

Land Use, Housing, & Growth Workshop
Price, Carbon & Emery Counties
10/4/22

Welcome Laura Hanson, State Planner

- Statewide conversation about growth
- Not a new vision or plan
- Direction to local governments

Deliverables:

1. Education on growth facts
2. Promote the plans in place (Utah unified transportation plan, etc)
3. Metrics on how we are going to grow

Focus:

- Grass tops - community leaders
- Grass roots - general public

Understand how public feels about growth and how communities are changing

Mallory Bateman

Kem Gardner Policy Institute

Director of Demographic Research

Carbon County demographics and data points

- Migration makes a big impact on the population in Carbon County

Population changes in Carbon County 1940-2020

- While larger communities lost population between 2010 and 2020, East Carbon and West Wood added residents.

Between 2020 and 2021

- Covid 19, declining birth rates and international migration resulted in historically small population gains
- Intermountain region grew, Idaho was #1, Utah was #2

County level population varied between 2020 and 2021

- Between 2020 and 2021 Carbon County was estimated to experience population decline (93 residents)
- Migration has become a more consistent component of change- since 1990's more people move to Utah than move out.
- Migration makes a significant impact on how Carbon County's population changes with more changes than along the Wasatch Front.

- Declining natural increase line, lower births and aging populations, Carbon County has more deaths than births.
- Racial and ethnic diversity in Utah has played a critical role in population growth in the decade 2010 to 2020.
- Despite an overall population decline, the minority population increased in Carbon County in the last decade.

An aging population is projected to result in more deaths than births moving into the future.

- An optimistic economic outlook creates strong migration in the latter half of the projection period.
- Changes to age structure are different by county, shifting age structure with less births 2020-2060.

Projected changes result in:

- Employment will increase from over 11,170 in 2020 to about 12,600 in 2060. Projected growth sectors include construction, professional, scientific and tech services, and arts, entertainment and recreation. There will be a decline in the coal industry.

If assumptions change, so does the projected future. Low, baseline, and high population scenarios for Carbon County:

- 2025-2060=19,739 / 22,422 / 28,855

Comments:

- What about the lower birth rate?
- Fewer kids, fewer schools needed
- Statewide fertility rate below replacement rate
- Need to do things to encourage family creation

Envision Utah, Ryan Beck

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

Community environment, natural beauty, outdoor rec, ethics, beautiful wildlife, kindness, people and history, connection, morals, water, lakes, friendly, open space, values, canyons, mountains, clean air, family, diversity, hunting and fishing, OHV, San Rafael, safety small town feel.

The United Way Director is new to the area and is surprised by how many people showed up to help for the Day of Caring service day. She lives in Emery County, and the UW office is in Carbon County. She came from Colorado and never witnessed that kind of involvement there.

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

- Housing- prices are increasing, worry about values, water, cost of building
- Housing - limited availability for affordable rental
- Housing, growth, water

- Changes in industry and providing adequate services and opportunities for youth to remain in the area.
- Electrical grid update, growth, maintain out history and identity
- Federal regulations
- Housing, lack of water, lack of jobs that pay good wages, closure of coal mines, lack of transportation.
- Open spaces and active transportation
- Water- only one reservoir, how do we make water available? Those who own water shares are not willing to sell them. With smaller lots, do we need a full water share? Work with the water improvement district to change it.
- The infrastructure of water systems is old. Currently they are doing a study of the system. Price City is wanting to put a reservoir in. They are meeting with stakeholders and in the process of environmental impact.
- How do you fund capital improvements?
- Water treatment and storage is big
- Coal mine closures are hard on the community
- Federal regulations - changes in incentives and attitudes towards coal. Federal money will influence it.
- They don't like state and federal regulations on communities.
- Works at a coal fired power plant, emissions regulations coming out will impact people. The Regional Haze Act and Ozone are coming out. Coal mines are one aspect of it, they can't get coal right now. Federal regulations impact emissions of the state and will impact tax revenue, etc. 23M loss revenue taxes Emery County.

Plants

- IPP
- Bonanza
- Hunter
- Cogent
- When they lose power plants there will be a tax shift to homeowners and businesses. They can't raise general fund taxes.
- Wasatch Front take a look - you get your energy from rural Utah.
- Emery school district - influences their ability to educate students. losing families - losing funding, impacts teachers, diminishes services.
- Is it difficult to recruit teachers to come to Carbon and Emery? They are primarily home grown so not qualified. It is rare to bring people in.

3. What are the solutions for _____?

- Invest more in rural counties for infrastructure, playhouse for wasatch front, standard allocation from the state
- Proper infrastructure and water preservation
- Coordination with cities, districts, etc.

- Move state office jobs to remote needed locations
- Stronger community involvement in policy and education the youth
- Stop encouraging people to buy electric cars when we don't have the framework to support them.
- State and federal workability
- Level playing field for legislation
- Housing for moderate income
- Want highway improvements (mentioned expensive gondola in slc)
- Rural incentives to compete with the Wasatch Front
- They have fiber in Carbon and Emery, good for internet coverage
- **Wasatch Front is ocean front property and given tax incentives (should have no incentives to go to Wasatch Front but incentives to go to rural Utah).**
- Programs are cookie cutter, similar requirements, incentives for rural and urban (hard to compete because Carbon and Emery are different rural).

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

- Too fast
- About right
- What growth 38%
- Too slow 63%

*26 houses by Price Elementary but none are sold yet

*what is being built does not match local needs

*there are not enough starter homes - need 1200 square feet, etc.

5. How do you think the growth in the rest of Utah will affect your community?

- Transportation problems
- Pass through traffic, small increase in building
- Transportation problems on highway 6
- Will get a trickle at best
- Flow through or online jobs
- Increase commerce and recreation traffic
- Problem finding teachers
- Search and rescue costs, buy gas in Spanish Fork, costs the counties money for people to come recreate
- Rural power is needed for Wasatch Front, they need support
- Infrastructure is not there for electric cars, what are the state priorities to keep electricity moving?
- About 2040 power plants in Emery County will be done, they don't have a base to keep up
- There are alot of homes without internet access
- Emery County schools have a 2% decline in enrollment every year

6. What are the biggest opportunities in your community over the next 20 plus years?

- Ample land
- Blank slates
- Space
- High volume energy production solutions
- Green River is a good opportunity for growth

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

- Multilane highways and inland port hub
- Manufacturing or warehousing opportunities
- Data centers
- Destination, play and stay
- Medical isotopes/research facility
- Growing airport - cargo
- Interstate development - 4 lane highway from Spanish Fork to San Juan County
- Create a robust entrepreneurial ecosystem
- Bullet train green river to castle dale
- ****we need money to expand the highway system****

8. Do you have any other thoughts and concerns?

- Having a stable community to raise and educate our kids
- This area is a place where we all want to enjoy
- Rural is funding different than urban processes needs to evolve
- Local governments need help to see and embrace opportunities to expand and modernize
- Differences between urban, rural, and remote economies and opportunities