



# GUIDING OUR GROWTH

A STATEWIDE CONVERSATION ABOUT UTAH'S FUTURE

## WORKSHOP NOTES

# BRAG (BE)

10/19/22

## Love-

- Communities without traffic, know neighbors, etc but with access to necessities
- Local agriculture (fresh peaches) and hillsides
  - There's a conflict because we want to see the hillside but the hillside should be where housing expansion should go to preserve lower agricultural fields
  - If we put all growth on ½ acre lots it eats up the agricultural land - grow UP not OUT
- Mapping the viewshed, mapping agriculture, understand assets where they are so we can be clear about the trade-offs

## Challenges-

- Water:
  - Water is available here (Bear River Development suggests there is water) they have good groundwater and outskirts and shallow groundwater in the central valley
    - How do we conserve or develop water? What trade-offs when we develop land here
  - Water needs to be included in the land use conversation
- Lack of vision in development
  - Should local governments force creativity with residents, developers, local governments- interesting dynamic. Developments last forever with little thought prior- just try to go through process ASAP without caring a whole lot about outcome
- Housing
  - Businesses hiring 100s of people, but there isn't housing available for them, or it's not affordable
  - Children can't stay here because housing isn't affordable
  - Immigrant workers can't stay here without housing...
  - 4,000 people a day from box elder to SLC and 7,000 that commute to Hill AFB
    - Local workforce commutes out of county for higher wages
  - Working on changing an old Shopko into a multifamily housing
  - R16 zone in Brigham City to get more affordable single family housing
  - Younger generation can't build equity despite making good wages
    - Supply and demand issue
  - Interest rates are high - so decent wages can't afford, and those with homes don't want to sell

- Secondary water -  $\frac{2}{3}$  of community done already in Tremonton - they were maxing out culinary water. Needed to do something different and went this route.
  - All secondary water is metered, priced (not free)
  - Don't use culinary water on your lawn
  - Needed new infrastructure - had to do a bond for the construction of the infrastructure. Purchasing water shares - buy shares for the older parts of town, and new developments give 51%

#### Solutions-

- Strong towns and urban centers - density clusters with services and amenities, walkable, higher density, transit
  - Opportunity in this region because there is a lot of land and those involved love the landscape and want to maximize outcomes, and it's newer and innovative concepts could be used and not have congestion issues and do cutting edge developments here
- Agriculture - holding zone, or do we want to keep and preserve beyond (trickier with property rights)
  - County doesn't want to overstep private property rights, but as some point the values of the community need to come before the values of the individual
  - Cities and communities need to put pressure to zone areas agriculture
  - Land trust and public interest, land banking or transfer of development rights - 1 option could be to increase density zone on half the acreage and the rest can be a conservation easement
- Charge for water - values aren't as accurate as they could or should be

#### Wave effect