

## Housing, Growth, & Land Use Workshop

November 3, 2022

Wasatch Back

Coalville, Utah

### Attendees

	Name	
1	Kendall Crittendon	Wasatch County
2	Jeffery Richins	Morgan City
3	Erin Wynn	Utah Association of Realtors
4	Todd Anderson	Park City Board of Realtors
5	Mike Johnston	Heber City
6	Tom Smart	Oakley
7	Sheldon Smith	Coalville
8	Mallory Bateman	Gardner Policy Institute
9	Brandon Brady	Coalville
10	Kelly Kimber	Oakley City
11	Jan Manning	Oakley City Planning Commission
12	Jed Nielson	Utah Board of Realtors
13	Stefanie Bowen	Coalville
14	Katie Henneuse	Francis City
15	Stephanie Woolstenhulme	Oakley City Planning Commission
16	Ray Little	Morgan City
17	Scott Jenkins	Weber County Commissioner
18	Jamie Johnson	Park City Realtors
19	Jake Young	Citidesign
20	Tony London	Morgan City
21	Marci Sargent	North Summit School District
22	David Zook	Cache County Executive
23	Bob Murphy	Francis
24	Amanda Huffmeyer	Kamas City
25	Jessica Allen Bateman	Kamas City

26	Jennilyn Tockstein	Envision Utah
27	Matt McCormick	Kamas City
28	Jason Brown	Envision Utah
29	Vern Williams	North Summit School District
30	Michael Henke	Midway City
31	Karina Brown	Utah Land Use Institute
32	Tony Kohler	Heber City
33	Glynnis Tihansky	Town of Hideout
34	Ulrich Brunhart	Brighton
35	Steve Dougherty	Midway City
36	Pat Putt	Summit County
37	Richard Jaffa	Jaffa Group
38	Tal Adair	Park City Board of Realtors
39	Ryan Beck	Envision Utah
40	Michelle Adkins	Windermere Realty
41	Alyssa Gamble	Utah Housing Community Development
42	Janna Young	Summit County
43	Kirsten Whetstone	Summit County
44	Caroline Rodriguez	High Valley Transit
45	John Frontero	Park City
46	Blaine Fackrell	Morgan County
47	Scott McMillan	Morgan School District
48	Glenn Wright	Summit County
49	Kevin Payne	Midway City
50	Teresa Shope	Morgan City
51	Craig Call	Utah Land Use Institute
52	Bill Johnson	Park City
53	Jeff Jones	Summit County
54	Jason Glidden	Park City

55	Megan McKenna	Mountainlands Community Housing Trust
56	Wilf Sommerkorn	Utah Land Use Institute
57	Dustin Grabau	Wasatch County
58	Julie Bjornstad	Wasatch Front Regional Council
59	Jonathan Gunn	Hideout
60	Mark Marsh	Coalville City
61	Matt Wilson	Morgan County
62	John Kenworthy	Park City
63	Erin Bott	Morgan City
64	Pat Matheson	Mountainlands Community Housing Trust
65	Terrah Anderson	GOPB
66	Phil Sweat	Independence Town
67	Ross Ford	Utah Home Builders
68	Joanne O'Connell	Park City Realtors
69	Steve Gale	Morgan City
70	Jerre Holmes	North Summit School District
71	Meg Ryan	Utah League of Cities and Towns
72	Daniel Wayne	Mountainlands AOG
73	Don Sargent	Coalville City
74	Ron Winterton	State Senator
75	Sheldon Smith	Coalville City Attorney
76	Angela Jones	Summit County

**Welcome - Karina Brown (Utah Land Use Institute)**

## **Outline on Statewide Conversation on Growth - Terra Anderson (GOPB)**

- Proactive Approach to growth
- Build on growth
- Generate a list of big moves and policies
- Take it to communities
- Gathering information from public and policy leaders
- [guidingourgrowth.utah.gov](http://guidingourgrowth.utah.gov)

## **Utah Growth Projections - Mallory Bateman (Gardner Policy Institute) (see her complete presentation on the ULUI workshop link)**

Uptick in growth in 1990's

- Heber, Midway, and Francis were fastest growing communities between 2010 and 2020

Between 2020 and 2021, Utah second fastest growing state in nation

- Wasatch and Summit Counties grew 3.3% and 1.5% between 2020 and 2021

Population estimates

- Migration has become a more consistent component of change
- Baby boomers aging
- Fewer babies born

Since 1990, nearly 2/3rds of Wasatch Back growth comes from net migration

- Higher deaths in Wasatch Back
- Racial and ethnic diversity in Utah played a critical role in population growth this decade

Wasatch and Summit counties both became more racially and ethnically diverse last decade

- Net migration becomes a more dominant driver of statewide population change
- In Summit County, net migration is projected to completely drive growth in the late 2030s
- Changes in age structure are projected to continue

In Summit County, projected increases include:

- An additional 17,000 residents or a 41% increase over 40 years

Wasatch County

- An additional 46,000 residents or more than doubling over 40 years
- Growth sectors include construction and professional, scientific and technical services
- If assumptions change, so does the projected future:
- Summit /Wasatch population projections

Low 104,746

Medium 140,625

High 167,711

## **Ryan Beck- (Envision Utah), large group discussion**

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

- Community feel
- Nature
- View
- Outdoors
- Rural character
- Mountains
- Friendly people who help each other
- Open space
- Friendly neighbors
- Beauty
- Darkness
- Wildlife
- Opportunity
- History
- Environment
- Clean air
- Family values
- Quality and variety of life
- Small but close to city
- Landscape and outdoors
- Families
- Recreation

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

- Affordable housing
- Growth
- Basic needs
- Open space
- Jobs to match housing prices
- Water, traffic, employment
- Natural resource availability
- Dark sky
- Balancing growth while protecting nature
- Affordable housing, lack of workers, transportation
- Retaining our lifestyle
- Transportation issues
- Climate change
- Wildlife habitat
- Impact of people on the land
- Wildlife corridors
- Cost of living
- Matching resources with growth
- Locals don't want growth
- Snow drought
- Unwillingness to accept change
- Too much density too fast
- Housing, equity and inclusion
- Traffic!

- Nightly rentals
- Balancing of new and old
- Industry diversity
- Workforce development
- Taxes
- State mandates

Comment: Pressure from the state level to push legislation for zoning density, more than what they want to see.

Comment: A lot of hunters, loss of habitat, loss of way of life. If we double the population, that does not sound like a fun future. Are we investing enough in increasing the amount of recreational opportunities for all of us living here?

3. How do you feel about the rate of growth in your community?
  - Too fast 42%
  - About right 59%
  - Too slow 2%

Comment: It is what it is, we have to deal with it. (growth about right)

Comment: Growth of larger single family homes way too fast in Midway but smaller moderate income housing is too slow!! The nobility have big houses and we need more of a mix of housing types!

Comment: People own the land, sell it and do nothing. (too slow)

4. What are your big ideas for what we can do to take advantage of the opportunities and address the challenges?
  - Form public-private partnerships to enhance outcomes
  - Faster permitting timelines
  - Culture investment
  - A range of dense centers of development
  - Crack the car challenge
  - More master planned development
  - Need to concentrate growth and preserve open space
  - Urban growth boundaries
  - Variable impact fees tied to impacts
  - Stop fighting change/people moving in and instead, invest in those people to allow them to be a productive member of our community.
  - More master planned development
  - Incentivize workforce housing
  - Eliminate zoning in the cities
  - Affordable housing incentives at the state level
  - Create economic town centers surrounded by various types of housing
  - Light rail and micro transit
  - Embrace density
  - Open space and trails
  - Redevelopment of outdated suburban commercial areas to integrate needed housing

- Add trail infrastructure
- Focus growth on centers; modular construction of home components in rural Utah and build more in urban
- Significantly increase primary residential exemption
- Resource help: infrastructure, workforce, transport, utilities
- Rail from Salt Lake
- Residential solar power
- Transit through Provo Canyon
- Industrial zone, tax break for secondary dwellings
- Regulating square feet of homes
- Smaller lot sizes
- Decrease high density housing
- Cluster development
- Vision and planning
- Variety of housing types
- We need starter homes!!!
- State funding for affordable housing
- Water restrictions
- Impact fees
- Price for carbon
- Industrial zones
- Keep the rural feel with cluster housing
- 90% open space
- Direct growth not growth directing our community
- Redevelopment of outdated suburban commercial areas to integrate needed housing
- Develop recreation areas
- Significantly increase primary residential exemption
- Tax break for secondary dwellings
- Mixed use development with increased density in village centers
- Tax the rich
- Regulate nightly rentals/secondary homes
- Great ideas....but NIMBY!!!!!!!!!!
- Connectivity on the Wasatch Back and keep the rural feel with clustered housing
- Density where we have the infrastructure, regulating square footage of homes, state funding for affordable housing, water restrictions, price for carbon, regulate nightly rentals/secondary homes, tax the rich
- 90% open space
- Better transportation
- Modular construction of home components in rural Utah and build more in urban.
- Increase density. Allow for duplex, triplex and fourplex housing units as a "use by right" within single family zones. Allow for increased building heights. Protect mobility (bike, etc) lanes should be connected to and within all developments.

Comment: More master planned development, get away from 1 acre lots that take huge amounts of water. Room for open space and trails.

Comment: Eliminate all single family detached housing in cities, not counties - no more single family detached housing!

Comment: Find common ground, cooperative approach. Public private partnerships.

Comment: Donate to Envision Utah, promote the benefits of smaller lots, Nimbyism is hard and education is important.

Comment: She did not see too many person focused solutions, solutions on screen are engineering our way out of the challenges. Why don't we focus solutions on people? Why aren't we talking about investing in people?

Comment: He has a trailer park with 5th wheels, he is booked for seasonal housing. He is a Park City planning commissioner. Create more transient zoning! Problem is NIMBY.

## **Wasatch Back**

### **Small Group Summaries**

**Table 1**

What are your most challenging issues?

- Need for commercial development/sales tax revenue
- Attract businesses
- Seasonal housing
- Education/building support
- Strong leadership
- Community -growth and change
- Get information out about grants for planning, revitalization, etc. especially to small communities
- Zoning
- Get ahead of affordable housing issues

**Table 2**

What are your most challenging issues?

- Level of service demand versus growth demand
- Development pay its own way
- Not compromise services for residents
- Traffic
- Water and sewer
- Community services and character preservation
- Traffic solutions don't seem to move as fast as the traffic increases
- Bottleneck at the city level for newer building ideas
- How to build while retaining natural opportunities and recreation
- UDOT assistance in getting interchanges to help with growth/old infrastructure
- Lack of public participation as we face challenges
- Infrastructure demand related to growth is a big challenge
- Can't keep pace with service demand (water, traffic, utilities)
- Cumulative effect of disjointed decisions. How to balance fiscal growth, community growth, economics and job over time in a cohesive way.
- How do you plan for projections and keep pace with growth?
- Small towns with small infrastructure can't keep up with increases
- Communities need help for planning and how to pay for the service upgrades



- Need to make hard decisions
- Road planning is key
- Stormwater regulations are too much. All regulations are adding costs to developers which affects residents.
- One size fits all regulations that do not work throughout the state.

What can state officials do to assist with challenges?

1. Resources to assist with studies, technical assistance
2. State/federal/county don't overregulate small towns
3. Financial assistance to help with mandates
4. City can plan but can't cross the finish line because of NIMBY's. Should the state step in and mandate projects?
5. Mandates should come with funding. We don't need more studies from the state.
6. We need action and financial help, and the state needs to be less bureaucratic
7. Wasatch front solutions don't help the Wasatch Back in regards to transportation.

### Table 3

What are your most challenging issues?

- Secondary homes/developments take away from local communities. (increase property values, etc.)
- High priced real estate
- Affordable housing
- Recreation access
- City - County growth patterns
- Water use - conservation. Public education needed.
- Transportation

What can state officials do to assist with challenges?

- Make referendum process more difficult so good plans are not overturned
- Local control
- Access to resources like grants
- Easier access to organizations like UDOT
- Change state laws to regulate short term rentals
- Land use training for planning commissioners and other electeds

### Additional Table notes:

What are your most challenging issues?

- Secondary homes and developments that take away opportunities for local/affordable housing
- "Resorting" (Wasatch Peaks, Waholi)
- Increase in property values potentially because of such developments
- No affordable options

- conservation/recreation access
- Zoning- not enough growth in city boundaries
- NIMBY
- Water - understanding use
- Transportation

What can state officials do to assist with challenges?

- Referendums should be more difficult to get
- Making funding more available or easier to attain
- Help with education of the public about growth!
- Change the state law of how STR are regulated locally
- Land use training for elected officials required

What can state leaders provide that is not being provided?

- Education on growth to constituents

#### **Table 4**

- School pressures - build schools quickly. State should allow impact fees to help with school building.
- Local control for planning, etc. and not overridden by the state
- Communities trusted to find their own solutions
- State officials should be on the side of cities not developers
- More resources: workshops, training, etc.

#### **Additional table notes**

##### ***Wasatch Back Counties Growth:***

1. *What issues are most challenging here?*
  - a. Schools for growth - how to pay for schools with growth? (Ivory homes 4000 new homes, no impact fees, passing bonds is nearly impossible)
    - i. Teacher housing and recruitment
  - b. Intercept parking (park and ride) - transit and transportation with resorts
  - c. Affordability
    - i. Communities don't want new developments such as townhomes (no lower income people in our community)
    - ii. We don't want 'those' people in our community (NIMBYism)
    - iii. No affordability at all - no low or moderate income - just all big houses
      1. Need more affordable by design - mixed developments in housing types and incomes
      2. Be able to govern diverse developments - need the authority
        - a. Deed restricted
    - iv. Communities have HOA to take over things, and deed restricted homes that cannot - interesting evolution
      1. How to maintain this neighborhood?
      2. Conservation subdivision - clustered, townhomes, deed restricted
      3. Home upkeep
    - v. Trying to encourage ADUs - ordinance restricted 30 days or longer
      1. They passed ADU - state legislature changed that 6 months later
      2. Rights to govern - state legislature restricting community rights to sacrifice to developers

- d. Water - infrastructure
  - i. Aligning fee structures to support infrastructure development to support the growth
- 2. *What can state officials do to assist with the challenges? What is working? What is not?*
  - a. Give cities flexibility - stay out of the way
    - i. Impact fees
    - ii. Grow as city wants
      - 1. Dakota Ridge Development - HB with population/transit center (felt targeted)
      - 2. HOAs offer mechanisms - such as restricting short term rentals
      - 3. Want community values preserved, not just bottom line
  - b. Support with organizations like Mountainlands with attainable housing
  - c. Legislators who are developers
- 3. *What more information could state leaders provide that is not now being provided?*
  - a. Resources- planning, code enforcement, supplementing the office
    - i. Area expertise
    - ii. Know what they want
  - b. Workshops, trainings
  - c. Planners conference - planners week
  - d. Breakdown of new bills / ordinances

Who bears the cost of the development? The developer or the community  
 How does a rezoning benefit a community?

## Table 5

What issues are most challenging here?

- Workforce and affordable housing
- Water
- Transportation - between work and home
- Short term rentals - help with tax revenue but impacts long term housing supply
- Misinformation is spread through the public which impacts public hearings-emotion based.
- Education and public outreach to combat NIMBYISM

## Table 5 additional notes:

1. What issues are most challenging here?
  - High value of homes means someone can't afford to sell and move
  - Housing
  - Workforce housing
  - Water - limitations on water
  - Transportation, move people from where living to working
  - NIMBYISM
  - All utility services challenged
  - 1-2 people stand up and shake fist and control the tone at municipal meetings.
  - The obstacle is ourselves - Nimby. There is a misconception that anyone who rents is a dirtbag.
  - Cultural aversions to renters and only wanting single family homes
  - What do you think of banning single family homes in town?
  - Consider limiting the size of homes that can be built.

- Smaller homes are needed. Retired people with 8 bedrooms hoping to host their family don't need a huge home.
  - McMansions take up more energy, water
  - No handle on water rights
  - Lack of workforce
  - No way we would have ADU's in Midway until legislature mandated internal ADU's. Midway reluctantly adopted it, and Brighton.
  - Summit county built ADU's in townhomes.
  - Brighton is on a water share system, how much water is ADU using?
  - Midway requires .8 acre feet of water share per home
  - Parking is a problem
  - A lot of dirt rich and dirt poor - sell homes and acreage and put 4 homes on it.
  - We need to listen to young people when planning for growth. No housing for youth or seniors who want to downsize.
2. What can state officials do to assist with the challenges? What is working? What is not?
- Help with NIMBY's, public hearings out of control
  - Mandate affordable housing with state incentives
  - NIMBYISM kills every good idea we have!
  - State hears a little tidbit of what is wrong and destroys state code
  - Impact fees for schools are not allowed - they need it.
  - Rethink the land use task force. Always appears to be red versus blue jersey. Land use needs to be more mutual sharing of information and problem solving. Not enough critical information sharing. Everyone reacting to the other as the enemy
  - Listen to the planners not just elected officials
  - Reason for the growth is caused by the government. Government has to step up and say we need to have housing for the poor. Masterplan for where workers will live.
3. What more information could state leaders provide that is not now being provided?
- Identifying needs - we can't anticipate how much housing we need. What is really the problem and what is the best way to fix it?
  - Need training session on how to be a landlord. Suggesting we train renters - obligations as a renter.
  - Educate the public about growth, water conservation.
  - Better guardrails on how to conduct public hearings.
  - Growth is managed through funding and legislation - if communities had a broader strategy for growth, for transportation, housing, better share with them and could have better planning.

**Table 6**

What issues are most challenging?

- No affordable workforce housing
- Solution: commercial development with dense housing?
- ADU's and IADU's supported by the state
- Short term rentals - find ways to regulate and license them to assist with parking, number of renters, limitations.

How the state can provide:

- Database of best practices for small cities, model ordinances so they don't have to create from scratch.
- Water- state assist with this

## Table 7

### Challenges

- Affordable housing needed. Overlay zone so density is allowed with incentives.
- Address NIMBYISM by allowing developers to submit applications administratively.

### Federal

- Transfer federal lands to cities

### How do we create a community feel?

-example: transitional housing for newly marrieds, seniors downsizing

- Affordable housing - quality design. Communities determine standards not the state.
- Preserve the character of communities while supporting growth. One way is TDR (transfer of development rights). State could help with ways to improve and incentivize.
- State could assist with NIMBYISM. State mandates for housing but there is community backlash. State needs to educate the public about why we need more housing, etc. to lessen NIMBYISM.

### Additional table notes:

- Transportation imbalance - many trips going in/out of the county because the housing doesn't match
- In Morgan, everyone leaves every morning to go to work
- Ag/rural and resort community
- Tug of war between urban versus rural and open but there is a need for housing
- Rural feel maintaining that it is important even though we need homes and amenities
- TDR/cluster as a way to preserve ag land/rural character but there are not a lot of takers
- State ties hands of cities with overregulation and control, impact fees hurts our attainable/affordable housing
- Build more housing to catch up with demand. Allow more density but well designed density.
- Deed restrictions needed. We need service jobs. A portion of taxes should go to deed restricted housing.
- Senator Mike Lee proposal - transfer of public lands (BLM) to help catch up with 20-30K units short. It will reduce the cost of land.

## Table 8

### What issues are most challenging?

- Housing: workforce, seasonal
- Increased traffic, workforce
- Impacts on natural environment
- Transportation- Incentivize alternative
- Second homes and short term rentals

### The state can:

- Allow for local control
- Incentives rather than mandates, offer financial incentives to help fund housing and transportation.

- Help small communities with planning, housing.
- Communication about grants, hearings, more events like this.
- Face to face conversations
- Aging population - more supportive housing as they age
- Invest in our communities and people
- Property tax break for moderate income and workforce housing
- NIMBYISM
- Second home owners are not as engaged and will object to planning.

## Table 9

What issues are most challenging?

- Parking and traffic surrounding ski resorts which impacts community
- Funding need for an interchange
- Balance how to best deal with infrastructure needs - partner with ski resorts?
- Housing and development
  - how do you work with developers properly?
  - short term rentals are a challenge.
- Low staff capacity for government and private businesses
- Child care needed

What the state can do:

- Short term rentals - how do you track them?
- Childcare - state support through funding? Pay higher wages for childcare and teachers.
- Universal Pre-K
- Look at data so provide communities with resources to assist
- Sit in discussion formats like this to have honest conversations with people throughout the state.  
(requirement for meeting with the public?)

## Additional table notes:

### What issues are most challenging

Dealing with the folks who don't want change, but things are changing. If we don't get on the train we will be left behind.

We have created a target as a place you can make fast money – Park City. That this is a boom town. Influential developers working the legislature at the end of the day to favor their initiatives in their community. You cannot hold a workforce housing carrot. If you are vested you have ownership in the community.

- This was a contentious topic, as others at the table stated that they did not agree with this issue.

Parking & traffic congestion situations surrounding ski resorts.

- Park City - there is a constant challenge with seasonal traffic. No one seems comfortable with public transit. Seems like the solution is park and ride. Workers are stuck in traffic at the same time as visitors and it is not working. Widening the streets does not seem like a good solution. Affordable housing is a solution so people don't need to drive, and they can get around. Maybe partners will need to ante in to pay for infrastructure- ski resorts. Why can't the planning commission bring people to the table. When it comes to transport PC and Summit County council entered a conversation with resorts and Chamber to engage with players. Still at the brainstorming stage.

- One representative stated Park City and Heber would not exist without ski resorts. The money they give back does not compare to what they earn. Whether it be biz license fee or other, they could contribute more to the community or invest in infrastructure.
- Morgan Co. issue is getting people to the ski resorts. Go through Morgan to get through it. And are requesting funding from interchange and an economic development area. County residents and visitors can enjoy something to eat. Don't want to be a Park City.
- Developers have not included housing for workers.

#### Low Staff and Capacity to provide staff to local employers

- Concern in the County is low workforce. Turnover and retention is a problem related to cost of living and lack of affordable housing. Some challenges which the Wasatch Front doesn't have, because an employee can live in the town over. Have to offer incentives to folks who might not live here to attract staff. How can we maintain county government?
- A large business locally is experiencing that as the workforce is aging out they cannot attract new talent and may have to move. These are highly skilled jobs.
- Competition for staff from different communities in the area.
- Decision makers don't often see the issues. Need to be better educated about worker/housing shortage.

#### Childcare.

Ghost units. Any time 70% of housing is ghost nightly rentals.

- Coordinate with neighboring communities to get on the same page with where rentals are allowed.
- Management companies education.
- Single use occupancy does it become a hotel? Homes that are empty don't add much to town.

#### What can state officials do?

- Do not have ability or resources to track AirBNBs for TRT.

Consider short term rentals as businesses. County is considering anonymous complaints. Tracking through business licenses is spotty.

Childcare- we have explored things locally- a tax or fund to subsidize and hold on to providers. Every employer in the community is having an issue. How can more providers be generated?

- Funding. We could do universal pre K. if they were paid like the professionals we want them to be. How can we talk about how important the children and developmental years are but we don't invest in this public good.
- Measure based on improvement and link to funding.
- Increase taxes?
- Allocate funding locally or redistribute where current collected taxes are going, ex: redistribute TRT to EM. instead of raising taxes

Asked the Senator at our table what feedback he gets and he said people tell him that the state should keep out of our business.

Summit county gets a lot of sales tax because POS is where the items are delivered. Potentially need to redistribute this challenge.

#### What Can State Leaders provide

Be sitting in discussion formats discussing these issues. Maybe we need a requirement for legislators to participate in meetings and meet with the public.

Formulas for transportation don't fit traditional mold. Need to expand opportunities.

Miscellaneous attendee notes:

#### Challenges

- Affordability
- 80% AMI isn't sufficient for a teacher/firefighter
- State mandates (ADU's)
- Maintain community
- Growing too fast
- Manage growth while preserving quality of life
- Need community support for solutions
- Biggest challenge for local government being able to fund the impact of growth: 1. Traffic 2. Roads 3. Schools 4. Other services
- Workforce housing
- Allow for small unit developments for older residents
- Allow ADU's for workforce
- Transit funding
- Workforce shortage
- Open space makes it harder for housing solutions. Open space on transportation corridors, pushing development off corridors.
- NIMBYism
- All housing is unaffordable, it needs incentives (regulatory or financial to get deed restricted).
- Issue of second homes sitting vacant when owner is not there - vacant housing.
- Supply issue - still recovering from 2008 recession with supply
- Water! Developments have stopped in Coalville, there are 12 different irrigation canal districts

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

- Be on the side of cities, not developers
- Umbrella legislation doesn't work for all communities
- Developers that preserve HOA's
- State support in managing ordinances and codes
- Help us manage our own cities and systems
- Allow property tax rates to hold flat without truth in taxation, or some other accommodation for inflation.
- Allow school to charge impact fees
- Legacy conservation easements
- Continue to support ADU's with financial support such as no interest loans. Provide backing for communities that want to pursue it, ADU's are not always popular with residents.
- "Build it or lose it" for long platted but not acted upon land
- Good that the state has presented new options for water to adjust from "use it or lose it"
- State has helped communities with tight water restrictions analyze rates/usage
- Airbnb regulation - state registration of short term rentals
- Options to preserving open space
- State took the ability to require affordable housing away

What can the state provide?

- New laws should come with information and training
- Best practices for all communities to use
- Trails and outdoor recreation grants would be helpful to finish/activate outdoor recreation plans



- Model ordinances
- State could loan out some help
- Coordinator to help connect communities with similar issues
- Statewide trail master plan

Craig Call, Utah Land Use Institute

- Future workshops on issues.
- Record and documents related to land use/planning/etc.
- Land use hotline? Grant hotline?