



Wasatch Advocates for Livable Communities



— The Team Behind the Work

TB

Turner C. Bitton

Founding Executive Director

Leads WALC's vision, partnerships, and organizational strategy while helping advance practical housing and land use conversations across the region.



LC

Lauren Cole

Policy Manager

Leads WALC's policy research, legislative work, and issue expertise, helping translate complex housing and land use issues into practical policy conversations.



JK

Jessica Kjar

Community Manager

Leads WALC's communications, storytelling, public-facing materials, events, and engagement efforts, helping connect policy work to people and communities across the Wasatch Region.



Let's keep talking.

Jessica Kjar, Community Manager | jessica@wasatchalc.org | wasatchalc.org

WALC's Policy Priorities

WALC’s policy priorities are rooted in one core goal: helping communities create more homes of different types, sizes, and price points while reducing barriers that make housing harder to build, find, and afford.

At both the local and state level, WALC focuses on practical policy solutions that expand housing choice, support long-term affordability, and help more people live in connected, opportunity-rich communities.

These priorities are informed by best practices from Utah and across the country, but grounded in the practical needs of communities across the Wasatch Region.

01 Accessory Dwelling Units (ADUs & DADUs) Supporting backyard cottages and other small-scale homes that create more housing choices in existing neighborhoods	02 Affordable Housing Incentives Encouraging policies that help communities create homes affordable to households at a wider range of incomes.	03 Community Land Trusts Supporting long-term affordability strategies that help create and preserve stable homeownership opportunities.	04 New Housing Options Allowing a greater variety of homes, such as duplexes, townhomes, and small apartments, in more neighborhoods.	05 Parking Flexibility Reducing unnecessary parking requirements that can raise housing costs and make it harder to build needed homes.
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— How WALC Moves the Work Forward

WALC helps communities move housing conversations from confusion and conflict toward clarity, understanding, and practical action. Through public education, relationship-building, policy advocacy, and community engagement, WALC works to make housing and land use issues more accessible to residents, local leaders, and community partners.

Our approach is grounded in the belief that stronger housing conversations happen when people have clear information, meaningful opportunities to participate, and practical tools to connect policy decisions to the real needs of Utah communities.

1

Educate

Provide clear, accessible information about housing, land use, and the local decisions that shape affordability, opportunity, and neighborhood change.

2

Convene

Bring residents, local leaders, advocates, and community partners into the same conversation to build shared understanding and stronger local dialogue.

3

Advocate

Support practical reforms that expand housing choices, reduce barriers to opportunity, and help communities make room for more neighbors.

4

Engage

Create meaningful ways for people to stay informed, participate in local housing conversations, and take action in their own communities.

Why Clearfield Stood Out to Us

01

A GOOD DADU Policy Already in Place

Clearfield already allows detached accessory dwelling units (DADUs), small backyard cottages that add gentle housing choice without changing a neighborhood's character. That puts the City ahead of many peers on one of WALC's top statewide priorities, even as we work to build a broader statewide framework through bills like SB 284. It's real, practical common ground to build on together, and a policy other Utah cities could look to Clearfield as an early example of.

02

A City Willing to Have the Hard Conversations

From candid Planning Commission debate on housing tradeoffs to staff who welcome outside partners at the table, Clearfield has shown it's ready for real conversations about growth. When a recent zoning debate over downtown housing types raised hard questions about balancing retail and housing goals, commissioners and staff worked through those tradeoffs in the open instead of avoiding them. That kind of transparency, paired with a genuine willingness to bring outside partners into the conversation, is exactly the environment where WALC can be most useful.

03

A Talented Planner in Tyson Stoddard

Clearfield City Planner Tyson Stoddard brings sharp technical know-how and genuine openness to partnership. In conversations with planners across Davis County, Clearfield and Tyson keep coming up as leaders other cities look to. That's exactly the kind of staff relationship that makes good policy possible.

How WALC Can Help

Housing decisions take real staff time and expertise — especially for a fast-growing city with one planner wearing a lot of hats. WALC exists to be an extra set of hands, and we'd love to start with a working conversation between our teams about what that could look like here.

Policy & Technical Research

WALC can put together plain-language research and explainers on ADU rules, missing middle housing types, and other land use questions Clearfield is working through, the kind of resource that helps staff and residents get on the same page before a proposal ever reaches a public hearing.

Public-Facing Tools

Resources like the WALC Action Center that help residents understand what's being proposed and why, so people can weigh in on local housing decisions without needing to be policy experts first.

Community Engagement

Helping build public understanding and participation in local housing conversations, from public meetings to everyday questions, so residents feel informed enough to show up and engage, not just react after a decision is already made.

Connections & Coalitions

Ties to other Utah cities, universities, and housing partners that Clearfield can draw on for its hardest sites, so the City doesn't have to solve tricky infill lots alone or start from scratch each time.

Why WALC Should Be in the Room



WALC's staff and board bring deep experience in housing policy, land use, and local government, the kind of expertise that lets us speak fluently with elected officials, planners, and residents alike. That background means we can walk into a conversation like this one already understanding the tradeoffs Clearfield is weighing, and ready to be a resource rather than one more voice asking the City to figure it out.



WALC has a track record of helping Salt Lake City residents and community partners work through real housing decisions, from public education materials to organized input for the Planning Commission. Now we're bringing that same hands-on support to cities and counties across the Wasatch Front and Back, and we'd love for Clearfield to be part of that next chapter.



From the State Capitol to city council chambers across Utah, WALC has built the relationships and credibility to help move practical housing solutions forward, without a city needing to start from scratch. We've spent our first year proving that model works, and we're looking for partners like Clearfield who want to keep building on it together.

— The Design Challenge

WALC is launching a Missing Middle Design Challenge, a public design competition that gives real, hard-to-develop lots to Utah university architecture and planning students and asks them to design housing like duplexes, triplexes, fourplexes, and cottage courts. This is a WALC-led competition, and we wanted to highlight a city outside where we've primarily worked so far. We picked Clearfield.

This is modeled on Boise's Community Design Lab for Neighborhood Housing, so it's a proven approach, not an untested idea. Designs stay conceptual, with no obligation for Clearfield to build, permit, or rezone anything.

STEP 1

City shares real lot specs

STEP 2

Students design concepts

STEP 3

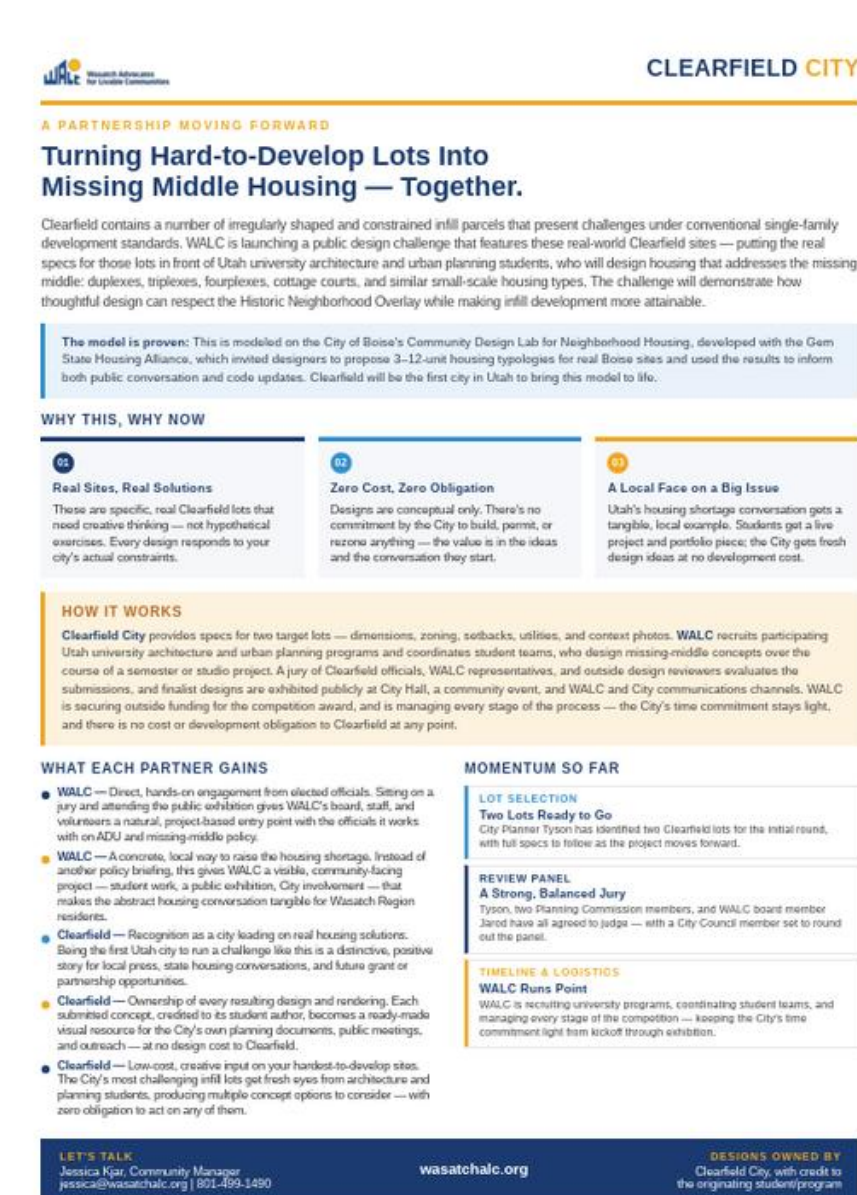
Jury reviews and selects

STEP 4

Concepts shared with the City

Where Things Already Stand

We'd love to have one or more Clearfield City Council members or the Mayor join the judging panel alongside WALC's board and community judges. You'll find more detail on the competition in your packet, and we'll be reaching out individually in the coming weeks. In the meantime, feel free to ask us anything about it tonight.



Housing is Personal

Housing challenges do not show up in people's lives as abstract policy debates. They show up in the everyday decisions families are forced to make about where they can afford to live, how far they have to commute, whether they can stay near work, schools, or support systems, and what they have to give up just to remain housed. Behind every conversation about affordability, housing choice, or land use is a real person trying to build stability, stay connected to community, and find a home that fits their needs and budget.



A renter doing everything right — working, saving, and paying off debt — finally qualifies for a home, only to be priced out by cash offers and rising costs.



Parents watch their adult children move farther from work, delay having kids, or spend so much on housing that there is little left for savings, school, or everyday life.



A family with two incomes still struggles to find a stable home that fits their budget, household needs, and the support systems they rely on.

Utah's Housing Challenge, at a Glance

Utah's housing challenges are being shaped by continued growth, rising housing costs, and changing household needs. Across the state, communities are grappling with how to create enough homes for current residents while planning for future neighbors.

These pressures are showing up in a few clear ways: more households competing for limited housing options, rising prices, and growing demand for homes that work for different budgets, ages, and stages of life.

274,000

Projected Household Growth

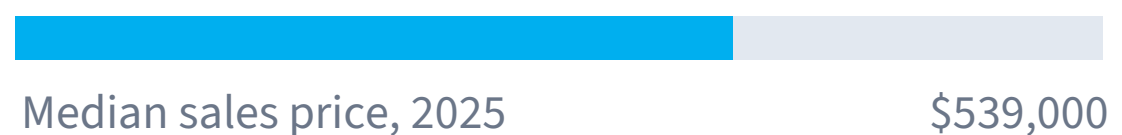
Utah is projected to add nearly 274,000 households between 2024 and 2033.



\$539K

Rising Home Prices

Utah's median home sales price reached \$539,000 in 2025, putting homeownership out of reach for many households.



1 in 5 Changing Household Needs

Nearly 1 in 5 Utah households are one-person households, increasing the need for a wider range of home types and price points.

An Aging Population

Utah's retirement-age population is expected to keep growing, increasing demand for homes that support aging in place and allow people to stay near family and services.

Local Pressure, Statewide Impact

Communities across Utah are being asked to plan for more neighbors while preserving access to jobs, schools, transportation, and everyday opportunity.

WALC Removes Barriers to Housing Access and Affordability

Wasatch Advocates for Livable Communities is a regional nonprofit working to help communities across Utah make room for more neighbors by expanding housing choice, reducing unnecessary barriers, and supporting connected, opportunity-rich communities.



We work at the intersection of housing, land use, transportation, local governance, and community development. Our role is to help residents, local leaders, and community partners better understand the decisions shaping Utah's communities and support practical solutions that make it easier for more people to find homes in the places they love.

WALC's work is nonpartisan, evidence-based, collaborative, and grounded in the belief that more people should be able to live in connected, opportunity-rich communities. We show up with research and facts rather than a predetermined position, we work alongside residents, local leaders, and city staff rather than around them, and we measure success by whether more people can find a home that fits their needs, not by winning any single policy fight.

Homes for Every Neighbor

WALC believes communities are stronger when more people can find homes that fit their needs, budgets, and stage of life — in neighborhoods that connect them to opportunity, community, and everyday essentials.

01

Housing Choice

A broader range of homes for people at different incomes, life stages, and household needs.



02

Thoughtful Growth

Land use decisions that help communities grow with intention while making room for current and future neighbors.



03

Connected Communities

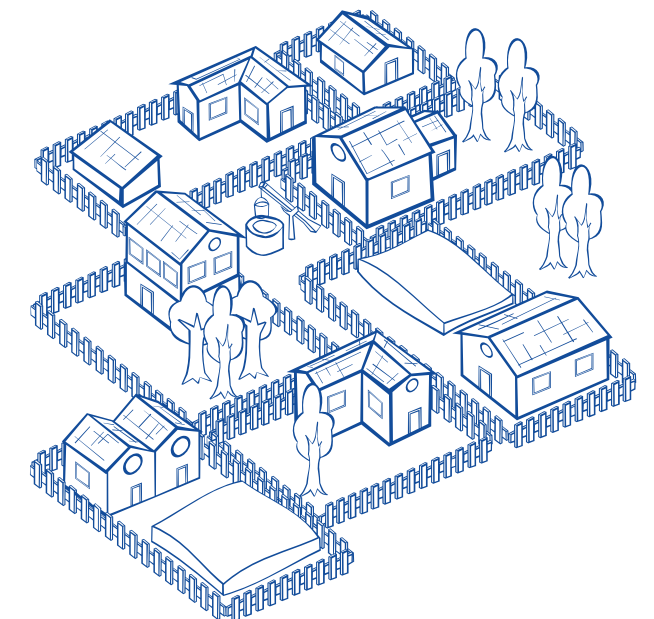
Housing, transportation, jobs, schools, and daily needs that work together to support everyday life.



04

Opportunity-Rich Neighborhoods

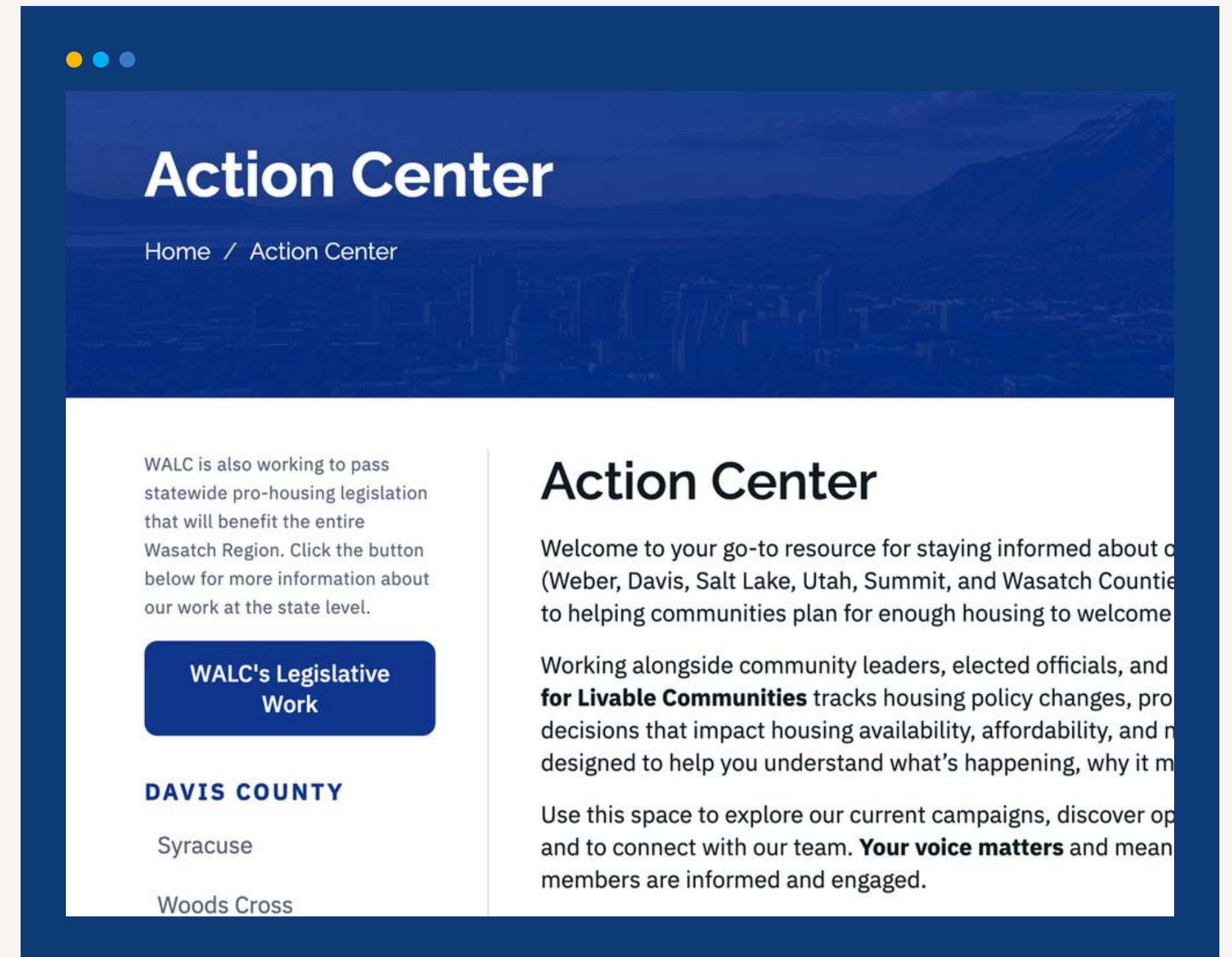
Places where more people can live near jobs, schools, parks, services, and the community connections that help them thrive.



— The WALC Action Center

The WALC Action Center is a public-facing resource that helps residents, local leaders, and community partners stay informed about housing and land use conversations across the Wasatch Region. It brings together local campaigns, policy updates, city-specific issues, and educational resources in one place, so people don't have to piece together what's happening from a dozen different agendas, news stories, and social media posts. Whether someone wants to understand a single proposal in their own city or see how housing decisions are playing out across the region, the Action Center gives them a clear, organized place to start.

For WALC, the Action Center is also an important engagement and education tool. It ties together our policy priorities, public education work, and local outreach so people have one accessible way to follow housing conversations, learn more about issues affecting their communities, and find real opportunities to get involved, whether that's attending a public hearing, submitting comment, or simply understanding a decision well enough to talk about it with their neighbors.



— What Success Looks Like in Practice

Success is not just a policy win on paper. It is WALC becoming a trusted resource in local housing conversations, helping advance practical reforms that expand housing choice, and building the public understanding needed for communities to make room for more neighbors over time.

In practice, that can look like helping shape local housing proposals, supporting statewide policy changes that create new tools for communities, and giving residents, local leaders, and partners the information they need to engage more constructively in housing and land use decisions.



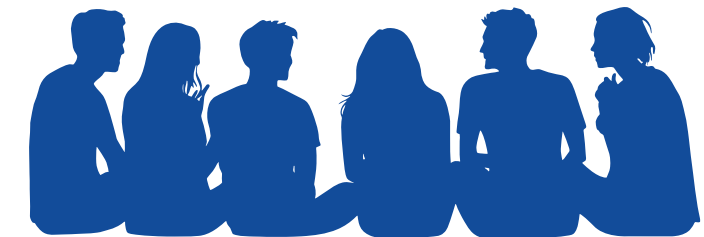
Becoming a trusted local resource

WALC is currently working alongside Salt Lake City residents and community partners as the City moves through its Expanding Housing Options process, helping people understand the proposal, sharing policy recommendations, creating public education resources, and organizing opportunities for community voices to engage with the Planning Commission and the City's public process.



Helping lay the groundwork for statewide housing reform

In the 2026 legislative session, WALC supported and helped advance SB 284, which established a statewide framework for detached accessory dwelling units (DADUs). While not the end goal, the bill created an important foundation that communities across Utah can now build on as they work to expand housing options.



Building public understanding and support

WALC's work also includes helping communities connect housing policy to everyday concerns like affordability, neighborhood change, and housing choice. Through polling, events, explainers, and public-facing tools, WALC is helping build the broader understanding and momentum needed for more productive housing conversations across the Wasatch Region.

— How to Work With WALC

WALC's work is strongest when it's rooted in partnership. We're not here to hand down a plan and walk away. We want to work alongside the people and organizations already invested in their communities, whether that's local officials, neighborhood groups, or residents just starting to pay attention to housing issues. Here are a few simple ways to bring us into the conversation:

Bring WALC in to talk with your board, neighborhood group, or community organization about housing choice, affordability, and thoughtful growth. We can tailor the conversation to your audience, whether that's a quick overview for a civic group or a deeper working session with staff and elected officials.

Invite Us to Speak

Lean on WALC's public education resources and the Action Center to stay informed about local housing conversations as they develop. These tools are built so residents and local leaders alike can follow what's being proposed, understand why it matters, and know where and when to weigh in.

Use Our Tools

Work with WALC on outreach, events, and local conversations, whether that's a single presentation or an ongoing collaboration. We're happy to co-host, provide materials, or simply be a resource in the background as your community works through its own housing decisions.

Partner With Us

Let's Build Stronger Communities

Brick by Brick.

QUESTIONS & CONVERSATION

Interested in bringing WALC into your community, organization, or housing conversation? We'd be glad to connect about presentations, local policy conversations, public engagement opportunities, and ways to support more housing choice across the Wasatch Region. Scan the QR code to visit our website, or email us at hello@wasatchalc.org if you have any questions.

**Thank you. We look forward
to learning alongside you and
building stronger, more
connected neighborhoods
together.**

