



GUIDING OUR GROWTH

A STATEWIDE CONVERSATION ABOUT UTAH'S FUTURE

WORKSHOP NOTES

SCAOG- Richfield

10/05/22

Housing

- Torrey - two sets of groups- high value land and homes, and those who are retired and living there
 - Visitation twice as high from 2019
 - Torrey doesn't want to be Moab, but how do they stop the growth? Visitor support services difficult - living in trailers and tents
- Knowledge base and background in land use is not available for small communities - access to the skill sets and resources not available for small towns to allow them to preserve the things they love about their community
- Encroachment from city folks - they come because it's small and quaint and limited amount of zoning etc... and then they desire to change the rural

Tourism

- Wayne county high % public land, and visitors think it's all public land
 - Visitors try to take down cattle fences etc
- Glamping resorts etc - are they appropriate for land use?
- Disrespectful tourism, that wipes out limited resources
 - Restaurants and hotels are a big issue - more of a weekend destination so hotels don't want to come, but BIG groups show up and need hotels and restaurants
- EMT, fire, SAR all volunteer
 - Emergency services are severely underfunded
 - Sevier county is the center of the 6 counties, supplies back up for the other counties
 - Legislation that each community must provide EMS services, but didn't give the funding for these
 - Communities don't have extra funds and counties can't afford to continue to provide these. They pay their registration fees on ATVs in SLC and the funds aren't going to where these are being used
 - Aging community compounds the volunteer ems issues
- "Mighty 5" campaign almost too successful...
 - Shift some of the mighty 5 \$ campaign to divert tourism similar or nearby destinations - richfield is only an hour away
- Come for atmosphere leave for work and goods

Infrastructure

- Laws aren't stratified down, such as a drinking water ordinance that the \$125k filter isn't much for Orem but is more than the entire annual budget for a small town – forced to meet big city requirements bankrupts small communities
 - These regulations will make us like California
- Internet is inadequate in Piute county

- Water resources plan
 - Can't deny developers if there are water shares available
 - How do you get the expertise to back up the conclusions for water/limiting?
- Plan water rates for capital improvements, etc
 - 260 gal/min went to 60/gal min -> well in drought
 - Need state help - often grants or loans require matching that they can't
 - Custom grant program
- Revisit well and water permits in certain areas
 - Permission granted in some areas that shouldn't be

Resources/ Economic Development

- Agricultural processing hub would be a big economic impact (regional) if we can overcome the waste impacts
- Knowledge base and background in land use is not available for small communities - access to the skill sets and resources not available for small towns to allow them to preserve the things they love about their community
- Economic development is available but they lack the workforce
- Balance between growth and jobs and "keeping it the same"
- UT big enough to have balance of urban/rural, research institutes, etc... but we're at the "sweet spot"
- To keep your rural feel, decide on how wide you want your streets, lot sizes, etc, conceptually zone your whole growth area BEFORE the developers come and control growth through zoning and annexation (Nephi city zoned conceptual growth outside of current city boundaries to have a plan)
- CIB
- Resource needs - How do I find the right place to ask for help?