

## *Will urban developments be the future of the Wasatch Front?*

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Oct. 16--If the Wasatch Front Regional Council forecasts come true, Utah's future will be more urban and less suburban.

The WFRC predicts the Wasatch Front will add another 1.4 million people within 30 years, a population increase of 65 percent.

If development continues to focus on traditional single family homes in suburbs, total traffic would increase from 49 million miles a day now to more than 90 million miles by 2040.



To combat the expected exponential population, the council has developed its "Wasatch Choice for 2040" plan, which breaks down what individual cities' population densities should look like and how to best develop communities with viable options to walk, bike and use public transportation.

The council has 18 voting members who are local elected officials throughout the region.

The 2040 vision was designed with input from those elected leaders as well as city and county planners throughout the region.

WFRC spokesman Sam Klemm said staff also collected all of the city and county general land-use plans.

According to the plan, Salt Lake City will be the state's only metropolitan area in 2040, but both Ogden and Layton will become urban centers, which means an average of 20 to 100 housing units every acre.

Pleasant View, near U.S. 89 and the FrontRunner station, and South Ogden, near Weber State University and McKay-Dee Hospital, are projected to be town centers with 10 to 50 housing units every acre.

As part of the plan, WFRC staff is recommending a set of regional growth principles they would like city and county leaders to adopt, such as centering commercial areas around key highways and boulevards, or developing areas that have been abandoned or unused for a period of time, like an old industrial yard or warehouse facility.

Syracuse Mayor Jamie Nagle said the plan's focus on future development is good, but officials also need to keep in mind that not all state residents will be comfortable with urban living.

"I am in support of the vision, because it gives cities a road map," she said.

"But we also need to realize that not everyone will want to live in high-density housing units. So we need to look at all angles."

Farmington City Manager Dave Millheim said he's happy the state is thinking about future mobility issues now.

"We're just grateful that (the WFRC) is looking that far out, because, right now, we rely too much on the marriages we have to our cars. When gas gets up around \$5 or \$6 (per gallon), transit and getting people from point A to B without a car will be crucial."

Millheim said Farmington will be built out in approximately 10 to 20 years with about 30,000 residents.

Davis County Commissioner Bret Millburn said each individual city along the Wasatch Front is different and therefore has different needs, but the plan's general vision is a good one.

"The plan is good, because it understands that our mind-sets need to shift when it comes to dealing with growth," he said.

To view the plan, visit [www.wfrc.com](http://www.wfrc.com).