

**Housing, Growth, & Land Use Workshops**  
**Richfield, Utah**  
**Six County AOG**  
**10/5/22**

**Welcome**

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- Between 2020 and 2021, Covid-19, declining birth rates, and international migration resulted in historically small population gains.
- Between 2020 and 2021, all counties in Six County AOG added population.
- Migration has become a more consistent component of change with decreases in birth since 2009.
- Migration makes a significant impact on population changes in the counties of Six County AOG.
- Natural increase (births-deaths) drives most annual population change in Sanpete and Millard counties.
- Net migrations drive most annual population change in Juab, Piute, Sevier, and Wayne counties.
- Changes to age structure are different by county
- 2020 / 2040 / 2060
- Juan 30.7, 35.5, 42.2
- Millard 34.7, 40.1, 47.7
- Piute 41.4, 39.7, 42.1
- Sanpete 27.2, 29.4, 29.3
- Sevier 35.5, 42.2, 49.4
- Wayne 42.5, 43.4, 42.7
- In Six County AOG, projected change result in:
- Employment is projected to increase from over 41,500 in 2020 to nearly 53,400 in 2060, with the largest changes in Sanpete and Juab counties.
- In the Six County AOG region, over 27,800 new residents or a 35% increase in population between 2020 and 2060.
- If assumptions change, so does the projected future.
- Population prediction in 2060 for low, medium, and high projections:  
77,807 / 100, 533 / 125, 200

\*\*\*\*big housing development coming into Fillmore and big businesses.

**Guiding Our Growth**  
**Envision Utah**  
**Ryan Beck**

Policy driven scenarios about how the state might look:

1. What do you love most about Utah/your community that you want to preserve?
  - low crime
  - freedom
  - respect for personal property rights
  - cost of living culture
  - culture
  - protection from outside influence
  - non bureaucracy
  - family place
  - Maintain our heritage, small rural ag environment
  - Water issues, need funding so the culinary water system is good
  - Impacted by unfunded mandates by the state, takes his town budget
  - Outside influences coming into the community and detract from pioneer heritage. Town is 150 years old. Lemington, Utah property taxes too high for older people. California has a rule no more than 2% increase per year.
  - Inflation is unbelievable. He would never think a house could sell for \$500,000. A lot of people in Lemington are retired.
  - In Torrey have two separate populations, retired population
  - Lowest price 800,000 land 100,000 per acre
  - Businesses buying RV's to house workers
  - 1.5M visitors to Capitol Reef now
  - Mantra is "we don't want to become Moab" - how do I control the growth?
  - Visitors support services.
  - Some people living in tents in national forest
  - Seasonal work
  - Open store in Green River, had to bring trailers for employees and travel to Moab for work. building apartment complexes to house employees.
  - Fillmore is fighting developments, huge tracts of apartments, single family
  - Nowhere to house
  - Opened store in Fillmore but managers live in different places.
  - Cost of housing problem in central valley.
  - People move in and want to change the zoning and restrict property rights.
  - Wayne County 97% public land but visitors consider it public (manage conflict with visitors and people living there).
  - Personal property rights
  - Can't stop if they want to develop. If you own 10 acres and want to put a factory on it, it is America. Government should not try to stop people from doing
  - Marysville - city limits encompass large swaths of public lands
  - New visitors passing limited mining and mineral extractions
  - No RV parks, ordinance prohibit glamping, rec facilities

- Have to have an infrastructure
- Man wanted to improve piece of land and add housing unit, referred him to planning and zoning
- Reference community master plan - need to follow it.
- Cannot infringe on another person's property rights
- Water is the most precious thing, have 130 residents.
- Future growth impacts cities. Can't grow faster than your capacity to provide.
- Utah has a lot of positives but it can get too big, but can be too small. Utah is in a good spot to be now. There is no stopping it.
- Cannot be one size fits all planning.
- Will be like California with all regulation if the legislature has their way.
- The Internet is inadequate in Piute. In Sevier County they are asking "how do we not become like SL County?"

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

- outside influences
- water
- growth management
- Low to moderate housing
- Workforce
- tourism impacts
- balance
- visitor behavior
- Keep laws out of legislature to make it like California
- Keep Californians from moving to Lemington
- Bring with them California, keep it rural, keep our finger on the growth
- Malcolm Nash = background, experience, education is not found in rural areas as often. Generally smaller communities don't have access to resources to help them, they need land use then will see vision for communities protected.
- Nephi City, plan for width of streets and lot sizes, plan for high density (what want and where want it)
- People did not know how successful the Mighty 5 campaign would be, Capitol Reef/Grand Staircase/ focus to get tourists away from Moab. Southern Utah becoming a playground for the USA and international.
- Emergency services to tourists - 90 people to be rescued in Grand Wash. Eight cars trapped/totaled in wash. Feds gave them \$500,000 to repair the area. In Capitol reef park 45 minutes to get emergency services, government, search and rescue are basically volunteers.
- Hiring more full time ems now, life flight helicopter, center of six counties. Mountain biking coming in for tourism, how do we preserve our trail system (people from up north seem the worst?), tourists respect trails, restaurants and hotels are huge issue in state (weekends busy), hotels don't want to come if just busy on weekends.
- Each community has to provide ems and emergency services but does not have funds for it. The County cannot continue paying for it.
- They want respect from visitors who come here
- Ask people to help with town according to their skills

## 3. What are the solutions for \_\_\_\_\_?

- resources
- funding for economic development directors

- funding for planners
- funding
- additional funding
- staff funding
- have to pay people for emergency services
- planning for housing and land use zoning
- ordinances in good shape and defensible

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

- Severe - about right
- Nepali - too fast
- Lemington- about right, 3 water connections a year
- Torrey - too fast, right now rewriting water ordinance (9 houses 3 commercial per year water). You can't limit growth by water.
- too fast 50%
- about right 50%

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

- City runaways
- Spillover growth is inevitable
- Water issues in Lemington, need a new well but 250 residents cannot afford 1.5 million dollar loan. State needs to step in funding to help with infrastructure. 100 water hookups
- Nephi, 6,000 impact fee, 2,000 electric fee, 2800 parks and rec fee, new people come in
- Developers are charged fees
- Trying hard for local residents to not have to pay for impacts of new growth
- City run mostly by sales tax revenue not as much property taxes
- Utah shooting for Olympics in 2030 or 2034

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

- remote work
- business/economic development
- destination development
- rare earth mineral extraction
- tourism
- agritourism
- food to farm/experience destination
- Look at everything as an opportunity, play nice and don't scream and yell
- No opportunity in his view, live there for atmosphere but have to leave for work
- Businesses come in for revenue streams. Loves gas station 80% of revenue coming from outside of county. Be smart about what businesses that come in.
- Utah's largest coal mine in Sevier County, global stuff going on impacts area, tourism. global tourism, trt tax is growing, irrigation conversation from floor to sprinkling, drought is an opportunity, cultural changes in water usage.
- Creamery in Beaver is a destination, growing interest in agritourism
- Grants coming out for agritourism, combining with other counties, combine with other counties to promote ATV riding. Center section of state is not registered on tourism side - a lot of potential. Sevier County has

mountain biking which is world reknown, Paiute trail system, Fish Lake, Tremont State Park. Beaver has a ski resort.

- Shift mighty 5 advertising to Central Utah.
- Message to say no more growth
- Promote family values in the state of Utah, provide recreation and resource opportunities for it.

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

- Technology, take old resources and find new applications (coal, carbon fiber)
- Agriculture processing defined locations
- Keep and respect history
- Regional growth initiative - shortage of processing facilities for meat. create and locate an agricultural processing hub. would have a west coast impact. communities don't want that wastewater in communities.
- Everyone coming to recreate should pay a tax or fee.
- Example: Nephi said \$500 for non residents to use gun range. Charge citizens \$20 and county \$35. Used to have too many Utah County residents.

8. What additional tools, training, resources would be useful to help meet your goals?

- Local regional land use and planning workshops
- Fte funding for planning and economic development
- Restrict every state legislator to 1 bill file
- Cie needs an alternative revenue source
- Land use 911 - hub to locate resources and expertise that are available
- Grant assistance
- Who do I talk to? How do I find the right place to answer my questions? Clearinghouse
- Grants, how to write them? person designated for areas as grant experts.
- Six County AOG send them information about grants
- Need for CIB but limited revenue coming into it, water on fossil fuels
- \*\*\*send info to AOG's to send to cities with resources