

Meeting notes – Tremonton Workshop – October 19 2022. 4 p.m. Tremonton Public Works Building, 300 East 1200 South.

Prepared by Craig Call

Conducting Ryan Beck. Comments by Mallory Bateman from the Gardner Policy Institute at University of Utah. Greeting by Laura of BRAG. 404 pm.

Tara Anderson GOPB said thanks. Statewide Conversation on Growth – Guiding our Growth. General overview. Big effort – lots of folks behind it. Gathering expertise from around the state. Sixteen month plan includes – 1) general information gathering. 2) taking ideas to public – 3) deciding what to do – what strategies to put into effect. Lots to celebrate – many Utah residents stay for generations. Fastest growing state in the nation. What makes Utah great also makes Utah grow.

Is it possible to stop growth? Not realistic. For existing residents to stop growth means either lower birth rate or life expectancy. New residents come for strong economy, amenities. Not practical to slow growth.

The impact of growth varies by county – brings benefit – jobs economy diversity enriches life entrepreneurship – challenges as well such as transportation, congestion, crowds at recreation, housing costs. The Guiding Our Growth project is not pro or anti growth – but designed so that Utahns are in the drivers seat while the economy grows. Educate encourage promote plans in place, generate big moves and guidance for decision makers, advance quality growth principles.

Website guidingourgrowth.utah.gov. Public surveys there. 414 pm

Mallory Bateman. Role of Gardner Institute. Specialize in census data growth in BEC has been 15-17% per year. Almost all communities grew. Tremonton Brigham Perry grew faster. Rocky Mtn corridor fastest growing states in Union. Utah was fastest or second to Idaho during recent periods.

BEC bright green growing area. 59,688 population in 2021. 1780 new residents during last year. Migration a more consistent component of change. Stayed above zero for most of the time. Eighties were lowpoints for migration into state – since then almost always a positive number. Growing, diversifying economy.

Natural increase in population downtown starting in 2009 – birthrate down and aging population. Natural increase stable for BEC – stable since 1960s. Population becoming more diverse over past 10 years. ½ of growth over ten years do not identify as non Hispanic white. Partly due to different record keeping by the US Census.

Over half the growth in BEC is non Hispanic white. Plan for 32,000 more residents in BEC by 2060. Growth moderates over time. Some decrease in births, 13,000 more jobs in BEC. Construction, manufacturing and health care/social assistance. 43000 jobs in 2060, 50000 now.

Long term, natural growth may be negative as more people die than are born. But in migration makes for the growth anticipated. Perhaps 90,000 population in 2060.

Showed graphs with age structure. Population will age. Dramatic reduction in children in the population. Assumptions may vary, however, and forecast options range from 75,000 to 103,000. Based on birth rates, mortality and subdued economic picture.

Question from those attending – is this data good? – does it account for unincorporated area?

Response - Yes. 4:28

Ryan Beck. Slido software discussion. Introductions.

What do you love most about Utah/your community that you want to preserve? Culture. Outdoor Recreation. Smaller Population, **Small town atmosphere**. Rurality. **Family**. Agricultural. Production. Fruitway. Unity. Atmosphere. Main street. Lifestyle. Hillside. Valley. Friendly neighborhoods. Town. Weather. Undeveloped. River. Refuge

Comments –

- All the services we need – no traffic – still feels small.
- Development not yet spread up the mountainside.
- Fruitway part of what we love. Fresh box of peaches.
- Ryan – everyone wants to preserve agriculture in Utah.
- conflict – want to see hillside but that's where the houses should be so the valley floor can be for crops. Protect prime ag lands.
- Must cut lot size to 5000 sq ft average or will lose more ag lands. Grow up not out.
- Perhaps map the viewsheds to preserve optimal views and ag lands.
- Understand where our assets are and what they are so we are clear about trade-offs.
- Lots of issues with trade-offs.

What are the greatest challenges your community is facing over the next 10-20 years?

- Water.
- Growth and Water.
- Housing.
- Responsible growth.
- Lack of vision in development.
- Workforce housing.
- Non-water infrastructure.
- Canal companies dominate how ag water is used.
- Do not have limitless amounts of water but we need to decide how to conserve it how to develop it and how to limit its use.
- Water must be part of conversation for land development.
- Lack of vision in development. Should local community force certain types of development.
- We want development to make a profit but do not want quick in and out decisions that cannot be changed.
- Sometimes developers have very little consideration of what a great community we live in. Sometimes just hurry up so I can flip the project to the next builder. Communities local government have a role in that. Average home standing 100 years easy after built.
- Workforce housing – businesses want hundreds of employees but housing not affordable.
- We want our children to be able to afford a house where we live.

- No place to put emigrants when they come in to work. Limits on hiring when there is no housing. This company desperate for place for employees to live. Company will provide down payment on home if employee is long term.
- Tremonton has apartments and town homes coming. But pricey.
- New companies looking at 1.8% unemployment.
- Thousands of BEC residents commute to SLC or Hill AFB for work. Workforce is already here but commuting.
- Cities don't build housing – but must facilitate the market building housing.
- We try to look at what kind of neighborhood will exist after planned projects are built.

Q – will the neighbors come out and scream if density is proposed?

- Vacant Shopko – changed zoning to allow 30 units per acre. Developer working on project there. 163 units.
- Working on facilitating density.
- We need more missing middle housing.
- 2000 foot house \$375K and up in cost. \$800K in SLC.
- Created smaller R 1 6 zone with small lots – more affordable but a lack of units for people with families and for elderly.
- Zoning must allow for density – water must be part of that.
- Old infrastructure too small in unincorporated area.
- Must make places that are affordable. Interest rates have just done it for our kids – some moved to Ogden for Own in Ogden program – not set up to do that here. Affordability gone.
- Housing needs change over time. Different needs as age.
- Wages in BEC are actually high compared to other areas – median household income fairly high but housing goes up faster and higher. Young couple both making \$20 per hour cant afford a home.
- Short supply – prices go up. Lots of construction going on but takes time to catch up to demand.
- Interest rates are major factor – people don't realize. Even if median household income is \$67k per year can only afford \$280K house. That's just the math.
- They need money for transportation and other things life requires. Interest rates doubled since January – so people have to stay where they are – supply will lag behind.
- Secondary water metering passed legislature last session – 2/3 through community with meters. Finish up fall and come on in Spring. For Tremonton this was only thing we could do – maxing out with culinary water – opted to go this route. Creates own set of issues and problems
- working with farmers – be good neighbors.
- We are one who started right from start – competitively priced – millions in infrastructure. What we had to do in order to continue – not put culinary water on the lawn. Paid for with bonds and buying water shares – or contractor developer must surrender shares – 51% of share from them. Had to buy shares for older part of town.

What are the solutions for growth issues?

- Zoning.
- Saline reactors in west desert.

- More snowpack.
- Patience.
- Create strong, sound policies.
- Water conservation landscape design.
- Land trusts for housing.
- Fewer requirements of reports to the state.
- Strong towns.
- Efficient use of farmland – preserve farmland.
- Thoughtful, involved growth.
- Charge adequately for water.
- Encourage development around centers.
- Ag land trust.

Comments – how to balance private property rights with policy.

- BEC strongest frustrations is property rights. As plan get great ideas but private property owners want to develop and use their property. How do we incorporate overall picture with what the private property owner wants to do? Balance growth that impacts wider than private property footprint. Legitimate issue but a challenge.
- But developer does not want to sit for months to get approval.
- Make the plan and then expedite applications consistent with the plan.

Comments – encourage development around centers.

- No sprawl with high density everywhere – density clusters.
- Amenities available in walkable centers. Served by transit.
- As get away, get to another center.
- Traditional American development before cars became easily affordable. Used to have to walk to get what you want. BEC making progress to getting to that.
- BEC has opportunities because there is so much land.
- Want to be smart – any change we want to maximize the outcomes.
- Cool innovators – city centered development concepts could be done in a way to avoid congestion. Can avoid what other Wasatch Front communities have become.
- Limit freight traffic in city centers – forward thinking retail – smaller retail. Warehouses far away.
- Fulfillment in ways that avoids congestion.
- When we ask what people like, farmland is what people like. Even if they live in a subdivision that just used some farmland.
- People have the right to sell property to whomever they want. But we can avoid sprawl.
- Wants to hear county's perspective given that people have property rights.

Envision Utah – strategies to protect agriculture – all volunteer strategies. Sell and retire. How cities or counties treat agriculture – as a holding zone or something to preserve and protect?

From BEC –

- understand desire to protect property rights but to some extent values to community have to come before values of individuals. Example – Europe and California – county general plan states that growth should be in incorporated cities with infrastructure.
- Unzoned areas in county surrounding Tremonton – perhaps zone areas for the uses that the community wants there.
- Private property owner still has rights, but in line with community value.
- We can talk about that but if guy has worked his whole life and never had money – so we zone it so he can never sell it for building? Is there a way to pay that guy for development rights? Equity.
- Don't have a fund – allow twice the density on half the land and preserve the rest – or transferable development rights – but hate to penalize density. Penalizing the guy that owns property.
- Land trust – private non-profit – sell rights to those who will retire the rights and sell credits to billionaire who needs the writeoff –
- One thing to preserve the orchard – another thing to find someone who wants to run it. Not the panacea or silver bullet for everything – orchards are a good target for this. LeRay McAllister Fund.
- Ag tourism can be a factor – huge value of integrity of region as ag region.

What about infill – anyone have experience with that?

- Brigham City had ½ acre lots originally. Small subdivisions.
- Substantial growth can happen there.
- Does not take place of all the new development.

Charge adequately for water –

- private property rights – worked hard all life now want to retire and cash out.
- But the value of property sometimes comes from the community and from the water you take – now the neighbor has no water for them to develop.
- Utility fees and impact fees do not charge adequately sometimes. Not accurate numbers.
- Others subsidize development and those property values. Not always market based.

Q - How do you feel about the rate of growth in your community?

About right – 75% - too fast 25%.

Comments – Growth in Cache County or St. George very high at 5% or 6%. 1% quite manageable. What we have has been manageable. Tremonton is 5% - something to deal with.

- Longer we go the worse it will be.
- 5 acre building lots zoning not helping – need a plan to put 20 houses in 5 acres not just one.
- Ag 5 zoning does horrible things for agriculture – hobby farms – four acres of weeds – but that zone is in place now.
- Every five acre lot is 19 people we can't move in – miles of roads and infrastructure.
- Housing does not start to pencil until you hit 16 units per acre.
- South Jordan – not allow less than ½ acre lot.

- Look around now – where is the rural atmosphere?
- South Jordan found that lot is a whole lot of weeds. No one wants to mow ½ acre.
- West Valley opposed light rail and then changed ten years later –
- BEC can learn from mistakes of southern neighbors.

Q – What opportunities does growth present?

- Better food – restaurants.
- Diverse needs met.
- Can't hire someone to mow lawn.
- New places are great.
- Quality of life,
- Density, Diversity.
- New perspectives.
- Opportunity to have diverse needs met.
- A place for kids to live nearby.
- Richfield good example – walkable main street – south end of town is wasteland.
- Same phenomenon in Logan and Cedar City. How we grow matters.
- There are advantages and disadvantages – how increase in population and not get a ballpark area concern in your community – someone shot in SLC almost every day.
- How to prevent it in your community as you grow?
- How manage growth? Things get out of control if grow too fast.
- Proactive not reactive.

Is there a pattern for small communities? Development that happens and changes as you get more density?

- Nice to see in written form the progression the cities go through – lesson learned.
- Sandy Utah built lots of homes on ½ and ¼ acres because went through growing pains and have to maintain it. Did not pay its own way. Have the chance to build it right and not retrofit.
- Ask the questions what do we want and what will we have if we continue as we are going?

Is there a regional vision and target? Is it all city by city?

- Its every town for itself.
- People do not care about what happens in next town?
- Guiding principles – if don't pursue what I want Ill get what I don't want by default.
- Been in presentations where people are talking about things all over the country.
- Don't care whats going on other places. We need to be in charge of our area.
- Are there guiding principles for growth
- What does it mean by the Constitution – to protect individual rights and not the general.
- What's guiding the city?
- If no principles then you get a mess.
- Land use is local and voluntary.
- Everyone worked with is amazing – don't need to talk to others to decide what we want.
- Always compromise – how do we guide that growth?

- Struggle with land use and telling others what to do. People want to dictate and tell others what to do.
- Other countries in trouble because they don't have the constitution. Everyone benefits but protect individual rights.
- Some elected officials one term and done – not because they are not good but public does not understand.
- Individual microcosms of neighborhoods. Like to sit down and reason with them. No personal agenda. No extra land but love farmers around me. Want to do the best thing for the community while I am there. No agenda no worry for political agenda.
- Education process for new council members. Individual rights. Constitution and how I make these decisions. What vision is guiding me?

Looking at clock – must end on time.

Q - What are big ideas for what to do to take advantage of opportunities and address the challenges?

- Transferable Development Rights or land banking.
- Regional outdoor recreation planning.
- Countywide interlocal agreement for planning and land use.
- Communication.
- Expand canal system as growth consumes ag land.
- Coordinated regional growth vision.
- Model to assist in determining best location for and long term viability of development
- Comment – we meet for breakfast once a month to discuss.

Q – how do you think the growth in the rest of Utah will affect BEC?

- Traffic will get worse as growth moves north.
- We will grow faster as other areas fill in.
- Affordability will force down growth.
- Water acquisition from our area to other areas.

Q – Other thoughts or concerns?

- We get along well in BEC.
- Be willing to learn from others.
- State and federal administration of new funds not efficient as it could be.

EU will do scenarios – what can GOPB do to manage growth?

Laura Hanson – next steps – she will send out demographic slides – land use summit for BEC? Forum for conversation about growth – first one in spring?

Craig Call - you are in the drivers seat – Legislative funding – what can state do better – not top down decision making but responding to what you want here.