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## Envision Morgan extends recommendations to city

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MORGAN — As Envision Utah wraps up its Morgan County project, officials are also presenting recommendations to the county's only incorporated city.

Christie Oostema, Envision Morgan project manager, said it is crucial that Morgan city cooperate with the county to form a task force to implement visioning principles as well as master-plan economic development, open space and trails.

Oostema encouraged the city to adopt water-efficient landscaping standards, avoid cul-de-sac subdivision layouts, and require impact analyses for all new, major development proposals.

To proactively handle growth around its borders, Oostema suggested the city extend a long-term annexation declaration.

"It would give the city a seat at the table as applications are proposed at the county level," Oostema told the city council. "Communities usually are hesitant to extend an annexation declaration because of the fear it sends the wrong message of welcoming growth and extending services. But it is a good, strategic move that gives opportunity to collaborate with the county."

Oostema said she and her Envision Utah coworkers were surprised at the level of participation in Morgan County since the debut of the project last summer — about 5 percent of the county's adult population — more than with any other project Envision Utah has facilitated before, she said.

The result of the yearlong public process boils down to three things, Oostema said. First, county residents want to see growth come to already-established small-town areas.

Second, residents want significant open-land conservation, "the idea being cities and villages won't grow together over time as has happened along the Wasatch Front," she said. Third, residents want carefully planned, low-impact resort development.

This kind of plan may require more clustered developments and careful distribution of resources.

"We want to guide growth

into efficient patterns, maximizing existing infrastructure and minimizing public cost," Oostema said.

Such guidance may require more flexible city codes that would do away with minimum lot sizes and include clustering options as well as net-density standards, Oostema said.

"People are willing to live in more compact communities in exchange for open space," Oostema said. "We need to make conservation part of the development process."

The city should also offer developers incentives for including affordable housing, she said.

"Your code changes should reinforce the place-making idea," Oostema told city council members. "This is such a great place here. Capturing that place and maintaining the small-town feel is really important. How can we make this continue to feel like a traditional small town over time?"