

The Need for Speed 2

Welcome to this in-depth session from the **Utah Land Use Institute Conference**, where industry experts, city planners, and policymakers tackle one of the biggest challenges facing Utah today: **housing affordability and development speed**.

In this final panel discussion, leaders from across the state break down why projects get delayed, how zoning laws impact housing costs, and what needs to change to build faster, smarter, and more affordably.

From real-world development bottlenecks to actionable policy solutions, this session offers valuable insights for **developers, investors, city officials, and anyone interested in Utah's growth**.

Key Topics Covered

- Why housing has become more expensive across Utah and the U.S.
 - The role of zoning, ordinances, and local government in development
 - How incomplete submissions delay projects and increase costs
 - The importance of Development Review Committees (DRCs)
 - Streamlining permitting, inspections, and approvals
 - The need for “a path to yes” in city planning
 - Challenges with infrastructure, utilities, and coordination
 - Opportunities for smaller homes, infill development, and affordability
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Timestamps

00:00 – Introduction & final panel kickoff
00:02 – Real-life example: building a home decades ago vs today
00:04 – Where development delays actually come from
00:07 – Why incomplete submissions slow everything down
00:10 – Fixing planning processes with checklists & clarity
00:12 – Simplifying codes and reducing ambiguity
00:17 – The need for smaller homes and infill development
00:21 – “Path to Yes” vs blocking development
00:25 – How Development Review Committees (DRCs) improve efficiency
00:31 – Real-world development delays and legal challenges
00:35 – Legislative ideas to reduce costs and speed up housing
00:40 – Consistency in planning and code enforcement
00:44 – Why zoning codes must evolve over time
00:48 – Balancing growth vs community identity
00:52 – Final thoughts on improving development statewide

Why This Matters

Utah is one of the fastest-growing states in the U.S., and the gap between **housing costs and income** continues to widen.

This discussion highlights practical solutions to:

- Build housing faster
- Reduce unnecessary costs
- Improve collaboration between cities and developers
- Create more opportunities for affordable housing