

A topographic map of a residential area, likely in the Selman Reservoir region. The map features contour lines indicating elevation, with labels such as 7600, 7400, 7200, 7000, and 6800. A 'Gravel Pit' is marked in the upper left. The map shows a grid of streets including Sands Dr, Sahara Dr, Lynne Ln, Terra Linda, Pandora, Doris Dr, Melodie, Albright Dr, Kaye Cir, Kline Ave, Hugo Ave, Delmont Dr, Holly Ln, Sycamore Dr, Walden Dr, Gresthill Dr, and Amore Ln. Zoning codes are scattered throughout, including R-2-8, R-1-8, R-1-10, R-M, R&M, and R-2-10. The Selman Reservoir is visible on the left side of the map.

Achievements of the Quality Growth Commission

mandates, members, principles, and policies

Quality Growth Act

- Quality Growth Commission
- Mandates
 - Provide local governments with planning assistance, training, and incentives for implementation of quality growth principles and initiatives.
 - Administer the LeRay McAllister Critical Land Conservation Fund.
 - Recommend Principles of Quality Growth, how to define Quality Growth Areas, and advise the Legislature and Governor on growth management issues.

Quality Growth Policies

- Quality Growth Principles
- Net Gain of Private Land Policy

Quality Growth Programs

- Planning Grants
- LeRay McAllister Critical Land Preservation
- Municipal Infrastructure Planning Cost Model (MIPCOM)
- Quality Growth Communities (*soon to be implemented*)

Quality Growth Act of 1999

Due to rapid growth of population and housing in Utah, particularly within the greater Wasatch area, the increased costs of providing infrastructure to a growing population, and the disappearance of farm land and open space, the Governor and the Legislature passed and signed the “Quality Growth Act of 1999.” This legislation creates new opportunities for local governments seeking to preserve open lands. The Act supports critical land conservation, home ownership, housing availability, efficient development of infrastructure and efficient use of land. The act applies to cities and counties on a purely voluntary basis, and mandates nothing.

“We’re just trying to bring people together with a shared vision. Do you want to plan or do you want a haphazard approach? What is driving this is quality of life.”

Rep. Marda Dillree
3/3/99

Quality Growth Commission

The Quality Growth Commission has thirteen members who are appointed by the Governor and approved by the Senate. Staff services for the Commission are provided by the Governor’s Office of Planning and Budget, and partially by local entities through the Utah Association of Counties and the Utah League of Cities and Towns. Though the Commission holds no regulatory authority, it does have responsibilities in three broad areas:

- Provide local governments with planning assistance, training, and incentives for implementation of quality growth principles and initiatives.
- Administer the LeRay McAllister Critical Land Conservation Fund.
- Recommend Principles of Quality Growth, how to define Quality Growth Areas, and advise the Legislature and Governor on growth management issues.

Encouraging Quality Growth

The Commission is fulfilling their mandates by administering programs that include:

- Planning Grants (see pg.49)
- LeRay McAllister Critical Land Preservation (see pg.55)
- Municipal Infrastructure Planning Cost Model (MIPCOM) (see pg.63)

The Commission is excited to announce the implementation of the **Quality Growth Communities** program!

Quality Growth Principles

- **Local Responsibility** — *Local governments are responsible for planning and land use decisions in their own jurisdictions in coordination and cooperation with other government entities.*
- **State Leadership** — *The State’s role is to provide planning assistance, technical assistance, information and incentives for local governments to coordinate and cooperate in the management of growth.*
- **Economic Development** — *The State shall promote a healthy statewide economy and quality of life that supports a broad spectrum of opportunity.*
- **Efficient Infrastructure Development** — *State and local governments and the private sector should cooperate to encourage development that promotes efficient use of infrastructure and water and energy resources.*
- **Housing Opportunity** — *Housing choices and housing affordability are quality of life priorities and state and local governments should cooperate with the private sector to encourage both.*
- **Conservation Ethic** — *The public sector, private sector and the individual should cooperate to protect and conserve water, air, critical lands, important agricultural lands, and historical resources.*

Summary of Commission Expenditures

The table below provides a snapshot of how commission funds have been spent.

Please refer to specific sections of this report for details on program expenditures.

Revenue Source			Program Distribution	
Fiscal Year	Appropriation	Other Sources ³	LMF ¹	QGC ²
1999	\$100,000	\$80,000 ⁴ \$10,238	\$100,000 \$80,000 \$10,238	
2000	\$3,000,000	\$311,760 ⁵ \$174,472	\$2,750,000 \$311,760 \$174,472	\$250,000
2001	\$3,000,000	\$260,505	\$2,750,000 \$260,505	\$250,000
2002	\$2,237,200	\$60,165	\$2,037,200 \$60,165	\$200,000
2003	\$482,600	\$39,385	\$482,600 \$39,385	
2004	\$482,600	\$5,624 ⁶	\$482,600 \$5,624	
Column totals	\$9,302,400	\$942,149	\$9,544,549	\$700,000

Total Quality Growth Funds for Six Years: \$10,244,549

¹ LeRay McAllister Critical Land Conservation Fund

² Quality Growth Commission funds are appropriated to the Governor's Office of Planning & Budget and are used for local planning grants and Commission expenses

³ Interest earned on LMF, unless otherwise noted

⁴ Sale of State Park land

⁵ The Legislature appropriated a retro-active rate reduction refund from Utah Power & Light to the LMF

⁶ First quarter interest

Net Gain of Private Land

To offset the preservation of lands, the state has a policy to assure that a sufficient base of private land remains available for development and property taxes. The Commission has studied this issue and developed a policy for the state to increase the amount and value of private land. The Net Gain of Private Land Policy emphasizes four actions:

- **Achieve Net Gain.** The Commission recognizes that private lands serving a compelling public purpose should be preserved and, conversely, public land not serving a compelling public purpose should be converted to productive private use. The Commission believes it is in the state's best interest to facilitate the reallocation of public and private lands to best meet the needs of current and future residents. Due to the preponderance of publicly owned land in the state, the state must strive over time to achieve a net gain of private land.
- **Set High Standards.** State critical land preservation funds should only be used for the truly critical and highest priority projects, which serve a compelling public and statewide interest. Decisions about the use of these funds must include a balancing of conservation and economic interests of the state since both are relevant to quality growth.
- **Build Capacity to Monitor.** The State must implement the necessary procedures to monitor the goal of a net gain of private land and to set high standards for state involvement in land conservation.
- **Provide More Resources for Planning.** Prudent decisions require careful research, accurate information and long-term strategic thinking. In order to make the best decisions, the state must provide additional resources for critical land planning and other state and local planning activities. The primary source for conversion of public land to private ownership or economic use is the State of Utah School and Institutional Trust Lands Administration (SITLA). SITLA engages bi-annually in a sales process that auctions parcels of Trust land to private buyers. More than one third of Utah's current private land was at one time under SITLA's management. Land acquired by SITLA through federal exchanges can also be turned around and sold to the private sector, not only adding to the Trust's permanent funds, but also increasing private ownership around the state. In recent years, SITLA has exchanged 106,000 of scattered state-owned lands for 120,000 acres of federal lands that are suitable for residential, commercial, oil, gas, and mineral development.

"No one on this floor cares more about private property rights than me. I do know what's in this bill. In every concern I've raised with Garn, he has changed the bill to meet my concerns."

Sen. Thomas Hatch
3/3/99

"Open space preservation is a high priority of this administration [Farmington City]."

- Gregory Bell, Mayor,
Farmington City
Letter of Support, April 2000

Commission Membership

Chair

Dan Lofgren
President, Utah Home Builders

Vice Chair

Shauna Kerr
Summit County Commissioner



State Government

Cary Peterson
*Commissioner; Department of
Agriculture and Food*

Bob Morgan
*Executive Director; Department of
Natural Resources*

Municipal Government

Lewis Billings
Mayor of Provo

Carlton Christensen
Salt Lake City Council Member

Dennis P. Larkin
Mayor of Holladay

County Government

Gary Herbert
Utah County Commissioner

Carol Page
Davis County Commissioner

Real Estate

Max D. Thompson
Broker, Mansel and Associates

Farm Community

Kenneth R. Ashby
President, Utah Farm Bureau

David Allen
Rancher / Business Owner

At-Large

Brad Barber
Private Consultant

Former Members

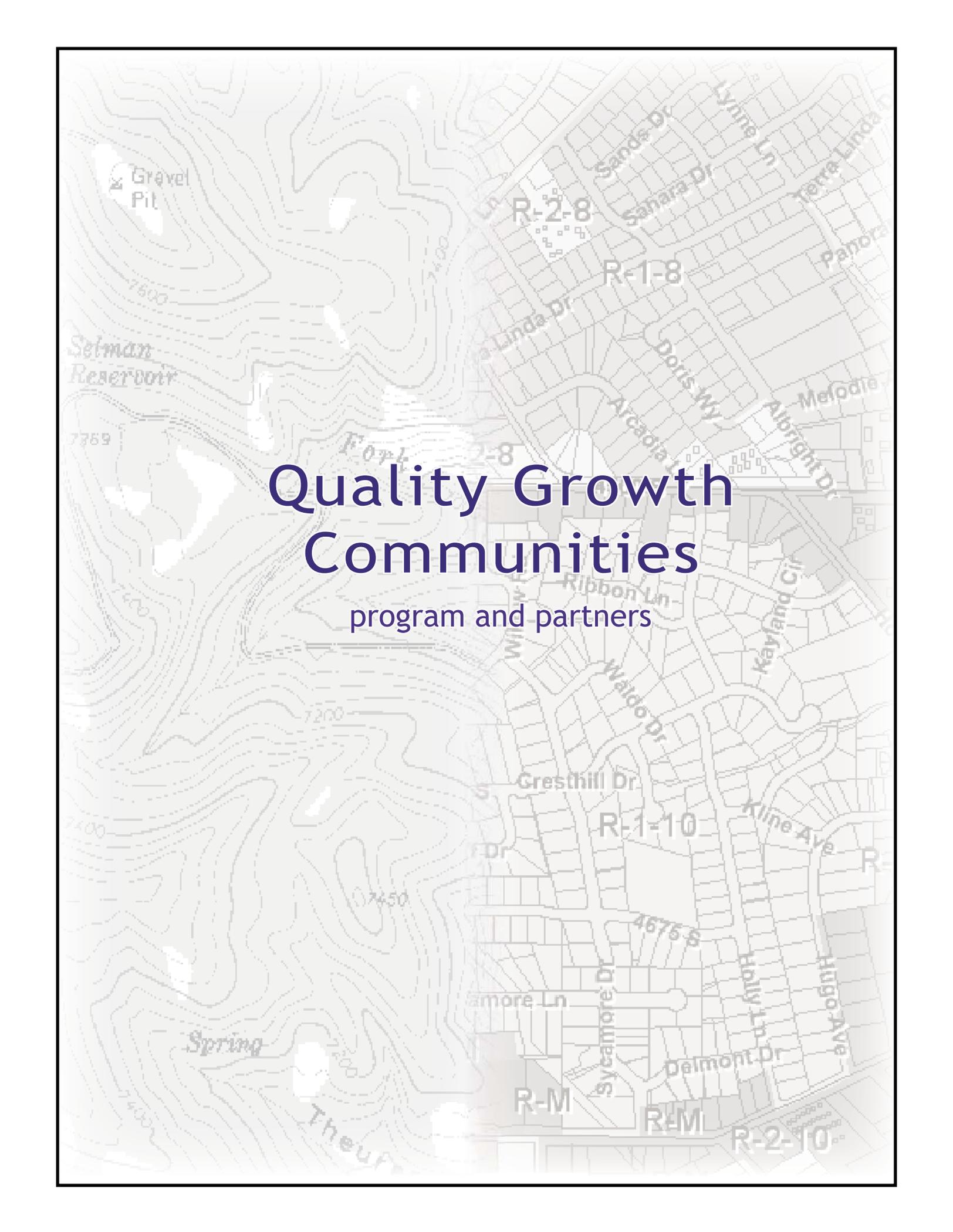
Jon Huntsman Jr
Lee Allen
Leland J. Hogan
Dee Allsop
Kathleen Clarke
Jerry Stevenson

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"The Commission has met with local officials and hosted public meetings in every county of the State [regarding development of the Quality Growth Principles]."

Mayor Lewis Billings
Provo City





The background is a topographic map showing contour lines and street names. The map includes labels for 'Gravel Pit', 'Selman Reservoir', 'Spring', and 'Theur'. Street names include 'Sands Dr', 'Sahara Dr', 'Lynne Ln', 'Terra Linda', 'Panora', 'Doris Wy', 'Albright Dr', 'Melodie', 'Arcadia Ln', 'Ribbon Ln', 'Kayland Cir', 'Waldo Dr', 'Gresthill Dr', 'Kline Ave', '4675 S', 'Sycamore Dr', 'Delmont Dr', 'Holly Ln', 'Hugo Ave', 'Sycamore Ln', and '4675 S'. Zoning codes such as 'R-2-8', 'R-1-8', 'R-2-8', 'R-1-10', 'R-M', 'R-M', and 'R-2-10' are also visible.

Quality Growth Communities

program and partners

Quality Growth Act

- Define “Quality Growth Areas”
- Identify incentives that could be provided

Quality Growth Communities Program

- Vision
- Definition
- Certification Requirements

State Agency Partners

- Department of Environmental Quality
- Department of Natural Resources
- Department of Community and Economic Development
- Department of Transportation

Quality Growth Communities Program

Purpose

The Quality Growth Act of 1999 created the Quality Growth Commission and charged the commission with several important tasks. These include:

- Assisting local governments with land use planning
- Conserving critical lands through administering the LeRay McAllister Critical Land Conservation Fund.
- Advising the Governor and the legislature on growth management issues.

They were also asked to define Quality Growth Areas, and identify incentives that could be provided to communities which establish such areas. After much debate, the Commission chose to refer to Quality Growth Areas as Quality Growth Communities, and create a program for recognizing and rewarding communities which are so certified. This is the genesis of the Quality Growth Communities Initiative.

The purpose of this initiative is to bring state funding for infrastructure improvements into alignment with the Quality Growth Principles that were adopted by the Quality Growth Commission:

- To provide priority funding for communities that choose to be certified.
- To provide recognition to communities that plan for the future.
- To help local governments to do what they do better.
- To direct state infrastructure funds to designees.
- To encourage local governments to deliver services efficiently.

Vision

A Quality Growth Community creates a responsible balance between the protection of natural resources - land, air, and water - and the requisite development of residential, commercial, and industrial land to accommodate our expanding economy and population.

It integrates multiple housing choices with commercial areas and preservation of critical land. Quality Growth Communities also use infrastructure, natural resources, and public resources efficiently. A Quality Growth Community recognizes the impact it has on neighboring communities and seeks to cooperate to solve common problems while protecting private property rights.

Certification and Requirements

Quality Growth Communities get recognition and priority for State funding.

- Certification is voluntary, incentive based, and technically assisted.
- A community that does not meet these requirements will not be certified.
- Not every requirement applies to every community.

"The sense I get in Utah is it has to be built from the ground up. It has to be built from the people. The Governor and the Legislature are trying to set up a framework, not to force anyone to do anything but to make it voluntary."

- John Fregonese
10/18/98

“A Community’s planning decisions make the most impact on potential transit ridership ... A coherent approach to economic development, housing, and infrastructure - safeguarded by an ethic of conservation, is a fundamental effort in establishing an environment that is transit-supportive.”

- John English, General Manager, UTA
Letter of Support,
September 2003

For purposes of certification, a community is a political subdivision, but multiple communities may cooperate to meet the requirements for certification on a regional basis.

To be certified, a community must enact plans and ordinances in the areas of:

- Economic Development
- Infrastructure
- Housing
- Conservation Ethic

Communities will apply to the Quality Growth Commission for certification when they feel that they have met the requirements for certification. Applications will be reviewed by a subcommittee of the Quality Growth Commission which will recommend certification for those communities meeting the requirements, and certification will be made by the Commission.

Benefits

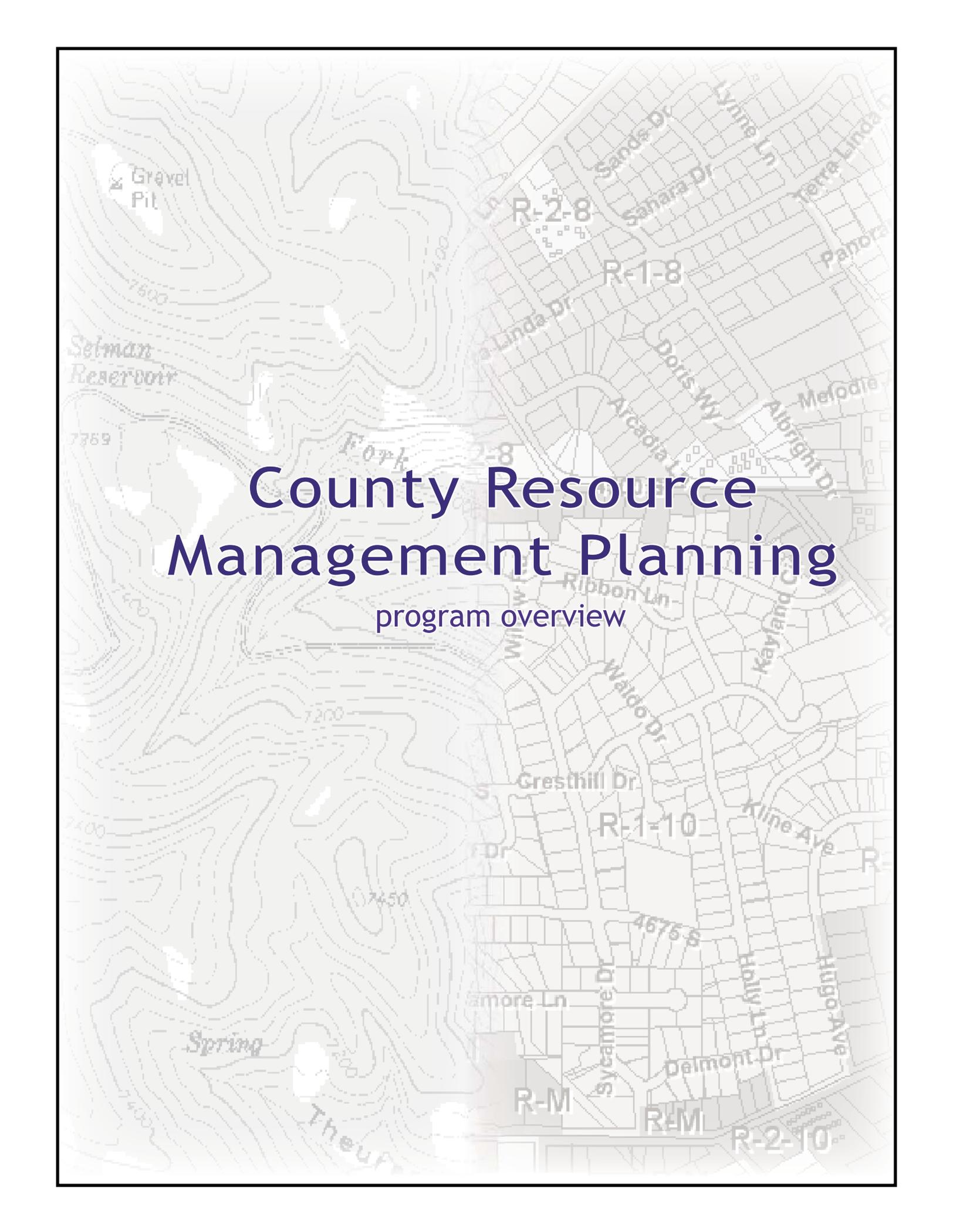
Certified communities will receive priority access to state funds for infrastructure. Currently, there are four state agencies who are partners in this effort. The agencies and the proposed incentives appear below.

- Department of Environmental Quality
 - Division of Water Quality
 - Division of Drinking Water
 - Proposed Benefit is preferential terms for water loans.
- Department of Natural Resources
 - Division of Water Resources
 - Proposed Benefit is preferential terms for water loans.
- Department of Community and Economic Development
 - Proposed Benefit is priority access to CDBG and CIB funds
- Department of Transportation
 - Proposed Benefit is priority access to Enhancement and Safe Sidewalk Funds

Additional benefits are being developed working with these and other state agencies. It is our intention that the “Book of Benefits”, will expand as more state monies are included in the program.

Implementation

The requirements for certification, and the benefits to be received by designees, are being finalized now. We anticipate implementation of the initiative by October 2003, with the first communities being certified in early 2004.



County Resource Management Planning

program overview

County planning efforts need to be strengthened in three key areas:

- 1) Planning for growth;
- 2) Inter-jurisdictional Coordination, and;
- 3) Planning relative to public lands uses, access, resources, and land management agency plans.

In order for local objectives and desires to be appropriately considered in Federal decision making processes, the county's general plan must be very specific and articulate in addressing the issues that are pertinent to Federal land agency planning and decision making.

County Resource Management Planning Program

Except for a few notable exceptions, county governments in rural Utah are generally not at the level they need to be with regards to their general plans and their on-going planning activities. County governments occupy a critical place in rural planning because of their role in coordinating with cities and other governmental jurisdictions within county boundaries, and because of their inescapable social and economic connections to Federal and state public lands — and thus with Federal and State lands management agencies. Counties governments also play a leading role in economic development activities, which inevitably affect, and are affected by, land use planning objectives.

In contemplating the planning needs of rural counties, it appears that county planning efforts need to be strengthened in three key areas: 1) Planning for growth; 2) Inter-jurisdictional Coordination, and; 3) Planning relative to public lands uses, access, resources, and land management agency plans.

One of the most cost effective ways to strengthen county planning efforts in these areas would be to develop, and make available, a planning “tool kit” which would provide information, ideas, contacts, examples, self-assessments and other resources that could assist and support county planning efforts. With the tool kit resources in hand, and with the involvement of the regional Circuit Rider Planners, counties will be able to significantly strengthen their general plans and better position themselves to deal with the challenges of a rapidly changing world.

The tool kit would provide planning tools that are specific to the three key areas:

Planning for growth

This would include aides for the development of policies and ordinances that address such issues as land use planning and zoning, lot size & density, critical lands preservation, and the cost effective provision of services and infrastructure for development that takes place outside of municipal boundaries.

Inter-jurisdictional Coordination

This section would identify the various entities and jurisdictions that should be included in effective planning processes, and would identify forums and mechanisms that can facilitate inter-local coordination. It would also provide information pertaining to such things as inter-jurisdictional sharing of services and infrastructure costs, and the legal vehicles for coordination

and cooperation – such as Special Service Districts, MOUs, Associations of Government, ordinances, etc.

Public Lands Planning

The basis for local planning relative to Department of Interior lands is found in the Federal Lands Policy Management Act (FLPMA), Section 202, paragraph C9: *“Land use plans of the Secretary under this section shall be consistent with State and local plans to the maximum extent he finds consistent with Federal law and the purposes of this Act.”*

The US Forest Service has similar guidelines respecting consistency with local plans.

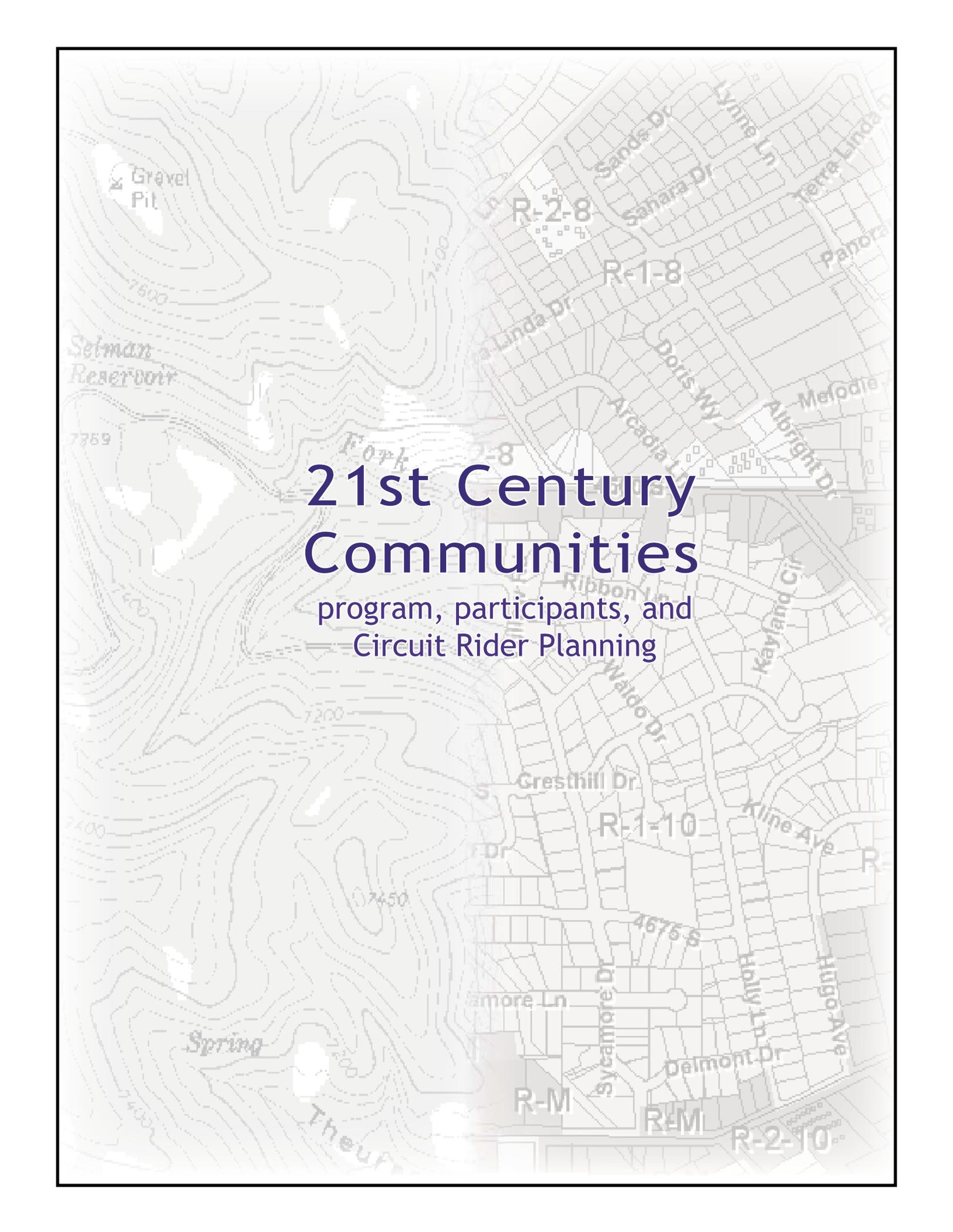
At the same time, the State of Utah has an obligation to ensure consistency with local plans as it responds to proposed Federal plans and actions through its consistency review process.

These provisions create a strong incentive for county governments to develop appropriate local plans and planning processes as a means for addressing public lands related issues.

In order for local objectives and desires to be appropriately considered in Federal decision making processes, the county’s general plan must be very specific and articulate in addressing the issues that are pertinent to Federal land agency planning and decision making. It is important that these plan elements be identified, and that appropriate tools and language be developed to assist counties in strengthening their plans and ordinances in ways that are meaningful and impactful in the eyes of the Federal land management agencies.

The following are examples of the kinds of elements that could be considered for a public lands planning tool kit:

- | | |
|---|---|
| Watershed Protection / Management | Recreation Activities |
| Fire Suppression / Fire Preparedness Plans | Cultural & Historic Activities, Sites, Structures and Landscapes |
| Critical Lands and Critical Habitat | Economic Development (Extractive industries, agriculture and ranching, economic analyses, etc.) |
| Transportation (this would include access, maintenance, and 2477 issues) | Participation in Federal planning processes (Cooperating Agency Status, etc.) |
| Tourism (including visitor management, facilities, interpretation, permitting, guide & outfitter businesses, signing, etc.) | Water Issues |
| Public Safety (Search & rescue, law enforcement, ambulance & medical services, communications, etc.) | Wilderness Designations |
| | Valid Existing Rights |



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21st Century Communities

program, participants, and
Circuit Rider Planning

The challenge of the **21st Century Communities Program** is to:

- Prepare rural Utah for unprecedented population and visitor growth
- Create new jobs and reduce unemployment
- Diversify rural economies
- Protect quality of life

The **Circuit Rider Planner Grant Program** is a tool to provide planners and other planning assistance to groups – or consortiums – of rural communities and counties that would otherwise be unable to dedicate the resources necessary to obtain professional planning aid.

21st Century Communities Program

In 1998, Governor Leavitt and the Governor’s Rural Partnership Office extended an invitation and a challenge to rural cities, towns, counties, and Indian tribes to engage in the planning and development processes that will lead to designation as a 21st Century Community. This challenge includes a call for rural leaders to look to the future and begin to develop a game plan for community prosperity and success. It is a call to:

- evaluate the forces of change that are shaping the future,
- assess community needs and opportunities,
- improve leadership skills and knowledge, and
- develop strategies to resolve problems and achieve community goals.

The 21st Century Communities program is intended to assist rural leaders who accept this challenge.

To date, twenty-seven communities have achieved “21st Century” status, 13 communities are at the “Gold” level, 28 are “Silver”, and 33 are “Bronze”.

Following is a list of the communities or counties that have received 21st Century Community designation:

- Ballard
- Bear River
- Beaver
- Brigham City
- Coalville
- Corinne
- Filmore
- Honeyville
- LaVerkin
- Lindon
- Mt. Pleasant
- Myton
- Naples
- Newton
- Nibley
- North Logan
- Panguitch
- Payson
- Perry
- Piute County
- Salina
- Santaquin
- Smithfield
- Springdale
- Tremonton
- Uintah County
- Wasatch County



21ST CENTURY
COMMUNITIES

“SKATING TO WHERE THE PUCK WILL BE”

Communities Achieving 21st Century Status

	(cumulative)
1999	
Gold	0
Silver	16
Bronze	36
2000	
Gold	12
Silver	26
Bronze	39
2001	
21st Century	6
Gold	17
Silver	28
Bronze	34
2002	
21st Century	16
Gold	21
Silver	25
Bronze	30
2003	
21st Century	27
Gold	13
Silver	28
Bronze	33

Communities Achieving Affordable Housing Plan Designation

	(cumulative)
1999	22
2000	55
2001	61
2002	71
2003	82

Circuit Rider Planning Program

In 1999, Circuit Rider Planners were hired in each region to help communities with the 21st Century Program and to achieve their local planning objectives.

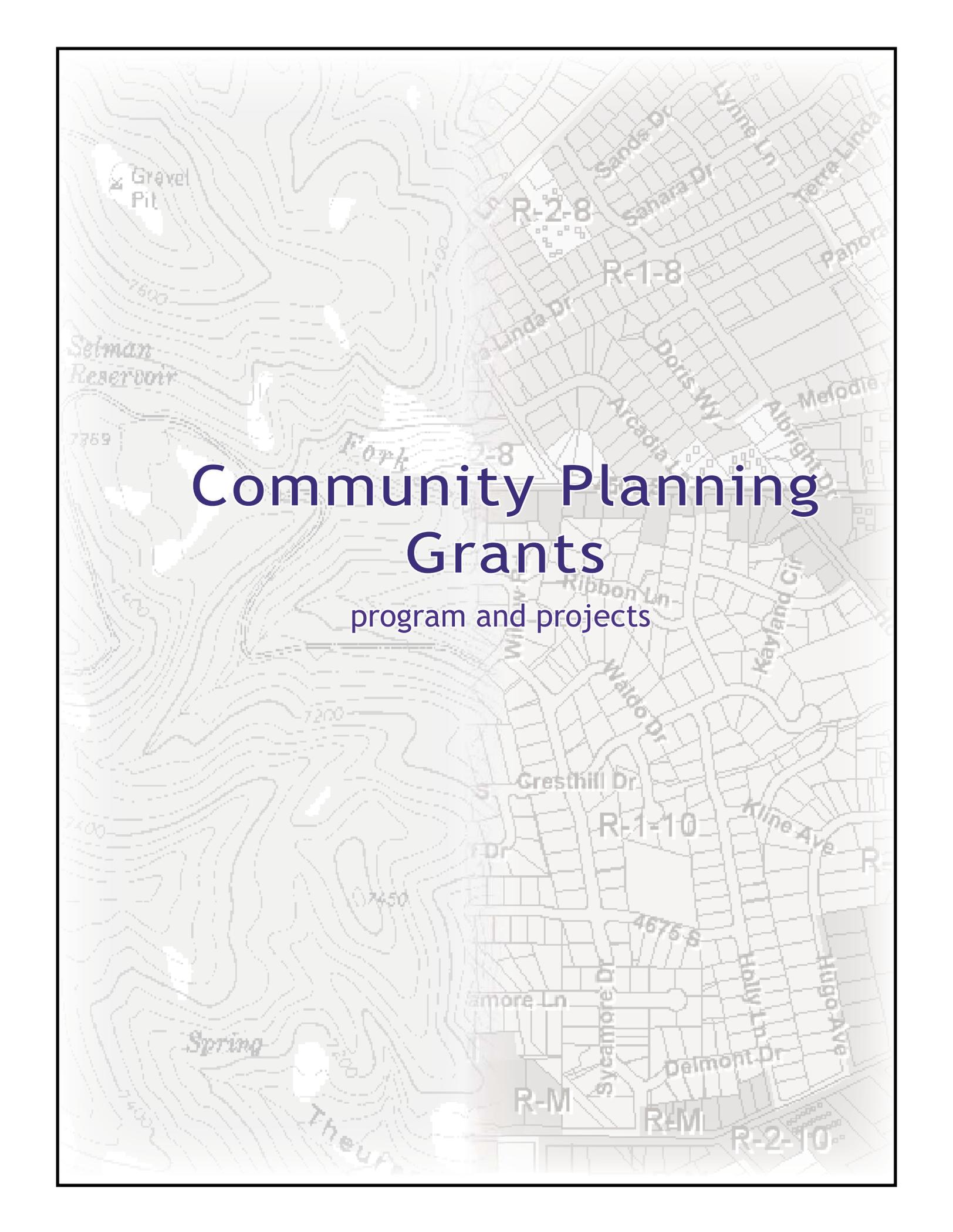
Historically, the Legislature has provided funds to assist local governments to plan by providing a Circuit Rider Planner in five of the seven Association of Governments (AOG) Regions in Utah. In another region, Mountainlands AOG, funds were available to fund half of a position. Until this year, there has been no money available for Circuit riders in the Wasatch Front Region. However, in 2002, some funds were found to help the Wasatch Front establish a Circuit Rider program.

The Circuit Riders assist local governments that cannot afford to hire qualified planners. They travel around their regions, working with small cities and towns to help them update general plans and create new elements to respond to growth, economic development needs, and plan for hazard mitigation or other issues. Most communities that have taken advantage of the circuit riders could not do this planning if they did not exist.

Unfortunately, in the last round of budget cuts, state support for this program was cut, meaning that **currently, the circuit riders are in danger of being eliminated because there is no money to pay for them.** Rural communities and counties are concerned that their primary source of planning expertise and assistance will soon be gone. Staff of the Governor's office is searching for short term grant money to fund this program until additional funding from the Legislature can be made available.



Community planning activity in Fillmore earlier this year.



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Community Planning Grants

program and projects

Community Planning Grants

- Program overview
- Principles for awarding grants
- Community Action Plans
- Program implementation
- Sample Profiles

1999-2003 Benchmarks

- Total funds appropriated: \$606,375
- Total funds leveraged: \$1,407,325
- Matching ratio: \$1 (State) : \$3 (Local)
- Projects funded: 45

Planning Grant Program Overview

The State of Utah encourages communities to plan for future growth needs, and to minimize spending of public infrastructure and services. Planning grants are offered to communities committed to exploring the efficient use of land, and the efficient expansion of infrastructure and public services. Where communities share boundaries, cooperative planning between jurisdictions is encouraged to avoid land development decisions based on competition and haste.

A Guide to Quality Growth

To facilitate responsible growth and increase the return on investment, communities are required to use the following principles as a guide to planning:

- Local Responsibility
- State Leadership
- Economic Development
- Efficient Infrastructure Development
- Housing Opportunity
- Conservation Ethic

State planning grants are reviewed by a commission of Governor-appointed individuals from private and public sectors, who rate planning grant applications based on multiple criteria.

Community Action Plans

Planning grants have been awarded to communities that have demonstrated a desire to preserve their quality of life and plan for the future. As a result, the projects have varied in scope. Although there is no one right way to achieve the goals established by a community, a majority of the funds appropriated have been used to develop General Land Use Plans. Other projects included downtown revitalization plans, performance zoning plans, water conservation plans, open space conservation plans, and transit-oriented development plans.

Planning Grant Summary

1999	
Applicants	23
Awards	21
Amount Awarded	\$188,000
Total Match	\$297,610
<i>Funding Ratio = <\$2 (State) : \$3 (Local)</i>	
2000	
Applicants	44
Awards	12
Amount Awarded	\$191,875
Total Match	\$625,981
<i>Funding Ratio = >\$1 (State) : \$3 (Local)</i>	
2001	
Applicants	31
Awards	12
Amount Awarded	\$226,500
Total Match	\$483,734
<i>Funding Ratio = >\$1 (State) : \$3 (Local)</i>	
Totals	
Applicants	98
Awards	45
Amount Awarded	\$606,375
Total Match	\$1,407,325
<i>Funding Ratio = >\$1 (State) : \$3 (Local)</i>	

“Planners are using the zoning and design guidelines to educate and assist developers in projects... We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. The plan is handed out regularly to developers and property owners in the subject area.”

Nathan Cox
Programs Administrator
City of South Salt Lake

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“This plan has helped local decision makers guide urban development away from important agricultural lands and open spaces to areas where services are already available. The Cache County Agricultural Advisory Board has developed the Land Evaluation Site Assessment (LESA). QGC funds also funded the exploration of various agricultural preservation tools.”

Cindy Hall
Bear River Association of
Governments

Program Implementation

From 1999 thru 2001, the Quality Growth Commission has awarded 45 planning grants totaling over \$600,000 to communities throughout the State of Utah in an effort to promote responsible and intelligent growth throughout the State of Utah. Communities receiving these grants have enthusiastically provided matching funds in excess of \$1,407,325.

With a 1:3 matching ratio, Utah communities are now better prepared to not only meet their current needs but have plans and programs in place that will assist them in meeting the changing demands of growth in a more cost effective manner. This saves Utah and taxpayers money now and in the long-term. Unfortunately, due to a depressed economy and budget cuts, planning grant funds were eliminated in 2002.

Planning Grant Profile – South Salt Lake City

South Salt Lake City leveraged a Quality Growth Commission planning grant in the amount of \$30,000 with matching funds of \$73,000 to design a specific plan and recommendation to guide transit oriented development for the surrounding TRAX Light Rail Station (Central Pointe Station) located at 2100 South. Total project cost: \$103,000.

Planning Grant Profile – Cache County

In 2001, Cache County received the funding necessary to create a county wide agricultural land preservation program. A planning grant in the amount of \$12,000 was matched with \$34,000 of additional funds. Total project cost: \$46,000.

These funds were critical in funding the activities of the Cache County Agricultural Advisory Board and the ongoing development of agricultural preservation programs in Cache County.

Planning Projects Funded

1999

Alpine/Highland-Open Space Study
 Brigham City/Perry-EU/Calthorpe Design Workshop
 Cache County/Logan –Quality Growth Principles Survey
 Centerville-EU/Calthorpe Design Workshop
 Garfield County-Quality Growth Survey and Open House
 Layton-Create visual and conduct workshops
 Provo-EU/Calthorpe Design Workshop
 Salt Lake City-Calthorpe to design block
 Sandy/Midvale-EU Calthorpe Design Workshop
 South Salt Lake-Transit Oriented Development
 Springdale-Quality Growth Survey and Open House
 Tooele-Regional Quality Growth Planning Policies
 West Jordan-West Jordan Quality Planning
 West Valley-Calthorpe Design Workshop/Jordan River Revitalization
 Davis County-Quality Growth Survey and Open House
 Richmond-Master Plan for Quality Growth Demonstration Area
 Cedar Hills-Master Plan for Quality Growth Demonstration Area
 Bluffdale-Master Plan for Quality Growth Demonstration Area
 Salt Lake City-Design of West Temple Gateway Area
 Nephi-Implementing Principles via economic modeling and incentives
 Kanab-General Plan Update
 Sanpete County- Implementing Principles via economic modeling and incentives

2000

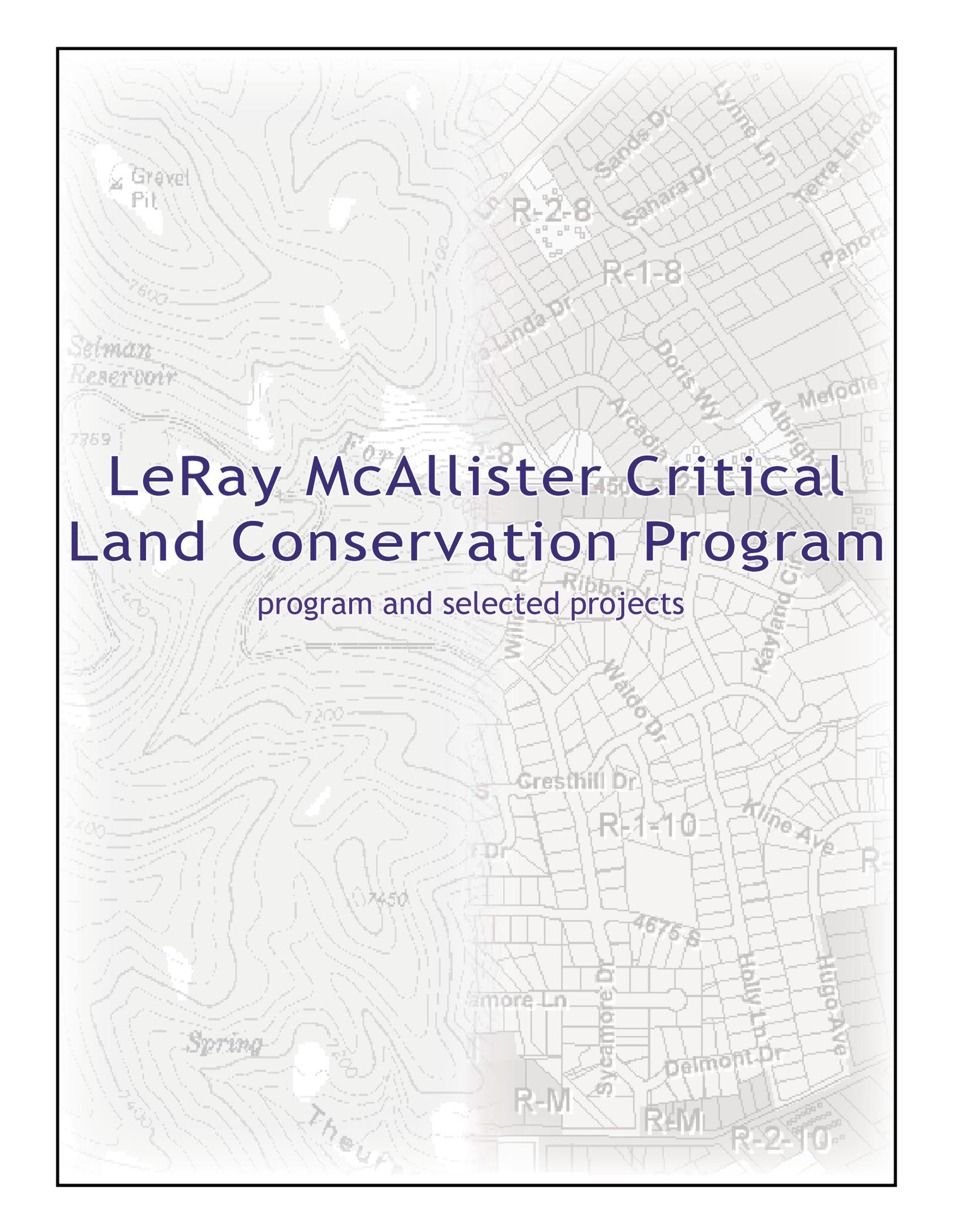
Castle Valley-Castle Valley Planning Study
 Salina-General Plan
 Draper-Open Space Conservation Plan
 South Salt Lake-Millcreek TRAX Station Implementation Plan
 Davis County-Regional Open Lands Plan
 Farmington-Conservation Development Ordinance and Downtown Infill Ordinance
 Laverkin-Laverkin Twist Master Plan
 Logan-Vision Plan for Downtown Redevelopment
 West Haven-General Plan and Community Center Master Plan
 Moab-Grand County Multi-Agency Planning Projects
 Ogden-Urban Design Plan
 Spanish Fork-Nebo Vision and Regional Wastewater Treatment Feasibility Study

2001

Cache County-Agricultural Heritage Initiative
 Davis County-Regional Open Space Plan (Phase 2)
 Hurricane-Zoning Ordinance Update
 Lindon-Timpanogos Community Vision
 North Logan/Cache County-Transfer of Development Rights Ordinance
 Salt Lake City-Performance Zoning Ordinance
 Salt Lake County-Bonneville Shoreline Trail Plan
 South Salt Lake-Central Pointe Transit Development Plan
 Springdale-General Plan Update
 St. George-Water Conservancy Plan
 Syracuse-Town Center Plan
 Washington Terrace-Weber River Corridor Plan

*“This is a major
 state policy
 statement that we
 are not going to
 engage in urban
 sprawl anymore.”*

Rep. Kevin Garn
 1/26/99



The background is a topographic map showing contour lines and street names. Key features include:

- Contour lines with elevations such as 7600, 7400, 7200, 7000, and 6800.
- Street names: Gravel Pit, Selman Reservoir, Lynn Ln, Sahara Dr, Terra Linda, Pandora, Doris Wy, Albrigh, Melodie, Ribbon, Kayland Cir, Waldo Dr, Gresthill Dr, Kline Ave, Hugo Ave, Delmont Dr, Holly Ln, Sycamore Dr,amore Ln, Willie R Ln, and Theur.
- Zoning codes: R-2-8, R-1-8, R-1-10, R-M, R&M, and R-2-10.
- Other labels: 7769, 7450, 4675 S, and Spring.

LeRay McAllister Critical Land Conservation Program

program and selected projects

	McAllister Grant	Federal Match	Other State Match	Private Match	Local Gov't Match	Landowner Donation	Match	Total Cost	Acreage
Funded in 1999:	\$1,979,050	\$1,150,000	\$101,000	\$1,789,550	\$1,104,000	\$3,900,000	\$8,044,550	\$10,023,600	7835.56
Funded in 2000:	\$2,468,678	\$8,412,000	\$30,500	\$960,742	\$807,485	\$1,731,515	\$11,942,242	\$14,410,920	6662.31
Funded in 2001:	\$3,366,096	\$4,558,300	\$0	\$3,672,272	\$595,882	\$4,630,300	\$13,456,754	\$16,822,850	17332.4
Funded in 2002:	\$665,412	\$1,060,000	\$0	\$708,000	\$2,895,412	\$683,000	\$5,346,412	\$6,011,824	1679.43
Total Funded:	\$8,479,236	\$15,180,300	\$131,500	\$7,130,564	\$5,402,779	\$10,944,815	\$38,789,958	\$47,269,194	33509.7

Program Overview

The LeRay McAllister Fund was conceived as an incentive program to encourage landowners to consider conserving their valuable landscapes. The fund targets the critical agricultural land, habitat, watershed protection areas, and other unique landscapes.

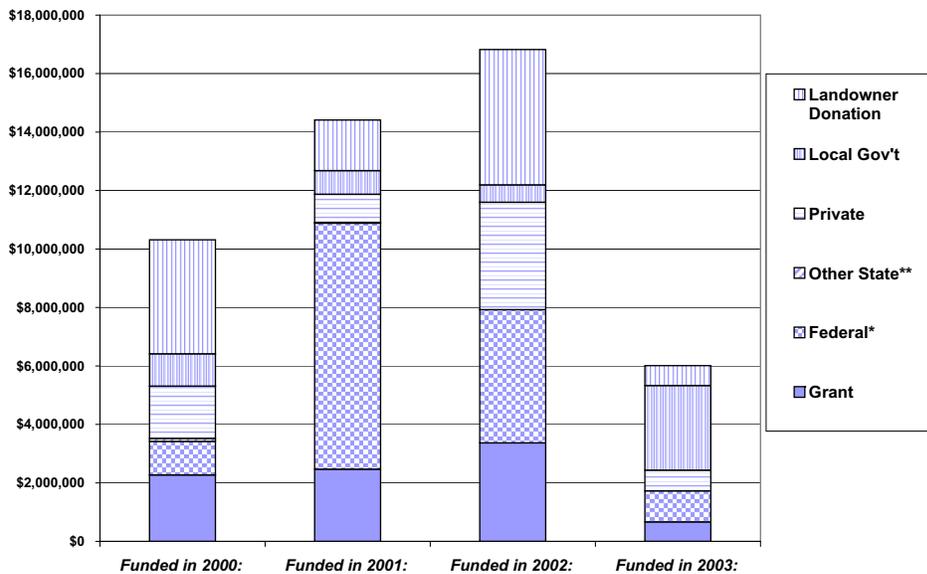
The program requires that funded projects must strive to create new partnerships. Funding is typically available to:

- Local governments
- Department of Natural Resources
- Department of Agriculture
- 501(c)3 Organizations

Projects must also be matched at least 50% by other sources. To date, the need to preserve critical lands has been great enough to merit an average **1:5 ratio** for the State's contribution.

"In our rapidly growing urban areas, it is increasingly important and cost effective to preserve open space while it still exists."
 - Representative Blake Chard,
 15th District
 Letter of Support, April 2000

LeRay McAllister Fund Matching Ratio



ALL projects require support by the local communities through their local elected officials and legislators. Rural communities have supported critical land projects even more than urban communities. Over \$4.7 million has been requested and received in rural areas of nine counties compared to \$3.7 million in seven urban areas.

Average State Grant Dollars per Acre		Leverage of Outside Funding vs. State Funds	
Rural:	\$188.12	Rural:	\$5.40 to 1
Urban:	\$446.83	Urban:	\$4.54 to 1
Overall:	\$253.04	Overall:	\$5.02 to 1

Average Total Dollars per Acre	
Rural:	\$1,204.00
Urban:	\$2,474.08
Overall:	\$1,522.74

“There’s a saying that you don’t miss the water until your well is dry. That can be said about open space. When it comes to open space, you only have one chance to do this right.”
Rep. Ralph Becker
2/24/99

[regarding the Grafton Town] “The Grafton ghost town area possesses a fame that extends far beyond Utah’s borders. This is precisely the type of land that the legislation was intended to preserve..”
Sen. Mike Dmitrich
June, 2000

Decisionmaking Principles

The Quality Growth Commission is committed to prudently balancing the conservation and economic interests in the State since both are relevant to quality growth. Accordingly, the Commission only uses preservation funds when appropriate principles are satisfied:

Principle #1 – Local Control

McAllister funds may be used to acquire land or an easement only after the local elected legislative body within whose jurisdiction the subject property lies has, in a formal public meeting, provided the opportunity for public input and has subsequently approved the acquisition.

Principle #2 – Defining the Public Benefit

McAllister funds may be used for an acquisition of land or an easement only after the Commission has prepared, reviewed and adopted a statement of findings describing the compelling public benefit(s) that are unique or irreplaceable to be derived from the acquisition.

Principle #3 – Housing Affordability and Economic Opportunity

McAllister funds may be used in an acquisition which materially impacts housing affordability and economic opportunity in an area only after the Commission has identified a compelling and off-setting public benefit which, in the balance of the greater public good, adequately mitigates the anticipated negative impact on housing affordability and/or economic opportunity.

Historic Preservation



Grafton Town
Washington Co.

- historic structures, fields and canals
- one of most photographed ghost towns in the West
- part of the Zion Scenic Corridor

Water Quality Preservation



- Peaceful Valley Ranch**
Morgan County
- 5,500 acres of vital watershed protection
 - preserves flows of East Canyon Creek
 - partnered with Rocky Mountain Elk Foundation

[regarding the Kays Creek Parkway acquisition]
“As the sponsor of the Quality Growth Act this is exactly the kind of project we had in mind when the Legislature passed and appropriated money for the Act.”
 - Representative Kevin Garn, Majority Leader, 16th District

Recreation Preservation



- Summit Park**
Summit County
- provides public access to the Great Western Trail
 - popular backcountry ski destination
 - excellent hiking location near urban core

“If we don’t do it in the next few years, it will be too late. In my district (Salt Lake City), there won’t be any open space left.”

Sen. Patrice Arent
2/16/99

[regarding the Jordan River remandering project] "This part of Salt Lake County is growing rapidly, and the area is facing the imminent threat of development. In fact, it is likely the last major section of critical lands along the Jordan river in urban Salt Lake County that has not yet been developed right up to the banks."

Rep. Wayne Harper
September, 2000

Wetlands Preservation

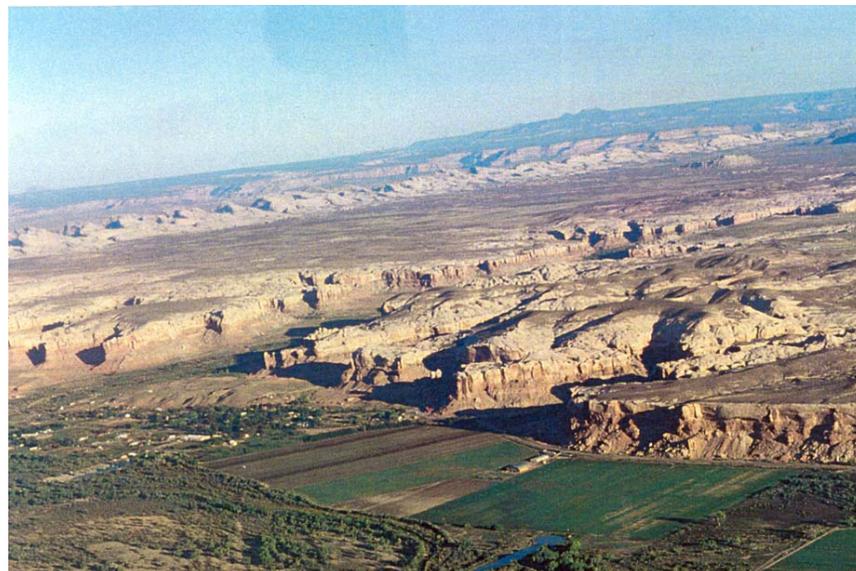


- Jordan River** • high-quality wetland adjacent to river
- Re-meander** • re-meandering will restore river's natural flows
- Salt Lake County** • used by more than 180 bird species

[regarding the Curtis Jones Farm] "The farm is a significant asset to southeastern Utah, and its preservation as a working farm is consistent with community efforts to promote long-term agricultural viability, maintain critical open space, and appreciation of Bluff's cultural heritage."

Rep. Keele Johnson
October, 2000

Scenic Quality Preservation



- Curtis Jones Farm** • part of a rural, historic town site
- San Juan County** • located in one of Utah's most scenic areas
- adjacent to the San Juan River

Agriculture Preservation



Black Agriland
Davis County

- productive vegetable farm
- goods sold locally and exported out of Utah
- uses advanced irrigation techniques

“While we have talked, we have lost thousands of acres of undeveloped land and family farms.”

Rep. Ralph Becker
2/6/99

Wildlife Habitat Preservation



Bar J Ranch
Sevier County

- 2,400 acres of prime elk and deer habitat
- home of endangered Bonneville Cutthroat Trout
- preserving healthy riparian systems

Projectes Funded by LeRay McAllister Fund 1999-2002

2000

Washinton County – Virgin River Confluence
Bluff – Curtis Jones Farm
Rockville, Washington County – Grafton Town Preservation
Davis County – Black Agriland
Morgan County – Peaceful Valley Rance

2001

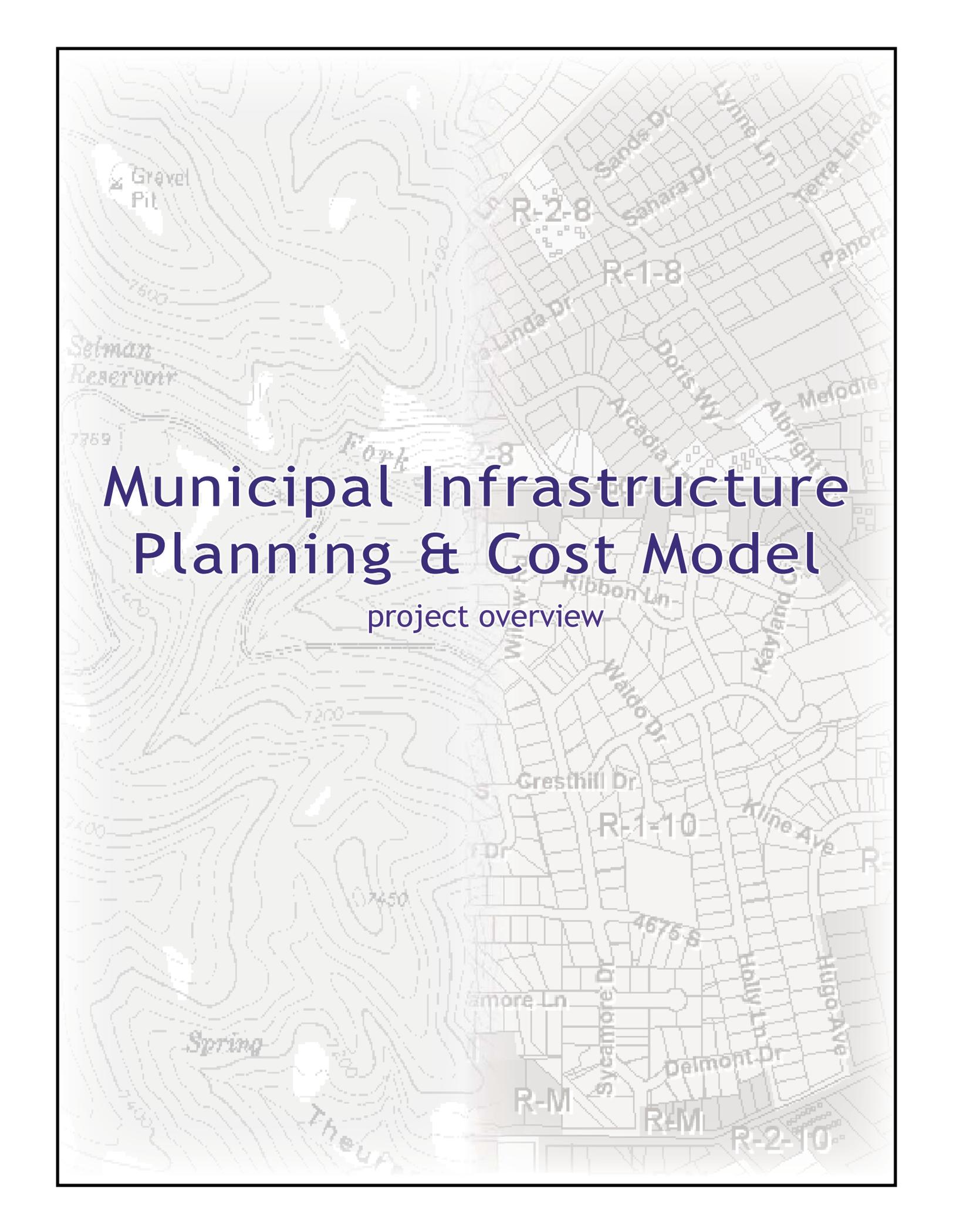
Bluffdale – Jordan River Corridor Preservation
Davis County – PacifiCorp Conservation Easement
Layton – Kays Creek Corridor
Marriott-Slaterville – Gary Hess Property
Sevier County – Jorgensen Bar J Ranch Conservation
Parowan – Meek’s Pioneer Farmstead Park & Urban Fishery
Provo – Despain Ranch and Bird Refuge
Salt Lake County – Dry Creek Riparian Restoration
Summit County – Summit Park
Wellsville – American West Heritage Center Farmland Preserve
West Jordan – Jordan River Critical Lands Preservation and Re-meandering

2002

Carbon and Emery Counties – Wilcox Ranch
Coalville, Summit County – Chalk Creek Restoration
Grand County – Proudfoot Bend Ranch
LaVerkin, Hurricane, Washington County – Virgin River Confluence, Phase II
Logan City, Cache County – Rinder-Knecht Property
Rockville, Washington County – Cox Property
Salt Lake County – Willow Heights, Big Cottonwood Canyon Watershed Protection
Summit County – Castle Rock
West Valley City – City Wetlands/Storm Water Park

2003

Castle Valley, Grand County – Castle Valley Preservation Initiative
Clearfield, Davis County – Mabey Pond
Holladay, Salt Lake County – Holladay Open Space Project
Paradise, Cache County – Brook Ranch Easement
Summit County – Provo River Corridor



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- Contour lines with elevations such as 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, and 7769.
- Street names: Gravel Pit, Selman Reservoir, Fork, Ribbon Ln, Waldor Dr, Gresthill Dr, Kline Ave, Hugo Ave, Delmont Dr, Sycamore Dr, Holly Ln, Terra Linda, Sahara Dr, Lynne Ln, Pandora, Melodie, Albright, Kayland, Wilw, Arcadia Ln, Doris Wy, Terra Linda Dr, R-2-8, R-1-8, R-2-8, R-1-10, R-M, R-M, R-2-10.
- Zoning codes: R-2-8, R-1-8, R-1-10, R-M, R-M, R-2-10.

Municipal Infrastructure Planning & Cost Model

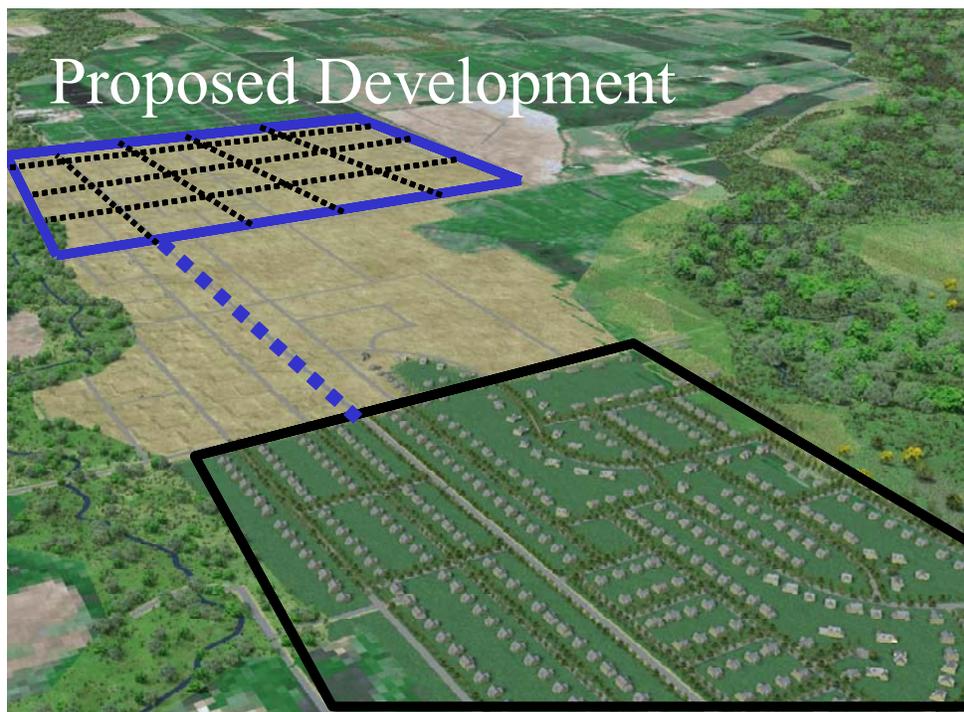
project overview

MIPCOM is a free, easy-to-use computer spreadsheet that estimates a community's costs for providing basic infrastructure to new development. MIPCOM estimates the amount of materials (streets and pipes) and labor needed to provide basic services to the new development. A planner simply enters data about their community and a proposed new development project, and MIPCOM "crunches the numbers".

Municipal Infrastructure Planning & Cost Model

MIPCOM is an application designed under the direction of the Quality Growth Efficiency Tools (QGET) Technical Committee to assist communities in evaluating and planning for the installation and maintenance of municipal infrastructure such as roads, curbs and sidewalks, water and sewer lines, and other basic utilities and services. Initially developed to estimate growth costs for the QGET Quality Growth Baseline Scenario for the Greater Wasatch Area, it has been adapted to a single-community scale and made available to communities throughout Utah to assist in the evaluation and development of efficient infrastructure planning.

Using this model, multiple scenarios of community growth may be considered to give local officials and professionals a concept of infrastructure costs over time and through different development styles. MIPCOM is a simple spreadsheet that requires only basic geographic data that can be obtained with a map and ruler and demographic data from the 2000 Census that is available through GOPB's Demographic and Economic Analysis section. The model then requires some detailed information regarding the community's existing infrastructure that should be available through that office's engineers, planners, and service providers. The results of the spreadsheet's calculations can then be used by community planners, elected officials, and concerned citizens to evaluate the costs and benefits of current and proposed developments and growth patterns.



Existing Development

"The State is going to support the preservation of critical lands. We are going to be expanding and supporting home ownership, we're going to support housing availability and we're going to support, in terms of policy, an effective development of infrastructure and the efficient use of land ... However, the State will not financially subsidize and support sprawl."

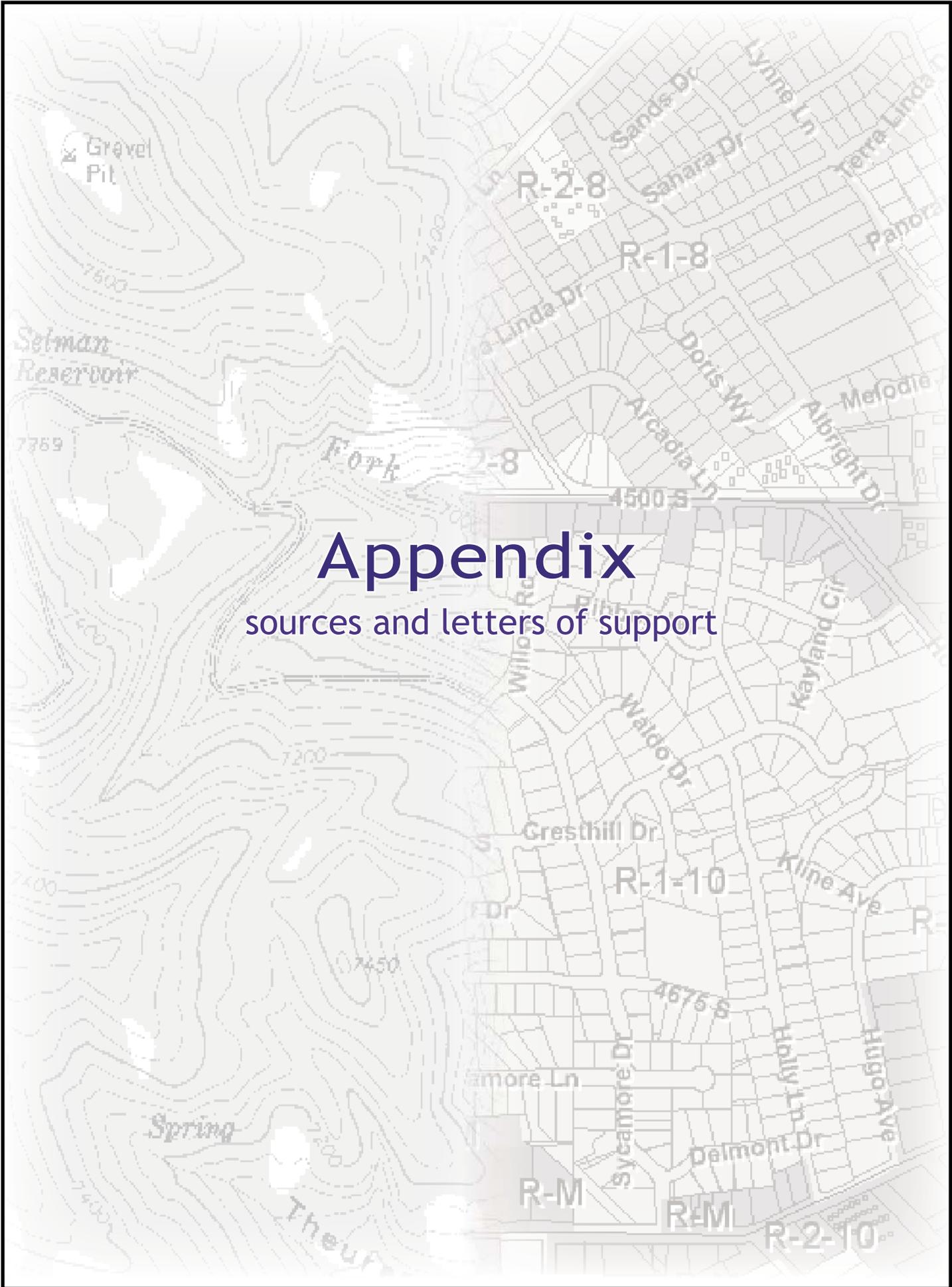
- Governor Michael Leavitt
10/18/98

What will all these new roads and pipes cost the city?

This model was developed by the State in recognition of the part state funds play in municipal infrastructure management. The State is dedicated to efficient use of funds and resources and encourages communities to use the funds made available to them in the same manner. MIPCOM demonstrates that development styles can influence infrastructure costs. By using the model to evaluate different development scenarios, communities can more fully understand if they are assessing appropriate utility rates, property taxes, and impact fees. GOPB is distributing MIPCOM via the office web page as well as by e-mail and through educational gatherings to state, county, and community officials and planners around the State of Utah. To date, over 200 copies have been distributed locally with requests from around the country. Free, detailed training is offered to any Utah community that requests it.

Feedback from users is being collected in order to refine the application's functions and performance. Future steps in program development include upgrading the model to make it more user-friendly. Envision Utah has contracted with PSOMAS Engineering, one of the original developers of MIPCOM, to couple the tools and functions of the original MIPCOM with a newer and simpler interface. This new version will be available to the public by early 2004. A planned future step is to gather and publish data detailing the monetary amounts different communities and service providers around Utah can save by implementing Quality Growth Strategies and encouraging efficient infrastructure development. In turn, it could then be demonstrated how these savings can be passed on to the State by reducing the amount of tax dollars spent on the construction, maintenance, and repair of inefficient road, water, and sewer systems. Other refinements being pursued include further communication with service providers to determine and update appropriate measurements for communities with multiple services and an element to include specific redevelopment percentages for a community to measure infill and account for the accompanying infrastructure costs.

MUNICIPAL INFRASTRUCTURE PLANNING AND COST MODEL										INFRASTRUCTURE SUMMARY		
8/7/02												
CITY: WOODS CROSS										Objective: No Annexations		
Component	Scenario: Year 2002 Base					Scenario: Year 2010 Base					Increments Ft Cost	
	Connection Factors	Lengths (Ft)		Replacement Values		Connection Factors	Lengths (Ft)		Replacement Values			
		Total	Per DU	Total	Per DU		Total	Per DU	Total	Per DU		
Streets & Roads	80%	330,916	154.5	\$ 13,793,625	\$ 6,440	80%	357,260	136.9	\$ 15,674,302	\$ 6,005	26,343	\$ 1,880,677
Arterial Roads	25% Imp	13,824				75% Imp	34,598				20,674	
Water System*	85%	269,084	125.6	12,238,805	5,714	85%	298,149	114.2	13,589,183	5,207	29,065	1,350,377
		73%										
Sewer System*	70%	243,849	113.8	10,018,540	4,677	70%	260,853	99.9	10,808,784	4,180	17,004	890,244
		81%										
Secondary Water	95%			5,813,433	2,714	95%			6,454,862	2,473		641,429
Cost Factor	50%					50%						
		Subtotals		\$ 41,864,403	\$ 19,545		Subtotals		\$ 46,627,130	\$ 17,865		\$ 4,762,727
C, G & SW	90%	495,395	231.3	6,935,526	3,238	90%	560,033	214.6	7,840,461	3,004	64,638	904,336
Storm Sewer	75%	182,887	85.4	7,315,466	3,415	75%	195,640	75.0	7,825,585	2,998	12,753	510,119
Org Utilities	90%	247,697	115.6	15,976,479	7,459	90%	280,016	107.3	18,061,063	6,920	32,319	2,084,584
* Do not include Treatment Facilities.		Totals		\$ 72,091,873	\$ 33,656		Totals		\$ 80,354,239	\$ 30,787		\$ 8,262,366



Appendix

sources and letters of support

Sources Consulted for this Report

American Planning Association

Envision Utah

Quality Growth Commission

Quality Growth Efficiency Tools Working Group

U.S. Census Bureau

Utah Center for Rural Life

Utah Department of Agriculture & Food

Utah Department of Community & Economic Development

Utah Department of Transportation

Utah Division of Forestry, Fire, and State Lands

Utah Division of State Parks

Utah Division of Water Resources

Utah Division of Wildlife Resources

Utah Governor's Office of Planning & Budget

Utah Local Governments Trust

Utah Population Estimates Committee

Utah Power & Light

Utah Rural Development Council

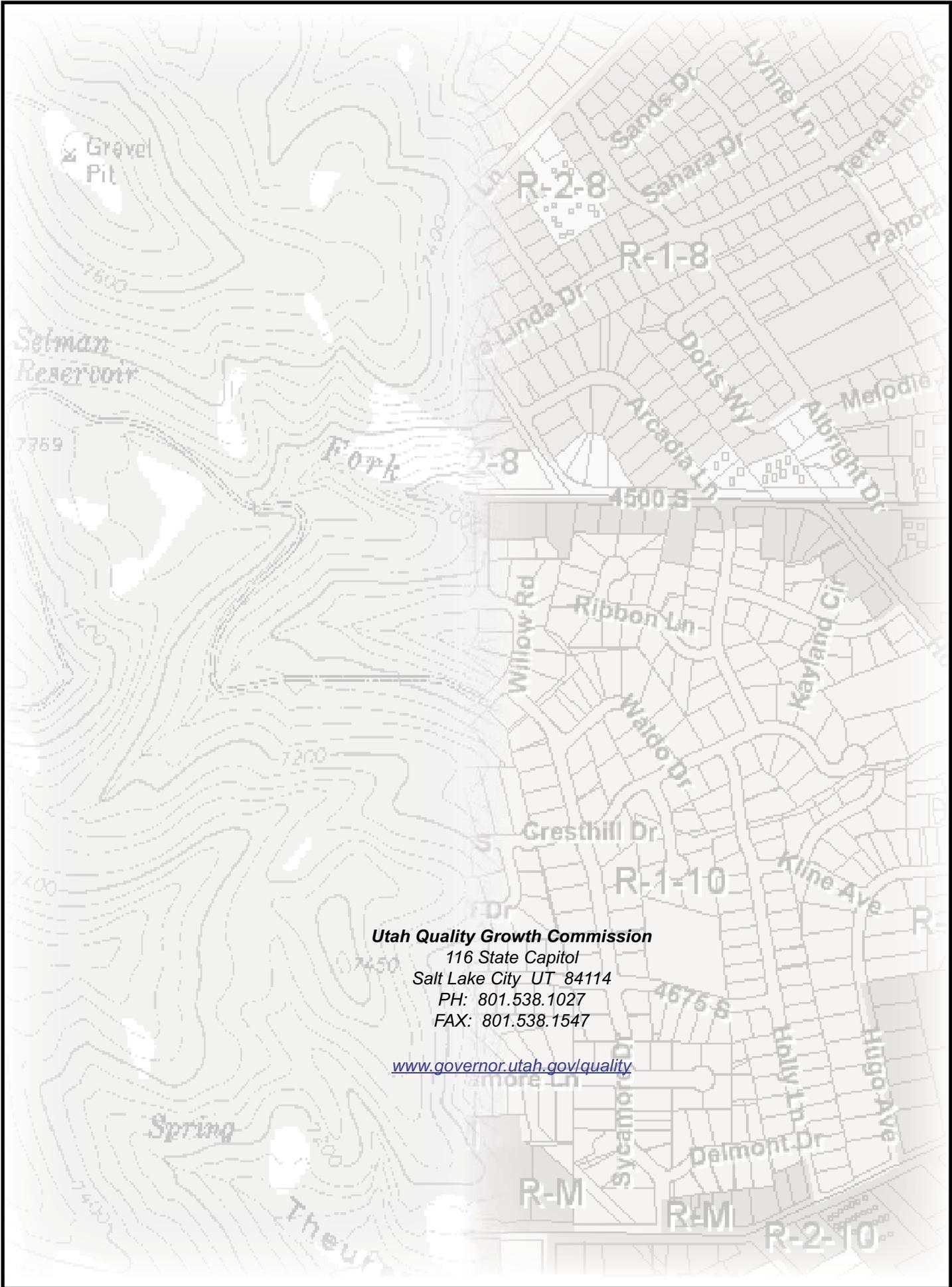
Utah Technology Alliance

Utah Transit Authority

Wasatch Front Regional Council

Legislative Support for McAllister Projects

PROJECT	LOCATION	LEGISLATOR SUPPORT
American West Heritage Center Farmland Preserve, Cache County	Cache County	• Sen. Lyle Hillyard
Bingham Stone Historic Farm	Ogden/Marriott Slaterville	• Rep. Joe Murray • Sen. Edgar Allen • Speaker Marty Stephens
Blacksmith Fork River	Logan City	• Rep. Loraine T. Pace • Sen. Lyle Hillyard
Brooke Ranch	Cache County	• Rep. Brent Parker
Castle Rock Ranch	Summit County	• Sen. Lyle E. Hillyard • Rep. David Ure
Castleton Tower	Grand County	• Sen. Mike Dmitrich • Rep. Keele Johnson • Rep. Max Young
Chalk Creek Restoration	Coalville	• Rep. David Ure
Curtis Jones Farm	San Juan County	• Rep. Keele Johnson
Dr. Priddy Meek's Pioneer Farmstead	Parowan	• Rep. DeMar "Bud" Bowman
Dry Creek Riparian Restoration	Sandy	• Sen. Howard Stephenson • Rep. John E. Swallow • Sen. L. Alma Mansell
Gary Hess Weber River Property	Marriott-Slaterville City	• Speaker Martin R. Stephens
Grafton Preservation, Phases 1 & 2	Town of Rockville	• Rep. Tom Hatch (2 letters) • Sen. Mike Dmitrich
"H" Hill Preservation Project	Hurricane City	• Rep. Brad Last
Holladay Open Space Project	City of Holladay	• Sen. Patrice Arent • Rep. Carol Moss
Jordan River Critical Lands Preservation and Restoration	West Jordan	• Rep. Bryan Holladay • Rep. Wayne Harper
Jorgensen Bar J Ranch	Sevier County	• Rep. Bradley Johnson • Rep. Margaret Dayton • Sen. Howard Nielson
Kays Creek Corridor	Layton City	• Rep. Kevin Garn • Rep. Blake Chard • Sen. Dave Steele
Mabey Pond	Clearfield City	• Rep. Dana Love • Sen. David Steele
PacifiCorp Conservation Easement	Davis County	• Rep. Marda Dillree • Sen. Terry Spencer
Proudfoot Bend Ranch	Grand County	• Rep. Max Young • Sen. Mike Dmitrich
Provo River Corridor Preserve	Summit County	• Rep. David Ure
Spring Creek Preservation	River Heights / Providence (application withdrawn)	• Rep. Evan L. Olsen • Sen. Lyle Hillyard
Steed Pond	Clearfield City (Application Withdrawn)	• Sen. David Steele • Rep. Don Bush
UPRR/Jordan River Property	Bluffdale City	• Sen. R. Mont Evans • Rep. David Hogue
Virgin River Confluence Project, Phases 1 & 2	Washington County	• Rep. Dennis H. Iverson • Rep. J. W. (Bill) Hickman • Rep. Stephen Urquhart
West Valley City	West Valley City	• Rep. Neal B. Hendrickson • Rep. Brent H. Goodfellow • Rep. Carl W. Duckworth • Sen. Ed Mayne • Sen. Ron Allen
Wilcox Ranch	Carbon and Emery Counties	• Rep. Brad King • Sen. Mike Dmitrich
Willow Heights/Big Cottonwood Canyon	Salt Lake County	• Rep. Karen W. Morgan • Sen. Carlene Walker



Utah Quality Growth Commission

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