



SMITHFIELD CITY PLANNING COMMISSION MINUTES October 19, 2022

The Planning Commission of Smithfield City met in the City Council Chambers
96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, October 19, 2022

The following members were present constituting a quorum:

Members Present: Katie Bell, Brooke Freidenberger, Scott Gibbons, Jasilyn Heaps, Brian Higginbotham, Stuart Reis

City Staff: Brian Boudrero, Councilmember Jon Wells, Councilmember Curtis Wall, Councilmember Sue Hyer

Others in Attendance: Parker McGarvey, Reed Scow, John Drew, Austin Lundskog, Scott Archibald, Shawn Milne, Roger Davies, Robert Hansen, Jeff Barnes, Wade Campbell, Debbie Zilles

6:30 p.m. Meeting called to order by Chairman Gibbons

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Chairman Gibbons declared the meeting agenda and the minutes from the September 21, 2022 meeting to stand as submitted.

RESIDENT INPUT - No resident input.

AGENDA ITEMS

Public Hearing, no sooner than 6:32 P.M., for the purpose of discussing Ordinance 22-20, an ordinance rezoning Cache County Parcel Number 08-109-0016 from GC (General Commercial) to M-1 (Manufacturing). The parcel is located at approximately 881 South 200 West and is 10.00 acres.

6:37 p.m. Public Hearing Opened

6:38 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-20

Summit Creek Partners are requesting a rezone of their property located at 881 South and 200 West (10-acre parcel). They have been permitted a zoning clearance and a building permit for one warehouse building on the lot. It is currently zoned as General Commercial; they want the rezone to open up the type of potential businesses they can lease to.

Austin Lundskog (Summit Creek Industrial) advised that this building was formerly owned by Roolee. It has been modified and they have several prospective tenants, with high-tech and/or light manufacturing businesses, interested in leasing space. He believes this will be a good contribution to the community. The current and future zoning was reviewed as requested by Commissioner Higginbotham.

There was discussion about the request for Manufacturing (M-1) rather than leaving it General Commercial (GC); Mr. Lundskog said M-1 is more conducive for light industrial uses that are not allowed in GC. The land use matrix chart was reviewed.

Mr. Lundskog confirmed for Commissioner Bell that parking is sufficient and noted that the M-1 zone generally does not need as much parking as a commercial zone. There is only one building now, with the potential for one in the future.

Commissioner Heaps said it matches the surrounding area, fits with the future land use plan, and makes sense.

MOTION: Motion by Commissioner Heaps to **forward a recommendation of approval** to the City Council for Ordinance 22-20 an ordinance rezoning Cache County Parcel Number 08-109-0016 from GC (General Commercial) to M-1 (Manufacturing). The parcel is located at approximately 881 South 200 West and is 10.00 acres. Commissioner Freidenberger seconded the motion. **Motion approved (6-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Higginbotham, Reis

Public Hearing, no sooner than 6:35 P.M., for the purpose of discussing Ordinance 22-21, an ordinance rezoning Cache County Parcel 04-006-0001 from A-10 (Agricultural 10-Acre) to CC (Community Commercial). The parcel is located at approximately 1050 South Main Street and is approximately 7.72 acres.

6:45 p.m. Public Hearing Opened

6:46 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-21

Scott Archibald reviewed the request to rezone 7.43 acres located at 1000 South Main Street (on the west side of the road) from Agriculture 10-Acre (A-1) to Community Commercial (CC). The entire parcel was resurveyed to ensure the boundary lines are correct. The future zoning map shows this area as zoned Community Commercial which will allow for a variety of businesses to come in.

MOTION: Motion by Commissioner Bell to **forward a recommendation of approval** to the City Council for Ordinance 22-21 an ordinance rezoning Cache County Parcel 04-006-0001 from A-10 (Agricultural 10- Acre) to CC (Community Commercial). The parcel is located at approximately 1050 South Main Street and is approximately 7.72 acres. Commissioner Higginbotham seconded the motion. **Motion approved (6-0).**

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Higginbotham, Reis

Public Hearing, no sooner than 6:40 P.M., for the purpose of discussing Ordinance 22-22, an ordinance rezoning Cache County Parcel Numbers 08-042-0003, 08-042-0025, 08-042-0024 and 08-042-0007 from A-10 (Agricultural 10-Acre) and R-1-10 PUD (Single-Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to MPC (Master Planned Community). The parcels are located at approximately 700 West 600 North and total approximately 66.49 acres.

6:48 p.m. Public Hearing Opened

Robert Hansen said collector roads (800 West and 800 North) have higher speeds than others, adding dense housing will heighten the concern related to safety. He would like to see increased setbacks and frontages along these types of roads. He drives along 800 West daily and it is already difficult with the many homes in the area.

Carolee Stokes said this will be the third high-density MPC going in and questioned whether the City is prepared (water, schools, road, infrastructure). She mentioned the current water problem and would like to better understand why so many of these types of developments are being approved. "The whole Valley is being taken over by Visionary". She is not against growth but would just like to see it slow down and have areas with larger spaces/yards. She said young people do not stay in these types of developments long, many want to have "normal houses and yards". She cares about Smithfield and wonders if approvals are being granted because the City is scared of large developers. She appreciated the Commission's time to voice her concerns.

Jeff Barnes said Visionary Homes does not own the Valley as suggested. Many developers are building all types of housing throughout Cache County. There are people who do not want large lots and/or yards. This proposed project will be good for the City. Visionary recently built Fox Meadows (south of this site) which is a very nice development. People are buying homes and staying in them. He agrees with Mr. Hansen's concerns about increased setbacks along collector roads. The recent water problem mentioned by Ms. Stokes was due to a pump that went down, which is a problem that can happen, it is not a disaster, it will be repaired and back online soon and is not the result of not having enough water. There is another well by Summit Creek that has not been hooked up yet. Smithfield has been very progressing in planning for future water needs. He encouraged the Commission to recommend approval for this request for a rezone.

7:00 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 22-22

Visionary Homes would like to rezone four (4) existing parcels (28.95 acres) located at approximately 400 West and 525 North from A-10 and R-1-10 PUD to the Master Plan Community (MPC) zone.

Chairman Gibbons advised that although this is a request for a rezone, the proposed development has been reviewed and approved by the Subdivision Technical Review Committee (STRC) and meets all required standards. JUB Engineers has completed a water model for the project.

Parker McGarvey, from Visionary Homes, advised that the landscape buffer helps provide setbacks from 800 West and 800 North. He confirmed that there will be no access from homes out onto either of those roads.

Chairman Gibbons said an MPC Zone does allow the Commission some latitude to work with developers to create good projects and provides the ability to be more progressive in addressing safety issues.

Mr. McGarvey said the PUD portion of the Village at Fox Meadows was brought in through annexation. During that process, the issue of walkability was discussed. This proposed layout is intentionally driven by trails which will be located within it (~3.5 miles). Some are smaller loops and others are larger and longer interconnecting trails. The trails and open space will all be maintained by the HOA. The plan is to complete the entire project in seven (7) phases by 2029. Each phase will have approximately 30 units with a total number of 384 units.

Mr. Boudrero confirmed for Chairman Gibbons that this meets the open space bonus density. He advised that more parking will be needed in the section with townhomes but that can be handled during future phases, as long as the overall parking requirement for the project is met. The other concern is the dead-end street within the design, especially the radius for plows, large trucks, garbage collection, and emergency vehicle access. The City will be requiring a turnaround because the roads will be deeded to the City for maintenance.

At Commissioner Freidenberger's request, Mr. McGarvey confirmed that the road widths are 60', 600 West is 66' and 800 West is 74'. Chairman Gibbons said all the streets in the development will be deeded to the City so they will have to meet the current City standards, which is why there is a concern with the dead-end.

Mr. Boudrero said the Commission has the option to approve, approve with certain conditions or deny the project.

Mr. McGarvey explained that the lower section of the development will have gravity flow to the lift station, and the north part of the project will be pumped to a second station. The HOA will own, operate, and maintain both stations.

Commissioner Freidenberger said there have been sewage backup issues in the basements of a few homes on the east side of 800 West and asked if there is anything that can help with this issue. Mr. McGarvey said he was not aware there had been any issues.

Commissioner Higginbotham asked about the property to the east. Mr. McGarvey said he has heard that Sierra Homes may be applying for another MPC project. This project will be stubbing three roads to the east for possible future connections. Commissioner Higginbotham asked if there is a plan for a future road to be put in along the east border. Mr. Boudrero reminded the Commission that the property to the east has not been annexed yet. The annexation process is where the City Council has the most control over what is approved. Commissioner Higginbotham is concerned with the east border of this project and would like to see some type of buffer. Mr. Boudrero said if a road is required, it will have to include landscaping and sidewalks.

Chairman Gibbons said it is a challenge because it is unknown if/when the east parcel(s) will be developed and/or annexed. Commissioner Freidenberger said fencing along the east would create a cleaner look between communities. Mr. Boudrero reminded the Commission that there is no idea if this property will ever be annexed, and there should not be assumptions made about what might happen. He pointed out that the School District is a part of the annexation process. Commissioner Freidenberger would like to see a fence, and possibly a trail along the east side. Commissioner Heaps does not think more trail would be worth compromising the opportunity to have more homes and lot sizes. Commissioner Higginbotham agreed with the wisdom of requiring fencing.

Mr. McGarvey confirmed that there will be either an 8' paved trail or a 5' standard sidewalk on both sides of the roads throughout the development.

Commissioner Higginbotham asked about street parking. Mr. McGarvey said there could be parking on the street. Each townhome will have a 2-car garage and the ability for 2 spaces in the driveway. He confirmed that the driveways will be 20' (which is what is required in the ordinance). Commissioner Higginbotham expressed concern that they are not 25'. Chairman Gibbons said that the Commission can review the MPC Ordinance and make changes, but that cannot be done tonight. At this time, they are meeting the minimum 20' that is required.

Concerning parking, Mr. McGarvey said 257 townhomes would require 129 stalls. There will be parking around the trailheads and any required difference will be made up and spread throughout the development. They will meet the required parking.

Mr. McGarvey confirmed for Commissioner Freidenberger that a developer is obligated to disclose the details of the HOA and what financial obligations they will have during the purchase process.

Commissioner Heaps asked about garbage collection. Mr. McGarvey said they will meet accessibility requirements during each phase of the project and that each home/townhome will have an individual can.

Commissioner Higginbotham noted that the driveway requirement in the MPC Ordinance is 20' but the Commission has had recent discussions and approved 25' in other zones. He would like the developer to consider 25' driveways to ensure long trucks do not block the sidewalks. Commissioner Freidenberger agreed. Chairman Gibbons said this cannot be part of the approval because the current ordinance does not require it. The Commission asked that a review of the MPC Ordinance, specifically related to this issue, be added to the next meeting agenda (or as soon as possible).

Mr. McGarvey confirmed for Commissioner Heaps that the Village at Fox Meadows and this development's HOA will be able to share amenities.

MOTION: Motion by Commissioner Bell to **forward a recommendation of approval** to the City Council for Ordinance 22-22 an Ordinance rezoning Cache County Parcel Numbers 08-042-0003, 08-042-0025, 08-042-0024 and 08-042-0007 from A-10 (Agricultural 10-Acre) and R-1-10 PUD (Single-Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to MPC (Master Planned Community). The

parcels are located at approximately 700 West 600 North and total approximately 66.49 acres. The motion includes the parking must meet the MPC Zone requirement, the addition of a turnaround per City standard and as addressed in the STRC review, and fencing to be along 800 West, 800 North, and 400 West (east border) ~~if possible~~.

Commissioner Higginbotham offered a friendly amendment to remove “if possible” at the end of the conditions. Commissioner Bell accepted the amendment. Commissioner Reis seconded the amended motion (as indicated above).

Before the vote was taken, Commissioner Higginbotham asked about the turnaround option. Mr. Boudrero said it is a City requirement. Mr. McGarvey said they will meet the City standard.

Motion approved (6-0).

Vote:

Aye: Bell, Freidenberger, Gibbons, Heaps, Higginbotham, Reis

Commissioner Bell expressed appreciation for Visionary Homes’ effort in making these MPC developments more amenable to what the City and residents want to see.

Cache County Housing Crisis Task Force presentation.
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(Attachment 1)

Curtis Wall, John Drew, and Shawn Milne from the Cache County Housing Task Force provided a presentation on housing concerns in Cache County. They highlighted key elements of the report.

There is a need to keep this conversation and discussion going and provide outreach and education on what some of the solutions could be.

Commissioner Higginbotham asked why accessory dwelling units (ADU) were not a possible solution to the problem; there was a discussion on how cities are rated in relation to solutions and ADUs can be part of the solution. This is the reason a Moderate-Income Housing Plan was developed.

MEETING ADJOURNED at 9:05 p.m.

Minutes submitted by Debbie Zilles

Scott Gibbons, Chairman

Housing Crisis Task Force Final Report

June 23, 2022

David Zook, Cache County Executive

Introduction

The Cache County Housing Crisis Task Force was created in response to concern about our community's extreme shortage of housing and unaffordable home prices, including how that shortage has affected the ability of employers to hire and grow.

Co-Chairs:

- John Drew, former Providence City Mayor
- Shawn Milne, Cache County Economic Development Director
- Karina Brown, Policy Analyst for Cache County Executive

Introduction

Committee of 50 members with diverse backgrounds:

- Economic Development and Planning
- Real Estate and Developers
- Elected and Appointed state, county, and city officials
- Church Leaders, Private Citizens, Private Industry, Non-profits
- Education - USU, BTECH faculty and institutional leaders

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Jess Lucero
USU Social Work Professor/ Homeless Council

Phil Redlinger
Cache Valley Veterans Association

Brett Greene
Cache Valley Bank, Mortgage Lending President

Scott Danielson
BTECH
Associate VP for Instruction Manufacturing,
Construction, and Transportation

Blake Dursteler
Center for Growth and Opportunity

Jay Stocking
Sierra Homes

Jeff Jackson
Visionary Homes

Justin Nunez
Realtor

Josh Runhaar
Neighborhood Nonprofit

Leticia Shifflet
Cache Valley Realtors Association

Bracken Atkinson
Wasatch Development Group

Curtis Wall
Smithfield City Council

Tim Watkins
Cache County Development Services

Janea Lund
Department of Workforce Services

Representative Dan Johnson
Utah Legislature,

Senator Chris Wilson
Utah Legislature

Sandi Goodlander
Future Cache County Councilwoman

Kathleen Alder
Providence Mayor

Mike Desimone
Community Development Director, Logan

Sara Dautre
Planning Commissioner, Logan

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Ben Palmer
USU Student/Representative Moore

Val Potter
Former member Commission on Housing Affordability,
former State Representative

Jeanell Sealy
Providence City Council

Wid Bastian
Filmmaker

Damon Cann
USU Professor Political Science, former North Logan Mayor

Brian Blotter
Malouf, Human Resources

Randy Simmons
USU Professor, Economics

Shaun Dustin,
Engineer, Developer, former Nibley Mayor

Gordon Ziles
Cache County Council

Jeff Nebeker
Providence City Council

Laura Gale
BRAG, Regional Growth Planning Specialist

Brian Carver
BRAG, Community & Economic Development Director

Zac Covington
BRAG, Planning Director

Lucas Martin
BRAG, Human Services Director

Paul Davis
BRAG, Business Outreach/Special Projects

Adam Tripp
Property Management Company

Chris Harild
County Development Services Director

Bart Baird
Chaplain & Grief Counselor

Skarlet Bankhead
City of Providence

Caleb Harrison
Bear River Health Department Epidemiologist

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Andy Rasmussen
Realtor

Kristina Eck
Realtor

Keith Christensen
USU, Department of Landscape Architecture &
Environmental Planning

Lucy Delgadillo
USU Extension Family Finance

John Bostock
USU Housing Director

Bryan Cox
Hyde Park Mayor

Erika Lindstrom
USU Inclusion Center (Diversity & Residential Housing)

Michael Fortune
Providence Planning Commissioner

Richard West
Bear River Communications Council, The Church of Jesus
Christ of Latter Day Saints

Jeanette Christenson
Concerned Providence citizen

Adam Ritter
Visionary Homes, VP of Operations

Addison Gallup
Concerned Logan renter/student

Randy Williams
USU retired Professor, folklorist & ethnographer

Shawn Milne
Cache County Economic Development Director

John Drew
Former Providence Mayor

Karina Brown
Policy Analyst for Cache County Executive

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“Never doubt that a small group of thoughtful, committed, citizens can change the world. Indeed, it is the only thing that ever has.”

Margaret Mead

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Introduction

The task force's responsibility was to take 60 days to:

1. Identify the causes of the crisis
2. Quantify the magnitude of the problem
3. Survey public attitudes and
4. Make impactful recommendations

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Introduction

- This report is a summary of task force findings, with specific references and citations for every statement.
- What follows is a description of the primary causes and recommended solutions to address this challenge.
- The housing crisis issues are numerous, and as such, they have focused on that which they believe will have the most impact.

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The Housing Crisis in Cache Valley

As home prices have reached historic highs, the supply of available housing units has not kept pace with population growth.

The US Census reported an almost 20% growth in Cache Valley population from 2010 to 2020, with more than 85% of that growth being children of current residents.

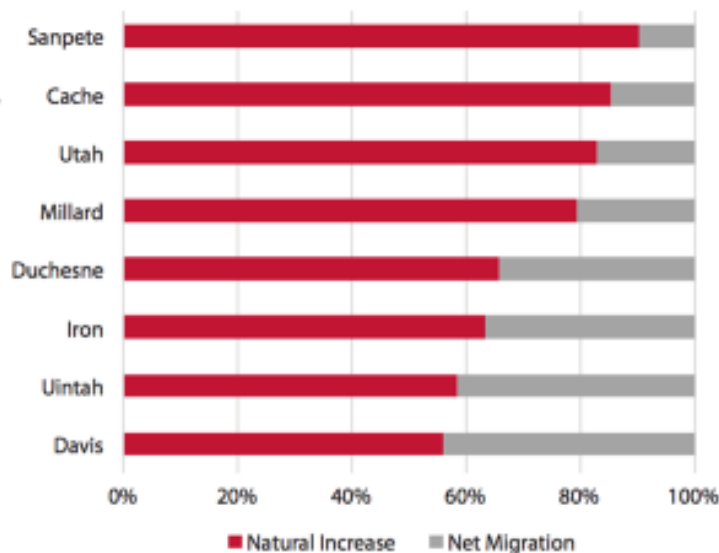
As a result, we have an overwhelming demand for housing units, including an acute shortage of rental property.

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In looking toward the future, the projected population growth in Cache County from 2020-2060 will be 85% from natural increase.

Kem C. Gardner Policy Institute, 2022

Figure 11: Counties Share of Years Driven by Projected Natural Increase, 2020–2060



Source: Kem C. Gardner Policy Institute, 2020–2060 Projections

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The Housing Crisis in Cache Valley

During that same period, housing prices have grown 8 to 10 percent per year, pausing during 2020, the first year of the pandemic, only to accelerate rapidly to 18% in 2021.

These sustained increases have pushed home ownership out of reach for many in Cache Valley.

The Kem C. Gardner Policy Institute at the University of Utah estimates that Cache Valley will need 11,600 housing units between now and 2030 to accommodate new household growth.

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The Housing Crisis in Cache Valley

The Milken Institute (2022) recently ranked the Logan, UT-ID Metropolitan Statistical Area as the #1 performing community in the nation!

However, they ranked us No. 178 for housing affordability.

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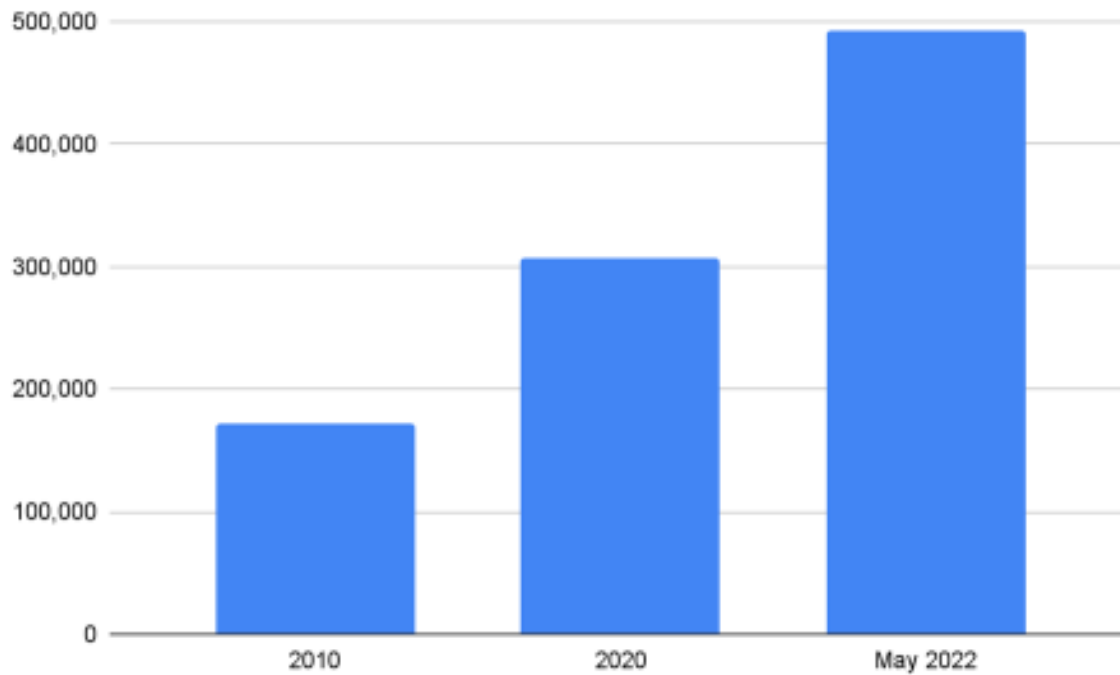
Housing and other Cache Valley Key Data*

	2010	2020	April-2022	Comments
Average home price	\$172,369	\$307,228	\$503,734 (May 2022)	2010 to 2020, a 78% increase, to 2022 a 185% increase.
Avg. mortgage interest rate	4.69%	3.11%	4.98%	Rates dipped below 2% in 2021; normal year 5% to 6%
Average mortgage payment	\$893	\$1,314	\$2,639	2010 to 2020, a 64% increase, to 2022 a 196% increase
Homes on the MLS	April 2011 768	April 2021 53	April 2022 78	Average year, 500 to 600 homes on the MLS
Median income	47,013	60,530	Not Available Yet	2010 to 2020, a 28% increase
Unemployment rate	6.0%	5.8%	1.6%	Employers cannot find employees who cannot find housing
Population-Cache County	112,656	133,154	137,417	A 22% increase since 2010
Population-Utah	2,763,855	3,271,616	3,337,975	A 21% increase since 2010

*Source: Bear River Association of Governments (BRAG), Cache Valley Association of Realtors

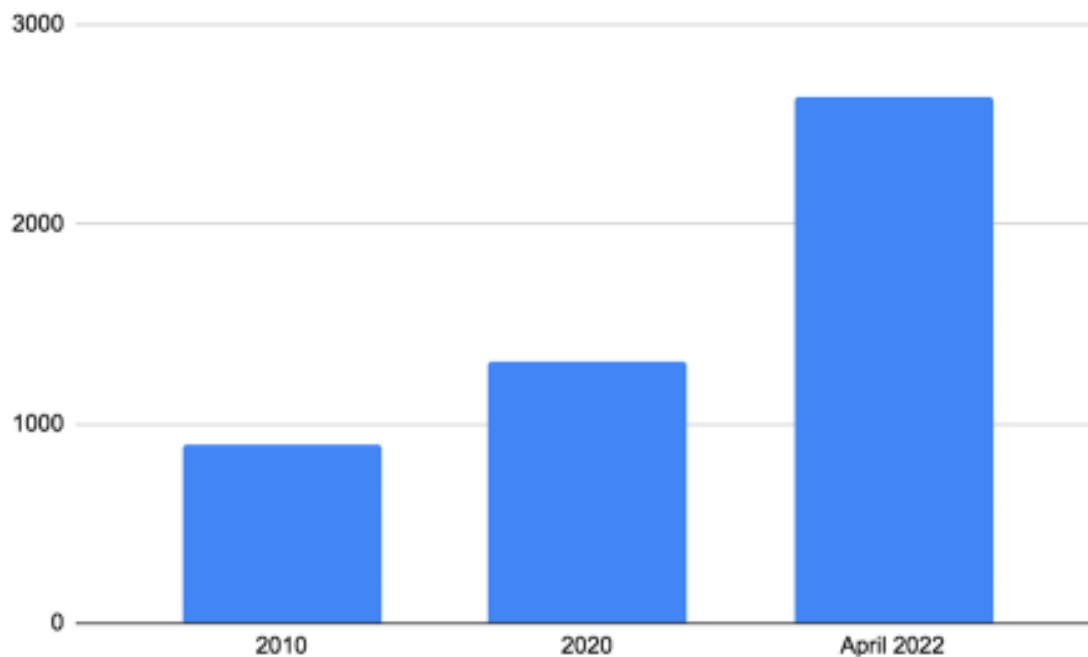
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Cache Valley Average Home Prices, 2010 to May 2022



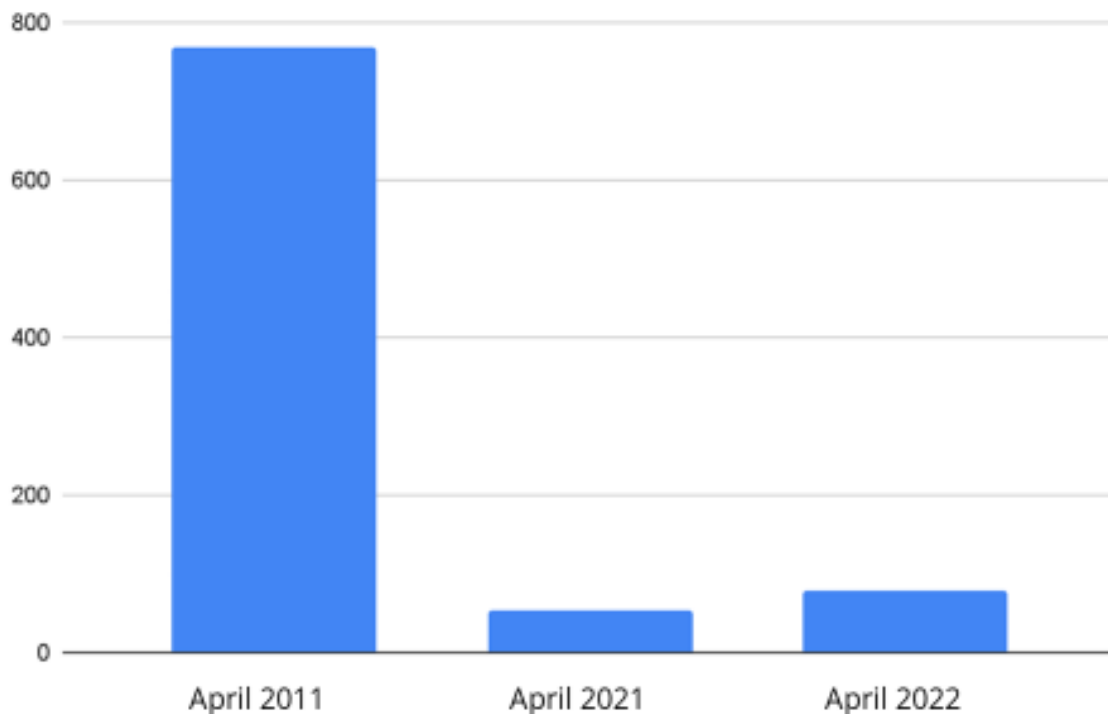
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Cache Valley Average Monthly Mortgage Payment 2010 to April 2022



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Cache Valley Average Number of MLS listings



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Today's Crisis Impact

- We have an extreme shortage of available homes across most socio-economic levels. According to the Kem Gardner Policy Institute at the University of Utah, "Utah's housing market faces a severe imbalance that creates record price increases for homeowners and renters."
- Here in Cache Valley, **more than 75%** of households with householders ages 25 to 45 are outpriced of the housing market.
- Most people could not afford to purchase the house they live in, given today's market prices and household income.

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Why the High Demand for Housing?

Utah has the highest birth rate of any state in the US, of 14.9 per 1000 population.

A US Census report stated that Cache County has the 4th youngest population in the nation, out of more than 3,100 counties, which indicates our high birth rate. Utah has the highest birth rate.

The culture in Utah promotes large families.

A BYU report states, "When compared with other religious groups, Latter-day Saints have larger families, the highest rates of fertility, and the lowest divorce rates."

It's mostly those people from out of state, right?

United Van Lines annual study of population migration considers Utah a "balanced" state where on average, approximately **the same number of families move in as move out.**

We knew that population growth was going to happen.

Envision Cache Valley 2010 report anticipates a doubling of population by 2050. Thus far, our growth is on course to meet that projection. The 2020 US Census reported that Utah was the fastest-growing state.

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Why a Housing Supply Shortage?

We do not have a free market for housing.

- Developers only build housing they are allowed by local government. Existing city codes and general plans encourage low-density residential, single-use zoning.
- City councils, planning commissions, city staff and citizens exhibit their biases against allowing a variety of housing types and are reluctant to consider anything controversial or innovative.
- Members of the public push the idea that any housing density higher than in their neighborhood will depress property values. More than half a dozen studies refute that notion, and several point out statistically significant *increases* in property values.
- Public clamor and the threat of a ballot referendum make for timid council members and uncertainty for landowners.

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What are the Consequences of Doing Nothing, Maintaining the Status Quo?

- Housing and jobs go hand in hand. There are recent examples of businesses unable to attract employees, taking job expansion outside the valley.
- Companies with high-paying jobs may choose not to locate here, so jobs necessary for a growing population go elsewhere.
- With wage growth not keeping pace with housing cost growth, young people move elsewhere.
- Over time, the average age of Cache Valley residents will increase, with little available that is affordable for young families.
- **We will banish our children and grandchildren to live elsewhere.**

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Housing Crisis Myths

Our Task Force shared many complaints they have heard

- Great ideas, just not in my neighborhood or my city
- All that high density should be in Logan
- It's "those people" that bring crime, and trashy neighborhoods
- Higher density will reduce home values in our neighborhood
- "Everybody knows" that high-density housing becomes run down after 15 – 20 years

And on and on...

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Federal Government

- Identify and publicize factors that contribute to increased housing costs, and rank by impact.
- Investigate the impact of the supply of labor and materials on the housing market, including gilded trades and unions, training and certification programs, import caps, tariffs, and subsidies.
- Take action to eliminate supply chain problems.
- Analyze the extreme swings in the cost of money (interest rates) on housing market booms and busts.
- Take steps to control inflation.

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State Government

- Reign-in / limit zoning by local referendum.
- Prohibit city codes that create barriers to a variety of housing options.
- Track and publish progress by cities toward meeting housing goals and penalize cities that fail to meet these goals while providing incentives for those that meet goals.
- Create or support programs to help first time homebuyers.

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County/CMPO/BRAG

- Working with Cache Valley cities, prepare a county-wide master plan (General Plan with housing and transportation plans) that incorporates city plans.
- Conduct meetings with city leaders on a county-wide development plan at least once a year.
- Include in the County General Plan a plan to preserve open spaces and then take action to preserve open space, in order to limit pressure on development in cities.
- Adopt code revisions that allow denser development in the unincorporated areas.
- Identify and implement strategies to support residents faced with homelessness due to economic factors.
- Prepare and publish an annual report on the state of Cache Valley's growth and housing picture, and progress toward addressing housing crisis issues.

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Cities

- Adopt city-wide general plans with development philosophies that emphasize housing varieties to reduce the cost of living.
- Educate city councils, planning commissions and citizens on housing issues.
- Enact zoning and code reform to reduce/eliminate restrictions that inhibit the development of a variety of housing types.
- Designate open spaces for permanent preservation.

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Utah State University/Bridgerland Technical College

- Survey students for housing preferences and needs.
- Meet with student groups to present these findings and hear their concerns, do video interviews for publication.

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School Districts

- Survey staff and senior students for housing preferences and needs.
- Visit classrooms and student groups to interview and get their feedback; video record class discussions for publication. Survey parent housing needs.

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Private and Non-Profit Organizations

- Prepare an analysis of income/debt loads of young buyers with corresponding adequate housing inventory to meet their needs.
- Compile data and research sources related to the housing shortage.

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Cache Valley Chamber of Commerce

- Document cases of business/worker unmet housing needs, and share with local officials.

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Overall Task Force Recommendations

- Conduct Media and Public Outreach, Education and Awareness Campaigns in a multitude of venues and population groups
- Meet in a town hall type public venue to present findings and do video interviews for documentary-type productions
- Connect with young people; they are the future policymakers/drivers
- **Foster a Cultural Shift** to help citizens become more open to new neighbors
 - Church
 - Education/Schools
 - Arts/Entertainment

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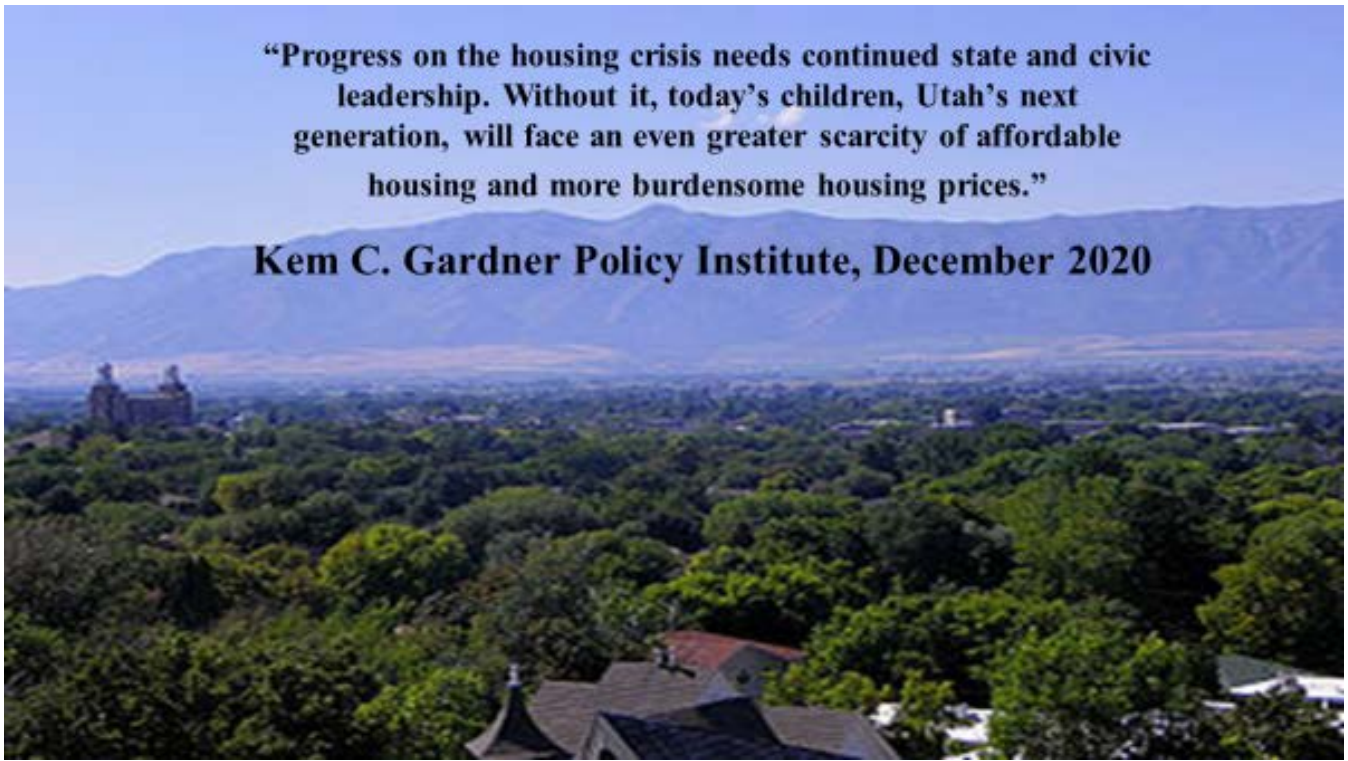
Top 3 Recommendations

- Zoning reform at the county and city levels, limit zoning by referendum at the state level
- Public education campaign with an emphasis on reaching younger people who are close to or at home-ownership life-stages
- Coordinated county and city planning for growth

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“Progress on the housing crisis needs continued state and civic leadership. Without it, today’s children, Utah’s next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices.”

Kem C. Gardner Policy Institute, December 2020



Thank You

Thank you to all of the Task Force members who participated in meetings and surveys, and provided their research, thoughts and ideas.

Special thanks to Utah State U Professor Damon Cann who crafted the Qualtrics surveys and compiled results.

Very special thanks to John Drew, Shawn Milne and Karina Brown.