Your Plans and Ordinances
Process of Developing the Vision
Endorsed Elements

• Goals
• Map
  – Geography
  – Legend
• Key Strategies
1. **What community elements help attract economic development**

   - Workforce housing?
   - Community amenities?
   - Infrastructure needs?
   - Access to labor

2. Map the ingredients

3. Address gaps and opportunities
WASATCH CHOICE
2050
Wasatch Front Economic Development District

May 21, 2018
CEDS UPDATE

Initial Survey Results
Who’s taking the survey?

**Community/City Individuals live or own a business**
- Kaysville City
- Clearfield
- Davis County
- Salt Lake City (3)
- Morgan
- West Salt Lake
- South Jordan City
- Mountain Green, Utah
- Morgan (3)
- Vernal City/Uintah County
- Riverton
- South Salt Lake
- Midvale
- Plain City
- North Salt Lake
- Taylorsville

**ORGANIZATION INDIVIDUALS REPRESENT**
- City/County: 68%
- Concerned Residents: 11%
- Private Business: 11%
- State: 10%
Why do you choose to live/work there?

- “Access to the Wasatch Mountains”
- “Close to downtown SLC”
- “Rural”
Which sector needs the most focus?

Q4 Which economic sectors need the most focus? Please rank 1-10 (1 needing the most focus, 10 the least)
Which sector needs the most focus?

2016 Sector Performance

- Manufacturing
- Agriculture
- Construction
- Retail Trade
- Financial Services
- Health Care
- Professional and Tech
- Education
- Hospitality
- Arts & Culture

Employment vs. Wages
What is the region’s biggest economic opportunity?

- “Inland port”
- “Land north of Farmington, West Davis, composites/Hill AFB”
- “Business HQs”
- “Emerging Tech industry”
- “Offering employers skilled workforce and a high quality of life”
- “Recreational hotspots”
- “Tourism”
- “Ecotourism”
- “Northwest Quadrant”
- “Silicon slopes”
What is the region’s most critical economic need?

- “Cost of living, particularly housing is rising”
- “Affordable housing and workforce”
- “Balance on the Wasatch Front, so we develop good, high-paying jobs in Weber, and Davis as there is in Utah County”
- “Planning for the impact of growth”
- “Traffic/Air quality”
- “Skilled labor”
- “East-west Transportation”
- “High cost of college education”
What key projects that advance economic growth should be focused on in your city?

• “Implement the transit master plan”
• “Interchange and intersection improvements, Fiber to homes and businesses”
• “Downtown redevelopment”
• “Transportation /Affordable Housing”
• “Transportation, more public transit”
• “Help develop business park”
• “Mountain Green Towncenter”
• “Transportation Choices”
• “Commercial and residential construction around transit”
What are the most significant transportation challenges to your economic development?

“better bike infrastructure”
How well do the following opportunities meet expectations for economic development?
Individuals think state support is 74% critical to the economic growth in their communities.

Capital resources individuals think are needed to encourage new economic development.

RESPONSES
- education funding
- Quality housing options, reliable transportation, strong quality of life from recreation, education, and other amenities.
- Incentives for affordable housing.
- Money for roads
- Collection of impact fees on new MF projects.
- Infrastructure for alternative transportation modes like biking
- Improved and cheaper public transit
- Public/Private Partnerships & Investment
- Money to fund a town center interchange.
- Better roads
- Private development.
- Transportation funding
- transportation investment and air quality
- Additional environmental clean up funds. Continued investment in public transportation
- More regional planning coordination between jurisdictions and a focus on quality jobs and education

I think a subsidy for multifamily homes near transit stations that helps dissipate the cost of parking structures and therefore increases density would be beneficial. I’d also like to see a subsidy for transit passes for residents of apartment buildings that separate the cost of a reserved parking space from the cost of the rent. That way, people could pay additional for the space to park each car they own, or not pay for a parking space and use their reduced-cost transit pass. I think it would also be beneficial for developers to have a system like STAR (Sales Tax Anticipated Revenue) from the Ada County, Idaho Highway Department. It allows developers to front the cost for expensive highway, road, and traffic signal improvements, and then be reimbursed over time for that cost from the tax revenue that their development created. It would allow the infrastructure to be completed sooner, but still allow the developer's budget to pencil better over time.
Economic development goals or strategies city/towns should focus on.

Create new jobs (35%)
Create a business friendly climate (60%)
Create a strong entrepreneurial climate (30%)
Diversify the economic base (65%)
Encourage growth of existing businesses and industries (80%)
Improve transportation infrastructure (70%)
Increase access to capital for new & existing businesses (5%)
Increase job skills of local labor force (50%)
Increase wages (35%)
Increase access to affordable and desirable housing (80%)
Streamline the process for developers to build new buildings/infrastructure for businesses. The entitlements process takes way too long.
Additional comments on economic development

1. Affordable housing and available workforce are the biggest issues we face, along with most of the country. We also need an identity in Davis County besides bedroom community.
2. We need a coordinated, long-term plan for Tooele, Box Elder, Weber & Davis -- again, to balance the growth in Northern Utah County.
3. It’s important in my opinion to have a vision that most of the community agrees with.
4. I'd like to see better incentives for development of infill parcels or re-development of parcels with antiquated buildings or large lots with small building footprints.
CEDS going forward

• Continued outreach through the survey
• Build the draft document
• July 30th Special WFEDD meeting on CEDS
• Draft for comments in August
• Sept. 15th Submit final CDS to U.S. EDA