

**Housing, Growth, & Land Use Workshop**  
**Duchesne**  
**Uintah Basin AOG**  
**October 27, 2022**

**Envision Utah**  
**Welcome**

**Gardner Institute Presentation**

Overall growth will decline in Utah until 2060

Is it possible to stop growth?

- Existing residents
- decreasing birth rate
- lower life expectancy
- \*neither is enough to stop growth

New residents

- Drawn to strong economy
- Enjoy Utah's natural beauty and culture

While growth is projected statewide, expectations vary by county  
It's not so much if Utah will continue to grow, but how we grow

Growth decisions aren't easy  
They may require changing the way we think or live

What will we do now to conserve Utah's water resources?  
What will we do now to ensure future housing availability and affordability?  
What will we do now to make sure future Utahns can get from place to place efficiently?  
What will we do now to maintain the identity of Utah's communities?  
What will we do now to protect open space for future Utahns to enjoy?

Comment: He feels people on the Wasatch Front don't understand how food is made, and feels tense. His fear is that their needs and concerns will not be addressed.

Now-Spring 2023  
Input gathered will shape options by project partners  
Spring-Summer 2023  
Additional input opportunities as options are narrowed down  
Fall 2023  
Share the finalized growth strategies

Share your thoughts and ideas

[www.guidingyourgrowth.utah.gov](http://www.guidingyourgrowth.utah.gov)

## **Envision Utah**

**Cody Lutz**

### **Uintah Basin Demographic Insights**

Uintah, Daggett, Duchesne population changes

Uintah largest population

While larger communities grew, smaller communities declined in the last decade.

Between 2020 and 2021, the population increased in all three counties.

Untag Basin Population, 2021: 56,970

Daggett: 976

Duchesne: 19,790

Uintah: 36,204

Projections indicate varying degrees of population growth in the future.

Uintah County has the steadiest growth.

\*The closure of the Bonanza Power Plant is included in the projections for 2030.

Population is projected to continue to age over time.

If assumptions change, so does the projected future.

Comment: Why do you assume the power plant will close? Why do you think the Daggett population will decrease? There is no other base of power in the US. It will either be natural gas or nuclear power.

Comment: In February Governor Cox said the reason the economics in Utah are so good is because of low power rates. You should include power in the slides along with water which is included.

Comment: Where there are assumptions there is a potential for bias. Assuming the Bonanza power plant will close shows a bias.

## **Ryan Beck**

### **Envision Utah**

1. What do you love most about Utah/your community that you want to preserve?
  - Mountains
  - Quality of life
  - Agriculture
  - Cheap energy
  - Food
  - Space

- Outdoor recreation
- Faith
- Work ethic
- Rural
- Lifestyle choices
- Air
- Nature
- Our local heritage
- Freedom
- Small communities
- Peace
- Transportation
- Positive future thinking/planning
- Water belongs in Utah not in other cities and states
- Business
- Reliable
- Quiet
- UBAOG staff
- Values maintained
- Morals
- Energy
- Family values
- Culture
- Robust
- Air
- Main Street flowers
- Self reliance

Comment: He is a farmer concerned about HB 168 for its impact on water rights. How will we replace our power if it is predicted to close? We need to preserve what we have. HB 168 they preempted the water rights and changed 150 years of water laws.

Comment: We are legislating our freedoms away. There were over 700 bills introduced. Concerned about micromanaging our freedoms. Some bills are not applicable to all the state. Cities and counties should tailor laws to their area.

Comment: In legislature it is not necessary to propose all the bills. We should use what we have. There are too many bills. In early years he lived on the Wasatch Front and remembers small farms. Now all of it is taken over by housing. Concerned about food production.

Comment: He is with an electric company. Uintah School District just bought 20 electric vehicle buses. We have capacity constraints on a national scale. When you take coal and other energy forms off, there will be serious issues. Water and electricity flow towards money. California is putting a strain on our water and power sources. This will impact lives. On a national scale it is impacting Rocky Mountain Power and PacifiCorp. A few months ago a request to put in 480 home development

in Duchesne Power, yet they can only provide power to 80 homes. Solar is not the answer. We don't have the capacity to bring the homes online right now. Trying to build a transmission line which costs \$25 million and entertaining ideas on how to fund it. \$20 million for electric vehicle buses but no help for transmission lines. You can't purchase power outside of your service territory.

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

- Managing growth in a way that maintains our culture
- Electricity
- Energy
- Loss of agricultural lands
- Infrastructure
- Supply chain
- Water stolen from us
- Federal government regulations
- Economic diversification
- Diminishment of agriculture
- Democrats
- Air
- Workforce
- Keeping opportunities for our kids to stay here
- 90% public lands
- State and federal regulations
- Divestiture of oil and gas industry
- Red tape and cost to complete projects
- Influx of people who can no longer afford to live in urban areas
- Lack of infrastructure to accommodate growth
- Wealth gap
- Losing water to the Wasatch Front
- War on energy, lack of transportation, lack of funding for infrastructure
- Lack of access to quality employment
- Export of our children to urban areas where all the new jobs are being created
- Short term rentals
- Lack of rail service
- Natural resource extraction
- Inflation driven by federal policies
- Tribal issues
- Elites trying to close public access to public lands
- Climate crisis hoax

Comment: 70% of homes are secondary housing. If we increase the population to accommodate secondary housing, where do we find workforce housing? How do we get housing for teachers, government workers?

Comment: The cost of homes is high, we need attainable housing.

Comment: Daggett County home average is 3 bedroom 2 bathroom home is \$250,000. Manufactured homes go in other areas where it is hard to find builders to go there.

Comment: Housing prices go up in recreation areas.

Comment: Workforce does not make enough to afford housing.

Comment: Rural influx for tech remote workers. Due to COVID due to government incentives don't want to work. We should not rely on state, federal, and international aid and should become more self-sufficient.

Comment: Short term rentals impact hotel/motel prices. Increase in short term rentals. Young families cannot afford housing.

Comment: USDA has loans for rural homes but due to land and construction costs not available as much.

Comment: People invest in older homes and turn them into short term rentals because they can make more. Reaching maximum of what they will allow.

Comment: Not enough hotels for visitors. Short term rentals need to be regulated.

Comment: There is pressure to grow which impacts agriculture. We shouldn't demonize someone for not wanting to give up ag land to accommodate more development. He does not like the fight between ag and housing. Daggett County is 85% public land.

Comment: Governor talks about growth in Utah but we are taking resources from rural areas and giving them to the Wasatch Front. We need to look at infrastructure projects that extend into rural areas. Water is being diverted when they run out on the Wasatch Front. Don't send resources to urban areas. Invest in infrastructure in rural areas so there is not a hostile takeover. We need help with infrastructure. Housing is a fair market. Invest in rural areas infrastructure.

Comment: We have to live within our means. Wasatch Front is not living within means to get resources from rural Utah.

Comment: We need help with roads, rural airport in Vernal that needs expanded.

Comment: One size fits all regulations from state and federal government. (grazing, sage grouse, etc.)

Comment: The extraction industry of 2022 is not the industry of the 1970's. When we know better we do better. Industries are some of the most highly regulated in the USA. Strict standards that would make any other business cringe. Employ local people, etc. More money goes back in to investment than any other line of work. The legislature will have fewer and fewer rural people. Their ideas are like Mars compared to us. Districts are redrawn with a tip of Wasatch Front and rural, so Wasatch

Front candidates get elected. Nobody gives more resources to the state of Utah than the oil and gas industry.

Comment: Industry is trying to solve problems and anticipate needs but they need help.

Comment: Tribe carries a big stick especially with federal administration. It is complicated. Jurisdictional issues with trails, recreation. Issues with crimes committed on border. Meet monthly with Governor's office trying to figure it out. Issues are not going to change.

Comment: A lot of companies willing to invest shy away due to jurisdictional issues with tribes. Ruling came down that tribal lands in Roosevelt City became trust lands which impacts law enforcement, etc. It will create issues with investors.

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

About right 65%

Too slow 20%

Too fast 10%

What growth? 5%

4. What opportunities does growth present?

- Economic development
- Economic diversity and stability
- Kids can stay closer to find work
- Opportunities
- More Human Resources
- Diversification
- New businesses
- More shopping and recreation
- New businesses
- Economic diversity/innovation/family close to home
- Community amenities
- Stability
- More tax base of fund local services
- More clientele for local businesses
- Jobs, predictable economic opportunities, more access to services and shopping

Comment: Son works 75 miles away because he wants to live where he can fish right outside his home.

Comment: A state employee said they have not done enough to diversify their economy. It is impossible to transition to all electric vehicles.

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

- Private public partnerships
- Rail!
- Nuclear power
- Improved highway capacity
- New reservoirs
- Find the best balance for each area
- Reduce regulation
- New water capacity
- Hydro electricity
- More energy projects - nuclear, gas, hydrogen
- Large infrastructure projects like in the 50's and 60's
- State programs or incentives to spread growth more evenly across the state
- Invest in infrastructure
- More state jobs to rural Utah
- Get obstructionists out of the way
- Groups are using lawsuits as weapons. Government pays for both sides of the litigation
- Redo the CIB

Comment: They want us to do away with coal and natural gas but look at the benefits.

Comment: Rural Oregon was struggling so they moved their lottery headquarters to southeastern Oregon. More state jobs moved to rural areas. Incentives and programs to attract industry.

Comment: State help with infrastructure investments so more of money funneled back into counties.

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

- They will take our water
- Some will recreate here
- More urban versus rural wins
- State resources reallocated to urban core

7. Do you have any other thoughts or concerns?

- Not enough of youth going into trades
  - Rural Utah is important. Many promises and few are kept.
  - Central Utah Project is not complete - we need reservoirs.
- 
- Comment: Technical college President - Huge demand for workforce yet money to help with workforce needs is difficult to get.