated recreation hub
- Convention of cities and towns to reach macro decisions
- Stronger partnerships instead of expecting cities to fix everything
- Flying cars, make Utah Lake boatable
- We need the building community to up its game. They need to be more creative and committed to community development and overall quality.
- UTA offer service on the west side of Utah County
- Place light rail by Frontrunner to allow for few stops and faster service
- Move away from a developer centric legislature
- North south and east west causeway across Utah Lake; convert south county canals to trails like the ones in north Utah County
- Work to eliminate traffic pinch points
- Strong investments in public transportation, light rail over BRT
- Affordable technology infrastructure, more working from home
- Work with the market to solve problems
- Preserve transportation corridors for roads and mass transit
- Smaller lot sizes, zone for more single family starter homes!
- Transit infrastructure
- Tax base
- Transit
- BRT through State ST.

- Enhance Utah Lake
- More local control
- Municipal acquisition of water rights
- Plan better
- Better investment
- More ADU's and more AirBnb's
- Transit
- Local decisions, less mandates
- Zone for more single family starter homes
- County level leadership on issues
- UDOT plan ahead
- Bridge across Utah Lake
- All stakeholders contribute to solutions, not just cities
- Tunnel under lake instead of bridge
- Get rid of BRT?
- Help elected city officials participate as regional participants in growth and transportation issues, not remain or become isolationist "wall builders."
- UTA actually offering service on west side of county
- Stop the sprawl and put road money into transit and quality of life opportunities
- New paradigms accepting on street parking

Table 1

1. What issues are most challenging here?

- We don't know what communities are being impacted by non taxable areas
- Too many people, harder to enjoy amenities
- Putting jobs where there is no room to grow
- Local control, hampering cities their authority
- Visioning areas and growth specialties
- Not enough infrastructure in areas that have room to grow (rural areas)

2. What can state officials do to assist with the challenges? What is working? What is not?

- Can state officials stay out of local issues? Give control back
- Regional coordination
- Pay attention to state projects, help facilitate regional cooperation
- Education programs for elected officials, show them how neighborhoods can be preserved, attractive affordable housing, etc.
- Regional coordination and collaboration - transportation, economic growth
- Way to collaborate, communicate ideas on a regional level

3. What more information could state leaders provide that is not now being provided?

- Economic development as a county department to assist cities
- More communication between economic development in counties and cities
- Help from the state with small cities that don't have city staff
- Keep having conferences/meetings to keep localities aware of changing trends and new ideas
- A mailer with events to make sure people are aware of it

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- There needs to be a program that will incentivize people to stay in their rural towns
- Too many people are moving into the city, incentivize them to stay in towns and connect them to jobs
- Have infrastructure where there is room to grow (transit, roadways, utilities)

- If a community wanted to cap-out, would that be possible?
- Put industry next to neighborhoods, have a center to invite people in with amenities. Become self sufficient.
- We don't want anyone telling cities how to be compassionate
- Give people choices, don't give all the money to the developers
- We do not need state control
- Unfunded mandates use us up financially
- Cities need warnings. Have a person to connect with on these issues.
- City Council feels like the last line of defense

Table 2

1. What issues are most challenging here?

- Affordable housing
 - A lot of renters versus homeowners
 - renovation/revitalization
 - Supply issues
 - Revitalization of old neighborhoods
- Commercial development
- Infrastructure
 - Freeway exits - put more between 1600 North Orem and American Fork to supply PG, American Fork and Lindon versus overloading Orem streets

2. What can state officials do to assist with the challenges? What is working? What is not?

- Revitalization incentives
- Transit, first mile-last mile
 - Transportation hub
 - Put light rail near Frontrunner then Frontrunner can move faster and light rail can be intermediary. Facilitates more flexibility for the future.
- Put it on Geneva Road not State Street.
 - Use reservations for minivans and driverless cars for first mile/last mile solutions.

3. What more information could state leaders provide that is not now being provided?

- Good data
- What works, what doesn't work
- Best practices

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- Cities have different needs
- Communicate with cities directly (mayors/councils) and not just the league

Table 3

1. What issues are most challenging here?

- Big developers buying up tracts of land and monopolizing supply resources make it hard for small developers to do projects like infill, remodeling and individual lot projects. Huge overhead for big developers.
- Housing affordability - all but impossible for anyone earning \$100K or less to purchase a house. There just aren't units on the market, and the price of land and cost of construction mean you cannot build a home for less than \$400K.
- Cost of utilities is hard on household budgets.

- How can we assure that savings reach home purchasers? If Lindon reduces lot sizes or gives developers incentives, will that actually reduce the price for the purchases? Could we cap fees for developers, real estate agents, etc.?
- Hard for property owners to subdivide and sell their own land. They rely on big developers which may also result in higher prices for end users.
- Water. A few bad years and we're all toast. More water rights exist than water, and this is only going to get worse. Need to streamline the water adjudication process to call paper rights that cannot be supported by actual water.
- Need to change laws to allow for more greywater use and reuse of water.
- Even household solutions like the sink/toilet combo where washing hands fills toilet tanks are either discouraged or illegal.
- Concerned that there are unexpected consequences for adding efficiencies like lining canals. Are our conservation efforts doing what we hope they are doing?
- Housing restrictions: ADU's and 55+ communities - why are age restrictions OK? Why build 55+ housing near daycares and office space. Provo allows 3 unrelated adults in a household which are artificial occupancy requirements that do not help our current market and demand. It is almost impossible to enforce occupancy requirements. These are not real safety and health issues, it is more about the neighborhood dynamic. Older residents need to be able to rent out space to afford and pay property taxes.

2. What can state officials do to assist with the challenges? What is working? What is not?

- Can you do something to require affordable housing, social resources, food pantries, homeless services throughout Utah County so it is not concentrated in Provo?
- Many cities have not yet gotten ADU ordinances set up to allow through their cities, or impose other restrictions (height, setbacks, parking) that make it practically impossible to build these things.
- Need to distinguish urban cities from rural cities in setting standards and imposing "sick" statutes. Also - think about reasonable requirements for unincorporated counties (their pressures, etc are different from cities, so should not threaten to withhold transportation funding.)
- Could the state encourage decentralization? Incentives for remote working so people could work from whatever community they live in. It could reduce transportation pressure, but would need investment in fiber and internet access throughout the state.
- Fully subsidize UTA so TRAX, Frontrunner and buses are free to users. Add infrastructure - bus stops, shelters, realtime schedules so people know when the next bus is coming.
- Incentives for cities to look at infill redevelopment - like reducing minimum lot sizes to allow existing lots in established neighborhoods to be split so they can absorb more units gradually without drastically or suddenly changing neighborhood character. Along those same lines, look at minimum parking requirements, setbacks and heights, minimum unit sizes.
- Funding for interconnected bike highways/bike only trails throughout the state and cities so there are safe routes where bikes don't have to share the road. Need to connect all little disconnected bike lanes and trails to be a viable network.
- Encourage housing integration with strong incentives.

3. What more information could state leaders provide that is not now being provided?

- Need information in a form that is easily accessible and understandable by the general public. For example, UTA has lots of ridership data, but there is still a strong public perception that UVX (UTA's most successful system) still operates with mostly empty buses. We need to be able to show our people what the reality is without digging through UTA meeting minutes to find the stats.
- What cities are facing the worst water future? How many bad years can each city afford before drastic measures must be taken? How do the conservation efficiencies help not just the conserving community, but the surrounding communities?

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- Need to dedicate money to maintain infrastructure.
- Need to bring back public access television. Youtube channels are not accessible in the same way. Would also like more language translation services (ASL, Spanish, Portuguese, etc.)

Table 4

1. What issues are most challenging here?

- Lack of local control-state coming into the city, telling them what to do then leaving
 - Sticks don't work as well as carrots
 - State planners don't know the community
- ADU's-local control taken away
- Secondary water metering includes state funding
- Water-some communities plan and allocate resources well, then the state comes in and reallocates it to communities who did not plan appropriately
- What is the line between state involvement and where communities are not planning
- Many cities say they don't have a drought problem
- Falling prey to overpromoting ourselves, causing some of our growth problems. We need less economic perspective and more infrastructure and quality of life perspective.
- Owner occupied housing made renting attractive impacting the quality of life. UHC can put guard rails around housing with lower rates for homes of certain costs, etc.

2. What can state officials do to assist with the challenges? What is working? What is not?

- The state has a vested interest, but should be more even handed and collaborative.
- Growth has been more positive than negative.
- Huge percentage of the population who has lived here for a few years but want the growth to stop/flow.
- Concerned about making zoning administrative. Don't want to lose the flexibility and local control.
- Trainings
 - New council/mayor training about what makes their role work and what the tasks are.
 - What is an overlay zone?
 - Can we train candidates?
 - Some communities do trainings
 - Would it be helpful to do transit/water planning?
 - AOG's introduce resources
 - UTA/UDOT, utilities
- From a staff perspective, concerned about losing identity.
- Some perspective about how new additions will fit in your community
 - Urban design
 - Case studies of heritage preservation
- What is the role of the city?
- Seeing increased requests for community events/amenities.
- Collaborate with the state for long term transit investment
 - BRT versus lightrail- new development takes time to catch up. BRT is cheaper.
 - Two ways to get rid of traffic. Sprawl or integrated public transit.
 - Higher density needs public transit. Must build to handle

3. What more information could state leaders provide that is not now being provided?

Training-there is a lot of information out there, but it is knowing where it is and how to use it. It takes time to build contacts and sources.

MAG can help us know the contacts to leverage information and resources.

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

We feel like we have a good relationship with the Governor's office, but some disconnect with legislators. Our needs are not being met, and are different in various districts.

Legislators need to come meet with cities and bridge gaps between the city and legislature.

What is the relationship with other organizations? ULCT has a mix of urban and rural which is a tough job.

Collaboration and talking to companion cities and the state. Balance of state and local control.

State should work with cities working on positive solutions.

Table 5

1. What issues are most challenging here?

- Communities are so diverse
- Need for affordable housing, social issues and needs
- Does a county issue even make sense
- Study free transit

2. What can state officials do to assist with the challenges? What is working? What is not?

- Show up! Reach out!
- More collaboration and communication
- Us versus them

3. What more information could state leaders provide that is not now being provided?

- One size does not fit all
- Need for more collaboration
- State staff getting out into the communities
- Liaison at state level to meet federal representation?

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- Thank you for your service!
- Thank you for our financial stability
- UDOT matrixed improved for growth
- Social infrastructure needs to match

Table 6

1. What issues are most challenging here?

- Land costs
- Lack of funding for regional transportation
- Losing the retail incentives
- Cost of repair/replace for infrastructure
- Sales tax in services
- Multi-family and affordability

2. What can state officials do to assist with the challenges? What is working? What is not?

- Allow cities more control and more options. One size does not fit all.
- Creative revenue sources
- Allowed to use 10% TIFF for housing
- Be allowed to pay for infrastructure so that we can bring down the cost of housing

3. What more information could state leaders provide that is not now being provided?

- Developers have the ear of the legislature but the reality isn't necessarily the same
- Examples where developers/communities have worked together

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- Work together instead of against each other

Table 7

1. What issues are most challenging here?

- Balancing quality architecture that lasts and adds to the community with costs to construct.
- Dealing with a large volume of growth without the staff/time to adequately review the applications.
- Neither cities or developers have control over the economy but only cities are being asked to make changes and adapt to help make housing more affordable.
- Some developers are not doing their due diligence before purchasing land and they are struggling to make their desired profit without the city sacrificing things that affect quality of use.
- Need rooftops for commercial services but just rooftops without services is painful.
- NIMBYism
- Residents not seeing the benefit next to them, then retaliating that takes focus away from broader needs.
- Community priorities are more divided.
- Public education for how local governments function is needed.

2. What can state officials do to assist with the challenges? What is working? What is not?

- Less shortsightedness and blanket requirements that don't help most situations but in fact, make things harder.
- No more one size fits all legislation.
- How much cost savings are happening from restricting aesthetic standards.

3. What more information could state leaders provide that is not now being provided?

- Public education tools that can help the general public understand how local government works

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- Neither cities nor developers have control over the market.
- Good collaboration between cities and developers. If there are heavy handed requirements, developers push back. If the relationship is right, they will cooperate.
- Public education is needed for understanding how local government works. Average resident does not understand. Help the conversation instead of being a NIMBY.

Table 8

1. What issues are most challenging here?

- Remaining united as cities and municipalities to keep state officials from making decisions for us
 - Less state mandates on cities, especially when they don't make sense
 - Some states have lots of lawyers who represent them. Utah has lots of developers who aren't actually representing the Utah communities. They are wealthy and people can't run against them.
- The city which is impacted should be the one who has a say, rather than the state coming in and allocating funds for them.
 - How revenue is shared. For example, is the SLC airport revenue the states or Salt Lake's?
- Outdated plans because there are "bigger priorities"
- Water
 - Pumping into the Great Salt Lake
 - Salt Lake County owns the majority of Utah Lake
- Unpermitted ADU's
 - Enforcement becomes extremely difficult
 - Where is your code enforcement?

- Code Enforcement
 - If police are totally in charge, it turns neighbors into the police. You lose the neighbor feel when neighbors call on each other for violating the code.
 - Police in charge of dogs at large and other dangerous/menace codes
 - Safety
- 911 and Emergency Cell
 - Mudlines and emergencies?
 - Public safety
- Engagement
 - How to get people to engage with city council in the community
 - How to create a sense of community

2. What can state officials do to assist with the challenges? What is working? What is not?

- Fund our infrastructure the same as everyone else
 - Second largest county should be funded as such
 - Funding based on population and population growth
 - Needing a sound wall and getting reimbursed
 - One county with 20 miles per capita versus 40 miles per capita. 40 miles per capita should get funding.
 - Road money only getting used for roads, not airports
 - Cities who use it get to decide
- Affordable Housing
- Transportation
 - Cheaper transportation along with housing

3. What more information could state leaders provide that is not now being provided?

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

If local agencies are not able to collaborate on growth issues, then they might get a top down solution from the state. Convene before regulation is necessary.

1. Regional government can play a key role
2. State programs

Table 9

1. What issues are most challenging here?

- Traffic concerns along with lack of resources
- Running out of lands for roads
- Density to accommodate future growth
- Water issues
- Housing affordability

2. What can state officials do to assist with the challenges? What is working? What is not?

- Unfunded mandates
 - Lack of clarity
 - solutions/ideas to successfully complete
- “Forcing” groups to get together to cooperate and look for mutually beneficial solutions.
- Funding/tax revenue

3. What more information could state leaders provide that is not now being provided?

- Density needed to accommodate future planned growth
- Transparency and communication
- More clear consequences of mandates

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- Zoning is a necessity, not a nicety
- “Pause” and see what are the outcomes of the mandates
- Too “reactive” and more proactive
- More attention to public safety

Table 10

1. What issues are most challenging here?

- Demographic changes
 - Kids moving in with parents
 - Parking on the street
 - There should be a minimum street width increased to allow for traffic flow with more people in homes
- Mixed up housing
 - High/low density should be together so not all lower income is lumped together
 - Diversity needed! Higher density and ADU's
 - With ADU's becoming more prevalent, landlords need better protection
- Social services satellite offices
 - They need to be spread out, we need more!
- General public
 - Cares about quality of life and traffic
 - Incentivize transit use! Make it free to make it more desirable. Use it more for less traffic. Need more speed to increase usage, more park and rides.
- Give cities power to regulate
 - Balance with the state is good, but in the end allow cities to determine needs

2. What can state officials do to assist with the challenges? What is working? What is not?

- Cities need local control
- Balance between state and cities
- Elected officials need to understand how cities actually work
- Work from home jobs have less impact on the infrastructure. Reward with tax breaks.
- As cars become more efficient, less taxes to maintain roads

3. What more information could state leaders provide that is not now being provided?

- Good landlord info - protect landlords with more ADU's
- Advertise about Trax/transit
- Old neighborhoods need help to not deteriorate
- Loved this! What is the demographic need for housing? We know there is a housing gap but what is the most important place to focus on?

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- Air quality is an issue
- We need more schools due to high class sizes

- Let cities use legislative process to incorporate changes that fit their cities
- More local discretion
- Give landlords more tools and education

Table 11

1. What issues are most challenging here?

- Attainable, Affordable, Available housing near jobs, education and recreation
- Connectivity - jobs, utilities, education, transport
- Elected individuals
- First and last mile
- Regional planning

2. What can state officials do to assist with the challenges? What is working? What is not?

- Talk about what strategic planning protects agricultural structures, large lots, open space, etc.
- Support local projects similarly to state projects
- Support connectivity and infrastructure
- Legislature with city wise management in mind. Strategically work with bad actors and collaborate with good actors

3. What more information could state leaders provide that is not now being provided?

- Education on citywise management

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- Strategic planning from the state - need to explain their rationale behind initiatives
- Locally led projects are important
- State starting to focus on carrots for infrastructure, provide connectivity. Going beyond their current UDOT models, flexibility.
- Legislate with city wise management in mind and focus on long term.
- Learn what cities are doing well
- Work on long term infrastructure projects affected by growth
- Support local efforts similarly to state projects
- Update access to water bills
- Work collectively to recapture Utah water

Table 12

1. What issues are most challenging here?

- There is a disconnect and fight between cities and homebuilders
- Land costs
- Regional road connectivity
- Licensing fees
- ADU's
- Transit

2. What can state officials do to assist with the challenges? What is working? What is not?

- There are real needs which are getting more expensive every day
 - No prize for saving these funds. Invest today in infrastructure
 - Corridor preservation more easily accessible to city's visions
- Don't paint the whole state with a broad brush

3. **What more information could state leaders provide that is not now being provided?**
4. **Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.**
 - Debate and big disconnect on how cities and home builders view the challenges.
 - Cities and home builders should work together, have greater abilities to use corridor preservation funds

Table 13

1. **What issues are most challenging here?**
 - Growth needs to be purposeful
 - Road infrastructure
 - Workforce housing needed (State should do a PR push “Housing for Heroes”)
 - Resistant attitudes to growth -PR
 - I-15 reduction of lanes, need a 3rd past Payson and Santaquin
 - Don’t forget Santaquin’s growth
 - East/West roads to freeway
 - Diversified zones/housing, there is a missing middle between large homes and townhomes
 - How to add density to a low density community
 - How to add density to older communities when we can’t charge impact fees
2. **What can state officials do to assist with the challenges? What is working? What is not?**
 - Take time to see if legislation is working or not
 - Offer more carrots than sticks
 - Unfunded mandates are frustrating
 - Statewide campaign for growth to ease NIMBYism - place for your children
 - ADU legislation - give it time
 - BRT is good
 - Corridor preservation funds
3. **What more information could state leaders provide that is not now being provided?**
 - More information on grants and resources, who qualifies for them
 - Why can’t Utah County use the Olene Walker funds?
4. **Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.**
 - Before you pass legislation, please truly seek implications and impact
 - Cities and communities are so diverse
 - Smart legislation can help us and grouchy NIMBY’s, but our autonomy is readily important
 - Pinchpoint of I-15 is keeping business development away
 - Need higher capacity and roads to accommodate businesses
 - Example: Bangerter Highway that has developed commercial nodes
 - Please see us as partners as we work together

Table 14

1. **What issues are most challenging here?**
 - Housing
 - People trying to rezone planned commercial for housing

- Transportation - can't keep funneling everyone to the I-15
- Water
 - Paper water is not enough
 - Infrastructure to get water where it needs to go

2. What can state officials do to assist with the challenges? What is working? What is not?

- Deregulate: free cities up to meet the needs of local residents
- ADU stuff seems to be working
- Need more multi generational housing
 - Helps housing life cycle, children success rates, happiness, etc.
 - Need more detached ADU's
 - Maybe exceptions to number restrictions for relatives
- Higher density near transit is working
- Need Frontrunner to go farther
- State funding for transportation (matching funding) is helping

3. What more information could state leaders provide that is not now being provided?

- What upcoming bills/mandates are being considered?
- What housing types make up the housing gap?
- Better info for consumers/builders to encourage building during Recession

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.

- We have done a lot on housing, let's see how it is working before doing more
- We need better data on transportation for better land use/transportation planning
 - Where people are commuting
 - Where are the jobs/how many jobs
 - Types of housing needed-jobs, income, housing needs
- Frontload infrastructure
- Infrastructure is needed, state infrastructure funding would be helpful
- Need more details on what housing is needed by 2060 - what types and quantities
- Predict economic development to plan for infrastructure
- We need to look at new answers

Conclusion - Laura Hanson

Feedback to help guide development growth options to take to public in the spring

Help promote the website: www.guidingourgrowth.utah.gov please help get the word out

Coming back early summer and fall