



# GUIDING OUR GROWTH

A STATEWIDE CONVERSATION ABOUT UTAH'S FUTURE

## WORKSHOP NOTES

# MAG - Wasatch Back

11/03/22

## Like/Preserve:

- Migration from urban areas - attracted to 'rural' character- fields, wildlife, etc.  
Viewed as an 'escape' from urban roots or high density areas
- Community- bonds/relationships with those in community

## Challenges:

- Water, affordability, **growth**, housing, workforce, **climate change**
  - School districts- keeping up with the rate of growth (buildings, teachers, etc)
  - Resources to meet growth
  - Feels state pressure for density, wants to grow the way they want
  - Loss of habitat, wildlife, hunting opportunities, reservoirs, etc
    - Investing in increasing recreational opportunities and preservation

## Growth Rate:

- about right because we have to deal with what's given to us
- Midway - larger single family homes is too fast, attainable (worker) housing growth is too slow

## Big Ideas:

- We can't encourage sprawl if we want to preserve open space. (end single family detached housing construction...) Need to grow differently.
- Open space planning, with defined growth boundaries (cluster developments)
- public/private partnerships with cooperation on highest priorities
- NIMBYism - educating, visioning, and helping people get together
- Transient / seasonally zoned housing
- Impact fees - schoolings, etc for large developments

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## TABLE DISCUSSION (#4)

### ***Wasatch Back Counties Growth:***

1. *What issues are most challenging here?*
  - a. Schools for growth - how to pay for schools with growth? (Ivory homes 4000 new homes, no impact fees, passing bonds is nearly impossible)
    - i. Teacher housing and recruitment
  - b. Intercept parking (park and ride) - transit and transportation with resorts
  - c. Affordability
    - i. Communities don't want new developments such as townhomes (no lower income people in our community)
    - ii. We don't want 'those' people in our community (NIMBYism)
    - iii. No affordability at all - no low or moderate income - just all big houses

1. Need more affordable by design - mixed developments in housing types and incomes
    2. Be able to govern diverse developments - need the authority
      - a. Deed restricted
  - iv. Communities have HOA to take over things, and deed restricted homes that cannot - interesting evolution
    1. How to maintain this neighborhood?
    2. Conservation subdivision - clustered, townhomes, deed restricted
    3. Home upkeep
  - v. Trying to encourage ADUs - ordinance restricted 30 days or longer
    1. They passed ADU - state legislature changed that 6 months later
    2. Rights to govern - state legislature restricting community rights to sacrifice to developers
  - d. Water - infrastructure
    - i. Aligning fee structures to support infrastructure development to support the growth
2. *What can state officials do to assist with the challenges? What is working? What is not?*
  - a. Give cities flexibility - stay out of the way
    - i. Impact fees
    - ii. Grow as city wants
      1. Dakota Ridge Development - HB with population/transit center (felt targeted)
      2. HOAs offer mechanisms - such as restricting short term rentals
      3. Want community values preserved, not just bottom line
  - b. Support with organizations like Mountainlands with attainable housing
  - c. Legislators who are developers
3. *What more information could state leaders provide that is not now being provided?*
  - a. Resources- planning, code enforcement, supplementing the office
    - i. Area expertise
    - ii. Know what they want
  - b. Workshops, trainings
  - c. Planners conference - planners week
  - d. Breakdown of new bills / ordinances

Who bears the cost of the development? The developer or the community  
 How does a rezoning benefit a community?

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## ROOM DISCUSSION

### Challenges

- Need for development tax revenue (commercial)
- Seasonal housing, workforce housing, affordable housing
  - Overlay zones with incentives
  - All communities are not the same - affordable housing is not the same - affordable by design
- Mixed use developments (commercial + workforce)
- Short term rentals - less housing stock - issues
  - Regulation, licensing, parking, etc
- Education building support
  - School pressures with high development rates
  - Impact fees for education and new development
- Service demand and growth demand - development pays for the development and not overburden the locals
  - Traffic, water, sewer, community services
- Developments that bring burdens and increase home values, high priced real estate
- Preserving recreation access
- Water - conservation, understanding how water is being used and alter uses?
- Transportation
  - Many people commute in the Wasatch Back
  - Parking issues
  - Traffic congestion
  - Put it interchange –who pays for infrastructure
- Misinformation with public hearings and public process
- Childcare capacity
- Low capacity for government and private businesses
- Climate change - they're weather dependent communities

### State

- Grant assistance (main streets, planning, revitalization)
  - Make funding more available and easier to obtain
- Zoning challenges
- Getting ahead of affordable solutions
- Not overburden or over regulate the small towns
  - Trust municipalities to manage their communities
  - Allow communities to come up with unique solutions
- Provide assistance (including financial) for mandates
- Professional resources
  - Technical, studies, etc
  - Resources and staff to contact other agencies (UDOT)
- Referendum should be more difficult to get

- Allow communities to handle ADUs
- Public outreach with NIMBYism
- Took away their right to require affordable housing - due to prohibition of local affordable housing requirements
- Incentives for development, and how to work with developers
- State support childcare - paying them as professionals and increasing teacher salaries
- Equitable access to resources to address problems
- Database of best practices, model ordinances, etc
- Affordable housing is administrative process
- TDR - transfer of development rights
- State mandates increase NIMBYism - instead do more outreach, education, messaging to help change NIMBY attitude

More info - what assistance

- Land use hotline
- Training
- Workshops

