



GUIDING OUR GROWTH

A STATEWIDE CONVERSATION ABOUT UTAH'S FUTURE

WORKSHOP NOTES

WFRC - Davis County

08/26/22

How worried-

- Taylorsville density...concern is that unmanaged density results in lower income housing and reduced neighborhood value
- Mobility and transportation - new traffic- being like in Seattle
- Is there water for this rate of growth? Feels like we found the limit of our supply. We need to change how we use our water

What do we like?

- Strong economy, well run
- Open spaces
- (Heat island) - Open spaces give air temperature change - value to open spaces that are harder to identify but there

Population Estimates?

- We don't have the ability to expand physically.... Can allow for infrastructure without more outward growth- we can
- There's a lot of unknowns with base, untapped values, higher #s from the base coming in
- Cost of land- we don't have room for growth, it's wishful thinking
- Low - it's not the amount of land, it's how we use land- until we address the missing middle, we aren't going to have the people. Entitlements process, water, etc also limit. Until attitudes change towards middle and density change, there won't be room
- The projection is economic- but then it's how much do we allow? The diff we allow in zoning and economic demand and affordability makes big issues. When we run out of affordability, we have economic growth, and we don't have land, it gets worse
- Size and lots have shrunk and apartments have increased..... People live how they want to live and that changes with time
- Too much of land is spoken for to reach high growth
- Infill is what we're doing (updating city plan) recent rezones to accommodate 400 multi family units- has bus transit, etc, in south davis. In Bountiful and neighbors they're allowing ADUs and trying to change to adapt to infill.... We need to make changes to grow, we are aware, and what to take steps to accommodate
- S Weber City - 4sq miles- struggle with only 1 corridor, small area, citizens opposed to more housing. Adding housing adds traffic, water concerns, 'small town feel'- citizens want lower density. Trying to find middle ground
- Small country charm was part of general plan

- 600 participants- want single family homes, yards, large lots - more privately owned space between homes
- Sewer is a challenge and developing a sewer will limit the density (lacking infrastructure)
- Septic now, not much development

How well?

- What do we do about water? Gets asked that all the time.
- Outdoor use - 60-70% of water is used. Landscaping uses more water. Same source of water.... So 4 single family homes uses way more than 40+ units on there
- Restrictions on water later when water landscaping restrictions are there... how desirable are those lots when water limits the landscaping? Is the mentality wanting larger lots going to shift when the water use gets regulated?
- NIMBYs- don't want change by them!

How do we educate our residents so they aren't opposed to change?

- Bountiful - feels good about it since they're changing plans... but not well coordinated and fairly big disconnect between city/state levels. Lack of communication, coordination, perspectives, leads to unhelpful legislation
- Multifamily dev- do traffic study, etc.... Trans city border issues not communicated. If another city changes something it impacts them - need more regional coordination
- How many communities have a gathering space that we love? Like main street Bountiful... it's fun and vibrant and gives community a heart. Need a town center
- We should ask if there's a place to make density magical and a city heart
- University and AFB are bigger than most cities during the day. They're more diverse... we need to start in our communities to offer diversity and entice diversity
- "Those people" "the nerve of these people" trying to get rid of some of this inherent judginess or shock value.... Understand that each one of our homes took someone's field. "Us" vs "them" ...we were ok with this "density" because it was us. But our kids and neighbors need places. Can we make concessions to deal with density
- How do we be more realistic about growth? Listen to the truth, not just the motivates the legislation that gets passed?

Suggestions/Discussions

- Progressive policies, link funding to projects, look to change criteria
- Include more city council members since they vote on these matters
- Include every elected official. They can't go to attend unless they know about the meeting
- Send invites to city council members to future meetings
- ULCT directory access to email addresses of all elected officials
- If our biggest concern is water, why are we not engaging water districts as we make decisions and having them help make decisions instead of making decisions and pushing it on them

- Legislature involved in local government needs to understand land use and local issues
- Collaboration between cities and legislators
- CHA vs Mayor - what they speak about large gap. Needs tools to collaborate between local officials and legislature... translate local needs to state level
- Collaborate with youth futures
- Open Doors - Homeless providers. If you don't do something about the housing affordability, it will increase the homelessness in the area. Already a 14% growth recently. Would love to talk about strategies and outcomes
- UTA & Housing Affordability - HB462, WFRC, UTA, trying to work on housing issues. Stationary Planning will help?
- Cities don't build houses. They have people who come in with a 'carrot' saying x (affordable housing) and then realize the market lets them build y and they do that instead... and legislature acts like it's the city has control.
- Developers, city council... meet together. Developers are building the supply and taking the risk - don't vilify them. Understand their limits and issues. Work with them not against them to facilitate free discussion to overcome obstacles, so that if there are policy issues etc then the constraints can be overcome together.
- Do workshops with feedback and suggestions
- Developer - doesn't understand some of the issues or ways to contribute. Wants an outline of issues and proposed solutions.
- Conceptual meeting between developers and city councils. WFRC - land use task force exists. Be careful to not duplicate.
- Lots of good solutions that don't need to be codified
- Water - will water limit housing/limit building permits?
- need coordination between cities, counties, etc because water is that tight. Need to look at old developments too. Not necessarily a growth limiting factor but will be unless there are changes
- ULCT solution driven meeting - give examples of what worked
- Resources available - roving city manager available. Planning and legal assistance available. State public training available. etc.