

**Ogden-Layton Urban Area  
Regional Growth Committee | Technical Advisory Committee**

September 19, 2018  
2:00 PM – 3:30 PM  
Meeting Summary

AGENDA ITEM	DISCUSSION	ACTION
<p><b>Welcome and Introductions –</b> Spencer Brimley, Clearfield City</p>	<p>Spencer Brimley, Clearfield City, introduced the meeting and welcomed the attendees. The Ogden-Layton Technical Advisory Committee was held in the City Council Chambers at Clearfield City Hall.</p>	<p>None Required</p>
<p><b>1. Meeting Summary – July 18, 2018 – Ogden-Layton TAC</b></p>	<p>Spencer Brimley, Clearfield City called for a motion to approve the July 18, 2018 minutes. Steve Parkinson, Roy City, so moved and Jeff Oyler, Davis County, seconded the motion. The minutes were approved unanimously.</p> <p>The Ogden-Layton Regional Growth Committee Technical Advisory Committee (encompassing the Ogden-Layton Urbanized Area) meeting summaries are posted on the Wasatch Front Regional Council (WFRC) website (<a href="http://www.wfrc.org">www.wfrc.org</a>) under the “Committees” section on the top of the front page. You can access these summaries by selecting “Regional Growth Committee TAC.”</p>	<p>Approved</p>
<p><b>2. Davis and Weber County Socio-Economic Forecasts –</b> Scott Festin, Wasatch Front Regional Council</p>	<p>Scott Festin, Senior Planner and Demographer, Wasatch Front Regional Council gave an overview of the new socio-economic forecasts for Davis and Weber Counties. As part of the WFRC Regional Transportation Plan development process, socioeconomic forecasts are produced. City level projections of housing and employment were distributed to attendees and requests for comments and input were made. The socio-economic projections were developed using the WFRC Real Estate Market Model (REMM), and were based on the county-level projections published by the Kem C. Gardner Policy Institute in July 2017. The projections reflect the land use pattern developed over the course of the past three years of RTP development. Scott mentioned that households and jobs drive travel demand, which resulted in generation of population and travel demand forecasts. The travel demand model allocates grow on the traffic analysis zone (TAZ) level, with the number of housing units and jobs assigned as warranted by projected growth of specific areas.</p> <p><b>Please contact Scott Festin at (801) 363-4250, ext. 1113 or <a href="mailto:scott@wfrc.org">scott@wfrc.org</a> for additional information.</b></p>	<p>None Required</p>
<p><b>3. Wasatch Choice 2050 Phasing Workshop 4 Announcement –</b> Julie Bjornstad, Wasatch Front Regional Council</p>	<p>Julie Bjornstad, Transportation Planner, Wasatch Front Regional Council, announced the upcoming Wasatch Choice 2050 Phasing Workshops which are scheduled for October and November. Attendance at these meetings is encouraged since the workshops are designed to receive comments on the specific phasing of roadway, transit, and active transportation projects. A total of seven meetings are planned throughout the Wasatch Front Region. Julie reviewed the geographic coverage and where each meeting will be held: Box Elder / North Weber Counties (November 26); South Weber County (October 22); North Davis County (November 14); South Davis County (October 30); North Salt Lake County (November 19); Southwest Salt Lake County (November 5); and Southeast Salt Lake County (October 29).</p> <p><b>Please contact Julie Bjornstad at (801) 363-4250, ext. 1105 or <a href="mailto:julieb@wfrc.org">julieb@wfrc.org</a> for additional information</b></p>	<p>None Required</p>

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<p>4. Bonneville Shoreline Trail – Jeff Oyler, Davis County</p>	<p>Jeff Oyler, Planning Manager, Davis County, provided the Ogden-Layton TAC members a presentation on Active Transportation in Davis County, with a focus on the Bonneville Shoreline Trail (BST). The BST provides access to a host of other mountain trails and is an important part of a regional system that spans nearly the entire length of the Wasatch Front. There are approximately 55 miles of the BST in Davis County, with 20 miles of new construction and 35 miles that is undergoing reconstruction. Approximately 25 miles are on United States Forest Service property, 17 miles are privately owned, and 13 miles are owned by various municipalities. The BST is a multi-use natural surface trail that averages between three and four feet wide. Jeff mentioned that the BST is a popular trail and is heavily used, especially on the weekends. The BST is in the middle of a MEPA process, which, among other considerations, is examining Goshawk and deer ranges. A trail partnership is being explored as parts of the original BST has been overrun by development that has been allowed to creep up and over the bench. (That’s the case in Bountiful.) Mountain bike clubs are exploding in high schools throughout the County and grants have been provided by local outdoor retailers. The Fruit Heights Bicycle Park is a 3-mile loop system designed with high school mountain bike training in mind. Other major Davis County regional trails that Jeff mentioned include the Denver &amp; Rio Grande corridor, the Legacy Trail System, the Bonneville Shoreline Trail, Emigration Trail, and the planned West Davis Trail. Emphasis is on east / west connectivity, local connections from subdivisions, a high-quality network that attracts economic development, and continued collaboration and ongoing relationship to get something built on the ground for all to use.</p> <p>Please contact Jeff Oyler at (801) 451-3359 or <a href="mailto:joyler@daviscountyutah.gov">joyler@daviscountyutah.gov</a> for additional information.</p>	<p>None Required</p>
<p>5. Community Spotlight: Brigham City – Paul Larsen, Brigham City</p>	<p>Paul Larsen, Economic Development Director, Brigham City provided the Ogden-Layton TAC members with a MS PowerPoint presentation on Brigham City’s planning efforts. Paul began by reviewing “The Way We Were,” and followed this overview with an explanation of what happened shortly after the release of the 2010 US Census figures which changed everything. Brigham City and the urbanized areas of Box Elder County were added to the Wasatch Front Regional Council’s jurisdiction of responsibility. As of 2017, Brigham City population stood at 19,182, Perry City at 4,974, and Willard City at 1,860. Paul provided an overview of the local economy and mentioned a number of important industries, including Northrop Grumman, GEM Buildings, Procter &amp; Gamble, Walmart Distribution, Nucor, and Niagara Bottling. The economy is also based on agriculture centered along northern Utah’s “Fruit Highway” (US-89). In addition to fruit, Box Elder County also grows wheat, corn, tomatoes, and beef. Paul also mentioned a number of important County transportation related issues, including Highway 89, various interchanges in Brigham City, State Route 13 (Brigham City’s Main Street) bus service, and Brigham City’s regional airport. Various transportation issues will need to be addressed in order for economic development to take place in Brigham City and Box Elder County.</p> <p>Please contact Paul Larsen at (435) 734-6603 or <a href="mailto:plarsen@bcutah.org">plarsen@bcutah.org</a> for additional information.</p>	<p>None Required</p>
	<p>Val John Halford, Senior Planner, Wasatch Front Regional Council, lead a discussion by Ogden-Layton TAC members on what could be done locally to help improve housing affordability, or what solutions local planner might have to minimize the impacts of this growing regional problem. Val mentioned that part of the problem is the type of</p>	<p>None Required</p>

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<p><b>6. TAC Member Housing Affordability Discussion</b> – Val John Halford, Wasatch Front Regional Council</p>	<p>housing that is being built, zoning constraints, large lot sizes, the cost of infrastructure, impact fees, and the developers creating a certain market for a specific segment of the population. TAC members provided a number of possible solutions, including: (1) Zoning needs to change in order to allow higher densities; (2) local attitudes about higher density housing needs to change; (3) housing needs to be built to “grow into” as your family grows; (4) creative solutions need to be implemented, such as manufactured housing or even the reuse of shipping containers for housing; (5) a full day conference that deal directly with this issue would help education planners and elected officials; (6) basement apartment and in-law housing should be allowed in certain neighborhoods; (7) land values are difficult to control, but incentive might be offered to help offset the cost of housing; (8) specific impact fees need to be revisited and reworked to better reflect what is happening on the ground; (9) the definition of affordable housing is different to every person and every community; (10) new housing actually causes municipalities to lose money; (11) neighborhood services are necessary but are becoming more expensive over time and many cities cannot recapture the cost and have had to look to other sources of revenue; (12) there appear to be no real incentives from the tax side of the equation; (13) property taxes could be indirectly harming housing affordability; (14) new emerging communities have higher costs with the need to provide supporting infrastructure; (15) affordable housing plans are required by the State of Utah, but there is no penalty for not having such a plan adopted; (16) small lots are the results of trying to keep housing cost down and density rates high; (17) a community’s fare share of affordable housing continues to be very controversial; and (18) a facilitated discussion, and not just a presentation, with the leadership of the Utah State Legislature and their staff. These ideas were recorded and further discussion could be part of a future Ogden-Layton TAC meeting.</p> <p>Please contact Val John Halford at (801) 363-4250, ext. 1108 or <a href="mailto:vhalford@wfr.org">vhalford@wfr.org</a> for additional information.</p>	
<p><b>7. Community Happenings</b> – PlanTAC Members</p>	<p>Val John Halford, Senior Planner, Wasatch Front Regional Council, was to lead a TAC member discussion on what is happening in various cities and communities in the Ogden-Layton Area. However, because of time constraints, this discussion was postponed until our next meeting, which is scheduled for December 19<sup>th</sup>.</p> <p>Please contact Val John Halford at (801) 363-4250, ext. 1108 or <a href="mailto:vhalford@wfr.org">vhalford@wfr.org</a> for additional information.</p>	<p>None Required</p>
<p><b>8. Other Business and Call For Agenda Items</b> – Val John Halford, Wasatch Front Regional Council</p>	<p>Val John Halford, Senior Planner, Wasatch Front Regional Council, asked Ogden-Layton TAC members if they had items of interest for future agenda items. Several notable ideas were presented, including a presentation on the requirements for affordable housing plans, the possible use of shipping containers for housing, and a County-wide shared bus system.</p> <p>Please contact Val John Halford at (801) 363-4250, ext. 1108 or <a href="mailto:vhalford@wfr.org">vhalford@wfr.org</a> for additional information.</p>	<p>None Required</p>
<p><b>9. Next Meeting</b></p>	<p>The next Ogden-Layton RGC TAC meeting will be held on December 19, 2018.</p>	<p>None Required</p>

## ATTENDANCE ROLL

NAME	REPRESENTING	NAME	REPRESENTING
Elden Bingham	UDOT	David Petersen	Farmington City
Rex Harris	UDOT	Chad Wilkinson	Bountiful City
Kris Petersen	UDOT	Steve Parkinson	Roy City
Levi Roberts	UTA	Paul Larsen	Brigham City
Treva Blaisbell	UTA	Hugh Van Wagenen	WFRC
Jeff Oyler	Davis County	Callie New	WFRC
Greg Montgomery	Ogden City	Julie Bjornstad	WFRC
Tom Christopoulos	Ogden City	Jory Johner	WFRC
Troy Moyes	West Point City	Val John Halford	WFRC
Spencer Brimley	Clearfield City	Anders Bake	WFRC