



GUIDING OUR GROWTH

A STATEWIDE CONVERSATION ABOUT UTAH'S FUTURE

WORKSHOP NOTES

WFRC - Weber County

8/25/22

Doing poorly/well

- Looking too far back and fixing things to be planning forward, which is necessary
- Making a plan, but then fighting all the developments that follow the plan
- Implementation
- WFRC - funds/planning available, assistance might be available- talk to them to fill gaps

What could we do better?

- Educate public on diversity, community, to be comfortable with something that is different than them, afraid of 'different'
- Perceptions of the types of people who live in different types of housing- perceptions outweigh reality
- Single family home demographics changing - if the communities can't support affordable housing, multi families and generations in homes. Disappearing middle class with great home disparity – real estate equity, some of these are a 'toe-hold'
- Weber county election - anti-growth platform successful due to lack of public education
- Unifying goals with neighboring communities - same goal, work together, understanding what the new affordable housing is
- Local (city councils mayors) fighting developments - developers not taking feedback / bringing in different options than what city council suggests (mixing some single family with townhomes, etc)
- Growth convo with the kids - what do they (next gen) want?
- Broken code=broken development.... Code not allowing for the mixed housing development and quality open space
- Code issues reiterated

Housing

- Get developers to feel comfortable talking to city councils to make code recommendations. Let them suggest fixes to problems and bring awareness to code issues
- City is sometimes unaware. Result can cause state-wide legislation to change things that could have been resolved on a local level
- Some problematic city codes should get fixed with the developers on the local level without state involvement
- Hb462 - RFP to look at city land use regs to try to find solutions to issues or problems to smaller lot developments (state planner)
- If planners are empowered to suggest changes to achieve goals, this is where it starts– the should provide suggestions to change ordinances
- If they feel like there's no momentum and drive to change, there won't be that needed change
- Zoning is one issue... 'kingdoms' are the real issue. Their feelings/ persuasions are the ruler to what happens, and each planner/council member/HOAs/etc has theirs. These kingdoms need to work together or be on the same page. (kingdom officials) (senator)

Open discussion

- Take admin processes of plate of planners so they can plan
- Public education
- Deeper understanding of form based code
- Building co-ops (own apartments) takes inflation and pressure off of single family homes, and

reduces resistance

- Community land trust
- Weber doesn't have a lot of city managers (50/50)
- Ogden can do things that some of the smaller ones can't due to restrictions
- Roving city managers to provide that service to growing communities that don't have it but might need the planners
- AOG gets new planners to help with planning needs
- Get model codes to utilize
- A state model - not have to use, but something to use to base your code off of for parking or etc save smaller community time and resources
- Public education and resources for local municipalities to communicate to constituents to plan and address growth
- Roving planning assistance for small communities, even if electronic Q&A
- From UTA - look at your city with the transit and transportation pieces and in correlation with density. Maximize the potential of transit strategies, and look regionally
- From UDOT- looking at developments and developers with access to state facilities, requesting participation earlier to look at safety and mobility...they're bringing in active transportation as a transportation piece :)
- Weber State cut ribbon today on an electric bus system. Weber wants to open it up to downtown Ogden. Look at the housing and connectivity that this generation wants.
- Mayor - private sector can help housing discussion with creative ways like interest only loans
- Interest on county level collaboration
- Should housing be like police or fire services, crossing city borders to help out nearby