

**Housing, Growth, & Land Use Workshop**  
**Salt Lake County**  
11/10/22

**Attendees**

1	Wilf Sommerkorn	Utah Land Use Institute
2	Michael Maloy	Herriman City
3	Kayleen Whitelock	West Jordan
4	Gardner Policy Institute	Mallory Bateman
5	Meg Townsend	WFRC
6	Erin Mendenhall	Salt Lake City
7	Shane Pace	Sandy
8	Ryan Beck	Envision Utah
9	Ben Hansen	Ivory Development
10	Sherrie Ohrn	Herriman City
11	John Hiskey	Taylorsville
12	Nathan Gedge	South Jordan
13	Bob Knudsen	Taylorsville
14	Craig Call	Utah Land Use Institute
15	Troy Rushton	Riverton
16	Kristie Overson	Taylorsville
17	Steven Shields	Herriman City
18	Aanalise Wilson	Ivory Homes
19	Miranda Jones Cox	Wasatch Front Regional Council
20	Tamara Zander	SJC
21	James Sorensen	Sandy
22	Adam Breen	Utah Home Builders
23	Sarah Beck	Envision Utah

24	Tami Moody	Herriman City
25	Jason Brown	Envision Utah
26	Gray Thomas	Kearns Metro Township
27	Greg Fabiano	UAR
28	Laurel Bevans	South Jordan
29	Julie Bjornstad	WFRC
30	Sarah Reale	Mountainous Planning District
31	Sara Hiatt	Salt Lake County
32	Joy Nelson	Kearns Metro Township
33	John Knoblock	Millcreek
34	Greg Kloberdanz	Hamlet Homes
35	Jennilyn Tockstein	Envision Utah
36	Gay Lynn Bennion	Utah House of Representatives
37	Jessica Potter	South Salt Lake
38	Dustin Lewis	South Jordan
39	Donald Shelton	South Jordan
40	Weston Millen	White City
41	Meredith Harker	Taylorsville
42	Jim Dunnigan	Utah House of Representatives
43	Barry Gittleman	Hamlet Homes
44	Rachel Terry	ULCT
45	Brody Rypien	Herriman City
46	Jenny Wilson	Salt Lake County
47	Dina Blaes	Salt Lake County
48	David Mann	South Jordan
49	Eric Barney	Magna Metro Township
50	Terrah Anderson	Governor's Office of Planning & Budget

51	Steve Pastorik	West Valley City
52	Teddy Hodges	Herriman City
53	Nick Tarbet	Salt Lake City
54	Cindy Enkhtugs	UAR
55	Jodi Osofsky	Realtor
56	Shane Liedtke	Midvale
57	Wendy Thomas	Herriman City
58	David Alvord	Salt Lake County
59	Cherie Wood	South Salt Lake
60	Ellen Oakman	Bluffdale
61	Laura Hanson	State of Utah
62	Jason Harris	Fieldstone Homes
63	Ben Walker	Taylor Derrick Capital
64	Karina Brown	Utah Land Use Institute
65	Nathan Cherpeski	Herriman City
66	Don Christensen	West Valley City
67	Jason McGuire	South Jordan
68	Natalie Pinkney	South Salt Lake
69	Stetson Blackmore	Hamlet Homes
70	Drew Quinn	Holladay
71	Nicole Omer	Mountainous Planning District
72	Cody Lutz	Envision Utah

## **Introduction-Wilf Sommerkorn**

### **Welcome - Salt Lake County Mayor Jenny Wilson**

Appreciate attendance and deliberate conversations

### **Laura Hanson - State Planning Coordinator**

- Conversation on growth
- 14th workshop
- All 29 counties represented
- Utah fastest growing state in nations 2010-2020
- What makes Utah great also makes Utah grow

Is it possible to stop Utah's growth?

- Existing residents - decrease birth rate and lower life expectancy (won't work)
- New residents
  - Drawn to strong economy
  - Enjoy Utah's natural beauty and culture
  - Find the cost of living in Utah to be affordable
    - Slowing the economy is not wise
- While growth is projected statewide, expectations vary by county
- Entrepreneurship opportunities
- Cultural diversity
- Growth brings challenges too
- It's not so much if Utah will continue to grow, but how we grow

Growth decisions aren't easy

- Water
- Housing availability and affordability
- Transportation
- Maintain the identity of our communities
- Protect open space

Goals

- Educate Utahns on the effects of growth decisions
- Encourage Utahns to support quality growth principles
- Promote the great Utah growth plans already in place
- Generate a list of big moves and guidance for decision makers
- Advance quality growth principles in Utah communities

Share your thoughts and ideas at [guidingourgrowth.utah.gov](http://guidingourgrowth.utah.gov)

**Mallory Bateman - Kem C. Gardner Policy Institute (See complete presentation on the Utah Land Use institute workshop website page)**

- Salt Lake County Demographic Insights
  - 1940 211,623
  - 2020 1,185,258
- 2010 to 2020
  - Herriman and Bluffdale more than doubled
  - Herriman added the most residents, followed by South Jordan, West Jordan, and Salt Lake
  - Brighton incorporated, Townships formalized in Census Bureau estimates
- Between 2020 and 2021, Covid-19, declining birth rates and international migration resulted in historically small population gains
- County level population change varied between 2020 and 2021. Salt Lake County change was very minimal
- Census Bureau estimates indicate that between 2020 and 2021 the southern part of the valley added residents
- Migration has become a more consistent component of change
- Salt Lake County decline in births past 10-15 years
- Racial and ethnic diversity has played a critical role in population growth this decade
- Growth in racial and ethnic minority populations drove population change countrywide
- Migration is projected to continue driving future growth as the role of natural increase decreases over time
- Employment increasing from nearly 946,00 jobs in 2020 to 1.5 million jobs in 2060.
  - Leading growth sectors include construction, professional, scientific and technical services.
- Projected change will result in: nearly 484,000 new residents by 2060
  - SL County projected to be the largest in the state
- If assumptions change, so does the projected future.
  - Low 1.42 million people
  - Medium 1.67
  - High 1.86

**Ryan Beck - Envision Utah**

1. What do you love most about Utah/your community that you want to preserve?
  - Walkability
  - Mountains
  - Family
  - Access to recreation
  - Diversity
  - Close community
  - Natural areas
  - Ice cream
  - Green space
  - Rural history
  - Values
  - Skiing

- Culture
- Trails/open space
- Hiking
- Proximity to the Wasatch mountains and amazing views
- Low crime
- Quality of life
- Outdoors
- Mountain biking
- Entrepreneur family
- Arts
- Utah Jazz
- Good public transit that is free for students
- Neighborhood nodes/centers
- Service
- Love
- Non-euclidean zoning
- Ski and ride bike on the same day
- Public schools
- Our beautiful well planned community

Comment: Hiking is awesome.

Comment: Family connections.

Comment: community is very walkable. Widening roads to accommodate bikers/walkers. 9th and 9th is a special place to walk, with a great neighborhood feel.

Comment: Diversity keeps you grounded. Strength for the children - they don't see color or socioeconomic differences.

## 2. What are the greatest challenges in your community over the next 20+ years?

- Increase traffic
- Housing affordability
- Water
- Labor shortage
- Space
- Transportation
- Misinformation
- Quality of life
- Litter
- Traffic
- Zoning
- Housing for younger generation
- Walkability
- East west transportation
- Crime

- I want my kids to stay here
- Historic preservation
- Equitable growth
- Accepting changing communities
- Crowded recreation and nature
- Water availability
- Maintenance costs
- Maintain a sense of neighborhoods and identity
- Affordable college
- Lack of land
- Homelessness
- Climate change
- Growth
- Public transportation
- Older population
- Connectivity
- Open space
- Air quality
- Recreation opportunities
- NIMBY
- Gerrymandering
- Good paying jobs
- Prosperity for more populations
- Sustainability

Comment: Water - some businesses need to be water wise. Encourage residents to become more water wise statewide.

Comment: Water conservation for businesses and residents.

Comment: Growth can't come without water.

Comment: What will replace lawns? He majored in horticulture. Concerned about the effects of ripping out grass- heat sinks, etc. We need to understand hydrology, how water moves through the soil. We see the Great Salt Lake shrinking. Get better at understanding the world around us.

Comment: Permitted over 4100 units in 2021 (Mayor Mendenhall). Since year 2000 using 30% less water now. Number of people we can fit depends on the height of buildings.

Comment: Hamlet Homes president, builds about 100 homes per year. Fees and inspections take too long, months for permits, which add to the cost of homes. Cost more than \$200,000 more due to fees. West Valley City development building homes minimum 3,000 square feet not including the basement. Want to build homes people want though that are smaller.

### 3. How do you feel about the rate of growth in your community?

About right 70%

Too fast 23%

Too slow 10%

Comment: Herriman is growing so fast and infrastructure has to catch up. Hard to keep up.

Comment: Lives in Cottonwood Heights and Millcreek area, many residents have NIMBY.

Comment: Lives in Kearns moved from Salt Lake, Kearns is hindered on all sides by West Valley and West Jordan. Not a lot of funding or investment in the community.

4. What opportunities does growth present?

- Revenue
- Tax revenue for better services
- Amenities
- New families
- Increasing home values
- More businesses
- More recreation
- Improving health
- Removal of blight
- Additional housing types
- Education
- Keep expanding public transportation
- More child friendly spaces
- Staying vibrant
- Infrastructure upgrades, live music
- Redevelopment
- Higher wages
- New/more people with diverse interests
- Diversity
- More jobs
- Economic growth
- Culture
- New residents
- Tax base
- Wealth building
- More bars
- Closing the housing gap
- Staying vibrant
- More nightlife
- Wide sidewalks
- Diverse job force
- Redevelopment
- Complete streets
- Redevelopment of aging commercial centers. Creation of a trail system and active transportation system.
- Creative infill development
- Voters eliminating the supermajority
- Additional housing types
- NFL team coming to Salt Lake



Comment: If we have people aging out of the workforce faster than people entering, we need to change the way we are doing things. Who will work?

Comment: Communities left with aging populations

5. What are your big ideas for what we can to take advantage of the opportunities and address the challenges?

- Expanded light rail and train
- Staff approval for projects that comply with current zoning, no planning commission or city council
- Develop an SMR nuclear reactor plant
- Don't overreact
- Better education of residents
- Fast Trax/bus (fewer stops)
- Transportation and other infrastructure investments
- Municipal cooperation
- Policies supporting vertical growth
- Investments in technology
- Economic development off the Wasatch Front
- Regional planning
- Fully develop the airport
- State investments in open space, provide incentives for redevelopment that includes housing along major arterial streets
- State or regional land use authority
- More flexible zoning options for single family homes!
- Political groups to listen and work together
- Multimodal transportation planning
- Take land use decisions away from the city council
- Focused private partner projects
- Innovation
- Design more walkable neighborhoods with restaurants, cafes, schools, churches, and affordable homes
- Cultural shift around housing attitudes
- Learn to build places worth caring about
- Change of tax structure to align state, local, education and private sector objectives
- Water treatment plants
- Safer streets for bike/pedestrians
- Dedicated funding for affordable housing
- New urban centers
- Accessory dwelling units
- East west freeways
- Welcome people to the state
- Only invest in transit and bike/pedestrian space
- No single family zoning

- All developments have to be mixed use
- Economic growth is going to be tied to investment in transit, housing and jobs
- Municipal cooperation
- Expand trax
- Flexible zoning options
- Infrastructure investments
- No more top down legislation
- Policy supporting vertical growth
- Transit investments
- Innovation
- Only invest in transit/bike ped space
- So SF zoning
- More neighborhood centers
- Multimodal transportation planning
- New urban centers
- All development has to be mixed use
- Design more walkable neighborhoods with restaurants, cafes, schools, churches, and affordable homes
- Focused private partner projects
- Dedicated funding for affordable housing
- Change of tax structure to align state, local, education and private sector objectives
- Cheap rent

## Small Group Discussions

Table 1

1. What issues are most challenging here?
  - Transit
  - Developers moving/building too fast, taxpayers end up paying for mistakes
  - Changing climate (drier winters, wetter summers)
  - East-west connectivity
  - Balancing growth
  - Building up versus building out - too dense in city centers
  - Water use - invest in water solutions like canals
  - Tax structure
2. What can state officials do to assist with the challenges? What is working? What is not?
  - Invest in other areas of Utah so we can use our whole state
  - Incentivize water sharing
  - Decrease in water use through education
  - Water tiers
  - Affordable housing
  - One size fits all approach does not work
  - Provide funds to individual areas
  - State leaders should look more long term
3. What more information could state leaders provide that is not now being provided?
  - More community specific information, especially regarding the water issue
4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.
  - Rate changes make the most difference
  - Current tax structure for cities is based on sales tax
  - Incentivize water sharing

Table 2

No one size fits all approach because each area is different

1. What issues are most challenging here?
  - Top down mandate for housing, not a one size fits all approach. The legislature can't take control of each community.
  - No budget increases for infrastructure and roads, etc.
  - Long term planning is key
2. What can state officials do to assist with the challenges? What is working? What is not?
  - Opportunity zone funding
  - Magna unrepresented in MSD
  - No tax revenue to Magna
  - Tax distribution more to the population instead of retail
  - More development of recreation in Oquirrh campgrounds

- Apply pressure to Kennecott for access
- Sidewalks, trails, open space
- 3. What more information could state leaders provide that is not now being provided?
  - Magna has dated infrastructure, no examples, training is needed
  - More networking opportunities
  - State should give deference to small municipalities
- 4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.
  - SBA or incentivize entrepreneurs for community sustainable growth within their community

### Table 3

1. What issues are most challenging here?
  - Lack of public participation when it counts
  - The worst negative perspectives are the loudest
  - Hard to keep up with growth
  - Hard to get the right message and education into the platforms where the public discourse is happening
  - People want control over property that is not theirs (private property rights)
  - Perception is skewed that developers are just getting rich
  - Stall at cities that need to educate and prepare city councils to make more educated decisions
  - If we don't solve the issues locally, the state will come in and impose it. Our city has created places for unlimited density near transit so we can preserve established neighborhoods.
  - Lack of city staff resources to keep applications moving more quickly. Often we haven't received all the information required for approval from the developer. A complete application would be great.
  - Bad community design and poorly designed projects
  - Bad community design issues often stem from developer agreements. We have to accept garbage in order to get amenities. Regular subdivisions aren't that problematic.
  - Design guidelines can increase the cost of housing
  - City councils are serving as architects. Untrained professional are requiring poor design
  - Land value is also driving housing issues. If we could lower the cost of the land, that would change things.
2. What can state officials do to assist with the challenges? What is working? What is not?
  - The state could organize a process to help cities update and streamline their codes. Grants like the WFRM TLC program are great.
  - Big idea - small increases in allowable density across the board could decrease the cost of housing quickly.
  - Training, more carrots
    - Less state interference
    - Resources for staffing small cities

Best practices for small cities

- Pooled/shared expertise: Architect, Urban designer, Housing
3. What more information could state leaders provide that is not now being provided?
  4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.
    - Good community design and development has a big impact on public acceptance

**Table 4**

1. What issues are most challenging here?
  - Finding qualified humans
  - Immigration
  - Aging population
  - In education - need to promote skilled workers not just college degrees
  - Finding qualified people
  - Promote skills and trades - shortage of plumbers and electricians
2. What can state officials do to assist with the challenges? What is working? What is not?
  - ADU's add complex tax elements
  - Want more local control
  - Allow duplexes by right
  - State officials should make rules flexible to fit different cities
  - Better use of administrative tools
3. What more information could state leaders provide that is not now being provided?
  - Examples of rules/ordinances that impact affordability (such as brick and stone minimums)
  - More information regarding the cost impacts of policies
4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.
  - Cost of delays
  - Make standards for infrastructure items
  - Policy decisions should be for sustainable/livable communities, not reactionary

**Table 5**

1. What issues are most challenging here?
2. What can state officials do to assist with the challenges? What is working? What is not?
3. What more information could state leaders provide that is not now being provided?
4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.
  - Innovation and new technologies - communicate that more with communities and agencies
  - We need smaller homes
  - Identify the need and provide for it
  - State should look at impact of what they pass before they pass legislation again

**Table 6**

1. What issues are most challenging here?

- Housing affordability
  - Zoning is outdated, effort and resources needed to update
  - Beyond just a type issue
  - Infrastructure costs a factor
  - East side build out and increasing land costs
  - Density is good but ownership is needed
  - West Valley City needs high quality housing
  - MDA's limit impact of zoning
  - Demand side drives prices
  - Efficient processing at cities is needed so there are not delays for developers
  - RDA funds to offset costs, density bonuses
  - Labor, material, and land costs
  - Labor shortage - professional pathways are needed
- Wages can't keep up
- Trails
- Air quality
- Transit
  - Regional light and commuter rail
  - Shorter headways
  - Free transit for new housing
  - Neighborhood connectivity
  - Walkability islands
  - BRT - temporary placeholder for TRAX

2. What can state officials do to assist with the challenges? What is working? What is not?

- Housing
  - Wait and see impacts of housing bills
  - aesthetic/building material requirements
  - More discussion/event/collaboration
  - Funding distribution more consistent and transparent
  - No more one size fits all legislation
  - More local/regional collaboration for implementation (really listen)
- Air Quality
  - Incentivize electric vehicles, hybrids
  - EV fleets
  - Charging stations
  - Consideration - power sources

3. What more information could state leaders provide that is not now being provided?

- Share more information about state efforts
- Resources - Clearinghouse=Utah League of Cities and Towns? Utah Land Use Institute? Newsletter?

4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.
  - Legislators collaborate with local government
    - Luncheon with legislators
  - More control over STR's
    - More relatable, plugged in legislators
  - No truth in taxation for keeping up with inflation
  - \*\*Legislators should be at these conversations

**Table 7**

1. What issues are most challenging here?
  - Transportation
  - Growth mostly in areas without transportation
  - \$2 billion for transit projects
  - City centers ideal, but unsure how to do it
  - National chains versus local economy
  - New development
  - Out of state developers
  - No one view the problem/solution the same
  - Cost of development
  - Shortage of skilled labor
  - Lack of available land
  - Citizen opposition to high density
2. What can state officials do to assist with the challenges? What is working? What is not?
  - More funding for public transit
  - Incentives for companies and developers for transit
  - How to build transit for life, not just work
  - More light rail
  - More trails systems/connectivity
  - Super majority legislators don't compromise. Make state decisions based on self/business interest rather than community interest
  - Require connectivity of new development
  - Tax incentives to preserve community centers for future development
  - Zoning reform
  - Build city centers and jobs/housing balance
3. What more information could state leaders provide that is not now being provided?
  - How are we incentivizing developers to put in affordable housing
  - Public info - "bigger picture"
  - State referendum law on development
  - Education for developers
4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.
  - Listen to urban constituents

- Incentivize affordable housing
- Offer more and better transit options
- Prioritize building communities and community input over business and development
- Don't allow the gravel pit in Parley's Canyon

**Table 8**

1. What issues are most challenging here?
  - Water
  - Transportation - especially looking toward the future
  - Lack of businesses/ economic growth
  - East/west transportation issues with lack of business centers spread among all communities
  - Future planning and working with/against past planning
  - Need for trail systems
  - Loss of community identifiers/desirability
  - Revitalizing existing infrastructure
2. What can state officials do to assist with the challenges? What is working? What is not?
  - Development parameters to streamline
  - Planning further out (UDOT)
  - Uniformity of development codes
  - Flexibility of existing zoning laws
  - East/west long term planning: flex lanes? Moveable median on 114th or 90th? East/west route for Trax?
  - Rethink transit/trax to more updated platforms like monorails and raised trax
3. What more information could state leaders provide that is not now being provided?
  - Data and water usage/true availability information
4. Please provide any other insights, suggestions, or comments that should be conveyed to state leaders.
  - State should become a resource with tools that local cities/communities can use for guidance (not mandates).

**Table 9**

1. What issues are most challenging here?
  - Residents look at growth challenges as negative
  - How do we change the dialog to change the conversation?
  - How do we educate?
  - How do we empower local and state leaders?
  - How do we make sure the "loud voices" don't control the narrative?
2. What can state officials do to assist with the challenges? What is working? What is not?
  - Education of the reality of the issue. How do you deal with misinformation?
  - Transportation is the key to good growth
  - Can we prioritize cities that are growing faster?



- Identify where the growth is actually happening and send resources
- Fund transportation ie: Mountain View Corridor
- Don't want state control of zoning
- Incentives versus mandates
- If you are going to build farther out, infrastructure needs to follow
- State needs to lead and can provide the framework
- Standardize the land use process across the state
- ADU incentives - how can state incentivize ADU's
- Infrastructure bank
- Give us back RDA's!!!!
- Better tax incentives for residential
- Look at point of sale tax and online sales tax to boost revenue

3. What more information could state leaders provide that is not now being provided?

- Educate the public
- Campaign to help understand the benefits of growth
- Take the lead on land use, framework
- Provide incentives for type of growth we want to see

#### **Followup - Laura Hanson**

Please go to <https://guidingourgrowth.utah.gov/> to share your feedback. Please share the link with your network. Thank you for your attendance.

#### **Conclusion - Wilf Sommerkorn**

We need to sort through this and make it work. Your experience and ideas are helpful. Your input will be summarized and given back to the state officials. There will be follow up over the next several months with opportunities to talk about specific issues.