

five years of

Quality Growth

in Utah

*State of Quality Growth
Report to the 2004 Legislature*

1999

2000

2001

2002

2003



MESSAGE FROM THE CHAIR

New Leadership for the Commission: In June 2003, I was honored to be elected Chair of the Utah Quality Growth Commission. At the same time, Summit County Commissioner Shauna Kerr was elected the new Vice-chair.



Appreciation for Past Chair and Vice-chair: I have served on the Quality Growth Commission since its inception over five years ago. It has been an enlightening and productive experience under the leadership of the first chair, Provo City Mayor Lewis Billings. The previous Vice-chair, David Allen, played the leading role in implementing the LeRay McAllister Critical Land Conservation Fund authorized by the legislature. Both former officers continue to serve as members of the Quality Growth Commission. We owe much to the leadership of Lewis Billings and David Allen. They have our profound gratitude for their service, and leadership. In addition, they have laid the solid foundation on which the next major state landmark in Quality Growth is founded. As you will see in this five-year report on the State of Quality Growth, there have been many accomplishments during the tenure of Lewis Billings and David Allen.

Progress toward Quality Growth: The Legislature asked the Commission to review progress *statewide* on accomplishing the purposes of the Quality Growth Act and to report their findings to the Political Subdivisions Interim Committee by November 30 of the year of the review beginning in 2002. The Commission interprets the statutory language broadly. The accomplishments of the Commission are only part of the story. Other entities have worked toward the same goals. This report includes a sampling of indicators that are intended to illustrate the state of quality growth in Utah.

Implementing Quality Growth Communities: I am taking the Chairmanship of the QGC at a very exciting time. The Commission is launching its newest initiative in fulfillment of the greatest charge it received from the Legislature – implementing Priority in State Funding for Quality Growth Communities. The implementation of this program couldn't come at a better time, with the current economic slump and tight government budgets. The QG Communities program will promote planning that leads to more efficient government expenditures for infrastructure, economic development, and preservation of quality of life – *Creating our best tomorrow today!*

In closing, I want to thank all of the members of the Commission, present and past, who have devoted their time and energy to the important issues of growth in Utah. I also want to thank Governor Leavitt, the State Legislature and the staff of the Governor's Office of Planning and Budget for their support and advice. We have begun the work for quality growth. We've begun to change the context and concepts, but the problems have not gone away.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan Lofgren'.

Dan Lofgren
Quality Growth Commission, Chair

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Legislative Funding Recommendations

Priority #1: \$250,000 for GOPB to Provide Technical Support for Local Planning

(Current FY Funding: \$0)

Priority #2: \$250,000 for Local Planning Grants

(Current Funding: \$0)

Priority #3: \$2,750,000 for LeRay McAllister Critical Lands Fund

(Current Funding: \$482,600)

The “State” of Quality Growth

The Legislature asked the Commission to review progress *statewide* on accomplishing the purposes of the Quality Growth Act, and to report their findings to the Political Subdivisions Interim Committee by November 30 annually, beginning in 2002. The Commission interprets the statutory language broadly. The accomplishments of the Commission are only part of the story. Other entities have worked toward the same goals. Envision Utah, The Nature Conservancy, the regional Associations of Governments and other State agencies such as the Governor’s Office of Planning and Budget, Department of Natural Resources, Department of Agriculture and Food, and the Department of Community and Economic Development.

This report includes a sampling of indicators that are intended to illustrate the state of quality growth in Utah. In spite of the current economic slump, growth continues. In the 1990’s, Utah’s population grew 30% from 1.7 million to 2.2 million. Although the projection for the next decade is a slower increase, the state will increase by 19% adding 500,000 people. In 2002 some areas already experienced over 3% increase in population from 2000.

Good planning produces demonstrable results. For example:

- Land consumption has been slowed
- Public transportation opportunities have increased
- Water is being conserved
- Private property rights have been protected

However, there are some trends of concern:

- Housing prices should increase somewhat more than the historical long-term trend
- Traffic pressure on our roads will increase
- Utah’s per capita income is consistently lower than the U.S. average

Utah is among many states implementing quality growth.

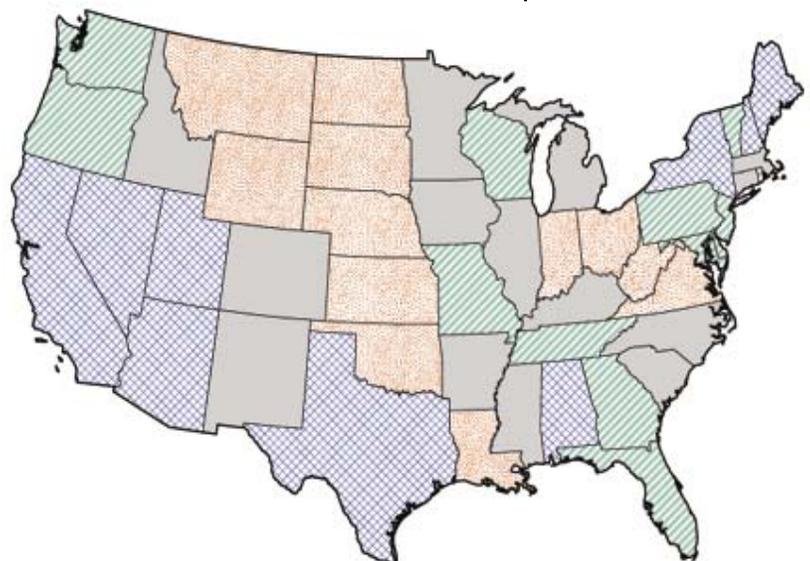
Teal (diagonal) = moderate to substantial reforms

Navy (cross hatch) = pursuing additional reforms

Dark Gray (solid) = pursuing first reforms

Dark Red (dots) = little or none

Source: American Planning Association



“We have begun the work for quality growth. We’ve begun to change the context and concepts, but the problems have not gone away.”

Dan Lofgren
October 2003

“Planning reforms and smart growth provide long-term savings by eliminating inefficiencies causing by inconsistent and uncoordinated planning. There is growing awareness, too, that poorly planned development is a hidden tax on citizens and communities alike.”

Planning for Smart Growth: 2002 State of the States

Planning is a key to how and when we get out of the economic slump

The American Planning Association reports:

As more states face deficit budgets, questions about the cost and efficiency of smart growth are more important than ever. Increasingly, the fiscal implications of unmanaged growth and change facing metropolitan areas, suburbs and neighboring towns are becoming an important catalyst to reform outdated planning and zoning laws. Planning reforms and smart growth provide long-term savings by eliminating inefficiencies causing by inconsistent and uncoordinated planning.

Planning for Smart Growth: 2002 State of the States

Several programs have leveraged State funds effectively through planning:

- Governor’s Office of Planning and Budget (*see pg.47-48*)
 - 21st Century Communities
 - Circuit Rider Planners
- Local Planning Grants (*see pg.49*)
- LeRay McAllister Critical Land Conservation Program (*see pg.55*)
- Rural Smart Sites (*see pg.18*)
- Municipal Infrastructure Planning and Cost Model (*see pg.63*)

Two new programs are being developed to improve efficient use of State funds and local economies:

- Quality Growth Communities (*see pg.37*)
- County Resource Management Planning (*see pg.41*)

Funding Recommendations

In January of 2001, the Quality Growth Commission recommended:

The State must allocate additional monies for state and local planning. ... The Commission firmly believes that quality growth in this state will not happen by accident or chance, but rather will require purposeful thinking about and careful preparation for the future. Additional money is needed for state and local government to do this, including data collection, mapping, locally driven planning processes, and tool development.

Implementing a Policy to Achieve a Net Gain of Private Land

Unfortunately, we have less today than we did in 2001. All state funding for local planning has been cut. The LeRay McAllister Critical Land Conservation Fund has been reduced by over 82%. By not adequately funding these programs, the State is leaving federal matching funds on the table and using its own funds inefficiently.

The Quality Growth Commission respectfully requests that the Legislature and the Governor restore funding to historical levels.

Priority #1: \$250,000 for GOPB to Provide Technical Support for Local Planning

(Current FY Funding: \$0)

This program has demonstrated success by providing local planning support through the Circuit Rider Planner Program and the 21st Century Communities Program. Restoring funding will assure continuation of these programs and also be the delivery system for implementing the Quality Growth Communities program and the County Resource Management Planning Initiative.

Priority #2: \$250,000 for Local Planning Grants

(Current Funding: \$0)

Planning grants have been awarded to communities that have demonstrated a desire to preserve their quality of life and plan for the future. There is no one right way to achieve the goals established by a community. Many communities have developed statutorily required general plans and housing plans. Other projects included downtown revitalization plans, performance zoning plans, water conservation plans, open space conservation plans, and transit-oriented development plans.

Priority #3: \$2,750,000 for LeRay McAllister Critical Lands Fund

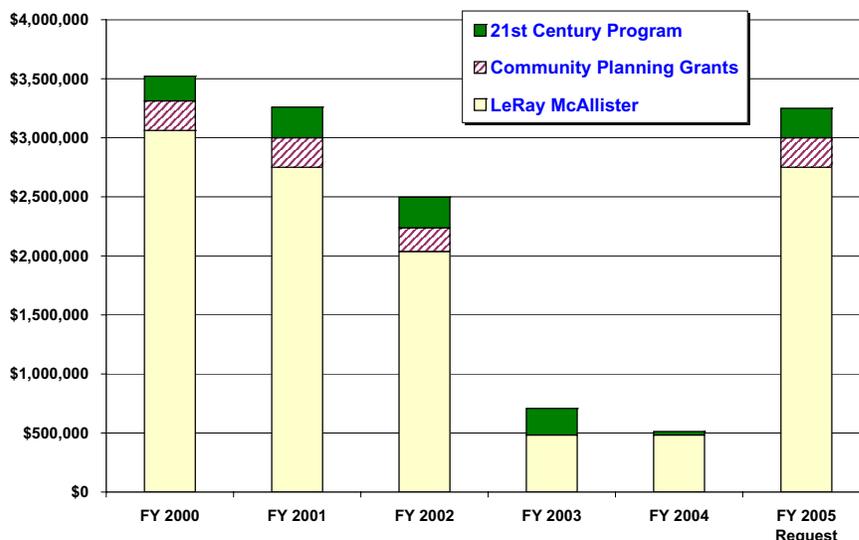
(Current Funding: \$482,600)

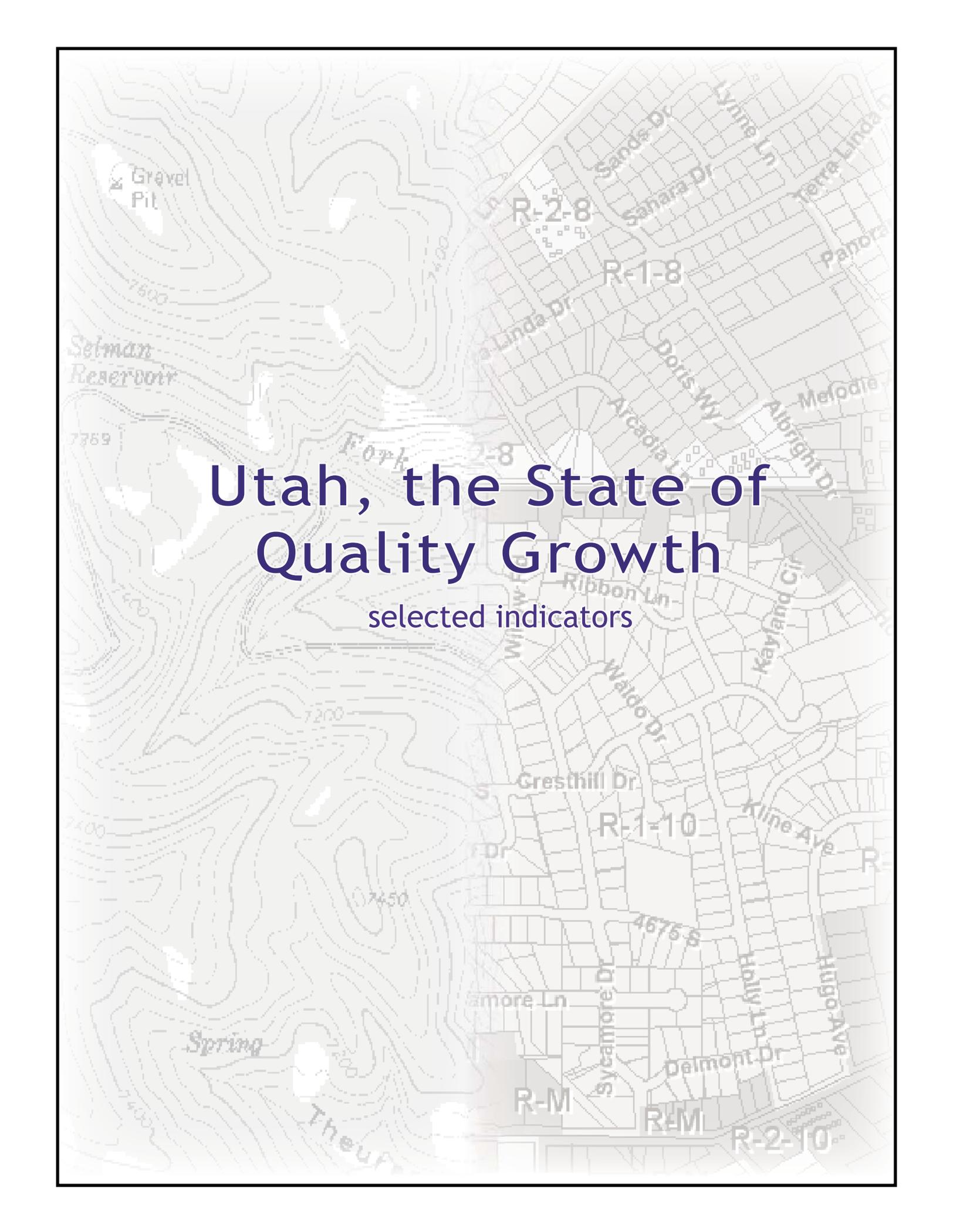
This fund has preserved over 30,000 acres of land *critical to local communities* and the state. It effectively leverages federal farmland protection, federal forest legacy, non-profit, and local funds at a ratio of 1 to 5. The demand for preservation of critical lands is as great in rural Utah as in urban areas. Due to lower land values, more acreage can be preserved in rural areas. This meets the legislatively mandated criterion for cost-effective use of the funds.

“Contrary to some opinions, rural Utah needs and wants these programs as much as urban Utah does.”

Wes Curtis
State Planning Coordinator

History of Legislative Appropriations



A topographic map of a residential area in Utah, overlaid with a title. The map shows contour lines with elevations such as 7400, 7500, 7600, 7700, 7750, and 7769. A 'Gravel Pit' is labeled in the upper left, and 'Selman Reservoir' is visible on the left side. The map features a grid of streets including Sands Dr, Sahara Dr, Lynne Ln, Terra Linda, Pandora, Doris Wy, Arcadia Ln, Albritght Dr, Melodie, Ribbon Ln, Kayland Cir, Waldor Dr, Gresthill Dr, Kline Ave, Sycamore Dr, Delmont Dr, Holly Ln, Hugo Ave, and Sycamore Ln. Zoning codes are marked throughout the area, including R-2-8, R-1-8, R-2-8, R-1-10, R-M, R-M, and R-2-10. The title 'Utah, the State of Quality Growth' is centered in a large, dark blue font, with the subtitle 'selected indicators' below it in a smaller, dark blue font.

Utah, the State of Quality Growth

selected indicators

POPULATION GROWTH

- From 1990-2000, the U.S. experienced a 13.2% growth in population. In that same period, Utah grew by 29.6%. — *U.S. Census Bureau*
- Some rural communities experienced significantly higher rates (Summit = 91.6%, Washington = 86.1%, Iron = 62.5%, Tooele 53.1%) — *U.S. Census Bureau*
- From 1990-2000, Utah grew by 30%, and is projected to grow another 19% from 2000-2010. — *Utah Governor's Office of Planning & Budget*
- "The Greater Wasatch is projected to increase from 1.9 million people in 2000 (~similar to the Sacramento metro area), to 3.1 million by 2030 (~similar to Phoenix metro area). — *QGET 2003 Baseline Scenario*

TRANSPORTATION

- The Utah Transit Authority opened its third light rail line in the Salt Lake area. UTA's ridership has grown consistently since 1998. — *Utah Transit Authority*
- Envision Utah conducted a public opinion survey and found that 88% of respondents favored expansion of the transit system. — *Envision Utah*
- The Wasatch Front Regional Council (MPO) has reorganized to share its responsibility to produce the Long Range Transportation Plan with its Regional Growth Committee. — *Wasatch Front Regional Council*

HOUSING

- Almost 600,000 new housing units will be constructed by 2030 (20,000 per year). Housing prices are expected to increase as the developable land decreases. — *QGET 2003 Baseline Scenario*
- Envision Utah conducted a public opinion survey and found that 80% of respondents favored more housing options in their community. — *Envision Utah*

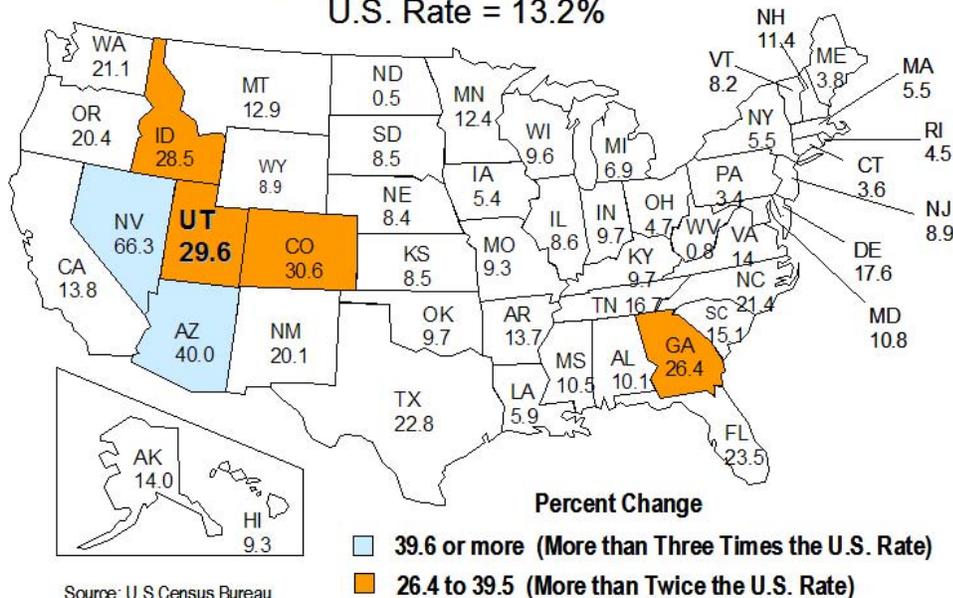
CRITICAL LAND CONSERVATION

- The U.S. Forest Service has contracted with the Utah Governor's Office of Planning & Budget to assist them to draft three Forest Plans. — *Utah Governor's Office of Planning & Budget*
- The LeRay McAllister Critical Land Preservation program has appropriated nearly \$9,000,000 in grants for 31 projects. These funds have leveraged over \$43,000,000 in private sector and federal funds (1/5 ratio) to preserve over 33,000 acres. — *Utah Governor's Office of Planning & Budget*

Population Growth in the Rocky Mountain Region

The most recent Census found that the Nation has experienced a 13.2% growth rate over the past decade. However, growth is a particular challenge for the entire Rocky Mountain region - with most of those states encountering growth 2-3 times the rate of the Nation.

Percent Change in Population for States: 1990 to 2000
U.S. Rate = 13.2%

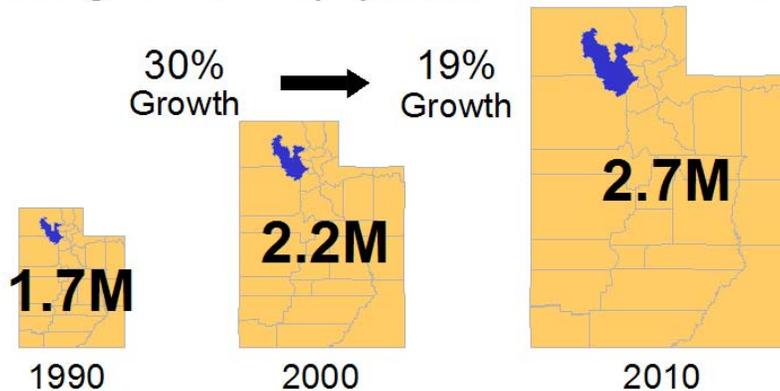


Source: U.S. Census Bureau

Utah's Rate of Growth

Utah ranked as the 4th fastest-growing state in the Country over the last decade. Current projections don't show slowing.

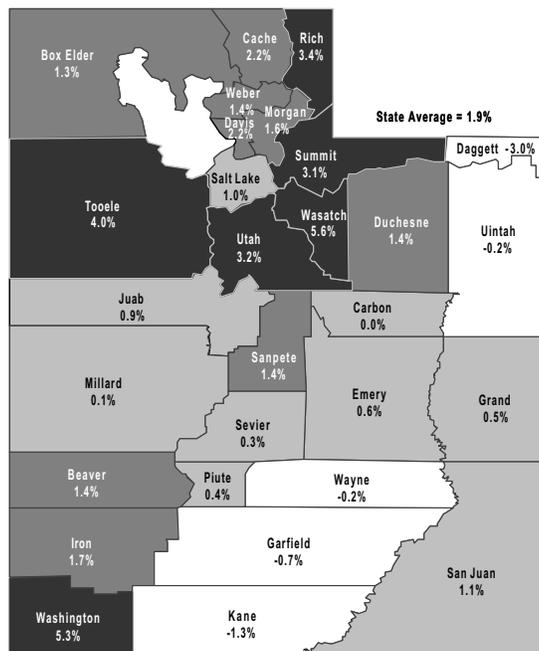
Change in Utah's population from 1990-2010



Source: Utah Governor's Office of Planning and Budget

Recent Population Growth by County 2001-2002

Utah's counties experienced varied growth rates in 2002. The most rapid growth in Utah occurred in counties within or adjacent to the northern metropolitan region, and in the southwestern portion of the State. The counties that are estimated to have grown faster than the State rate (1.9%) over the past year include; Wasatch County, with the highest growth rate of 5.6%, followed by Washington (5.3%), Tooele (4.0%), Rich (3.4%), Utah (3.2%), Summit (3.1%), Cache (2.2%), and Davis (2.2%).

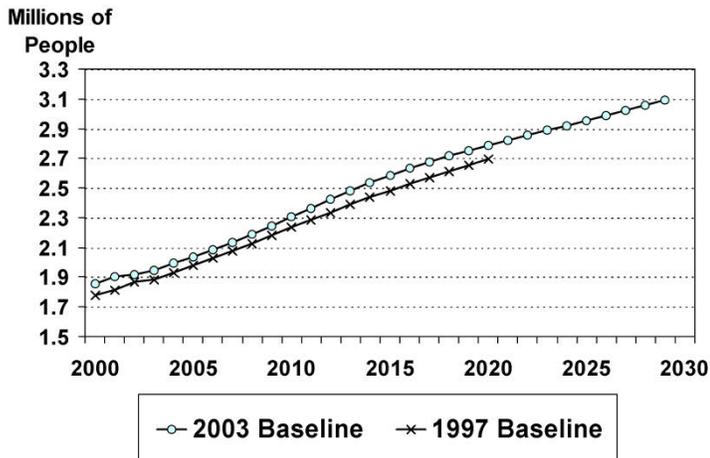


Source: Utah Population Estimates Committee

Projected Population Growth: 2030

The Greater Wasatch Area will average approximately 42,300 new residents a year between now and 2030. This is an annual population growth of roughly the current size of Logan. These new residents will require government services and infrastructure. They will also increase the levels of congestion and place tremendous pressures on open space, farmlands, and air quality.

Population Greater Wasatch Area



Source: Utah Governor's Office of Planning and Budget

QGET Growth Scenario - 2003

The Greater Wasatch Area includes 10 counties, about 100 cities and 160 special service districts. These multiple jurisdictions, along with state government and the Utah Transit Authority, share responsibility for providing infrastructure and services to two million people. The steady and rapid population growth within the region places increasing demands on these entities.

The Quality Growth Efficiency Tools (QGET) 2003 Baseline Growth Scenario for the Greater Wasatch provides a projection to the year 2030 **based on current trends and policies**. The 2003 Baseline is a revision of the 1997 QGET Baseline. Some of the findings of the latest analysis include:

...a consistent growth in population...

- The Greater Wasatch is projected to increase from 1.9 million people in 2000 (a population slightly larger than the Sacramento metro area) to 3.1 million by 2030 (a population slightly smaller than the current Phoenix metro area).

...service providers need to coordinate their efforts...

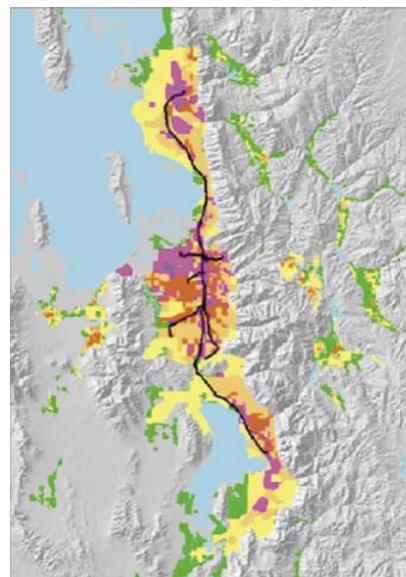
- Water is not a constraint to growth in the Greater Wasatch as long as residents are willing to pay for additional water development and water providers are willing to work together to deliver adequate supplies.

...housing will become increasingly less affordable ...

- Almost 600,000 new housing units will be constructed, an average of almost 20,000 per year. Over the next three decades, housing prices should increase somewhat more than the historical long-term trend due to the growing scarcity of developable land.

...land consumption rate slows...

- The current urban area occupies an estimated 389 square miles of land and is projected to increase to 615 square miles in 2020 and 697 square miles in 2030. Agricultural and other land uses will be converted to resident use as the demand for new housing continues to increase ... more transit-oriented development, and aggressive conservation of critical lands, are expected to slow the pace of land consumption by a decade.



Greater Wasatch Area
Developed Land, 2030
- QGET, 2003

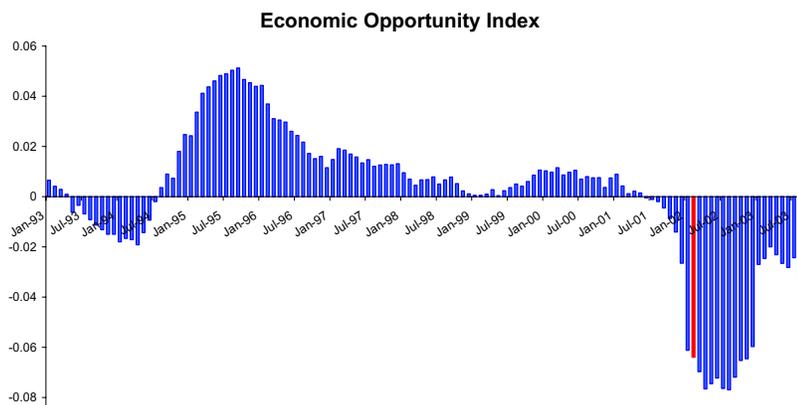
“Utah’s economic future is dependent upon its quality growth. The best employers demand it, and Utahns deserve it.”

- Governor Michael O. Leavitt
Honorary Co-Chair, Envision Utah

Economic Opportunity Index

The Economic Opportunity Index is a comparison of labor force growth and job creation in Utah. Currently, the labor force continues to grow and exceed Utah’s job growth rate.

The Economic Opportunity Index is greater than zero when job growth exceeds growth in the labor force. The index is calculated by subtracting the year-over growth rate in the labor force from the year-over growth rate in jobs.



Year-Over Job Growth

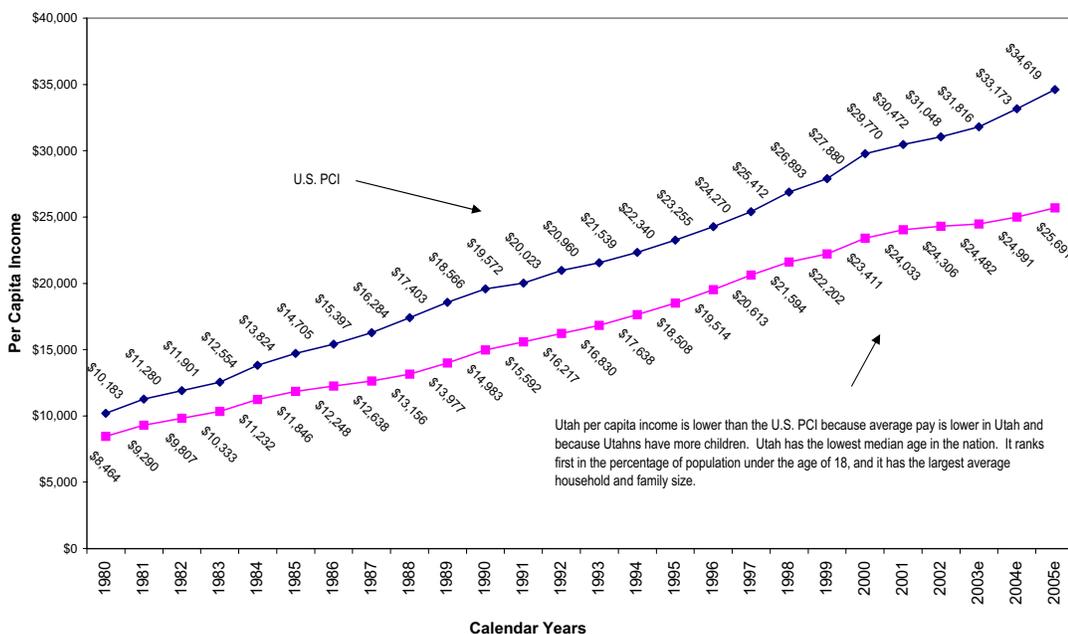
The Year-Over Job Growth table illustrates Utah’s job growth rate compared to the national job growth rate from the previous year to the current year. Although jobs are being created, the trend indicates that Utah is still experiencing the effects of a recession. There is still a current deficit of jobs.



Per Capita Income: Utah & U.S.

The Utah per capita income is consistently lower than the U.S. average because the average pay is lower in Utah and because Utahns have the largest average household and family size. Compounding this problem, the gap between the Utah and U.S. rate has continued to widen.

Per Capita Income: Utah and the U.S.



Household Income: Utah & U.S.

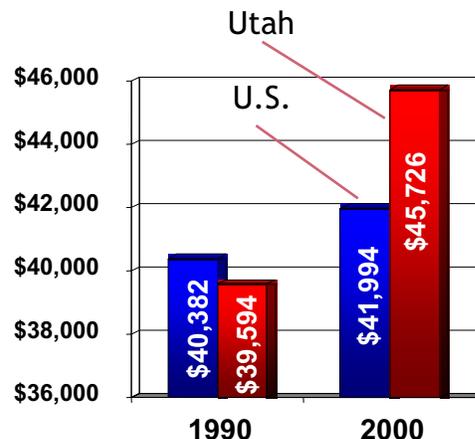
Utah's rapid economic growth throughout the 1990s, as well as our increase in educational attainment, resulted in higher household incomes and fewer Utahns living in poverty.

Utah's median household income was the fourth fastest growing among states from 1990 to 2000.

In 2000, Utah's median household income was 9% higher than the U.S. median.

There were fewer Utah families and fewer single mothers in the state living in poverty in 2000 than in 1990.

Median Household Income



Source: U.S. Census Bureau

Smart Sites Initiative

One of the goals set-forth by Governor Leavitt was to provide family-sustaining, technology-based jobs for rural Utahns. The "Smart Sites" program is intended to assist with this.

A Utah Smart Site is a facility with high speed internet bandwidth where a company employs trained rural workers to perform computer, telecommunications or data entry services for remote clients. Examples of services include help desk support, website design, computer programming, data entry, digital mapping, database development and software testing.

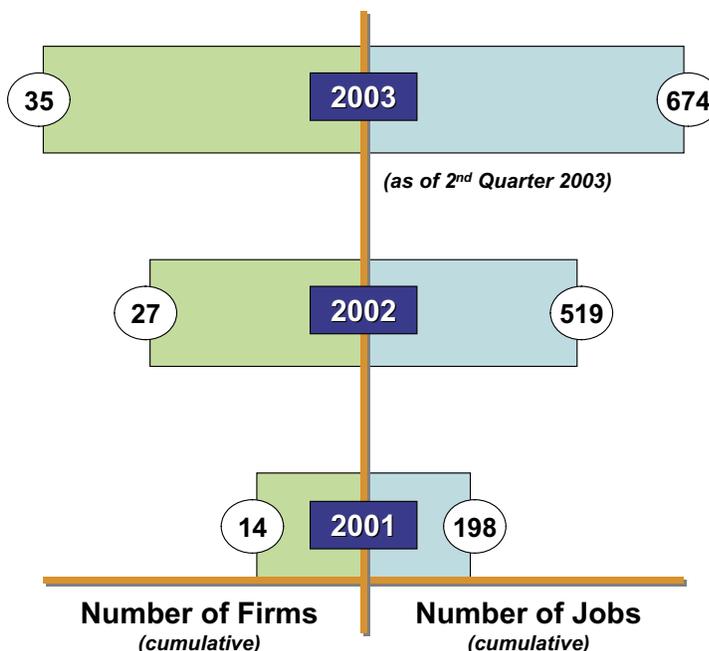
The Smart Site program recently received national recognition when the U.S. Department of Commerce honored it with their "2003 Innovation Excellence in Economic Development Award".



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"In the information age, talent is king. No longer is a region's success defined by proximity to a seaport, rail station, gold mine or big city. Instead, a region's greatest economic asset is a livable community with free-flowing traffic, clean air and water, attractive natural landscapes, and fabulous places to recreate. The most prosperous economies will be those that retain or attract people with talent. And people with talent can live anywhere they want. They will choose places with life quality."

- Governor Michael O. Leavitt
1000-Day Plan, Strategy #3



Development of the Economic Ecosystem Concept

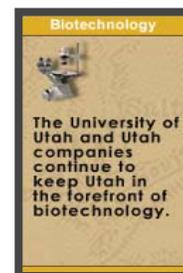
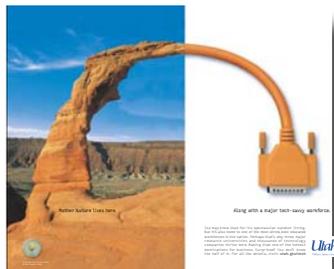
The Utah Economic Ecosystem concept was developed as a response to the fundamental question - *how does the State compete in the information economy?*

Research in regional competition proposes a metaphor for explaining how regions evolve and compete in the information economy. This is the metaphor of an “economic ecosystem”. Just as a biological ecosystem consists of symbiotic relationships among living organisms that grow and evolve over time, economic ecosystems are formed when a core group of technologies are nourished by essential nutrients that foster technological advancement and economic opportunities. Economic ecosystems consist of a network of economic institutions that co-evolve to create a thriving community of information economy firms.

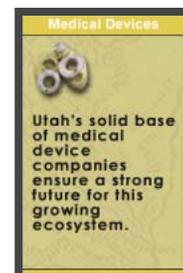
Enhancing Utah’s Economic Ecosystem

Utah is known for the more traditional elements of economic development (i.e. talented, educated workforce, and research universities), but some of the other elements of a productive economic ecosystem include:

- The availability of venture capital.** *The 2003 Legislature enacted House Bill 240 Venture Capital Enhancement Act to promote the formation of venture capital in Utah. HB 240 authorizes the use of tax credits on a contingent basis as an inducement to create a \$100 million “fund of funds” in Utah.*
- Infrastructure to facilitate business environment.** *The Utah Technology Alliance, led by Governor Mike Leavitt, acts as a bridge between the high tech business community and Utah state government. The Alliance focuses on the infrastructure needs of the high tech community.*
- Conducive physical environment and culture.** *The Utah Technology Alliance has developed citizen-led Task Groups to implement specific tactics to overcome inhibitors of economic growth.*
- Perceived image as a technology center.** *The Department of Community and Economic Development is developing Utah’s brand to attract capital, anchor companies, and experienced management for Utah technology companies.*



On November 1st, 2003, Governor Leavitt signed an executive order creating an Outdoor Recreation Economic Ecosystem Task Force, and directed the State Planning Coordinator to assist the group.

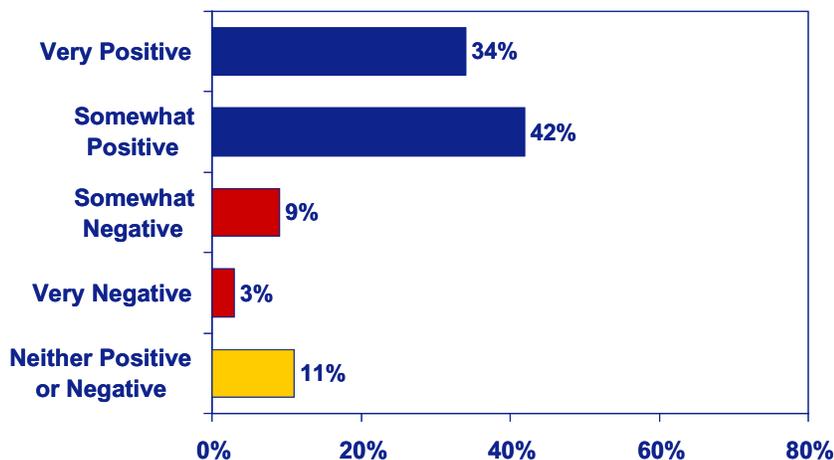


While all of these elements must exist in order to foster a healthy economic ecosystem, it is the synergistic interaction among these elements that determines the vitality and success of the region.

Public Opinion of I-15 Reconstruction

In May, 2003, Envision Utah contracted the Wirthlin Worldwide Consulting Group to conduct a random telephone survey of Wasatch Front residents regarding their opinions about community growth issues.

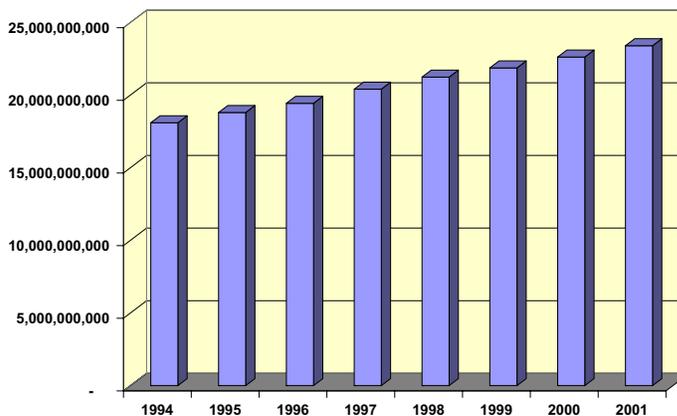
One of the questions was “*What is your impression of Interstate-15 SINCE it has been recently redeveloped in the Salt Lake County area?*”



- “Enduring American and Utah Values Which Transcend Good and Bad Times”, prepared for Envision Utah, May 2003.

Increasing Pressure on the Highway System

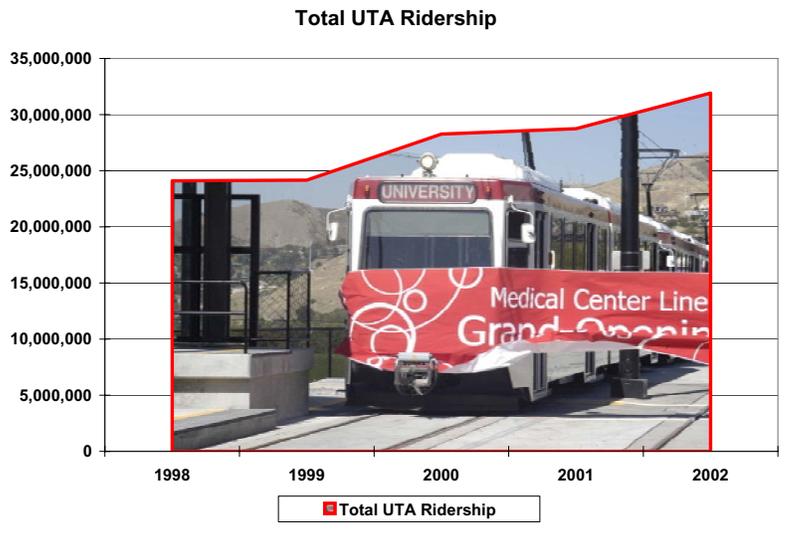
At the end of 2001, Utah’s highway mileage statewide was just over 42,206 miles. Utah’s roadways have experienced an increasing demand as population increases, trip lengths increase, and the number of trips increase.



Vehicle Miles Traveled (VMT), by definition, represents the annual travel on a section of roadway as determined from average daily traffic counts (ADT) multiplied by the length of the road section.

Transit Service & Expansion

The Utah Transit Authority (UTA) Medical Center Line officially opened on September 29, 2003. This is UTA's third light rail project to open ahead of schedule and under budget. The Medical Center Line brings the total number miles served by Light Rail to **19**. UTA's ridership has grown consistently since 1998.



The demand for transit capital projects is increasing along the Wasatch Front, but the contest for funding projects at the federal level is becoming increasingly competitive. The viability of UTA's project proposals are directly related to the operating efficiencies and ridership that will be accommodated and generated by it.

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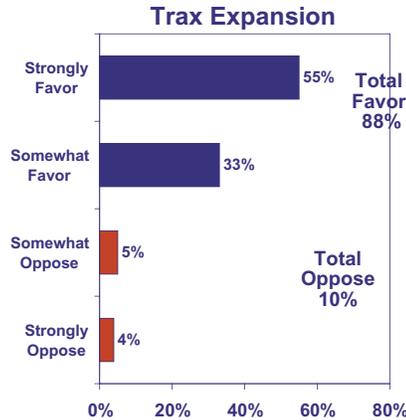
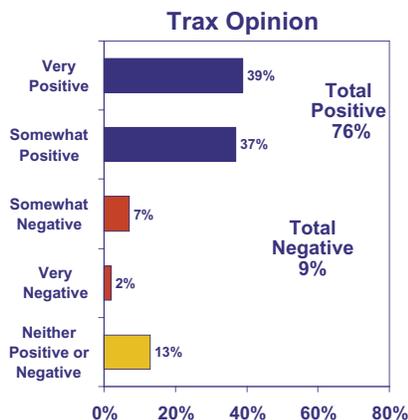
- John English, General Manager, UTA
September 2003

Public Opinion of Transit Service & Expansion

In May, 2003, Envision Utah contracted the Wirthlin Worldwide Consulting Group to conduct a random telephone survey of Wasatch Front residents regarding their opinions about community growth issues.

*What is your **impression of public transportation** SINCE the development of light rail, often referred to as **Trax**, in Salt Lake County?*

*Do you favor or oppose the **expansion** of light rail, often referred to as **Trax**, and other public transportation systems?*



- "Enduring American and Utah Values Which Transcend Good and Bad Times", prepared for Envision Utah, May 2003.

Collaborative Planning – Wasatch Front Regional Council

Wasatch Front Regional Council (WFRC) has had a Regional Growth Committee for several years. Historically, the Committee was chaired by an elected official, but its membership was primarily planners. The monthly meetings served as a forum for planners to coordinate their activities and share “best practices.”

In September 2003, the Regional Council reorganized its committee structure and elevated the regional growth committee to a full “Committee of the Council” made up of elected officials, with the planners now serving on technical committees to advise. The new growth committee has been assigned several important tasks. They include:

- developing regional growth principles,
- promoting quality growth in the region,
- looking at the nexus between transportation planning, (WFRC’s traditional mission), and land use planning, which is the mission of local governments, and
- developing the Long Range Transportation Plan for the Wasatch Front¹.

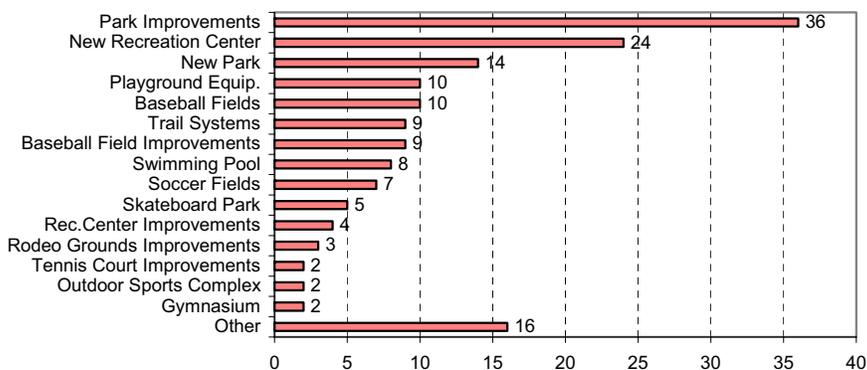
This reorganization should result in a greater awareness of the link between transportation planning and land uses, leading to better planned communities.

¹ The Transportation Committee, “Transcom”, is still responsible for the shorter range plans which allocate transportation funding.

Increasing Demand on Recreation Facilities

In 2002, the Division of Parks & Recreation conducted a public survey as part of their State Comprehensive Outdoor Recreation Plan (SCORP). On a regional basis, the need for park improvements was significantly higher in rural areas. Recreation centers were the top priority item demanded in urban areas. This was closely followed by park improvements and trail systems.

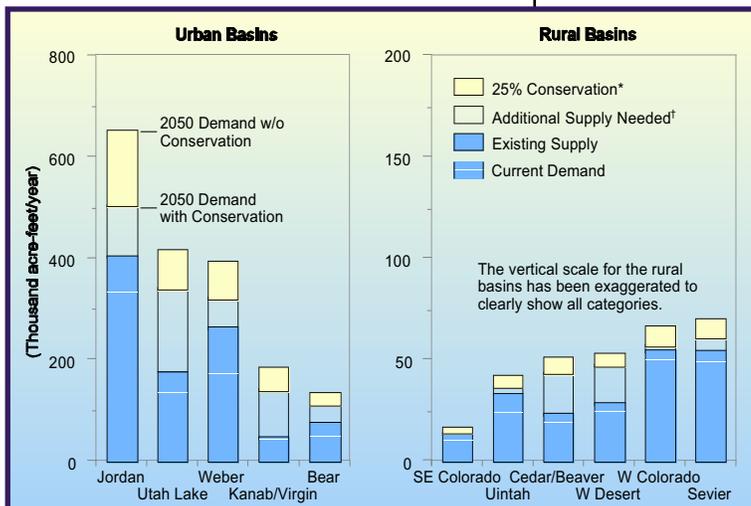
Top Priority Needs (Overall)



Water Conservation

The State Water Plan indicates that in most areas, water will not be a limiting factor of population growth. However, this does not mean that each community presently has ample water for its needs or the system capacity to deliver it. Rather, it means that in most places water could be made available if the necessary water transfers, agreements and infrastructure were in place.

The figure below illustrates the important role that 25 percent conservation can play in reducing municipal and infrastructure (M&I) water demands throughout Utah by the year 2050. For example, without water conservation, it is estimated that the Jordan River Basin would experience an increase above current demand of about 320,000 acre-feet per year by 2050. With conservation, this increase is cut nearly in half.



Source: Dept. of Natural Resources, Division of Water Resources

Alternative Energy Sources

Utah Power residents and businesses can purchase new pollution-free wind power through the Blue Sky program. Blue Sky helps encourage more wind energy development, reduces our reliance on fossil fuels and preserves resources for future generations.

With Blue Sky, customers purchase clean, renewable wind energy in 100 kilowatt-hour (kwh) increments, called blocks, for just \$1.95 per block per month. Each 100 kwh block represents about 14 percent of the average customer’s monthly electricity usage.

Advantages:

- Preserves our environment
- Conserves resources for the future
- Improves air quality
- Encourages more renewable power development

Already, more than 6,100 Utah Power customers have signed-up to purchase electricity generated from clean, renewable wind resources.



“Our interviews suggest that the greatest barrier to different (denser) housing types is not a lack of interest by developers and builders, but constraints of local policy. Many municipalities restrict housing types that the market would otherwise provide; many areas of the region have permitted only low-density units in the last two years.”

Greater Housing Analysis
ECONorthwest for
Envision Utah
September 1999, p.xi

“The expected growth in income does not necessarily mean households will purchase more large-lot dwellings. The expectation nationally is that the money will go into larger single-family and multi-family units with more amenities but on smaller lots.”

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September 1999, p.xii

Utah’s Housing Situation

The increase in housing prices in Utah led the nation between 1992 and 1997. Over this period housing prices in Utah increased by nearly 70%. The acceleration in housing prices in Utah was unprecedented and seriously threatened the dream of homeownership for thousands of Utah families.

The Legislative Response

House Bill 295: *“Providing Affordable Housing”*, was the Legislative response to a growing concern over rapidly rising housing prices. This legislation, which was passed in 1996, states “municipalities should afford a reasonable opportunity for a variety of housing, including moderate income housing.” The implementation mechanism of this Bill was to require cities and counties to draft and put into practice plans for encouraging affordable housing in their communities.

The Department of Community and Economic Development conducts an annual survey of cities and counties on their progress in their housing planning. The 2003 survey found:

City Housing Plans

- 138 completed, adopted
- 49 completed, not adopted
- 28 in development
- 21 done nothing

County Housing Plans

- 16 completed, adopted
- 3 completed, not adopted
- 6 in development
- 4 done nothing

Impact of Housing Legislation

A study on the effectiveness of HB 295 was recently conducted by the University of Utah’s Bureau of Economic & Business Research. They constructed a study area that included 52 cities with population greater than 5,000 residents.

They found that approximately 40% of all households in the study area had incomes that fell below 80% of the median income. Therefore, according to HB295, approximately 40% of all new housing units should have been constructed to meet the housing needs of low- to moderate-income households.

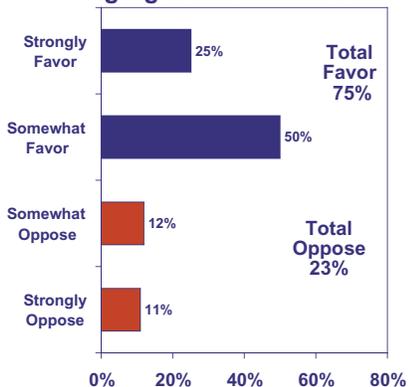
However, only 24% of the nearly 76,000 new housing units built in the study cities since 1997 were affordable. The vast majority of these new units (non-affordable and affordable) were single-family homes — 55,093, but only 9% or 4,967 of these single-family homes were affordable. Furthermore, it was found that in absolute terms, the amount of new affordable housing was heavily concentrated in just a few cities.

Public Opinion of Housing

In May, 2003, Envision Utah contracted the Wirthlin Worldwide Consulting Group to conduct a random telephone survey of Wasatch Front residents regarding their opinions about community growth issues.

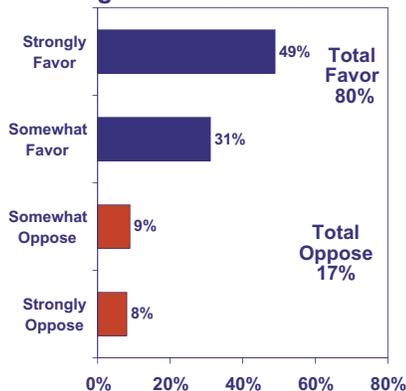
Do you favor or oppose building a variety of housing options such as town homes, condos and apartments in your community to accommodate the increased number of young and older Utahns?

Housing Age Accommodations



Do you favor or oppose that each community, including yours, should have housing options that accommodate income levels for police officers, school teachers, nurses, and fire-fighters?

Housing Income Accommodations

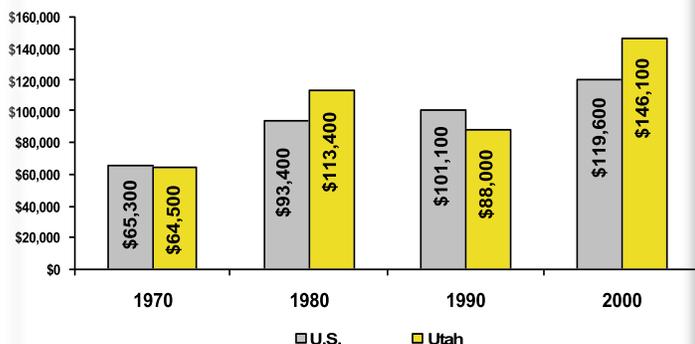


- "Enduring American and Utah Values Which Transcend Good and Bad Times", prepared for Envision Utah, May 2003.

Median Home Values

In Utah, the median value of a home grew at an average annual rate of 2.8% since 1970. Utah's 2000 median home value was \$26,500 higher than the median value for the nation.

Median Home Values in the U.S. & Utah: 1970 to 2000
(In constant 2000 dollars)



Note: The following CPI-U-RS factors were used for the respective years: 1970--3.8412, 1980--1.9795, 1990--1.2776.
Source: U.S. Census Bureau

LeRay McAllister Fund

The Utah Quality Growth Commission administers the LeRay McAllister Critical Land Conservation Fund, which was established by the Legislature through the Quality Growth Act of 1999. The Quality Growth Commission has set “defining principles” to ensure that public funds are used for projects that truly offer public benefits. Since 1999, the Commission has helped to conserve or restore over **33,509** acres of critical land throughout Utah. Grants have been approved in **13** counties. The approved grants total **\$8,479,236** in State funds, and have been matched with **\$38,789,958** of other funds — a leverage of greater than **one-to- five**.

CRITICAL LANDS PRESERVED

by STATE AGENCIES
in the last ~5years

Acres Preserved	LeRay McAllister Fund 33,509
Equivalent in size to:	Sandy & Draper Cities (33,664 acres)
Acres Preserved	Forestry, Fire & State Lands* 25,193
Area larger than:	Antelope Island State Park (28,022 acres)
Acres Preserved	Dept. of Transportation 2,230
Equivalent in size to:	Woods Cross City (2,304 acres)
Acres Preserved	Dept. of Agriculture & Food 29
Equivalent in size to:	Utah's Hogle Zoo (42 acres)
Acres Preserved	Div. of Parks & Recreation 475
Equivalent in size to:	Brian Head Ski Resort (540 acres)
Acres Preserved	Div. of Wildlife Resources 7,534
Equivalent in size to:	Hill Air Force Base (6,698 acres)
TOTAL ACRES	68,971
Equivalent in size to:	Bear Lake State Park (71,680 acres)

* projects that did **not** include the McAllister Fund

State Land Conservation Efforts

In addition to the Quality Growth Commission, other state agencies have a charge to preserve critical lands. Some of these have done projects that used matching funds from the LeRay McAllister Fund. Other projects have been done using other funds entirely. The Division of Forestry, Fire, and State Lands administers the Forest Legacy Program, which uses federal funds to preserve private forestlands. The Division of Wildlife Resources preserves habitat and the Department of Agriculture & Food preserves prime farmland. The Utah Department of Transportation also preserves wetlands mitigation sites. Together, state agencies and the McAllister Fund have preserved **69,971 acres**.

Non-Profit Conservation Groups

Several non-profit preservation groups are working within Utah to preserve critical lands, such as the Nature Conservancy, Utah Open Lands, Grafton Heritage Partnership Project, Rocky Mountain Elk Foundation, and the Trust for Public Land have preserved approximately **31,000** acres of sensitive lands in Utah over the last few years.

Forest Legacy Program

The Division of Forestry, Fire, and State Lands administers the Forest Legacy Program. Through the 1996 Farm Bill, this program works to identify and protect environmentally important private forest lands that are threatened by present and future conversion to non-forest uses. The program is also intended to ensure that both the traditional uses of private lands and the public values of America's forest resources are protected for future generations.

The program uses local resources (i.e. LeRay McAllister Fund or landowner donation) to leverage federal funding which provides 75% of total needed for the establishment of conservation easements. Through the use of these easements, private landowners are able to continue to own and work their land, preserve the economic value, and protect forest lands from conversion to non-forest uses.

To date, **40,484 acres** of Utah's forested lands have been preserved through the Forest Legacy Program and LeRay McAllister Fund.

FOREST LEGACY PROGRAM funds appropriated to Utah

1998	\$171,000
1999	\$1,220,000
2000	\$1,800,000
2001	\$4,200,000
2002	\$2,300,000
2003	\$3,600,000
2004	\$4,250,000

Farm & Ranch Lands Protection Program

The Farm and Ranch Land Protection Program (FRPP) provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, Tribal, or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value.

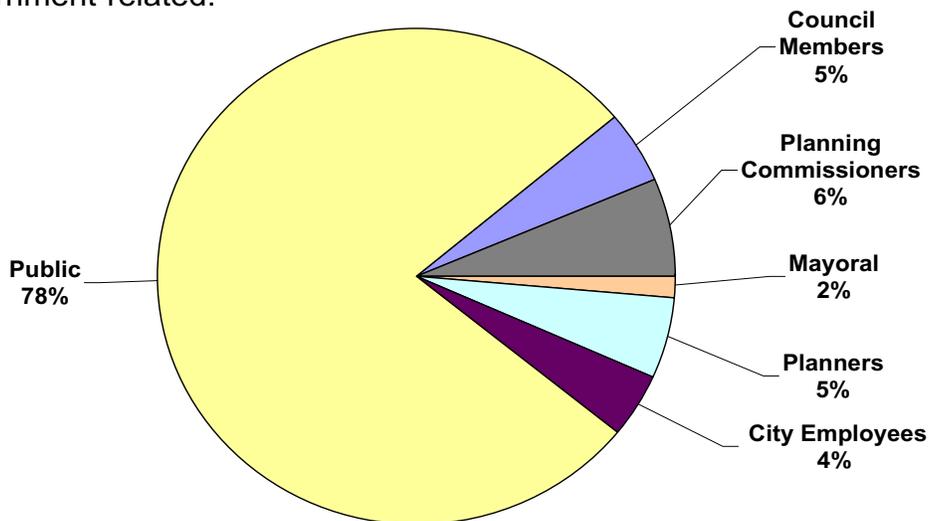
To qualify, farmland must: be part of a pending offer from a State, Tribe, or local farmland protection program; be privately owned; have a conservation plan for highly erodible land; be large enough to sustain agricultural production; be accessible to markets for what the land produces; have adequate infrastructure and agricultural support services; and have surrounding parcels of land that can support long-term agricultural production.

For federal fiscal year 2003, over \$67 million was appropriated to the program. The funds are allocated to states based on needs and programs. Utah was allocated \$920,700. This was down from over \$1 million in 2002, partly due to the fact that Utah only used \$50,000 of the 2002 allocation. Yet in 2003, applications for FRPP funds were up, exceeding \$4 million in need. Since all FRPP grants must be matched by 50% of which on more than 25% can be landowner donation, the State would need to provide at least \$1 million to meet the need.

The lack of local matching funds is often the greatest hindrance to obtaining federal funds from programs such as the Farm Security and Rural Investment Act of 2002 ("Farm Bill"), and the Forest Legacy Program.

Participation in Envision Utah Training & Workshops

Public interest in planning is significant. On average, only 20% of the people that participate in Envision Utah's training and workshops are government-related.



Participation in Envision Utah Training & Workshops

"I would encourage elected officials to understand the planning process; it will make their jobs easier. Planning seminars are a really good way to get up to speed in an atmosphere that is really enjoyable."

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Judy Carmichael
Grand County
Council Member

Utah Local Governments Trust Training & Workshops

The Certified Citizen Planner Seminar is produced by the Utah Local Governments Trust in cooperation with the Center for Public Policy and Administration at the University of Utah. The seminar is supported by the Governors Office of Planning and Budget, the American Planning Association - Utah Chapter and the regional Association of Governments.

This workshop is intended to train elected officials and Utah residents on planning topics, and is available to all governmental entities in the State of Utah.

Since 1996, the workshops have trained **1,500** participants.



Rural Planning - Utah Rural Development Council

The Utah Rural Development Council exists to maintain and improve the quality of the life in rural Utah. The Council assists rural communities to achieve their locally determined objectives, and is a very important communication link to build and strengthen working, collaborative relationships among private, local, state, tribal, and federal agencies. The council serves as a proactive catalyst, working to remove barriers detrimental to rural development and to solve problems impeding development in rural Utah.

Current URDC programs include an annual rural summit, youth development, public land disputes, telecommunications and information technology, rural heritage industries, support of rural arts, rural health care, and value-added agriculture.

Project Profile:
Heritage Industry Development —
The Heritage Highway project is an effort to enhance Utah's heritage products, crafts, artisans, shops, and related amenities, particularly in rural areas. By working with private individuals and businesses along the highway, the Council seeks to promote heritage tourism and economic growth in Utah's unique rural communities.

Utah Center for Rural Life

The Utah Center for Rural Life is designed to engage rural people in evaluating and promoting rural development activities in the areas of community and economic development, education, health care, cultural arts, and planning.

The Utah Center for Rural Life provides many tools and programs within the context of collaboration, communication and education. Some of the more important offerings include:



- ❖ Utah Rural Summit
 - ❖ Rural Issues Forum
 - ❖ Rural Electronic Network
 - ❖ Rural Technology Support Network
 - ❖ Economic Development Training & Certification
 - ❖ “State of Rural Utah” Message to the Legislature
 - ❖ Rural Young Entrepreneur Search
 - ❖ Utah Rural Life Newsletter
- ❖ Rural Resource Library
- ❖ Rural Awards Gala

Wirthlin Worldwide - Public Opinion Survey

In May 2003, Envision Utah contracted the Wirthlin Worldwide Consulting Group to conduct a random telephone survey of Wasatch Front residents regarding their opinions about community-related issues.

One of the questions was, “please select the two most important issues that impact you, telling me which one is the most important to you, and which one is the second most important to you.”

[referring to the recent
Envision Utah survey]
“Growth planning: Poll
finds most haven’t heard
of it, but share its goals”
Joe Baird
Salt Lake Tribune
May 16, 2003

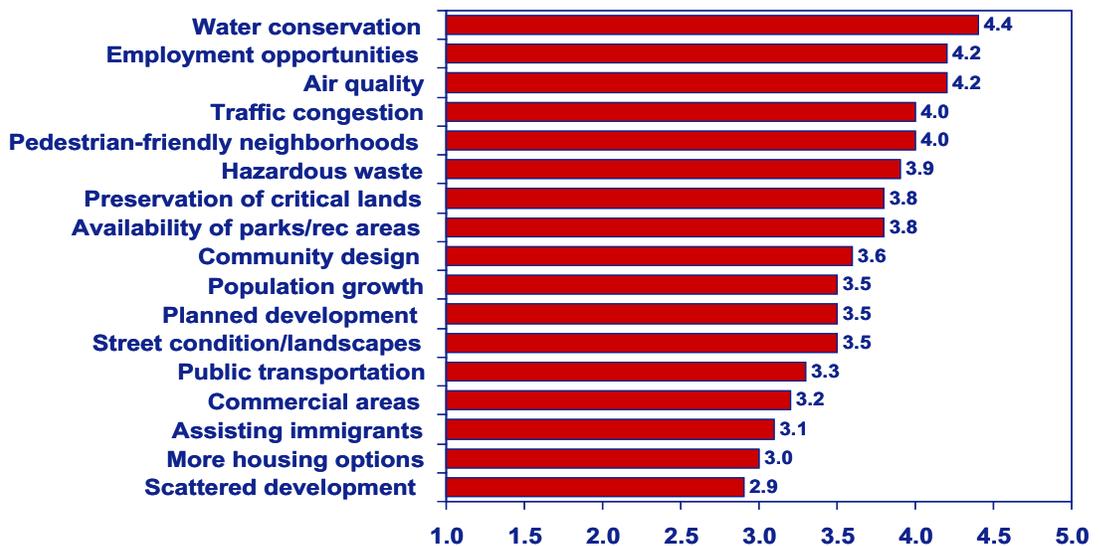
1st Most Important

41%	Education
21%	Employment opportunities
17%	Crime
6%	Highways, roads, etc.
6%	Air quality
4%	Growth
2%	Social services
2%	Availability of housing
1%	Public transportation

2nd Most Important

22%	Crime
22%	Education
14%	Employment opportunities
10%	Highways, roads, etc.
8%	Growth
7%	Air quality
6%	Availability of housing
6%	Public transportation
5%	Social services

The issues below illustrate those growth-related issues that were found to be the most important. Responses were ranked from “1” for not important, to “5” for extremely important.



- “Enduring American and Utah Values Which Transcend Good and Bad Times”, prepared for Envision Utah, May 2003.