



U T A H
QUALITY
GROWTH
COMMISSION

Update to the 2006 Legislature

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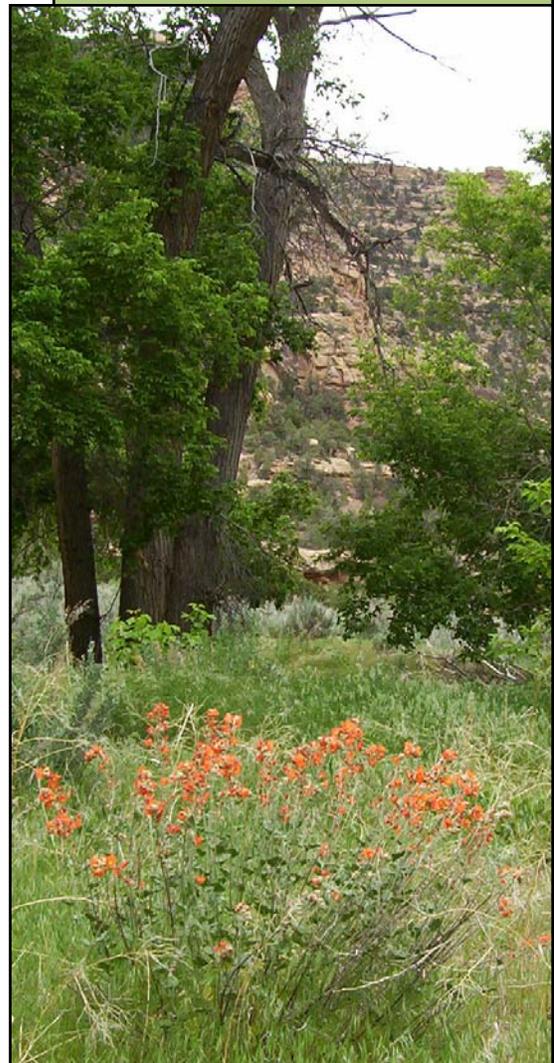
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STATE OF UTAH

JON M. HUNTSMAN, JR.
GOVERNOR

OFFICE OF THE GOVERNOR
SALT LAKE CITY, UTAH
84114-2220

GARY R. HERBERT
LIEUTENANT GOVERNOR

November 2005

Dear Members of the Utah State Legislature:

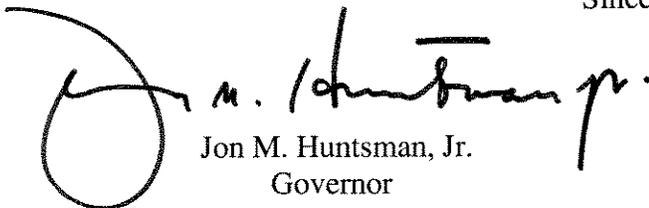
Every day, Utah faces critically important decisions on how to meet the needs of its growing population. The problems are apparent, but there are also opportunities to make well informed decisions. Utah's Quality Growth Commission is comprised of representatives from groups affected by growth including local governments, farmers, developers, and citizens at large. Over this last year, the Commission has made efforts to build capacity of local governments to conduct quality planning. They have supported the development of toolkits and have partnered with the Governor's Office of Planning & Budget to provide planning grants and technical assistance throughout the State.

The Commission is currently enhancing the "Quality Growth Communities" program in order to provide incentives and recognition to local governments that conduct comprehensive planning. The Commission is also studying the relationship between economic development and critical land conservation in an effort to identify opportunities for mutual gain and support beneficial decisions for both fields.

The Commission takes seriously its responsibility to manage the LeRay McAllister Critical Land Conservation Fund. During the past year, the Commission spent just under \$3.4 million to conserve or restore approximately 22,500 acres of critical land in Utah. This land preserves watersheds, protects wildlife habitat, provides recreational opportunities to all Utahns, and enhances the quality of life for all our citizens. The Commission considered 25 applications requesting more than \$10 million before settling on this year's allocations. This kind of demand for prudent conservation will likely continue.

As former members of this Commission, we offer our support to these efforts. We can create a better tomorrow by working together today.

Sincerely,



Jon M. Huntsman, Jr.
Governor



Gary R. Herbert
Lieutenant Governor



UTAH QUALITY GROWTH COMMISSION

The Quality Growth Commission was established by the Quality Growth Act of 1999. It has thirteen members, each appointed by the Governor and confirmed by the State Senate, representing various interests affected by growth including local government, development, agriculture, and citizens at large. Members serve four-year appointments with a maximum term of eight years.

The Commission meets monthly at various locations throughout the state. Commission rules place a premium on consensus. Nine members are needed to make a quorum and motions require 9 of 13 votes to pass.

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.

Dan Lofgren
Chair
Utah Homebuilders Association

Carlton Christensen
Vice-Chair
Salt Lake City Council

Dave Allen
Summit County Rancher,
Utah Cattleman's Association

Brad Barber
Member-at-large

Lewis Billings
Mayor, Provo City

Leonard Blackham
Commissioner, Utah Department
of Agriculture & Food

Camille Cain
Weber County Commission

Jaren Davis
Utah Association of
Realtors

Mike Kohler
Wasatch County Council

Carol Page
Davis County Commission

Flint Richards
Tooele County Dairy Farmer
Utah Farm Bureau
Federation

Darrell Smith
Mayor,
City of Draper

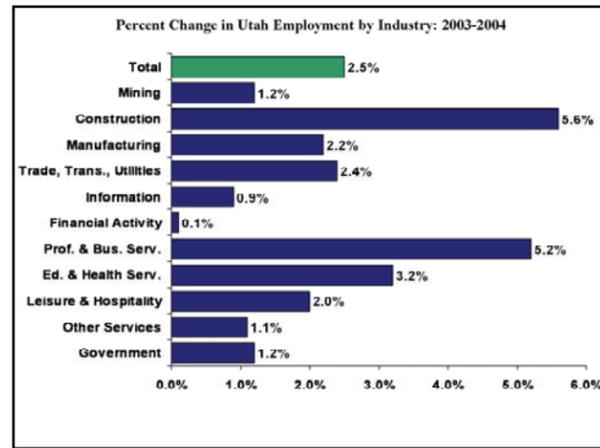
Mike Styler
Director, Department of
Natural Resources



ECONOMIC DEVELOPMENT & LAND CONSERVATION

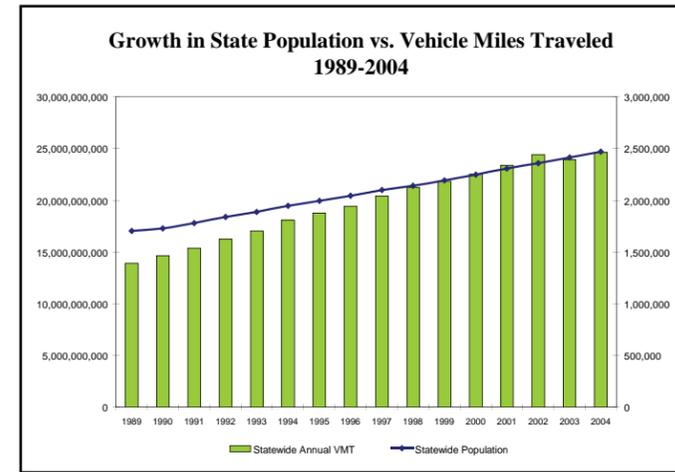
The Quality Growth Commission hosted a discussion for interested stakeholders on the nexus between Land Conservation and Economic Development April & May, 2005. The following principles emerged from these discussions:

1. Water is a priority.
 - Preserving our watersheds is cheaper than building water treatment plants.
 - Keep conserved lands private, honor traditional uses.
 - Conservation can save money, preserve clean water & air.
2. Critical lands planning is important for local governments and state agencies.
 - Anticipate growth, identify conservation areas before development occurs.
 - Conservation should be a part of planning at the local level.
 - Preserving critical Lands and agriculture saves communities money.
 - Local governments use their authority, before utilizing state resources. Conservation tools include:
 - Zoning.
 - Transfer of Development Rights.
 - Clustering.
 - Purchase of Development Rights
 - Others
3. Support Rural revitalization.
 - County Resource Management Planning a critical priority.
 - Resource Extraction, agriculture, important to rural economies, as well as tourism.
4. Utah is growing, we need places for people to live.
 - Maintain housing affordability.
 - Land prices can affect affordability.
 - Conservation should support quality of life, not drive up costs.
5. Derive economic value from public lands and conservation.
 - Our natural features are a competitive advantage.
 - Some business choose Utah because of our natural environment.
 - Critical Lands, Waters, Wildlife are essential to Economic Development
 - Agriculture
 - Conserves soils.
 - Preserves small towns and the values of those communities.
 - Can't conserve all Farms, sometimes houses are best crop.
 - Agriculture land can be replaced in some areas so development can occur where needed.
 - Tourism/Outdoor Recreation – Utah's #1 Industry
 - Tourism brings visitors and dollars Utah.
 - Hunting and fishing also bring visitors and dollars to Utah.
 - Watchable wildlife is an important part of the economy.
- Business
 - Biodiversity = economic vitality.
 - Utah the 5th most bio-diverse State
- 68% of pharmaceuticals have natural components, only 2% of plant species tested for medicinal qualities.”
- Promote a NET GAIN of private land in Utah.
 - Ensure that Utah's “Crown Jewels” are protected.
 - Not every acre of public land is worth conserving.
 - Encourage federal agencies to transfer or sell non-critical parcels.
6. Conserve only the Best Private Lands.
 - When biological significance, achievable results and threats converge, you have a ‘priority’ conservation project.
 - Some places need Development as well as Conservation.
 - Preserve property rights – use conservative conservation.
 - Only Willing Seller/Willing Buyer transactions.
 - Private Property Rights preserved, pay for property interest.
 - No Litigation
 - Collaboration, Not Confrontation
 - Community Based conservation
 - Good Science & Good Sense
 - Work with communities, not against communities -
 - We are concerned with all types of critical lands.
 - How do they intersect with the economics of our state?
7. Tax policy.
 - Revise Tax policy to promote different development patterns and encourage conservation.
8. Promote Coexistence –
 - Open Space observers/Recreationists/Farmers and Ranchers need to co-exist.
 - Farmers can't maintain their lifestyle without grazing on public lands.
 - Farmers are often excellent stewards of the land.
 - All sides are natural allies if they work together.
9. Promote Utah's Quality of Life -
 - Economy, Community, Environment – Are we investing in all three?”



Economy:

Utah's economy improved significantly in 2004, rebounding from the downturn that began in 2001. Strong growth in the construction and professional and business services sectors strengthened the Utah economy in 2004.

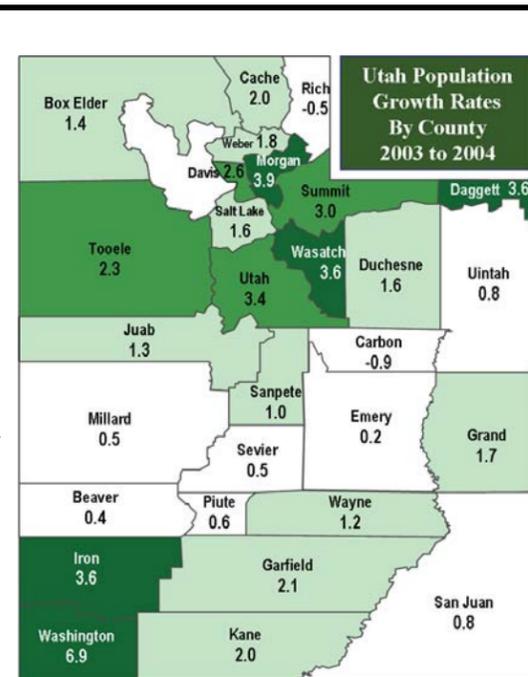


Transportation:

As Utah's population grows, the demands on transportation infrastructure increase. In Utah, the number of miles driven annually has grown at a faster rate, indicating increased commute times. Similarly, new car and truck registrations by owners increased 9.7% from 2003-2004, indicating an increase in the number of drivers.

Population:

The state's official July 1, 2004 population was estimated to be 2.47 million, increasing 2.3% from 2003. Although the state continues to experience net in-migration, natural increase accounts for the majority of Utah's population growth.

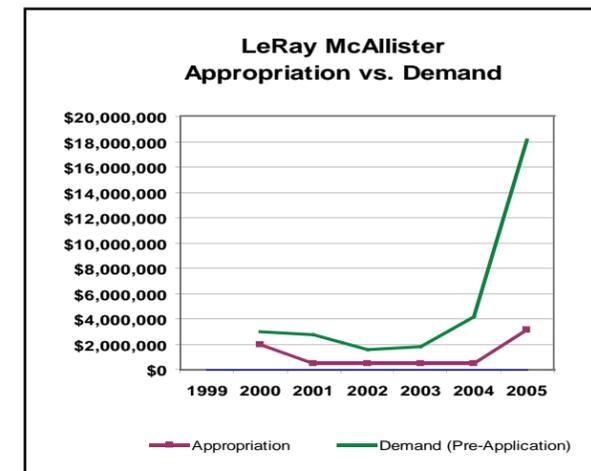
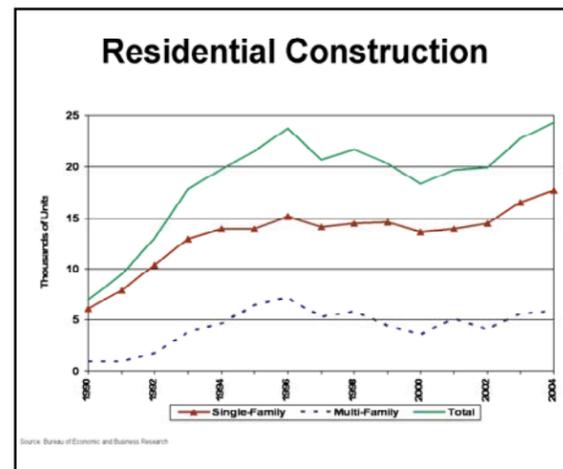


Construction:

Low interest rates and a growing economy powered construction value to an all-time high in 2004 of \$4.9 billion, up 6.4% from the 2003 record of \$4.6 billion.

Conservation:

The graph below illustrates demand for State conservation assistance. Total requests from the LeRay McAllister Fund are compared with funds available from 1999 to the present.



UTAH QUALITY GROWTH COMMUNITIES



In October of 2004, the first 48 communities received certification from the Utah Quality Growth Commission as “Quality Growth Communities” which includes all former 21st Century Communities.

A Quality Growth Community is one that is certified by the Utah Quality Growth Commission as having completed a comprehensive planning process covering economic development, housing, conservation and infrastructure efficiency. Certified Quality Growth Communities gain access to a bundle of benefits. These benefits include things such as preferred loan terms for water loans, preferred access to critical land conservation funds, preference for certain transportation funds, preferred access to CDBG (Community Development Block Grant) funds, as well as special recognition from the Governor and the Quality Growth Commission, and the right to use the Quality Growth Communities name and logo.



CITIES

- American Fork City
- Ballard Town
- Bear River City
- Beaver City
- Brigham City
- Coalville City
- Corrine City
- City of Draper
- Fillmore City
- Honeyville City
- LaVerkin City
- Lindon City
- Logan City
- Manti City
- Midvale City
- Mt. Pleasant City
- Murray City
- Myton City
- City of Naples
- Newton Town
- Nibley City
- North Logan City
- City of Orem
- Panguitch City
- Payson City
- Perry City
- Price City
- City of Provo
- City of Riverton
- Roy City
- Salina City
- Salt Lake City
- Sandy City
- Santaquin City
- Smithfield City
- Town of Springdale
- West Jordan City
- West Point City
- West Valley City

COUNTIES

- Summit
- Tooele
- Carbon
- Wasatch
- Uintah
- Piute

SPECIAL DISTRICTS

- Snyderville Basin Water Reclamation District

Utah Transit Authority

www.qualitygrowth.utah.gov/communities

CRITICAL LANDS PLANNING TOOLKIT

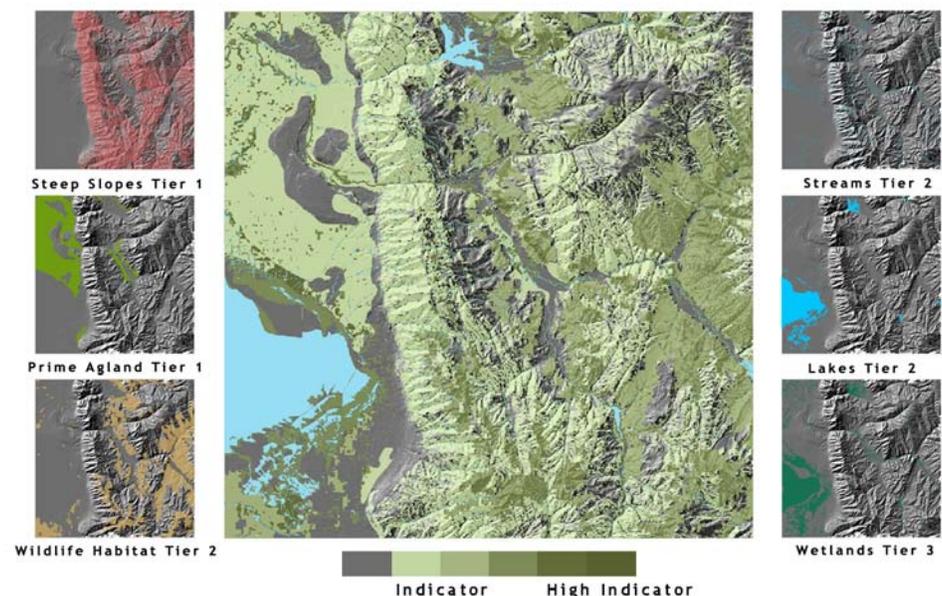
The State of Utah is home to a variety of unique and contrasting landscapes. These landscapes provide water, food, recreation, tourism, and a host of fundamental values to residents and visitors. In part because of this natural appeal, Utah's population is growing rapidly along the urbanized areas of the Wasatch Front and encroaching upon once rural areas of the state. Increasingly the state's mountains, lakes, wetlands, and deserts constrain potential sites for new development. This oftentimes leads to development on steep slopes, floodplains, wetlands, riparian zones, farmland, areas of prime wildlife habitat, and other lands of importance to Utah citizens. Despite this demand, it is critical that some lands are left to perform their natural function. As a result, proactive measures are needed to conserve Utah's critical lands while accommodating future growth.

Perhaps the most important measure that can be taken to protect Utah's future is to promote quality growth. Many communities, however, lack the funds, resources, or staff needed to identify these critical lands, thus leading to an unbalanced system that favors unchecked and costly development.

To assist communities in planning for natural systems, the Critical Lands Identification and Mapping toolkit was developed in partnership with the Governor's Office of Planning and Budget, Utah State University, and the Utah Automated Geographic Reference Center. It is intended to aid communities in defining, identifying, inventorying, mapping, and prioritizing their critical lands in an effort to achieve a balance between conservation and development. This toolkit is comprised of a "Critical Lands Encyclopedia" and a mapping tool, which is a Geographic Information System (GIS) based program, and is designed to assist communities in creating maps that not only help identify their critical lands, but prioritize them as well.

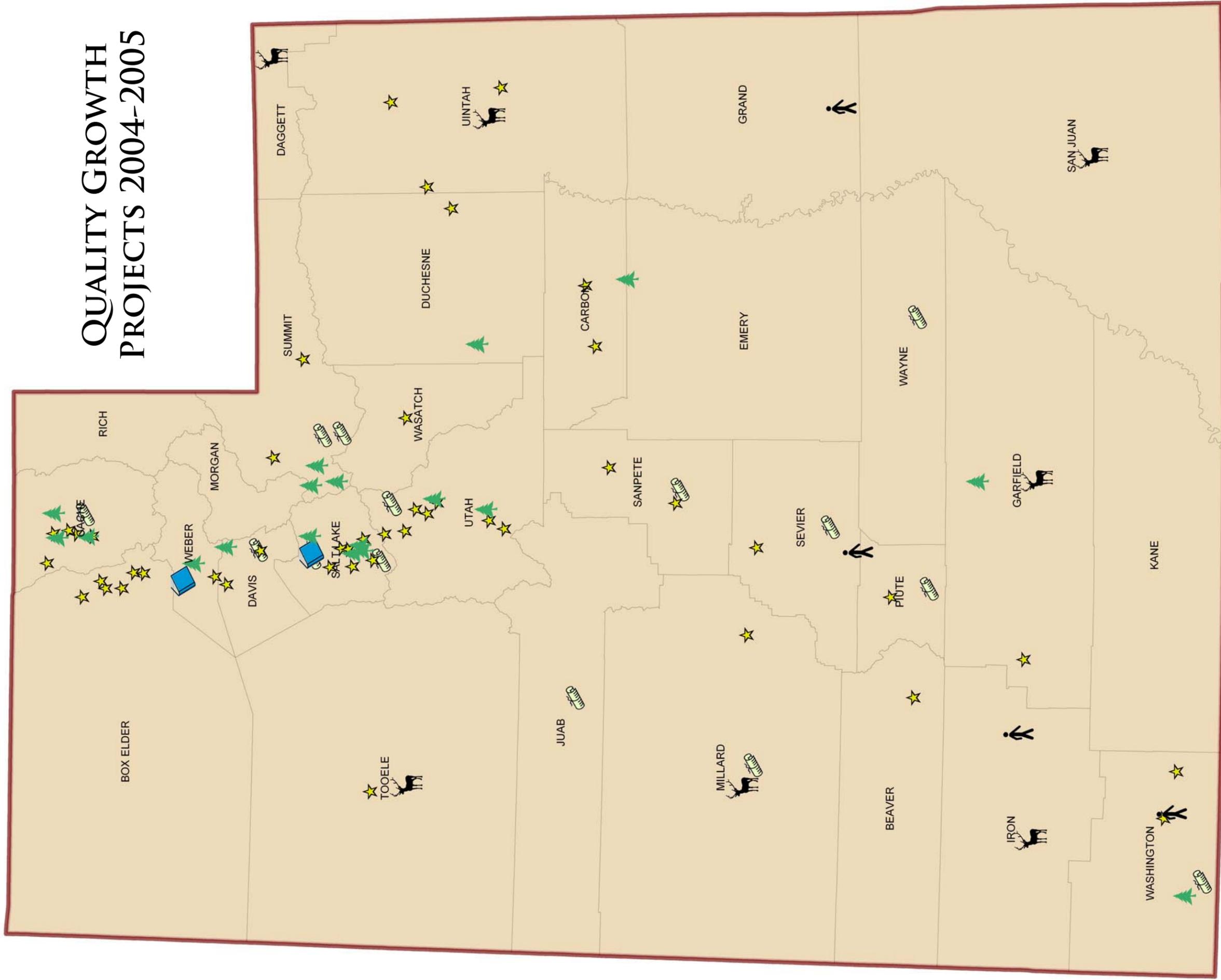
In 2005, grants totalling \$115,000 have been awarded to communities to develop Critical Lands Plans using the toolkit developed by GOPB and the Quality Growth Commission

- Kamas
- Oakley
- Farmington
- Bluffdale
- St. George
- Salt Lake City
- Lindon
- Cache County
- Iron County
- Juab County
- Millard County
- Sanpete County
- Sevier County
- Piute County
- Wayne County



www.planning.utah.gov/criticallandshome.htm

QUALITY GROWTH PROJECTS 2004-2005



-  Quality Growth Communities
-  LeRay McAllister Grants
-  County Resource Management Plans
-  Critical Lands Planning Grants
-  General Planning Grants
-  Technical Assistance

COUNTY RESOURCE MANAGEMENT PLANNING TOOLKIT

County Resource Management Planning (CRMP) is being guided by GOPB's CRMP Toolkit. Seven counties are currently utilizing or have committed to use the on-line toolkit: Daggett, Garfield, Iron, Millard, San Juan, Tooele, and Uintah. With staff assistance from GOPB specialists along with GOPB planning grant funds, these counties are producing model County Resource Management Plans, including multiple resource- and site-specific plans.

With the initial 2004 legislative appropriation of CRMP grant funding, Daggett, Garfield, San Juan and Tooele counties were selected for planning grants. In 2005, Iron, Millard and Garfield counties have committed to utilizing the toolkit. Each of these counties has requested GOPB technical assistance and staff participation with their individual planning processes. Through the legislature's 2005 appropriation of planning funds, Iron County has already requested and received CRMP grant funding assistance. Millard and Garfield Counties are in the process, as of early September, of crafting funding requests to submit to GOPB. Furthermore, numerous other counties, and even a few municipalities, have inquired about CRMP. GOPB continues to engage these entities as they consider or prepare to embark on their own planning process

The CRMP Toolkit is being marketed and distributed throughout Utah, with a particular emphasis on our rural public-lands counties. CRMP is receiving positive national attention and interest from other western states and counties as well as federal land management agencies. But most important, throughout Utah, the counties and our federal partners continue to be both receptive to and supportive of the CRMP Toolkit.



www.planning.utah.gov/crmp.htm

In 2005, grants totalling \$100,000 have been awarded to seven counties to create County Resource Management Plans

- Tooele County
- Daggett County
- Uintah County
- San Juan County
- Millard County
- Iron County
- Garfield County

LERAY MCALLISTER FUND

2005 Fund Appropriation
\$3.33 million

Number of 2005 Projects
14

Acreage Conserved or Restored
22,056 Acres

Outside Match
\$30 million

Established by the Utah Quality Growth Act of 1999, the LeRay McAllister Critical Land Conservation Fund is an incentive program providing grants to encourage communities and landowners to work together to conserve lands that are deemed important to the community such as agricultural lands, wildlife habitat, watershed protection, recreational opportunities, and other culturally or historically unique landscapes. Since the program's inception, over 45 projects have conserved or restored nearly 35,000 acres of Utah's critical lands while leveraging state funding against private, local government, and federal program dollars at nearly a 5:1 ratio.

Fiscal Year 2006 pre-applications were received on May 11, 2005. Requests totaling more than \$19 million were competing for approximately \$3 million. Full applications were due June 13, 2005, with site visits performed through the summer. In September, the Commission awarded over \$3.2 million to 14 grant recipients to conserve or restore over 22,000 acres of land in seven counties across the State.

Fund Appropriation History

1999 - \$3.06 million

2000 - \$2.75 million

2001 - \$2.28 million

2002 - \$482,600

2003 - \$482,600

2004 - \$782,600

2005 - \$3.33 million

Total - \$13.1 million



www.qualitygrowth.utah.gov

CONSERVED LANDS MAPPING PROJECT

In an effort to increase awareness of land conserved through the McAllister Fund, as well as to improve the State's knowledge of public/private conservation activities, the Quality Growth Commission asked the Governor's Office of Planning and Budget to create a statewide GIS database of public and private conservation properties and easements.

This database is used to better inform and coordinate future land use and conservation planning decisions. It is hosted online by the State Automated Geographic Reference Center. The Conserved Lands Database is currently undergoing its annual update.



Number of Partners

7

Projects Mapped

106

Acreage Mapped

65,000+

Map First Published

January 2005

Information has been submitted by state and private agencies such as:

State Agencies:

- Utah Department of Natural Resources
- Division of Forestry, Fire, and State Lands
- Division of Wildlife Resources
- Utah Department of Agriculture
- Utah Department of Transportation
- Governor's Office of Planning and Budget

Private Agencies:

- Rocky Mountain Elk Foundation
- Utah Open Lands

Additional sources of information are being researched and incorporated into the Statewide map.

Resource Development Coordinating Committee RDCC

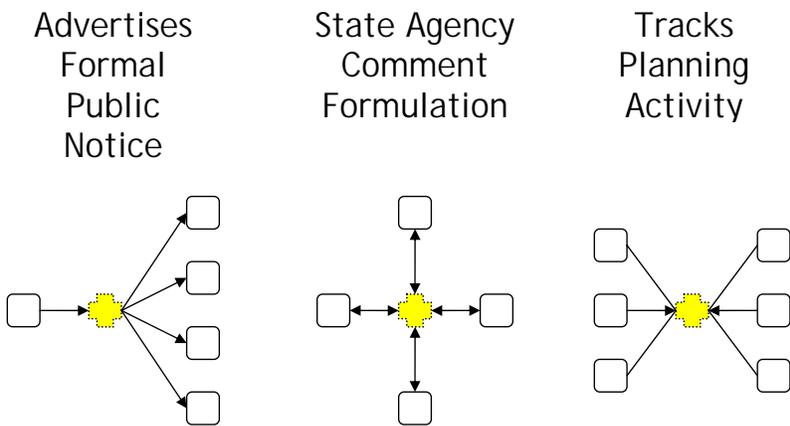
Coordination and communication are at the foundation of quality growth. More effective government-government and government-public communication will result in better decisions, or at least a better opportunity to participate and coordinate.

Unfortunately, there are well over 500 entities required to provide notice of official actions such as planning and land acquisition. Complicating the matter, there are discrepancies in practice, and noticing has traditionally carried a high cost relative to its effectiveness (particularly in smaller towns or special service districts).

In response to this need, a tool is being developed that will help facilitate proactive intergovernmental communication. It is envisioned that this tool would be a web site that would serve as:

- 1) a central clearinghouse for legal notice activities
- 2) a comment-generating forum for state agencies (when required)
- 3) a more effective way to advertise funding / partnership opportunities

This tool can be used to supplement locally-preferred methods.



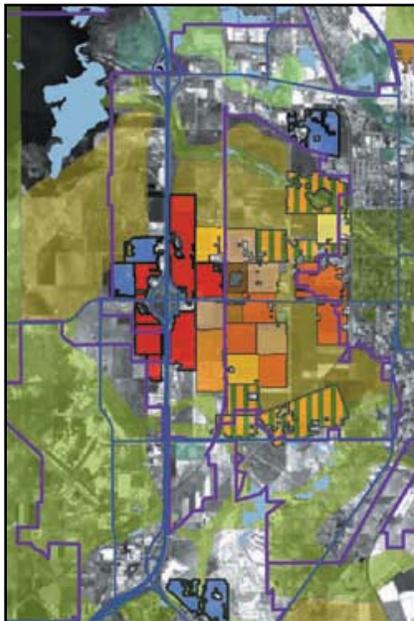
STATE PLANNING ASSISTANCE

The mission of the State and Local Planning Section of the Governor's Office of Planning and Budget is to provide leadership in land use, strategic and comprehensive planning; promote quality growth; serve as a primary resource for state agencies and local governments; provide quality technical assistance; and facilitate intergovernmental coordination. The State's best interests are well-served when regional and local governments and service providers plan for the future, communicate on common issues, and utilize State resources efficiently.

In the 2005 Utah Legislature, \$150,000 was appropriated to GOPB "to assist cities and counties with county resource management planning, quality growth planning, critical lands planning, or other important local government planning needs." S.B. 003, FY2006, Item 5.

With assistance from the Utah Quality Growth Commission, the Planning Section has developed a package of toolkits to supplement State funding for the support of local planning efforts.

Due to the limited nature of the funds, GOPB has emphasizing the bundling of staff support, technical assistance and expertise, on-line and published toolkits and programs, and small grants to assist communities with critical planning needs. Several cities, towns, and counties have entered the process as of the time of this report. Staff is working closely with each community to identify the appropriate and necessary level of funding and technical support to allow for a successful planning process.



www.planning.utah.gov

Toolkits

- CRMP
- Critical Lands Identification, Mapping, and Planning

Grant Assistance

- \$150,000

Technical Assistance

- Process review
- Resource coordination
- Toolkit support
- Building local capacity

Recipients to date

- Plain City
- WFRC
- Lindon
- Garfield Co
- Iron Co
- Daggett Co
- Sanpete Co
- Mt Pleasant
- Koosharem
- Joseph

HIGHLIGHTS

LERAY MCALLISTER CRITICAL LAND CONSERVATION FUND

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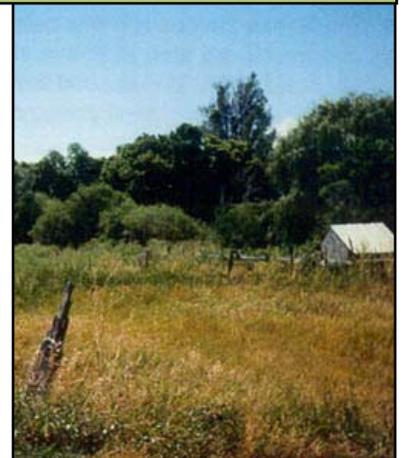
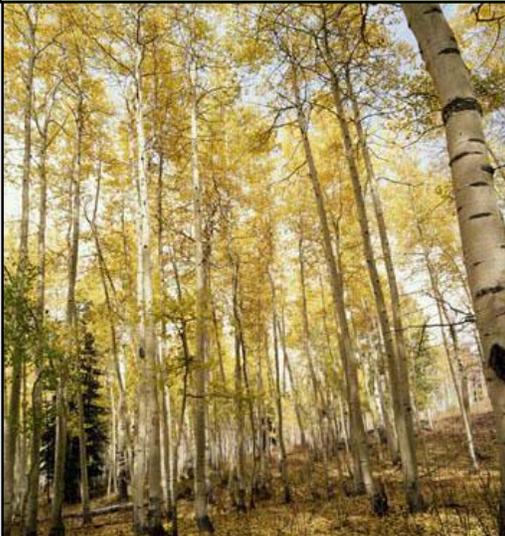
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STATE PLANNING GRANTS & TECHNICAL ASSISTANCE

Grant Assistance

- \$150,000

Technical Assistance

- Process review
- Resource coordination
- Toolkit support
- Building local capacity

Recipients to date

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NOTES



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