



# GUIDING OUR GROWTH

A STATEWIDE CONVERSATION ABOUT UTAH'S FUTURE

## WORKSHOP NOTES

# WFRC - Salt Lake County

11/10/22

1.

## WATER-

- How do you feel about the State implementing a law for waterwise landscaping for GSL drainage basin?
  - concern in taking care of that type of landscaping (\$)
  - educating public on wise watering techniques
    - Education on where the alfalfa/ag is grown and whether or not it influences GSL could be beneficial public adaptation
  - Residential probably not ready for this / commercial –might be ready for this
- In general - alfalfa and hay - shift the way it's grown
- One idea - (NEW) Large water users have to provide paper water credits
- Water pricing is tiered but not to the extent of the drought
  - "Water equity" - is there a way to resolve this?
- Mandating that they can't have lawns and enforcing it are separate issues
  - Park strip (concrete) expenses in some of the 'codes' or waterwise landscaping

## HOUSING

- Lack of consistency in development codes (walls, park strips, side walks, etc)
  - Building permit prices are skyrocketing, taking months instead of weeks, impact fee increases
- Build to own instead of build to rent
- Public infrastructure districts (funded by bonds) gives builders more flexibility and more incentive
  - Can increase taxes on the homeowner - needs to have a lot of homes to be cost effective
  - Big in CO a long time ago, not now - because the residents have to pay for it twice
    - Need to be in the right situation to work well

## AIR POLLUTION

- GSL dust, transit, health

## CROWDING

- Finite mountain resources and growing population
  - More trails, more transit, more infrastructure
  - FS mandate can prevent
- Light rail to Herriman, Wasatch Blvd-> University could ease transportation crowding

## HOUSING

- Working group on housing affordability? CHA isn't digging in deep enough

- Market and supply/demand - can't build fast enough
- Short term rentals
  - Outside investors purchase homes and reduces supply of housing
  - Cities can't manage short term rentals, this would be helpful
- Land use task force - meets regularly and is a great resource
  - Land use ordinances - Office of Ombudsman - has model codes and other resources available to all who need them
- **Herriman / S Jordan 13,000 units already approved - can't build fast enough**
  - Some of these might go to investment already
  - ULI said 16% of Utah's market is investor owned (AZ is over 50%)
  - Herriman will be 45% multifamily
- Density isn't wanted when the ROI isn't there (for Developers)
  - Draper - unlimited density but price increases after 6 stories - nothing over 6
- TRANSIT - reduce parking requirements - cluster things around transit (especially east west)
- Promote visioning efforts - and utilize them
- Friction between developers and cities
  - State bills to tackle affordability add staff and increase costs
- WFRC - implement plans - get funding to implement plans
- S Jordan workforce housing (teachers firefighters etc) but it is subsidized
- Outdoor recreation - conservation easement
  - Allow the use of imminent domain for trails

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- DATA
  - They want data to plan - most helpful thing state could provide
    - Tiny homes programs
    - Growth
    - Transit data, etc
  - Legislation needs to help developers if we want more attainable and multifamily
    - Risk and cost for attainable housing
    - Demand
    - Changes - aging, ADU, aging parents, kids that can't move
      - Multigenerational homes
    - Incentives aren't there for developers
- CONVERSATION OPPORTUNITIES
  - More opportunities for planning and conversations between developers and cities
- NIMBYISM
  - Public education and outreach to limit nimbys
- STATE MANDATES increases costs (staff, enforcement, research, time)
  - State should suggest options to help and give resources to make the change not demand changes without resources or funding