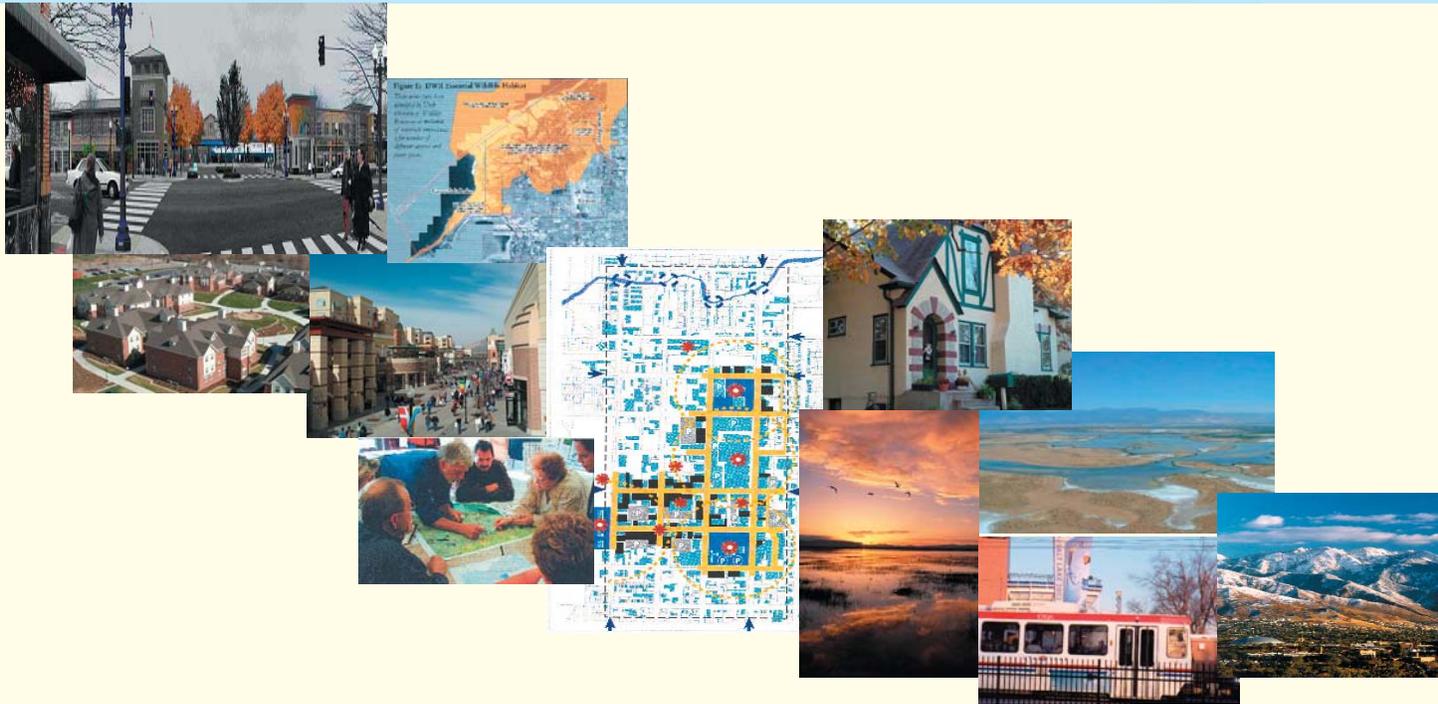


# ***2003 Planning Grant Inventory***



***A comprehensive review of planning grants from 1999-2001***



Governor's Office of  
*Planning and Budget*







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## Planning Grant Program Overview

The State of Utah encourages communities to plan for future growth needs, and to minimize spending on 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 and/or enhance 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.

### Projects have included:

- General Plans (newly created and amended)
- Downtown Revitalization Plans
- Performance Zoning Plans
- Water Conservation Plans
- Open Space Conservation Plans
- Transit-Oriented Development Plans
- Agricultural Preservation Plans
- Transfer of Development Rights
- Economic Modeling Tools
- Land Evaluation and Site Assessment Tools

### Planning Grant Summary

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

## 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 nearly 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 Plans, Projects and Surveys

The plans, projects and surveys that were developed and conducted are as diverse as its recipients. These projects have been influential in promoting open discussion and encouraging communities to take an active role in preserving and enhancing their quality of life and strategically shaping their future.

### *From Vision To Reality*

It was once said that a goal not written down is just a wish. These plans have provided communities throughout the State of Utah with a vision of what they hope to become and a framework to accomplish these goals.

### **As a result of Planning Grants:**

General Plans have been created and amended in a number of communities to assist in meeting the challenges of continued growth and development. Downtown Revitalization Plans have been created to enhance a community's image, stimulate local economy and create a sense of place. Water Conservation Plans have been adopted to maximize and conserve water resources. Sensitive lands that are critical to agricultural, the economy and Utah's quality of life have been and are continually being preserved.

Considering the financial investment on the State's part, one would be hard-pressed to find a program that yields this kind of return on their investment. It "pays" to be proactive.

## Planning Projects Funded

### 1999

Alpine/Highland-Open Space Study  
 Bluffdale-Master Plan for Quality Growth Demonstration Area  
 Brigham City/Perry-Community Design Workshop  
 Cache County/Logan –Quality Growth Principles Survey  
 Cedar Hills-Master Plan for Quality Growth Demonstration Area  
 Centerville-Gateway Villlage Master Plan  
 Davis County-Quality Growth Survey and Open House  
 Garfield County-Quality Growth Survey and Open House  
 Kanab-General Plan Update  
 Layton-Downtown Redevelopment Project  
 Provo-Community Design Workshop  
 Richmond-Master Plan for Quality Growth Demonstration Area  
 Salt Lake City-Transit Oriented Development (Block 37)  
 Salt Lake City-Design of West Temple Gateway Area  
 Sandy/Midvale-Transit Oriented Development Workshop  
 Sanpete County- Implementing Principles via Economic Modeling  
 South Salt Lake-Transit Oriented Development (TOD)  
 Springdale-Quality Growth Survey and Open House  
 Tooele-Regional Quality Growth Planning Policies  
 West Jordan-West Jordan Quality Growth Survey  
 West Valley-Community Design Workshop/Jordan River Revitalization Project

### 2000

Castle Valley-Castle Valley Planning Study  
 Davis County-Regional Open Lands Plan (Phase 1)  
 Draper-Open Space Conservation Plan  
 Farmington-Conservation Development and Downtown Infill Ordinance  
 Laverkin-General Plan Amendment  
 Logan-Vision Plan for Downtown Redevelopment  
 Moab-Grand County Multi-Agency Planning Projects  
 Ogden-Urban Design Plan  
 Salina-General Plan  
 South Salt Lake-Millcreek TOD (TRAX Station Implementation Plan)  
 Spanish Fork-Nebo Vision and Regional Wastewater Treatment Feasibility Study  
 West Haven-General Plan and Community Center Master Plan

### 2001

Cache County-Agricultural Preservation Plan  
 Davis County-Regional Open Space Plan (Phase 2)  
 Hurricane-General Plan and 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-TOD (Central Pointe Transit Development Plan)  
 Springdale-General Plan Update  
 St. George-Water Conservancy Plan  
 Syracuse-Town Center Master Plan  
 Washington Terrace-Weber River Corridor Plan

## Components of the Inventory

The Planning Grant Inventory consists of two primary components. The planning grant summary and planning grant survey. The summary provides an overview of the project and compares it to the Quality Growth Principles that have been adopted by the Utah Quality Growth Commission. The survey evaluates what has been accomplished to date and how the plan, project or survey has impacted the community.

## The Planning Grant Summary

The Quality Growth Principles were used as a framework to evaluate the reach and focus of planning grants in this particular inventory. Due to the need of the community and nature of specific plans, the plans were not required to incorporate each of the principles. However, most plans did. These principles include:

*Local Responsibility*  
*State Leadership*  
*Economic Development*  
*Housing Opportunity*  
*Efficient Use of Infrastructure*  
*Conservation Ethic*

## The Planning Grant Survey-Gathering Feedback

To ascertain the effectiveness and reach of each of the planning grants awarded, a four-question survey was distributed to the local officials and planning professionals responsible for their respective communities plans. Respondents were asked to quantify each of their comments with specific examples.

The four questions asked of each community were:

1. Has the plan/project been implemented? Is it currently being used?
2. How has this plan/project promoted intelligent and responsible growth within your community?
3. What has been accomplished to date?
4. How has the city benefited from the planning grant funded project?

The planning grant survey focused on 4 key areas.

Implementation  
Promoting Intelligent Growth  
Accomplishments  
Benefits

## The Return On Investment

In short, **91%** of the plans were and continue to be influential in the development of community. Over **62%** of the plans have been implemented and used as tools for planning. The 6 surveys that were conducted are not included in these numbers due to the fact that they are viewed as tools and are conceptual in nature.

**23** communities have implemented their plans

**4** communities have not implemented their plans

**10** plans have not been formally adopted, but the plans are still influential in the current planning and decision making process

**6** surveys have been conducted and are used as guidelines in development and as a planning resource on a regular basis.

**1:3** The ratio of State funding to local funding and contributions is 1:3. For every dollar the State spends, local communities are spending \$3, in cash or staff time. Smart planning today saves the State, its taxpayers and its communities money in the future, while perpetuating fiscal responsibility.

## Plans In Action

The following grants are only a few of many examples that illustrate the success and reach of planning grants.

### **Draper Open Space Conservation Plan (2000)**

With record-breaking growth of 435% in the 1990s, Draper requested planning assistance to catch up with the demands on its landscape. This plan, developed by Swaner Design, is a vision for how Draper can shape future development in harmony with natural resources. Draper still has substantial amounts of open lands. With about half of its land yet unbuilt, many of these parcels are important to residents and for their natural resources.

This plan is currently being utilized as a tool to secure funds from the Le-Ray McAllister Critical Land Conservation Fund to preserve open space and critical lands in Draper that were identified in the planning grant project.

*"Without the assistance from the grant program, Draper City would not have been able to pay for and complete the study of open space as quickly as it did. This would have meant that more land could have been developed that should have been preserved. Draper City's open space conservation plan was adopted by the Draper City Council in 2001 and is being utilized extensively as a guiding document for properties to preserve as open space as well as a guide to which sensitive lands to acquire."*

*Eric Keck-City Manager*





**South Salt Lake Transit Oriented Development (1999)**

There will be 3 transit stations located in the South Salt Lake city limits. It is believed that the implementation of TRAX will provide the community with new opportunities for development and redevelopment. This planning effort, funded in part by the Utah Quality Growth Commission, allowed South Salt Lake to explore these new opportunities. These tools will assist the City in utilizing the dynamic political and economic forces to create positive influence on change within the community.

*"We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. We have also been working with property owners, as mentioned above, who agree with the plan in general and want to redevelop their properties."*

*Nathan Cox-Programs Administrator*



**Cache County Agricultural Preservation Plan (2001)**

In 2001, Cache County received the funding necessary to create a county-wide agricultural land preservation program. 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. The main emphasis of the project was to develop a system for identifying and prioritizing which agricultural lands and open-range lands that should be preserved.

*"The Cache County Agricultural Advisory Board has developed the Land Evaluation Site Assessment (LESA) as a result of the planning grant. This plan has helped local decision makers guide urban development away from important agricultural lands and open spaces..."*

*Cindy Hall-Economic Development Director*



**St. George Water Conservation Plan (2001)**

The City of St. George has established a goal to reduce potable water consumption by 15% by the year 2010. The Utah Division of Water Resources has established a goal of 25% reduction in water use statewide by the year 2050. To accomplish these goals, St. George has developed a Water Conservation Management Plan.

*"This year the City Council enacted restrictions based on the program, which resulted in approximately 10% reduction in water usage this summer. The conservation plan will allow the City to accommodate growth while using existing infrastructure and resources more efficiently."*

*Rene Fleming-Conservation Coordinator*

**Farmington Conservation-Infill Plan (2000)**

The purpose of this project was to prepare a Central City Residential Infill Ordinance to encourage development on downtown lots and develop a Central City Conservation Overlay Zone with the purpose of preserving Farmington's rural village feel and distinctive characteristics.



*"The new Original Town site Residential Zone (OTR) for the first time provides design guidelines to ensure new homes and additions and/or alterations are compatible with existing neighborhoods. All new construction and development is being judged or guided by the new standards. The citizens, through a very extensive public process, help the City create a new zone called the Original Town site Residential Zone (OTR). Then the City rezoned almost the entire central Farmington area (48 blocks) to OTR."*

*David Peterson-Community Development Director*

**Richmond Quality Growth Demonstration Area (1999)**

The Richmond City Quality Growth Demonstration Area study was conducted to define "quality growth" for a rural community in Northern Utah. This study sought to accomplish two things: analyze the Quality Growth Demonstration Area in terms of infill housing potential and develop model land use ordinances to facilitate quality growth for rural areas.

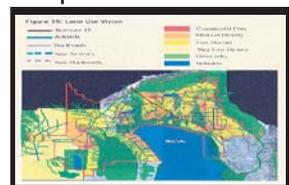


*"It is highly doubtful that a General Plan of this quality could have been developed within this decade without the grant...Both the Planning & Zoning Commission and the Richmond City Council constantly refer to both documents whenever developers/builders approach the city. Those desiring to bring development to the City, whether residential or business, have a consistent guideline rather than trying to meet the whims of individuals or special interest groups."*

*Marlowe Adkins-City Manager*

**Davis County Quality Growth Survey (1999)**

Due to extensive growth and development in Davis County, there is an urgent need to institute quality growth principles in Davis County. To better understand quality growth principles in Davis County, consultants conducted a survey of County residents. Questions to identify quality growth principles and issues in Davis County were included in the survey.



*"The survey was used to shape regional planning policy and influenced projects such as the Davis County Shorelands Plan, Davis County Hillside Plan, and ongoing projects such as the South Davis Transit Study."*

*Aric Jansen-Community Development Director*





*1999*

## Planning Grant Recipients

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Alpine/Highland  
Bluffdale  
Brigham City/Perry  
Cache County/Logan  
Cedar Hills  
Centerville  
Davis County  
Garfield County  
Kanab  
Layton  
Provo  
Richmond  
Salt Lake City  
Salt Lake City  
Sandy/Midvale  
Sanpete County  
South Salt Lake  
Springdale  
Tooele  
West Jordan  
West Valley



## Overview

*The cities of Alpine and Highland, with the assistance of an outside consultant, have designed a questionnaire to solicit feedback from its citizens regarding open space. This input will be influential in deciding the pace of development and in designing plans that will preserve the cultural, ecological and recreational activities that many of its community members currently enjoy.*

## 1999 Planning Grant Summary

Grant Amount:	\$4,000
Matching Dollars:	\$4,000 (\$0 in-kind)
Match:	\$4,000
Project Cost:	\$8,000

# Alpine-Highland Greenspace Design Survey

## Local Responsibility

In an attempt to gather feedback, these communities held public hearings and workshops for its citizens. Questionnaires were also distributed to its citizens.

## State Leadership

The Quality Growth Commission awarded Alpine and Highland (collectively) with a grant in the amount of \$4,000.

## Economic Development

This was not a component of this project.

## Infrastructure Development

Public meetings will be held to gather information on how the public feels Highland and Alpine can use their existing infrastructure, transportation and new construction development plans. The cities current use of infrastructure does not appear to conflict the Open Space/Agricultural Land preservation issue.

## Housing Opportunity

A majority of respondents believe that developers of new subdivisions should be required to set land aside for open space. However, residential housing densities are in direct conflict with the (probable) community's desire to preserve Open Space and Agricultural Land, so a fundamental restructuring of all densities in the general plan is necessary.

## Conservation Ethic

City officials and residents in both municipalities are concerned that developers for new home construction are quickly building up the once established open space and agricultural areas. This study will illustrate how the cities can preserve open space and agricultural lands. Based on public input, the study indicates that 50% or more of the community's open space should remain open.

*"Several new planning ideas and decisions such as smaller lot residential development and professional office land use within the site area have been created from the plan that were not considered in the past."*

*Lonnie Crowell-Assistant Director of Planning and Zoning*

## Implementation

There are several portions of the plan that have been or are being implemented. Portions of the proposal/plan are currently being used.

## Promoting Intelligent Growth

The plan has informed decision makers of infrastructure needs and planning concepts. Decision makers have adopted several portions of the plan into the General Plan and Development Code for the area. Decision makers have implemented and considered several concepts from the plan that were not previously acknowledged.

## Accomplishments

Infrastructure plans and goals have been adopted relative to the plan information and proposals. Cluster development and smaller lots have been approved and implemented. A new Professional Office zone has been in process for some time now and very near adoption. The concepts from the plan have suggested several options being used in the new zone.

## Benefits

See the response to question #2. Several new planning ideas and decisions such as smaller lot residential development and professional office land use within the site area have been created from the plan that were not considered in the past.

## Overview

### *The Preferred Land Use Element of the Bluffdale*

*Quality Growth Plan builds upon the planning goals identified in the City of Bluffdale Comprehensive Plan (1993). The goals of the Comprehensive Plan were augmented by public input and direction received by the Plan Steering Committee during the planning process.*

## 1999 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$15,000 (\$0 in-kind)
Match:	\$15,000
Project Cost:	\$30,000

# Bluffdale Quality Growth Plan

## Local Responsibility

During the planning process, three alternatives were developed, each illustrating potential “futures” for the community. Once property owners, city leaders, city officials, and citizens gave input, adjustments were made, resulting in this Preferred Alternative Land Use Plan.

## State Leadership

The Quality Growth Commission awarded Bluffdale with a grant in the amount of \$15,000.

## Economic Development

The plan states that new development should occur within three broad development zones. These include: the Oquirrh Foothills area, the Valley and the Uplands. All commercial and mixed-use developments should follow specific design guidelines that promote the formation of human-scale, walkable places. These developments should be linked with open spaces.

## Infrastructure Development

New development areas should be linked by a safe and efficient major road system. It is assumed that the Legacy Highway and Porter Rockwell Road will be developed as part of this system.

## Housing Opportunity

The Preferred Alternative Land Use Plan includes several different residential development types, such as single family residential 1 acre (in-fill), single family 1 acre (new), single family residential 10,000 SF (existing/new), and single family conservation subdivisions. These locations can be found on each of the land use maps.

## Conservation Ethic

In this plan, specific sensitive lands have been identified for preservation. Conservation subdivisions are an important tool to be used to protect sensitive lands and promote responsible growth. The Jordan River Corridor area permits limited conservation subdivision development, yet still protects the immediate river corridor with a no-build buffer set aside for public access, trails and recreational purposes.

*"The planning grant that our community received was instrumental in facilitating and "jump-starting" communication and broadening people's perspectives."*

*Shane Jones-City Engineer*

## Implementation

The General Plan for the City was revised to allow for a greater variety of development, but not to the extent originally envisioned by the Quality Growth Plan proposal. The quality growth area is currently the subject of another general plan amendment to better define the type and extent of development that will take place.

## Promoting Intelligent Growth

The planning grant that our community received was instrumental in facilitating and "jump-starting" communication and broadening people's perspectives.

## Accomplishments

To date, our community has seen a significant increase in open communication and quality planning.

## Benefits of the Planning Grant

Once realized, the project area in Bluffdale should be an attractive part of the city.

### **Overcoming Obstacles:**

One of the reasons that the Quality Growth Demonstration Area for Bluffdale hasn't fully materialized is that the current system of development law works against honest, open, and reasonable planning. For instance, if a city wants open space, transit oriented development, and recreational facilities, they have to be able to barter with a developer. The only way to do this is through the General Plan and zoning the property below what the market wants so that when a developer comes in, the city can ask for amenities in exchange for market sales. While the adage "It's Design, not density that counts" is true, it is difficult to design for property to be open space or recreational without facing a takings issue. Quality growth involves more than the transit oriented development immediately adjacent to a transit hub. It involves a community.

## Overview

*Brigham City and Perry collaborated and combined their efforts in an attempt to refine their current planning concepts and determine the steps that need to be taken to prepare for future growth. The information generated by the Community Design Workshop will be used to guide efforts to revise current land use plans and the development of the project site.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$2,260 in-kind)
Match:	\$22,260
Project Cost:	\$32,260

# Brigham City-Perry Community Design Workshop

## Local Responsibility

These communities hired Calthorpe Associates, an internationally known and respected architecture and planning firm to be the project consultant for the community design workshop. The general public was invited to these meetings to participate in the planning process.

## State Leadership

The Quality Growth Commission awarded Brigham City and Perry with a grant in the amount of \$10,000.

## Economic Development

This was not a component of this project.

## Infrastructure Development

A goal of the project is to develop a joint zoning ordinance for the site including architectural and site development standards and streetscapes. Infrastructure efficiency will be achieved through clustering and increased residential densities. This plan also utilizes a rectilinear grid layout and avoids the use of cul-de-sacs.

## Housing Opportunity

There is a need in the area for low-income housing. Housing prices have escalated, while incomes have remained stagnant. The illustrative plan utilizes strategies that address the need for low income housing, while providing a high degree of quality in site planning and architecture. These strategies include higher densities, residential units over commercial uses with the commercial uses subsidizing land costs and making residential units more affordable.

## Conservation Ethic

This plan conserves agricultural and open lands by clustering large-lot single-family residences into orchard areas that are currently the subject of intense development pressure and by avoiding development on sensitive wetlands. The illustrative plan would preserve approximately one fifth of the site in open space or agriculture. This reduces the demand for water irrigation of lawns and landscaping.

*"Another accomplishment has been the establishment of a joint planning advisory board between Brigham City and Perry for the project area."*

*Paul Larsen-Planning and Economic Development Coordinator*

## Implementation

The plan was conceptual in nature and has not been implemented as such. However, the plan had an influence over the nature of development on the site and the location of roads.

## Promoting Intelligent Growth

The property that was the subject of the project is located on the boundary of Brigham City and Perry. Partly as a result of the project, Brigham City and Perry entered into an interlocal agreement for planning in the project area. This interlocal agreement has been instrumental in guiding the development of several projects, such as a Super WalMart store, a car dealership, a fast food restaurant, and a gas station.

## Accomplishments

The interlocal agreement and the developments mentioned above are some of the accomplishments. Another accomplishment has been the establishment of a joint planning advisory board between Brigham City and Perry for the project area.

## Benefits of the Planning Grant

The quality of planning and development in the project area is significantly higher than would have been the case in the absence of the project. The project raised awareness among planners and leaders in both cities regarding growth issues affecting the area.

## Overview

*The primary goals and objectives of this project are continued support for regional planning, enhanced public involvement and sustainable growth in Cache County. This project will support the implementation phase that will bring together elected officials and the general public in a series of public forums addressing growth and future land-use issues. From these discussions, a set of quality growth principles will be developed for Cache County and the Logan Urbanized Area.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$5,000 (\$5,000 in-kind)
Match:	\$10,000
Project Cost:	\$20,000

# Cache County-Logan Quality Growth Survey

## Local Responsibility

Cache County hired Utah State University to conduct a resident survey to be used to identify and develop quality growth principles to be used in future planning. Public workshops and open houses were used to assist in gathering this feedback.

## State Leadership

The Quality Growth Commission awarded Cache County with a grant in the amount of \$10,000.

## Economic Development

Residents in the survey ranked commercial/retail development as the third most important type of development in Cache County. Agricultural and residential development was ranked #1 and #2 respectively.

## Infrastructure Development

When determining which principles should guide local government decisions in managing growth, the largest percentage of respondents chose locating growth where existing infrastructure is located. The second most frequently accepted guiding principle was using local general plans. The third was minimizing the cost of providing services to the developed area.

## Housing Opportunity

The survey found that 78% of respondents believe that affordable housing is very important. This was mentioned as the 6<sup>th</sup> most important community characteristic.

## Conservation Ethic

The survey found that 84% of respondents believe that preserving open space is very important. This was one of the top five characteristics mentioned by residents. Residents were most in favor of and ranked agricultural development as the most accepted type of development in Cache County.

*"Without this grant the County would not have been able to do the survey and include the information that was collected in the development of the Plan."*

*Mark Teuscher-*

## Implementation

The project provide the county with valued insight in the public desires on planning issues and concerns within Cache County. The survey also help to identify what issues that the County should be considering as part of the County-wide Comprehensive Plan.

## Promoting Intelligent Growth

This project and survey is part of the County-wide Comprehensive Planning Process that the County is using to develop the Cache County-wide Comprehensive Plan.

## Accomplishments

The County has Adopted the Land Use and Affordable Housing Elements of the Plan and are working on the Transportation and Infrastructure Elements of the Plan. The Survey has provided valuable public input in the development of the all the Elements and the Implementation Policies of the County-wide Comprehensive Plan.

## Benefits

This grant has provided funding for a part of the Cache County-wide Comprehensive Plan. Without this grant the County would not have been able to do the survey and include the information that was collected in the development of the Plan. This survey gave valuable insight in the desires of the residents of Cache County.

## Overview

*The purpose of the Cedar Hills Commercial Master*

*Plan is to provide prospective developers, retailers and builders with a clear statement of the design philosophy, principles and criteria for development within the study area. The Master Plan has been prepared to give direction and to provide a framework by which future development proposals will be reviewed and approved.*

## 1999 Planning Grant Summary

Grant Amount:	\$7,000
Matching Dollars:	\$7,000 (\$0 in-kind)
Match:	\$7,000
Project Cost:	\$14,000

# Cedar Hills Master Plan and Design Guidelines

## Local Responsibility

In September of 1985, the City Council approved SC-1 zoning of the property in the study area. Although there have been numerous requests for the approval of commercial development, the City has been hesitant to grant site approvals without an overall plan and architectural theme for the commercial center. This project will determine and provide the standards required for approval in this area.

## State Leadership

The Quality Growth Commission awarded Cedar Hills with a grant in the amount of \$7,000.

## Economic Development

This plan states that the office/retail development shall be of lower intensity than the neighborhood retail development. The neighborhood retail designation is intended to accommodate the most intense land uses within the Commercial Master Plan. This designation is established to promote retail commercial and services used for the convenience of surrounding residential neighborhoods.

## Infrastructure Development

The Cedar Hills Commercial City Center will develop as an integrated, architecturally harmonious mixed-use development. The City of Cedar Hills has determined that commercial facilities within the City for the following reasons: to reduce automobile dependency and to expand the City's tax base.

## Housing Opportunity

The mixed-use office/residential designation is intended to accommodate the least intense land uses and to provide a buffer to existing or future single-family residential areas through landscaping, setbacks, building heights and land uses.

## Conservation Ethic

This was not a component of this project.

*"The City has benefited through having a standard of quality commercial growth in place to eliminate haphazard and spontaneous development."*

*Konrad Hildebrandt-City Manager*

## Implementation

The plan has been implemented, however, not in an ordinance format. Currently, we are going through the city processes to include the plan as an ordinance. Nonetheless, the plan has been actively used in the initial development of our commercial sector and is seen as policy for the commercial growth.

## Promoting Intelligent Growth

The plan has promoted responsible development and the specific guidelines have greatly assisted in helping keep all development congruent and aesthetically pleasing.

## Accomplishments

To date, we are in the completion stages of three new professional office buildings, with an Assisted Living Center in the preliminary development stages. Further, we have master planned one half of the commercial sector with proposed development and the other half has received substantial interest and discussion.

## Benefits

The City has benefited through having a standard of quality commercial growth in place to eliminate haphazard and spontaneous development. The plan, as assumed, has been and most likely will be changed and tweaked over time, but the standard and foundation of the plan has been extremely beneficial for our small city's commercial growth and meeting our overall community development standards.

## Overview

*Centerville will be using the planning grant to defray the cost associated with the project design of a unique mixed-use project in the gateway area of the community. In addition, funds will be used to complete a growth plan/community design workshop that will assist in determining the future land use pattern of this project and assist in the implementation of zoning tools that will guide such development.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$5,000 in-kind)
Match:	\$25,000
Project Cost:	\$35,000

# Centerville-Gateway Village Master Plan

## Local Responsibility

Centerville is committed to gathering valuable public participation regarding the development of this land.

## State Leadership

The Quality Growth Commission awarded Centerville with a grant in the amount of \$10,000.

## Economic Development

It is a goal of the community that this project will enhance Centerville's sense of place by creating an alternative to big box retail and draw people from outside the city who desire to live, work, shop and recreate in the area. This combined acreage provides a valuable economic tool for the City to develop its tax base.

## Infrastructure Development

A goal of this project is to create a mixed or transitional commercial and residential use in the Parrish Lane corridor, which is adjacent to existing development to provide contrast and a focal point for community gatherings.

## Housing Opportunity

It is believed that this project will provide more space for certain demographics and that the addition of higher density housing with moderate rents will attract residents who work at new businesses being created. According to the study, the public is generally opposed to affordable housing. Many of the opinions expressed at public hearings were disparaging of non-single family housing units, especially moderate to lower income projects.

## Conservation Ethic

The site identified for development is being used for agricultural purposes. It will not be preserved for such a use in the future no matter what development pattern is chosen since it is located in the gateway area of the City and is highly developable and expensive. However, the public wants to maintain it as agricultural land.

*"...the project plans currently under review have/will be modified in ways that would not have happened if it hadn't been for this process and the funds from the planning grant."*

*Aric Jensen-Community Development Director*

## Implementation

The plan is currently being implemented. The southernmost section of property has received final plat approval from the planning commission. The northernmost section is in the conceptual design phase. The middle section is undeveloped.

## Promoting Intelligent Growth

Yes, many of the plan's principles have been implemented and they have promoted responsible growth throughout the City. The plan has been modified somewhat since its inception, however, many of the principle tenets such as pedestrian connections, traffic calming designs, etc., are being implemented as part of this plan.

## Accomplishments

Physical implementation will take place early next year. In the meantime, the Village Master Plan process and philosophy have encouraged debate and discussion, and in fact were the foremost topic in the municipal election of two years ago.

## Benefits of the Planning Grant

Without question this project has benefited the City by encouraging discussion, by showing alternative solutions, and by establishing goals/a vision of what could happen. Bottom line is that the Plan will not be implemented exactly as designed, however, the project plans currently under review have/will be modified in ways that would not have happened if it hadn't been for this process and the funds from the planning grant.

## Overview

*Due to extensive growth and development in Davis County, there is an urgent need to institute quality growth principles in Davis County. To better understand quality growth principles in Davis County, consultants conducted a survey of County residents. Questions to identify quality growth principles and issues in Davis County were included in the survey.*

## 1999 Planning Grant Summary

Grant Amount:	\$5,000
Matching Dollars:	\$5,000 (\$0 in-kind)
Match:	\$5,000
Project Cost:	\$10,000

# Davis County Quality Growth Survey

## Local Responsibility

By conducting a survey to identify quality growth principles, planners throughout the County can strategically and more efficiently regionalize and incorporate quality growth principles into local general plans. Dan Jones & Associates Inc., a full-service, independent, public opinion and marketing research firm located in Salt Lake City, was commissioned by the Davis County Department of Community and Economic Development to conduct and compile an opinion survey of 600 Davis County residents.

## State Leadership

The Quality Growth Commission awarded Davis County with a grant in the amount of \$5,000.

## Economic Development

Davis County residents listed employment opportunities as the second most positive aspect of growth. Shopping convenience was listed as the most positive aspect of growth. Residents tend to think that Davis County is growing too fast. Groups responsible for the growth include builders/developers, local government and homebuyers.

## Infrastructure Development

Objectives of the research included the following: Assess the impact of growth on Davis County over the past five years; Identify which approach the County should take in handling growth issues; Rate public transportation in Davis County and identify ways it could be improved; and Ascertain support and opposition to the initiative for increased mass transit in Davis County. There is strong support for extending light rail to Davis County. There is also significant support for increased bus routes, building Legacy Highway and building a commuter rail/heavy rail.

## Housing Opportunity

Davis County residents rate the cost of housing as one of the negative aspects of growth. An ideal community for many residents would be one that is the size they live in now or smaller. In light of this, there is significant support for establishing certain areas where new development is permitted and prohibiting new development in other areas (65% favor establishing specified areas).

## Conservation Ethic

Davis County residents support the idea that cities/counties should be allowed to purchase open space. They most strongly support planning and managing growth, rather than encouraging or discouraging it.

*"The County/local municipalities benefited greatly from the survey...which in turn led to better planning and a more efficient use of resources."*

*Aric Jansen-Community Development Director*

## Implementation

The survey was used to shape regional planning policy and influenced projects such as the Davis County Shorelands Plan, Davis County Hillside Plan, and ongoing projects such as the South Davis Transit Study

## Promoting Intelligent Growth

The survey gave the County leaders and staff substantiated information on which to base public policy, prioritize expenditures, and create specific area plans (as mentioned previously)

## Accomplishments

The Shorelands Plan and the Hillside Plan processes are currently being implemented, while the South Davis Transit Study is in the RFP phase.

## Benefits of the Planning Grant

The County/local municipalities benefited greatly from the survey by gaining a better understanding of the needs/desires/opinions of the residents of Davis County, which in turn led to better planning and a more efficient use of resources.

## Overview

*Garfield County conducted a survey to give definition to community quality growth issues by public opinion. The results will be used to help achieve consensus for future community planning. Garfield County hopes that the information will help the State Quality Growth Commission better understand rural perspectives as it relates to quality growth and rural communities better understand themselves and their future.*

## 1999 Planning Grant Summary

Grant Amount:	\$7,000
Matching Dollars:	\$4,000 (\$3,000 in-kind)
Match:	\$7,000
Project Cost:	\$14,000

# Garfield County Quality Growth Survey

## Local Responsibility

Garfield County conducted a county-wide survey to determine public opinion as it relates to the quality growth principles and to make more informed decisions as it relates to future planning within the County.

## State Leadership

The Quality Growth Commission awarded Garfield County with a grant in the amount of \$7,000.

## Economic Development

This was not a component of this project.

## Infrastructure Development

Forty-two percent of respondents strongly agree that existing roads in their community should be improved before the city or town spends revenue on new streets or roads. The study draws the conclusion that residential and commercial growth should occur in existing communities where adequate infrastructure is present.

## Housing Opportunity

The conclusion drawn from the study is that alternative housing options such as single family apartments, duplexes, smaller lots and the placement of mobile homes are options that are possible, but not in every community. Obtaining federal funding to construct new or rehabilitate older homes was strongly supported by 34% and generally supported by 72% of all respondents.

## Conservation Ethic

A majority of County residents support concepts in reference to scenic and sensitive areas, historical values and uses, and farmland. Residents may value the protection and preservation of critical and public lands, but they do not like how it is being carried out. "They feel that much of what is going on is being shoved in their face."

*“The survey results formed the basis for a number of unincorporated county and municipal planning projects.”*

*John Williams-Executive Director, 5 County AOG*

## Implementation

The plan has been implemented. The planning grant was used to facilitate a county-wide attitude survey. The county-wide planner employed by the Five County AOG developed the survey instrument, oversaw the survey process and tabulated the results.

## Promoting Intelligent Growth

The survey results formed the basis for a number of unincorporated county and municipal planning projects. One of the primary results was a scheme for development of private lands in Bryce Valley.

## Accomplishments

The survey was developed, tested, executed, tabulated, analyzed, and published for county and municipal officials.

## Benefits of the Planning Grant

The survey formed the basis for a number of efforts pursued by Garfield County Officials. See paragraphs above.

## Overview

*The City of Layton has begun a process to create a development and redevelopment plan for Old Downtown. This plan will build on the preliminary strategic plan developed by community stakeholders. The funds from the planning grant will be used to create visual aids depicting land-use and design objectives for Layton.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$5,000 (\$5,000 in-kind)
Match:	\$10,000
Project Cost:	\$20,000

# Layton-Downtown Redevelopment Project

## Local Responsibility

To guide its efforts in downtown development and identify quality growth principles that are important to its citizens, Layton conducted a series of open houses and public meetings to solicit feedback. Goals were identified to guide the design work contained in the plan.

## State Leadership

The Quality Growth Commission awarded Layton with a grant in the amount of \$10,000.

## Economic Development

Some of the goals identified as part of the plan include: provide for long-term economic enhancement, enhance landowner values and provide an identifiable set of development projects for the area being studied.

## Infrastructure Development

Another goal of the plan is to release the potential of existing and also improve existing infrastructure. A series of Plan Alternates were developed and based around the movement of cars and pedestrians within the project area. The movement of cars and pedestrians is at the core of any successful design for an improved Old Downtown. Each of the Plan Alternates has the intention of having the redesigned corridor make a fundamental contribution to a creation of a district.

## Housing Opportunity

The proposed housing would be provided as a combination of housing types and densities that would generally provide an enhanced sense of community and greater support of pedestrian activities. For the purpose of this study, three housing types are proposed: residential over retail within the commercial district, row housing between 12-18 units/acre and semi-detached or detached housing.

## Conservation Ethic

This is not a component of this.

*"...recommendations from the study have been incorporated into various Zoning Ordinance amendments and into the RDA plan for the general area."*

*Peter Matson-Long-Range Planner*

## Implementation

The Old Downtown Layton Revitalization Plan was prepared and presented in a series of public open houses during the winter of 1999/2000. Although the Plan as a whole has not been formally adopted, recommendations from the study have been incorporated into various Zoning Ordinance amendments and into the RDA plan for the general area. The RDA Plan for the area specifically references the design recommendations from the Plan as a guide for the Redevelopment Agency in reviewing development proposals in the area.

## Promoting Intelligent Growth

The Plan was the beginning of discussions and proposals for the South Main Street Interchange project, which is now on the 5-year Long Range Transportation Plan for the Region. Design recommendations from the Plan have carried over into the Transportation Oriented Development (TOD) process sponsored by Envision Utah. Historic preservation, TOD and TDM principles have carried over in the various processes affecting the old downtown area. More specifically, UTA's commuter rail project proposes a station to be located in the study area. The Old Downtown Layton Revitalization Plan recommendations and public input process have become important aspects of the growth, development and redevelopment of the area and will be an important tool for years to come.

## Accomplishments

Recommendations from the Plan have been instrumental in the adoption of an Old Downtown Overlay Zone designed to protect the area from typical highway commercial development and focus on land uses consistent with transportation oriented development and historic preservation. The planning staff is working on updates to the overlay zone that will provide design guidelines and mixed-use guidelines for the area.

The RDA Plan was adopted in June of 2002 and the Old Downtown Layton Revitalization plan is a referenced design document for the RDA Plan.

The Commuter Rail line and Layton Station are in the planning stage and projected to be operational by 2007.

## Benefits

Although not specifically adopted as the primary planning document for the old downtown area, the Old Downtown Layton Revitalization Plan has been a guideline for additional studies and projects for the area. The public input process has been the basis for additional public involvement processes and major projects such as the commuter rail station, the South Main Street Interchange project, the South Main/Fort Lane Project Area RDA Plan, and the Old Downtown Overlay zone.

## Overview

*To provide for the health, safety and general welfare of the citizens of Kanab, the City Council is committed to establishing a general plan, which will specify goals, relating to land use, housing, the environment, transportation, and public facilities and services, which the residents hope to achieve during the next 20 years.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$8,000 (\$12,000 in-kind)
Match:	\$20,000
Project Cost:	\$30,000

# Kanab-Amendment of General Plan

## Local Responsibility

This General Plan was prepared in cooperation with the Kanab City Planning Commission and City Council, the Five County Association of Governments, and financed through a planning grant from the Utah Quality Growth Commission.

## State Leadership

The Quality Growth Commission awarded Kanab with a grant in the amount of \$10,000.

## Economic Development

To achieve a balanced mix of manufacturing, commercial and retail economic base, the General Plan has included a variety of policies that include: Expanding Kanab's economic base through their planned annexation program, preparing an annual or bi-annual labor market profile for prospective businesses and assisting in economic development through a main street overlay.

## Infrastructure Development

The Kanab General Plan includes policies and guidelines regarding public services and community facilities. Kanab is committed to working with utilities and other service providers to ensure adequate and safe public infrastructure and public services for City residents, including upgrading and expansion of existing deficient systems.

## Housing Opportunity

All residential areas will be developed with an emphasis on creating safe, attractive neighborhoods. Low intensity residential areas will not exceed an overall density of two single-family homes per acre. However, within a proposed development, there may be a mixture of larger and smaller lots as long as the number of dwelling units does not exceed the maximum density allowed.

## Conservation Ethic

The Land Use Element of Kanab City is designed to promote sound land use decisions throughout the City. The pattern of land uses, their location, mix and density is a critical component of planning in the amended General Plan. The Land Use Element establishes a planned pattern for development for the next 20 years.

*"The Planning Grant allowed the City to retain two local experts who facilitated the neighborhood meetings...In addition, the Five County AOG was able to prepare the General Plan update under the direction of the Planning Commission."*

*John Williams-Executive Director, 5 County AOG*

## Implementation

The plan has been implemented. The 1999 project allowed the Kanab City Planning Commission and City Council to sponsor a series of neighborhood meetings. For the first time in the history of Kanab planning efforts, neighbors were able to meet and discuss issues specific to their immediate surroundings. The results of the neighborhood meetings were integrated into a General Plan update prepared in 2002.

## Promoting Intelligent Growth

The Kanab General Plan was reviewed and revised by the Planning Commission and City Council over an 18 month period in 2001-2002. The issues raised during the neighborhood meetings formed the basis for the General Plan update.

## Accomplishments

See the paragraph above. General Plan Update adopted in 2002.

## Benefits

The Planning Grant allowed the City to retain two local experts who facilitated the neighborhood meetings. In addition, the Five County AOG was able to prepare the General Plan update under the direction of the Planning Commission. Some limited mapping/graphics were also prepared.

## Overview

*The City of Provo will use this project as a pilot effort to identify with neighborhood residents' methods for appropriately actualizing quality growth principles in an older neighborhood. In addition, funds will be used to design a mixed-use development incorporating both housing and retail components with the inter-modal facility.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$3,000 in-kind)
Match:	\$23,000
Project Cost:	\$33,000

# Provo-Community Design Workshop

## Local Responsibility

In October 1999, the City of Provo hired the consulting firm of Calthorpe Associates of Berkeley, CA to lead the collaborative neighborhood design workshop process. Significant outreach through the newspaper, home and school delivery of flyers and personal contact with neighborhood representatives preceded the meeting.

## State Leadership

The Quality Growth Commission awarded Provo with a grant in the amount of \$10,000.

## Economic Development

The workshop produced a variety of pedestrian serving developments, such as mixed use retail with apartments above, a high intensity residential/commercial district centered on a pedestrian street and a high intensity commercial core at 500 west/600 south.

## Infrastructure Development

Suggestions involving infrastructure include: provide for sufficient parking for the mixed-use district in this area, provide a parking structure near 500 West/600 South for intermodal and neighborhood uses and make widening improvements to 500 West to create a major north-south collector for the neighborhood.

## Housing Opportunity

The homeownership rate in the Franklin neighborhood is estimated at 32%. All of the design teams proposed the development of higher density housing (town homes, garden or mid-rise apartments). Specifically, the participating groups proposed a variety of strategies to increase the affordability of the areas housing. Strategies include: develop work/live spaces, provide for a concentration of garden apartments between 600 and 700 South and small apartments serving retail.

## Conservation Ethic

This was not a component of the plan.

*"The funding provided opportunities to bring in nationally known design consultants with extensive experience in revitalizing urban areas and embracing new urbanist concepts, such as transit-oriented development."*

*Jan Yeckes-Asst. Director, Community Development*

## Implementation

Although not yet adopted by the Municipal Council, the preparation of the draft Intermodal Plan has set a foundation for continued community planning efforts within the study area and surrounding neighborhoods and will carry over to additional work needed to move the project forward.

The grant provided funding for design workshops, conducted by the nationally known consulting team of Calthorpe and Fregonesi and focused on the study area for which a Finding of No Significant Impact (FONSI) was obtained for an Environmental Assessment (EA).

A new EA will need to be funded and completed prior to updating and implementing the Intermodal Plan. Provo City continues to pursue additional funding to move this work forward. Continuation of the intermodal center work has been included in the October 2003 letter of intent for projects requiring MPO funding for the 2005-2009 fiscal planning period.

## Promoting Intelligent Growth

See combined answer for 2, 3, 4, below.

## Accomplishments

See combined answer for 2, 3, 4, below.

## Benefits

The planning process associated with the Intermodal Plan was an excellent opportunity for Franklin and Franklin South residents to see the possibilities within their neighborhoods as envisioned by specialists in intermodal/land use relationships, to provide their own ideas into the redevelopment of the railway corridor, and to actively involve residents in the public processes of community and transportation planning.

The Franklin and Franklin South neighborhoods continue to express enthusiasm generated by the train depot station constructed in the area and the visioning and design studies related to the transportation corridor. The work done through this process will provide a basis for moving forward once the new EA is completed for the new site. Although additional work will be needed, the value of the work will carry forward. The value to the community, today, is visible through the activism and knowledge gained by the residents of these neighborhoods and through their continued participation in the public processes of planning and community development.

## Overview

### *The Richmond City Quality Growth Demonstration*

Area study was conducted to define "quality growth" for a rural community in Northern Utah. This study sought to accomplish two things: analyze the Quality Growth Demonstration Area in terms of infill housing potential and develop model land use ordinances to facilitate quality growth for rural areas.

## 1999 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$15,000 (\$0 in-kind)
Match:	\$15,000
Project Cost:	\$30,000

# Richmond-Quality Growth Demonstration Area

## Local Responsibility

The community of Richmond City is committed to protecting the areas rural character and agricultural lands. This report summarizes the study conducted for the Quality Growth Demonstration Area and provides recommendations/strategies for accomplishing Richmond City's goals.

## State Leadership

The Quality Growth Commission awarded Richmond City with a grant in the amount of \$15,000.

## Economic Development

The existing Land Use map was developed by updating the existing map contained in the General Plan with current information gathered in a field survey and from Cache County plat maps. This map illustrates current development patterns, undeveloped open spaces and the quantity of land uses within the QGDA. It also provides a useful tool for determining where potential development areas lie.

## Infrastructure Development

Richmond City adopted recommendations outlined in the Culinary Water Impact Fee Analysis in June of 1997 and amended them in 2001. This analysis also determined the financial costs to the city of supplying water to future customers and how these costs can be recovered.

## Housing Opportunity

Opportunities and constraints for housing development within the QGDA were determined by using the information presented in figure 8 of the plan that lists existing land uses, capital facilities and proposed land uses. The five criteria contained in the plan were chosen to illustrate how Richmond City can develop within its existing infrastructure and avoid sprawling subdivisions in the agricultural lands perimeter.

## Conservation Ethic

Approximately 96% of the land is private agricultural land that functions as visual and cultural open space, providing the City with its open views and contributing substantially to its rural character. However, the only open space that is open to the public is 8.4 acres of parkland. The City will complete a Parks, Open Space and Trails Plan that will determine the amount and location of parks, open space and trails.

*"It is highly doubtful that a General Plan of this quality could have been developed within this decade without the grant...Both the Planning & Zoning Commission and the Richmond City Council constantly refer to both documents whenever developers/builders approach the city."*

*Marlowe Adkins-City Manager*

## Implementation

The plan is currently being used. The General Plan was adopted in 1999 and has been extensively referred to since. The zoning ordinance portion was adopted in November of 2001 and is currently the sole guidance for zoning regulations.

## Promoting Intelligent Growth

Both documents are constantly referred to by both the Planning & Zoning Commission and the Richmond City Council whenever developers/builders approach the city. This has enabled growth, currently about 2.5% per year, to move ahead in an orderly manner, maintaining as much as possible the semi-rural ambiance while simultaneously encouraging responsible and practical growth. Those desiring to bring development to the City, whether residential or business, have a consistent guideline rather than trying to meet the whims of individuals or special interest groups.

## Accomplishments

A planned unit development, designed to be "in progress" for a ten to fifteen year period; a planned industrial-commercial area to enable industrial and commercial development compatible with the community; a sub-division currently under discussion was able to plan roads in keeping with the General Plan; many individual instances of consistency in requirements insofar as the building and usage of property within the City limits

## Benefits

It is highly doubtful that a General Plan of this quality could have been developed within this decade without the grant. All of the items stated above directly impact, in a positive manner, the quality of life within Richmond. The zoning aspect forced a needed review of land usage, both current and within the decade to come. The successful completion of this review has resulted in a document designed to support growth within the concepts espoused by the General Plan and, again, providing a consistency that may have been otherwise lacking. We recognize that these documents cannot remain static, and plan to review for appropriateness both at five to seven year intervals.

## Overview

*Salt Lake City conducted a one-day workshop to identify the opportunities and constraints for transit oriented development on the eastern portion of Block 37. Participants discussed the existing site condition, the design of the new Salt Lake City Library, transit, and transportation issues. Finally, development concepts and design guidelines were discussed.*

## 1999 Planning Grant Summary

Grant Amount:	\$5,000
Matching Dollars:	\$2,500 (\$2,500 in-kind)
Match:	\$5,000
Project Cost:	\$10,000

# Salt Lake City-Transit Oriented Development

## Local Responsibility

Peter Calthorpe and Moshe Safdie, the architect that designed the new Salt Lake City Library, hosted the one-day workshop. Staff attended the design workshop from various City departments, the Salt Lake City Library, City Council members, and Transportation Advisory Board Members.

## State Leadership

The Quality Growth Commission awarded Salt Lake City with a grant in the amount of \$5,000.

## Economic Development

The illustrative plan envisions the development of two buildings that will incorporate a vertical integration of mixed land-uses. In each building, office and retail uses will occupy the lower levels with two levels of residential units above. The plan assumes that the office space will be used for governmental use. Both buildings would include a retail component.

## Infrastructure Development

Residents and employees of this mixed-use development will have great access to public transit. An extension of the new light rail system that links the University of Utah with the central business district will be constructed on the northern edge.

## Housing Opportunity

It is believed that residential dwelling units will occupy the upper two levels of both buildings. The residential units are developed around a double-loaded interior corridor system. This type of design provides units with views oriented away from the block and units with views oriented toward the open residential plazas developed above the pedestal parking structures.

## Conservation Ethic

This plan provides private open space for the residential tenants by developing rooftop gardens above the pedestal parking. The development of the Library Plaza will create an active open space that will serve a wider community.

*"The planning grant was beneficial because it brought together a diverse group of stakeholders... and focused attention to the benefits of transit-oriented development and the creation of housing in the downtown area."*

*Joel Patterson-Senior Planner*

## Implementation

This study was completed under the Corradini Administration. Following the completion of this study, Salt Lake City elected Mayor Anderson who championed a different vision for the east side of Block 37. Instead of a mixed-use project, the City finished developing open space at this site.

## Promoting Intelligent Growth

The plan was valuable for the process that occurred to develop the plan. Although this plan was not implemented, Salt Lake City is committed to the principles of responsible growth and has developed several mixed use zoning districts that help to promote transit-oriented development.

## Accomplishments

The plan has not been implemented because of a change in administrations. However, as mentioned in question #2, independent of this grant, Salt Lake City is committed to responsible growth principles.

## Benefits

The planning grant was beneficial because it brought together a diverse group of stakeholders who discussed alternative futures for Block 37 and focused attention to the benefits of transit-oriented development and the creation of housing in the downtown area.

## Overview

*With funding from the Utah Quality Growth Commission,*

*Salt Lake City conducted a design workshop to address transit-oriented development potential for the West Temple Gateway, located between 700 South and the 900 South I-15 ramp from West Temple to 300 West. This plan will produce transit-oriented development policies and design guidelines for the study area, which includes a future light rail transit stop.*

## 1999 Planning Grant Summary

Grant Amount:	\$5,000
Matching Dollars:	\$1,000 (\$9,000 in-kind)
Match:	\$10,000
Project Cost:	\$15,000

# Salt Lake City-West Temple TOD

## Local Responsibility

Salt Lake City hired Calthorpe Associates to conduct the West Temple Transit-Oriented Development Case.

## State Leadership

The Quality Growth Commission awarded Salt Lake City with a grant in the amount of \$5,000.

## Economic Development

There is potential for in-fill development within the study area. The parcels are small and dispersed throughout the area, so development will need to involve an assembly of parcels to create suitable sites. The development concept includes strategies to increase residential development in the area and make public way improvements that will make the area more attractive, which will provide a sense of place and transportation alternatives for those who live and work in the area.

## Infrastructure Development

The study is served by a full compliment of city utilities. However, because of the age of this area and its location, the utility systems in the area are old and in some cases do not meet current city standards. The lack of new development in the area has lessened the pressure to upgrade the facilities. As in-fill development occurs, the developer may be required to make off-site improvements to the system.

## Housing Opportunity

There is no publicly owned affordable housing in the West Temple Gateway study area. However, the Salt Lake City Redevelopment Agency is encouraging developers to build mixed-use housing in the areas. One of the goals of the RDA is to take advantage of the proximity of property to the future light rail station by encouraging transit-oriented development.

## Conservation Ethic

This is not a component of this plan. In addition, no formal open space exists within the demonstration area.

*"The plan...has been used as a support document by the City's Redevelopment Agency, which has been working in this area to encourage the redevelopment of this area."*

*Joel Patterson-Senior Planner*

## Implementation

The plan has not been implemented, however, it has been used as a support document by the City's Redevelopment Agency, which has been working in this area to encourage redevelopment of this area. It is the City's continued goal to convince UTA of the need to open a TRAX stop in this area. The Plan indicates the need to increase residential density and to develop supporting commercial uses in the area.

## Promoting Intelligent Growth

The plan was valuable for the process that occurred to develop the plan. Salt Lake City is committed to the principles of responsible growth and has developed several mixed use zoning districts that help to promote transit-oriented development.

## Accomplishments

The Redevelopment Agency has purchased property in this area and is working with landowners and developers to foster new development.

## Benefits

The planning grant was beneficial because it brought together a diverse group of stakeholders who discussed alternative futures for this area and focused attention to the benefits of transit-oriented development and the creation of housing in the downtown area.

## Overview

*The cities of Sandy and Midvale are developing a mixed-use Transit Oriented Development (TOD) plan through the Community Design Workshops. The goals and objectives of this plan include the involvement of community participation in identifying principles of quality growth, that relate to TOD, open space and trails and the location of a transit station convenient to development.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$0 in-kind)
Match:	\$20,000
Project Cost:	\$30,000

# Sandy-Midvale Cities-TOD Project

## Local Responsibility

The Cities of Sandy and Midvale are proposing to undertake a unique joint planning effort in cooperation with Envision Utah and the Utah Quality Growth Commission.

## State Leadership

The Quality Growth Commission awarded Sandy-Midvale with a grant in the amount of \$10,000.

## Economic Development

Through the process of the workshop, detailed information on how and where new development may occur within the proposed study area will be provided.

## Infrastructure Development

Workshop participants will investigate the effects of incorporating mixed-use development patterns in providing a wider spectrum of housing options. The costs and benefits associated with this type of development will be analyzed

## Housing Opportunity

The workshop will demonstrate the potential for more compact development patterns, whether in redevelopment, infill and/or new development capacities. These development patterns, if implemented, would help in preserving open space.

## Conservation Ethic

The workshop will demonstrate the potential for more compact development patterns, whether in redevelopment, infill and/or new development capacities. These development patterns, if implemented, would help in preserving open space.

*"The workshop was critical in bringing about consensus between these groups as to how the property could be developed."*

*George Shaw-Planning Director*

## Implementation

The plan has been inactive since 1999, however, UTA has recently re-activated the annexation and zoning of this property. In fact, the public hearing for the above is scheduled for tonight's City Council Meeting (October 14, 2003). The original plan is still being used by UTA, knowing that when the property is ready to develop, the actual design may change somewhat.

## Promoting Intelligent Growth

Even though the plan has been inactive, the design workshop was the lever to get a mixed use zone adopted in the City, the need being that a new zone would 'insure' that development of the site would truly comply with mixed use design. Our Mixed Use Zone was adopted August 2002, and has been implemented on other sites within the City.

## Accomplishments

The Zone has received awards from both ENVISION UTAH and the Utah Chapter of A.P.A. (American Planning Association). We have two significant areas in our community that have been rezoned to Mixed Use and several other areas that have been discussed as possibilities. One of the two sites above is already into Phase I construction.

## Benefits

The grant provided funds to pull off a design workshop that included public officials, design professionals, property owners, and citizens. The workshop was critical in bringing about consensus between these groups as to how the property could be developed. The design professionals were able to show how the property could be configured in a way that would not impact local neighborhoods but actually become an amenity to the area. It is a major achievement whenever public officials and the citizenry can agree on development issues.

## Overview

*To more efficiently meet the changing needs of Sanpete County, a study was conducted by members of the Economics Department of Utah State University concerning the "cost of services in the county vs. the cost of services in municipalities; including the impact that secondary residences have upon county services. This study represents fiscal, as opposed to accounting or economic evaluations. As a result, no account is taken of the impact of declining or improved assets.*

## 1999 Planning Grant Summary

Grant Amount:	\$8,000
Matching Dollars:	\$8,000 (\$0 in-kind)
Match:	\$8,000
Project Cost:	\$16,000

# Sanpete County-Economic Modeling Project

## Local Responsibility

Sanpete County commission and zoning officials hired Utah State University to conduct the study. The grant from the Quality Growth Commission not only funded the study, but also allowed the County to hire a student from the university to do most of the "leg work".

## State Leadership

The Quality Growth Commission awarded Sanpete County with a grant in the amount of \$8,000.

## Economic Development

Three sectors (rural/agriculture, commercial and residential) were identified and used in the study by Snyder and Ferguson. These same sectors were used in this study with one major exception. There was also interest in Sanpete County concerning the role of the recreational cabin developments that have been built in the county. To determine the financial impacts of the agricultural sector, revenues and costs associated with lands that were generally not in any of the cities and towns were evaluated. The residential sector included lands and areas in the cities and towns in the county that were not commercial sites were evaluated.

## Infrastructure Development

This study provided a comprehensive resource of Sanpete County revenues and expenditures to the residential, commercial and rural/agricultural sectors. This allows the County to more efficiently allocate resources and plan for the future.

## Housing Opportunity

This was not a component of this project.

## Conservation Ethic

This was not a component of this project.

*"As a result of this plan, better zoning issues are now being considered in Sanpete County."*

*Bruce Blackham-County Commissioner*

## Implementation

The economic modeling plan that was developed in part by planning grant funds was completed and is currently being used throughout Sanpete County to address economic issues and strategically plan for the future.

## Promoting Intelligent Growth

As a result of this plan, better zoning issues are now being considered in Sanpete County.

## Accomplishments

We have been able to review costs versus services and have already adjusted some zoning fees to reflect the survey results.

## Benefits

Sanpete County has reviewed fees associated with County services and greater consideration is being given to matching fees with services.

## Overview

*There will be 3 transit stations located in the South Salt Lake city limits. It is believed that the implementation of TRAX will provide the community with new opportunities for development and redevelopment. This planning effort, funded in part by the Utah Quality Growth Commission, will allow South Salt Lake to explore these new opportunities. These will become tools to assist the City in utilizing the dynamic political and economic forces to create positive influence on change within the community.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,500 (\$18,000 in-kind)
Match:	\$38,500
Project Cost:	\$48,500

# South Salt Lake-TOD Survey

## Local Responsibility

Throughout the design process, several methods were utilized to receive and incorporate public input. A steering committee was organized to oversee and provide input in the overall process for the duration of the project. Under the direction of city staff, multiple town meetings were organized to gather input from a broad section of the community.

## State Leadership

The Quality Growth Commission awarded South Salt Lake with a grant in the amount of \$10,000.

## Economic Development

This plan contains development recommendations for the 2100 S. 2700 S. 3300 S., and 3900 S. areas. This includes corridor development, high density TOD zone, infill residential development, mixed-use development, and in-fill commercial development.

## Infrastructure Development

The proposed high-density developments will place a greater load on South Salt Lake City's existing infrastructure. However, it is projected that the high densities will actually reduce costs related to installing new roads and utility service.

## Housing Opportunity

A variety of housing will be proposed for each of the 4 areas previously discussed, including high density housing, mixed-use retail with residential components and the creation of a residential district.

## Conservation Ethic

Surface parking in some areas will be minimized to allow for a greater amount of green space. In addition, the plan proposed the creation of green spaces in the form of neighborhood parks, parkways, paths, and streetscaping.

*"We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. We have also been working with property owners, as mentioned above, who agree with the plan in general and want to redevelop their properties."*

*Nathan Cox-Prgrams Administrator*

## Implementation

Yes, and yes. This plan was a precursor to the other two station-specific plans we received funding for. The plan funneled community interests in redeveloping the corridor into general land use prescriptions. These general development guidelines were refined in the subsequent plans eventually resulting in our overlay zone and design guidelines currently used in day-to-day planning efforts.

## Promoting Intelligent Growth

We have been working with property owners and developers in the area to redevelop properties adjacent to TRAX, but Brownfield issues have made it very difficult to get the project numbers to work. To date I believe few if any landowners have opted to use our overlay zone. Nevertheless, the tools are now available, and the elected officials fully support redevelopment.

## Accomplishments

The plan is finished. Planners are using the zoning and design guidelines to educate and assist developers in projects. Some additional funding has been secured.

## Benefits

We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. We have also been working with property owners, as mentioned above, who agree with the plan in general and want to redevelop their properties.

## Overview

*The Town of Springdale conducted a public development survey to identify issues relating to growth and quality growth principles that should be considered as guiding principles in the development of their community. This is also a part of the General Plan Review and Revision Project.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$5,400 (\$5,000 in-kind)
Match:	\$10,400
Project Cost:	\$20,400

# Springdale Quality Growth Survey

## Local Responsibility

The Town of Springdale solicited the services of Lee Nellis from the Sonoran Institute.

## State Leadership

The Quality Growth Commission awarded Springdale with a grant in the amount of \$10,000.

## Economic Development

Input received from citizens indicates that they want the large lot development to continue, with exceptions for greater densities for affordable housing. Citizens want the emphasis on the small businesses to continue and to concentrate on servicing the tourist sector.

## Infrastructure Development

The Town of Springdale, in cooperation with Zion National Park, Zion Natural History Association and Utah Department of Transportation has developed a shuttle system that will serve the town. The park system has been upgraded with a new playground, sod and mini-amphitheatre. The town has built a new water treatment plant to serve the needs of the town in the future. These have been accomplishments of the General Plan.

## Housing Opportunity

The majority of respondents to the survey and those at the open house are not in favor of greater densities in general. However, they are in favor of higher densities for affordable housing.

## Conservation Ethic

Ninety-eight participants of the survey believe that the Town should require more conservation easements. Presently, there are two easements. All new subdivisions have open space requirements. Springdale strives to protect the natural environment and has managed to accomplish this goal through continuing to require conservation easements.

*"The plan will address issues such as preservation of natural features and resources, compatible building design, preservation of open spaces, affordable housing and historic preservation."*

*Rick Wixom-Town Manager*

## Implementation

The Planning grant has been utilized in the development of the town's general plan. The town is currently re-writing the plan, and is expected to complete the process within 6 months.

## Promoting Intelligent Growth

The plan will address issues such as preservation of natural features and resources, compatible building design, preservation of open spaces, affordable housing and historic preservation.

## Accomplishments

Consultation work, community surveys, community workshops, work sessions for appointed/elected town officials. The Planning Commission has prepared a draft set of Goals and Objectives for plan.

## Benefits

A more complete planning process than would have otherwise been possible.

## Overview

*Tooele City, Grantsville City and the unincorporated area of Tooele Valley collaborated their efforts in the identification of quality growth principles for the Tooele Valley. Items discussed at these local meetings included: air quality and environmental protection, economic development, transportation, affordable housing, governmental coordination, and water resources, among other issues. These joint meetings considered how the residential and non-residential growth should be managed in the Tooele Valley'*

## 1999 Planning Grant Summary

Grant Amount:	\$9,500
Matching Dollars:	\$4,600 (\$4,600 in-kind)
Match:	\$9,200
Project Cost:	\$18,700

# Tooele Valley Quality Growth Principles

## Local Responsibility

The Grantsville City Council and Planning Commission, the Tooele City Council and City Planning Commission, the Tooele County Planning Commission, the Erda Township Planning Board, the Pine Canyon Township Planning Board, the Tooele City Police Department, the Tooele County Sheriff's Office, other service providers, and interested business owners and residents discussed 7 primary issues related to growth in the Tooele Valley.

## State Leadership

The Quality Growth Commission awarded Tooele with a grant in the amount of \$9,500.

## Economic Development

To ensure the economic health of the Tooele Valley, the continued expansion and diversification of the commercial and industrial sectors need to occur throughout the community. Significant benefits can be realized by additional economic development. However, development must be inclusive of all jurisdictions if it is to be accepted and successful.

## Infrastructure Development

Comments made at joint meetings recognized a need to concentrate residential development in existing population centers in order to take advantage of existing infrastructure, reduce costs associated with new development and reduce pressure to encroach on open spaces.

## Housing Opportunity

Residential growth should be required to locate within the existing cities. Opportunities should be provided for the "infill" of the existing built-up areas. This is a suggested Quality Growth Principle. It is suggested that the demand for affordable and moderate housing be monitored and provided, not only from the social perspective, but also from an economic development "strength" perspective.

## Conservation Ethic

The joint meetings identified the need to make the preservation of agricultural and open space areas a "planning priority". One of the key questions raised of open space preservation was "What is the definition of open space?" Another item discussed for the preservation of open space areas is the need for some form of acquisition initiative. Maintaining the Valley's agricultural and rural character should be a goal of any planning effort. This was a suggested Quality Growth Principle.

*"The grant opened a forum to see that interlocal cooperation was needed and could be engaged in without loss of local control and policies."*

*Nicole Cline-Planning Division Manager*

## Implementation

Yes, the plan has been completed. We have adopted the Tooele Valley regional plan, which encompasses the cities of Tooele, Grantsville and Stockton as well as the unincorporated county.

## Promoting Intelligent Growth

It has coordinated efforts to put the proper density within jurisdictions can best benefit and afford them. The cities are the population centers and have a logical pattern of growth to follow that prevents sprawl and leap frog development into the county.

## Accomplishments

The plan was formulated through the efforts of Envision Utah and the consultants of SWCA, CRS and Thomas Consultants. The county has adopted the plan and the cities are close to doing so.

## Benefits

The grant opened a forum to see that interlocal cooperation was needed and could be engaged in without loss of local control and policies. The grant afforded the consult to show the cost-benefit of the proposal and helped in getting further funding from Envision Utah.

## Overview

*The City of West Jordan seeks to plan for and implement an appropriate and sustainable*

*“Quality Growth” redevelopment strategy for former industrial, residential and retail sites in the heart of West Jordan. This will include a “Quality Growth” plan for revitalization of a Historic Downtown area necessitated by improvements in transportation systems. Six hundred and thirty five West Jordan residents and 103 businesses were involved in the Quality Growth Community Survey.*

## 1999 Planning Grant Summary

Grant Amount:	\$7,500
Matching Dollars:	\$4,500 (\$3,750 in-kind)
Match:	\$8,250
Project Cost:	\$15,750

# West Jordan Quality Growth Survey

## Local Responsibility

Lighthouse Research was asked by the City of West Jordan to conduct a West Jordan Quality Growth Community Survey. This consisted of a survey and structured interviews of residents and business owners/managers

## State Leadership

The Quality Growth Commission awarded West Jordan with a grant in the amount of \$7,500.

## Economic Development

One of the goals of the project is to demonstrate that “Quality Growth” can occur on the West Side of the Salt Lake Valley, and that West Side developments don’t have to just be high density/low cost. The survey states that a little more than half said that they oppose or strongly oppose a tax increase/bond to fund redevelopment.

## Infrastructure Development

The City of West Jordan seeks to promote efficient use of existing infrastructure, infill and redevelopment and efficient transportation. The survey revealed that traffic congestion was considered the most important issue by the next largest category of respondents.

## Housing Opportunity

Two of the community goals of this plan are to provide attainable housing and promote a diverse mix of housing. On average, West Jordan residents rated the availability of affordable housing as “good”. The largest percent of comments for all categories of survey respondents focused on concerns about residential growth.

## Conservation Ethic

On average, West Jordan residents were favorable toward the development of a walking/biking trail system and redevelopment/expansion of the community center, but they were considerably less favorable toward the development of agricultural land for commercial and residential use. However, the largest percent of residents (36%) strongly agree that there is a need for more conservation/rehabilitation of open space.

*"The City has benefited from land acquisition which would not have been possible at the time funds were granted."*

*Paul Coates-Support Services Manager*

## Implementation

The plan has not been implemented and is not being used.

## Promoting Intelligent Growth

Not as yet.

## Accomplishments

The project is being done in partnership with the Corps of Engineers under Section 206. The Corps has recently completed feasibility and is now planning to commence the design phase. The only part of the project completed, which the McCallister grant was used for, is land acquisition.

## Benefits

The City has benefited from land acquisition which would not have been possible at the time funds were granted. The City will eventually have an 85-acre wetlands project to enjoy.

## Overview

*The purpose of this project was to identify coordinated growth strategies that address the concerns of residents regarding the current development patterns of a 300-acre site that extends from the Jordan River to Redwood Road and from 3100 South to 3300/3500 South. There is an interest in examining how a mixed-use development could fit into the area and how it could be incorporated into community accessible open space.*

## 1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$5,000 in-kind)
Match:	\$25,000
Project Cost:	\$35,000

# West Valley-Jordan River Revitalization Project

## Local Responsibility

The City of West Valley signed a contract in 1999 with the Quality Growth Commission to do a site specific demonstration of quality growth principles. This funding, along with other donations, allowed the City to hire Calthorpe Associates, to assist in the project.

## State Leadership

The Quality Growth Commission awarded West Valley with a grant in the amount of \$10,000. Envision Utah and Utah Power provided additional funds.

## Economic Development

Residents felt that cluster development would be a good option, if the issue of who takes care of the open space is addressed. There was concern over placing commercial in current residential areas due to potential impacts and a feeling that small stores would not be able to compete. A goal of the City is to create new small business opportunities.

## Infrastructure Development

Residents would like to see more bike paths and more pedestrian friendly sidewalks to allow alternatives to the automobile. Interest was expressed in development that concentrates infrastructure by careful planning. The site plan efficiently uses infrastructure by concentrating housing, retail and office in a relatively small area.

## Housing Opportunity

The site plan shows numerous densities, permitting different income levels. Live work units and residential over commercial are other affordable options included in the site-specific plan. Citizens from focus groups believe that single-family homes should be dominant, but that there should be alternatives. Apartments can be made more acceptable with certain adjustments. There needs to be more variety of housing types in all neighborhoods.

## Conservation Ethic

A majority of respondents viewed open space as something that should be considered in all new development. The City was told to be creative in finding ways to provide open space with minimal tax dollars, such as utilizing odd sized or undevelopable parcels, power line corridors and enlisting volunteers.

*"The Quality Growth Principles and design principles have helped us promote higher quality development in the area. This includes both residential and commercial developments."*

*John Jansen-Assistant Director Community Development*

## Implementation

The plan called for a variety of mixed uses and new housing types in an area near the Jordan River. It introduced traditional neighborhood development and new urbanism concepts to our City. An overlay has been created encouraging those concepts and we adopted a mixed use ordinance. We have our first mixed use project under construction on the south side of 35th. It will have a "Main Street" with first floor retail and apartments above. The plan helped us move ahead with new principles for new development in the City.

## Promoting Intelligent Growth

The Plan was moderately successful. We had been considering some of the concepts promoted by Calthorpe for some time and this ended up moving us more quickly in that direction.

## Accomplishments

The Quality Growth Principles and design principles have helped us promote higher quality development in the area. This includes both residential and commercial developments. In the residential area, we have seen more mixing of housing types, and in the commercial areas more emphasis on stronger streetscapes and pedestrian connections.

## Benefits

The grant helped initiate planning efforts in this area. Even a Check Cashing business has been built with a 10' sidewalk, pedestrian lights. We have also gone after and received a grant, for the streetscape that was adopted not long after the planning study. The grant helped us to clarify some important guidelines for the area and to make us look for other ways to accomplish goals for the area.



*2000*

## Planning Grant Recipients

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Castle Valley  
Salina  
Draper  
South Salt Lake  
Davis County  
Farmington  
Laverkin  
Logan  
West Haven  
Moab  
Ogden  
Spanish Fork



## Overview

*This project is a planning process entered into between the Town of Castle Valley (TCV), State of Utah School and Institutional Trust Lands Administration (SITLA) and Castle Rock Collaboration (CRC-in association with Utah Open Lands) to develop a master plan assessing the SITLA lands and its disposition of 4,427 acres that lie in and around the Town of Castle Valley in Grand County, UT. The intent of this plan is to provide a foundation for making informed land-use decisions regarding the undeveloped SITLA lands.*

## 2000 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$59,175 (\$0 in-kind)
Match:	\$59,175
Project Cost:	\$74,175

# Castle Valley Town Planning Study

## Local Responsibility

Castle Valley approached SITLA in an effort to collaborate efforts in planning for future land development proposals regarding SITLA's 4,427 acres in the Castle Valley area. The funds requested from the Quality Growth Commission will be used to pay the consultants who the town of Castle Valley has hired to develop this plan.

## State Leadership

The Quality Growth Commission awarded the City of Castle Valley with a grant in the amount of \$15,000 to conduct the planning project. Matching contributions in the amount of \$40,469 were paid by SITLA as well.

## Economic Development

Although the overall density has been reduced by 75% from the level theoretically permitted by county zoning, the proposed development creates economic value through the quality of siting and design, the phased disposition process, and the fact that the real estate market is moving towards higher values for larger parcels.

## Infrastructure Development

The Castle Valley area is a rural area that is experiencing an increase in residential development as a result of recreational activities. Castle Valley residents are concerned that SITLA, in an effort to maximize profits, will sell or develop lands without sufficient assessment and land planning, thereby potentially harming the health, safety and welfare of Castle Valley residents.

## Housing Opportunity

In response to SITLA's desire to obtain fair value for the property, the proposed plan encourages a diverse mix of housing types varying from approximately 3-acre lots to lots in excess of 100 acres.

## Conservation Ethic

Since the site contains Round Mountain and many other areas with development constraints, the amount of developable land is reduced from 4,427 to 1,684 acres or 38% of the site. The concept plan focuses development in one primary area and three smaller areas, preserving over 75% of the land as open space.

*"Information from the project is currently being used in the formulation of the Town Master Development Plan/Rezoning and Subdivision Ordinances."*

*Dorothy Harding-Town Clerk*

## Implementation

The project has not been implemented. Information from the project is currently being used in the formulation of the Town Master Development Plan/Rezoning and Subdivision Ordinances.

## Promoting Intelligent Growth

Growth in the project area has not occurred as of yet, but the project has been instrumental in determining geologic hazard areas, wildlife areas, environmental issues, etc. that the Town is using in the formulation of the above mentioned ordinances.

## Accomplishments

An atlas of maps (land ownership, environmental constraints, geologic hazards, vegetation, view-shed analysis, skyline analysis, aerial photos, option sketches) has been prepared in the planning process. The Town itself has used information from this project to help draft the Master Development Plan/Rezoning and Subdivision Ordinances. These ordinances are currently in the Planning Commission public hearing stage. The Master Development Plan/Rezoning Ordinance seeks to create the process by which the plan developed through this land use study may go through legal due process in the public sector.

## Benefits

The information from the project has been beneficial in the identification of and focus on issues pertinent to the enacting of appropriate ordinances that promote intelligent and responsible growth. In conjunction, the Town has funded, through various grants, a hydrology study that has identified appropriate septic density and is in the process of supporting drinking water classification for the area. The Town has also received EPA designation of "sole source aquifer" for our watershed. These events are an outgrowth of the focus that the planning grant funded project helped create.

## Overview

### *The Wasatch Front Regional Open Space Planning*

*study (Phase 1) is a first step toward protecting a network of important open spaces across Weber, Morgan, Davis, Salt Lake, and Tooele Counties. Through meetings with planners and city leaders, public workshops and surveys, and extensive mapping, a vision for the region was created that identifies issues, resources and connections from a scale and perspective never before attempted.*

## 2000 Planning Grant Summary

Grant Amount:	\$25,000
Matching Dollars:	\$18,000 (\$18,000 in-kind)
Match:	\$36,000
Project Cost:	\$61,000

# Davis County Open Space Planning Study

## Local Responsibility

The Wasatch Front Regional Council, with the cooperation of its member local governments, is embarking on a landmark project to help plan the open space future of the region. The project encompasses 5 counties (i.e. Weber, Morgan, Davis, Salt Lake, and Tooele), 53 cities and contains 64 percent of Utah's population.

## State Leadership

The Quality Growth Commission awarded Davis County with a grant in the amount of \$25,000 Utah State University, USGS, Utah Cooperative Fish and Wildlife Research Unit and the Utah Division of Wildlife Resources provided additional assistance and support.

## Economic Development

Owners of small businesses have stated that recreation, parks and open space are the single highest priority for relocating their business. When included in a residential development, open space adds to the value of surrounding properties, paying for itself while increasing property tax revenues for a community.

## Infrastructure Development

Protecting open space will decrease infrastructure costs such as police, school, sewer, and other costly public services.

## Housing Opportunity

Residential development rarely pays for itself. When included in a residential development, open space adds to the value of surrounding properties, paying for itself while increasing property tax revenues for a community.

## Conservation Ethic

A strategic plan for all communities involved includes: Build or enhance the open space system with every new project; Update city policies to reflect open space concerns; Establish open space program and policies; Secure funding; Encourage private landowners to consider conservation of their lands. Other strategies include: Directing new development to previous locations of development and maintaining the economic productivity of agriculture and conserving prime farmland.

*"A broad-scale vision for the region was created that identifies issues and open space resources/connections for a scale and perspective rarely, if ever, attempted in Utah, or the United States for that matter."*

*George Ramjoue-Planning Manager*

## Implementation

The study results (reports) have been distributed to our Regional Growth Committee and they are in the process of reviewing the reports. The Regional Growth Committee will be asked to consider endorsing the findings of the report in its next meeting in November. Thereafter, the Regional Growth Committee will recommend to the Regional Council (the WFRC) to review and accept the results of the study. There is a possibility that the Regional Growth Committee may also recommend to the Regional Council that it endorse the study results.

## Promoting Intelligent Growth

The Study can serve as a guide to local governments, or the study results and recommendations could be incorporated into individual local government General Plans.

## Accomplishments

The Study has been completed and has been made available to all of the local government leaders and planners. The Study is now available to the local governments as a planning document and can be used to guide local government planning decisions.

## Benefits

The Regional Open Space Planning Study can be a useful tool for the region and its local governments. A broad-scale vision for the region was created that identifies issues and open space resources/connections for a scale and perspective rarely, if ever, attempted in Utah, or the United States for that matter. The study area was quite large, covering an area of nearly 10,000 square miles. The hope is that it will provide local governments and others with good information and mapping, increased open space awareness, guidelines that can be used on a local level for implementing projects, and draw attention to opportunities for developing a regional open space framework.

## Overview

With record-breaking growth of 435% in the 1990s, Draper requested planning assistance to catch up with the demands on its landscape. This plan is a vision for how Draper can shape future development in harmony with natural resources. Draper still has substantial amounts of open lands. With about half of its land yet unbuilt, many of these parcels are important to residents and for their natural resources.

## 2000 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$10,000 (\$5,000 in-kind)
Match:	\$15,000
Project Cost:	\$30,000

# *Draper City Open Space Conservation Plan*

## Local Responsibility

Draper landowners and developers were invited to a workshop to learn about open space protection and offer their input on a conservation plan. After going through their green space identification and mapping exercise, they were asked to rank their priority open spaces. Corner Canyon and the Jordan River Parkway were key parcels identified.

## State Leadership

The Quality Growth Commission provided Draper City with a grant in the amount of \$15,000 to develop the Draper Open Space Conservation Plan-From Peaks to Parkway.

## Economic Development

Little support was expressed for a strong agricultural or rural presence, so resources are better spent on land with ecological and recreation qualities. While many of the developers agreed that they would like to see much of the significant landscapes in Draper preserved, they viewed many of the parcels as more valuable for development than open land. Incorporating the CEDAR design process in new developments can enhance a house sites desirability and value. Siting homes in this manner provides developers with a strong marketing advantage.

## Infrastructure Development

To accomplish the strategies for protecting open space, it is recommended that Draper City secure funds for a staff committed to administering an open space system. One or more staff members would be responsible for planning, acquisitions, policy-making, management, and maintenance of open spaces.

## Housing Opportunity

Throughout the process of examining Draper's zoning and subdivision ordinances and General Plan, an emphasis was placed on blending green space conservation with new development. After revisions to subdivision ordinances and locating green space, the next step is to select house location, with homes positioned to take maximum advantage of the green space in neighborhood squares, commons, greens, playing fields, greenways, farmland, or forest preserves. The next step would require aligning streets and trails to serve the new homes.

## Conservation Ethic

This plan will be utilized by the Draper City to identify and acquire critical and sensitive properties in various locations within the City. In addition, the project-planning grant will provide for the creation of an acquisition plan for the properties listed on the open space conservation plan map.

*“Without the assistance from the grant program, Draper City would not have been able to pay for and complete the study of open space as quickly as it did. This would have meant that more land could have been developed that should have been preserved.”*

*Eric Keck-City Manager*

## Implementation

Draper City’s open space conservation plan was adopted by the Draper City Council in 2001 and is being utilized extensively as a guiding document for properties to preserve as open space as well as a guide to which sensitive lands to acquire. The project-planning grant has also allowed for the creation of an acquisition plan for the properties indicated in the open space conservation plan map.

## Promoting Intelligent Growth

This is currently being utilized to begin the acquisition of critical and sensitive properties in various locations within the City. It would have been impossible for the City to pay for the total cost of the plan without the planning grant. The plan allowed the city to determine where it wanted to go in the future and provided a path to take to meet its desired future. The Open Space Conservation Plan has provided clear direction to both the development community and planning staff on which properties are to be maintained as open space. This prevents development from cutting off critical open space connections as well as ensures the preservation of green corridors.

## Accomplishments

The plan also further restricts development in both the river sensitive and hillside areas. The City has acquired two parcels delineated with the Open Space Conservation Plan map as well as helped to control and mitigate the further loss of properties in sensitive areas to development. The City has benefited greatly from the grant. Without the assistance from the grant program, Draper City would not have been able to pay for and complete the study of open space as quickly as it did. This would have meant that more land could have been developed that should have been preserved.

## Benefits

The grant has really provided Draper with some great information and tools to help preserve and protect critical and sensitive land areas throughout the community as well as protect open space corridors for recreational and wildlife use.

## Overview

*The purpose of this project is to prepare a Central City Residential Infill Ordinance to encourage development on downtown lots and develop a Central City Conservation Overlay Zone with the purpose of preserving Farmington's rural village feel and distinctive characteristics.*

## 2000 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$7,500 (\$7,500 in-kind)
Match:	\$15,000
Project Cost:	\$30,000

# Farmington City Conservation-Infill Plan

## Local Responsibility

Farmington City hired a consultant to complete community design workshops and formulate draft design guidelines and development standards. A Farmington Vision meeting was held to introduce and discuss past residential patterns, present land uses and future housing trends. About 85 people were in attendance.

## State Leadership

The Quality Growth Commission awarded Farmington City with a grant in the amount of \$15,000.

## Economic Development

The purpose of the Heritage Neighborhood Overlay Zone is to conserve, protect and improve the beauty and heritage of the City of Farmington through conservation and maintenance of neighborhoods, which constitute or reflect distinctive features of the architectural, cultural or social history of the City. As a result, this will assist in promoting and marketing the City of Farmington as a more desirable and attractive place to live and work.

## Infrastructure Development

This was not a component of this project.

## Housing Opportunity

The Heritage Neighborhood plan is intended to foster the retention of existing residential structures and encourage additions to these properties, as well as new residential developments. This plan will also ensure that any new developments will be compatible with the purpose of the guidelines and procedures of the Heritage Neighborhood.

## Conservation Ethic

This was not a component of this project.

*"The new Original Town site Residential Zone (OTR) for the first time provides design guidelines to ensure new homes and additions and/or alterations are compatible with existing neighborhoods. All new construction and development is being judged or guided by the new standards."*

*David Peterson-Community Development Director*

## Implementation

The plan has been implemented. The citizens, through a very extensive public process, help the City create a new zone called the Original Town site Residential Zone (OTR). Then the City rezoned almost the entire central Farmington area (48 blocks) to OTR. Presently, the OTR housing stock consists of significant numbers of dwellings and dwelling styles representing each decade dating back to the 1850's.

## Promoting Intelligent Growth

The new OTR zone for the first time provides design guidelines to ensure new homes and additions and/or alterations are compatible with existing neighborhoods. For example, all new homes must have a front one story element such as a front porch. Garages should be detached to the rear yard or significantly recessed behind the front of the home. Garages encroaching into the front yard area are prohibited. Furthermore, special exceptions may be obtained for narrower lot widths to accommodate responsible infill development. New standards for front yard fences were also adopted.

## Accomplishments

See the answer to question 2.

## Benefits

The OTR was established and all new construction and development is being judged or guided by the new standards. It has brought the community together. It is really amazing that so many people over such a large area could agree to such a significant change.

## Overview

With the annexation of 9,000 acres of land (referred to as "Topside") six years ago, Laverkin City has decided to amend its master plan to include this land.

## 2000 Planning Grant Summary

Grant Amount: \$15,000  
Matching Dollars: \$7,500 (\$7,500 in-kind)  
Match: \$15,000  
Project Cost: \$30,000

# Laverkin City General Plan Amendment

## Local Responsibility

Laverkin City has decided to consult with Five County Association of Governments to help complete the scope of the work contained in their proposal. In addition they will be collaborating with SITLA and the Bureau of Land Management throughout the planning process.

## State Leadership

The Quality Growth Commission awarded Laverkin City with a grant in the amount of \$15,000.

## Economic Development

To maximize the resources of the annexed land, the following elements will be included in the Master Plan: Public Services and Facilities and Economic Development.

## Infrastructure Development

Items to be included in the amended General Plan's index include maps, charts, graphs, demographic profiles, housing profiles, capital facilities profile, labor force, employment and income profiles, and soil classifications for the master planned area.

## Housing Opportunity

Housing analysis to be included in the General Plan's index.

## Conservation Ethic

To maximize the resources of the annexed land, the following elements will be include in the master plan: Land Use Development; Transportation and Circulation Element; Environmental and Conservation Element; Revitalization; and Architecture and Historic Preservation Element.

*"It gave us the opportunity to do some professional planning on the Topside area and to adopt an updated General Plan, complete with maps and ordinances that support the plan."*

*Doug Wilson-City Manager*

## Implementation

The topside planning effort was completed with the adoption of an updated Master Plan, maps, ordinances including design guidelines and standards.

## Promoting Intelligent Growth

Development has not taken place as of yet in the location that was planned.

## Accomplishments

We have adopted and implemented the master plan and also an updated citywide zoning map that includes the topside area. We have also adopted an ordinance entitled the "Planned Community Development". There have also been adopted Design Guidelines and Standards, which will govern the construction in this development.

## Benefits

It gave us the opportunity to do some professional planning on the Topside area and to adopt an updated General Plan, complete with maps and ordinances that support the plan.

## Overview

*Gibbs Planning Group was commissioned by the City of Logan's Economic Development Department to participate in a three-day downtown planning workshop. The goal of Logan City is to create a vibrant, mixed-use town center that preserves the existing character of the downtown area. Strategies to reach the proposed objectives include: improved parking; downtown connectivity; pedestrian friendly; traffic flow; preserve historic resources; incentives for downtown development; and keep government downtown.*

## 2000 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$42,143 (\$48,663 in-kind)
Match:	\$90,806
Project Cost:	\$105,806

# City of Logan-Future of Downtown Logan

## Local Responsibility

The workshop focused on gaining insight on issues by various stakeholders from the Logan area, including: property owners, retailers, residents, city staff, Utah Department of Transportation, Utah State University, and historical preservationists.

## State Leadership

The Quality Growth Commission awarded the City of Logan with a grant in the amount of \$15,000.

## Economic Development

General recommendations to be included in the new Master Plan for Logan and the CBD include: expand and relocate the existing farmers market into the CBD area; assist in the development of the proposed 30,000 sf conference facility; and encourage additional downtown development by creating a master plan and removing hurdles such as limited zoning, land assemble and parking shortages. Additional recommendations include beginning a business retainment and recruitment program, as well as attract regional and national urban developers to Logan.

## Infrastructure Development

It is recommended that the City of Logan hire a downtown business manager to serve as an advocate for the retailers, businesses, property owners and pedestrians.

## Housing Opportunity

It is recommended that Logan retain and restore important historic buildings and spaces. In addition, they are to encourage additional market rates and affordable housing in the downtown area.

## Conservation Ethic

This was not a component of this project.

*"The Quality Growth Commission grant represented about 20% of the total funds required to complete the plan. Even more importantly, the granting of funds sent a message of state endorsement and support that had a positive influence on participants in the process."*

*Jay Nielsen-Community Development Director*

## Implementation

The planning document has been in use by the planning staff, the Logan Downtown Alliance, the Municipal Council, and the Planning Commission for almost 2 years. The Planning Commission has recommended that the Council formally adopt the plan the Council will take action by Dec. 2003.

## Promoting Intelligent Growth

The plan is a framework for future development within the downtown. The plan establishes many opportunities for growth and expansion and also sets standards of quality to guide growth. The major emphasis of the plan promotes the following purposes: Make downtown a thriving center of living where people can work, shop, eat, play, and reside. Develop downtown to be a year round destination, preserve historic character and qualities of downtown, create a lasting and outstanding appearance for downtown, and complete restructuring and revitalization of the Downtown Merchants association. Previously the association had an active membership of about 25 businesses. Now the group has been reorganized into The Logan Downtown Alliance. Membership now exceeds 100 and growing rapidly.

## Accomplishments

**Projects under construction or completed as a result of commitments to downtown:** Cache County Administration Building; Restoration of Cache County Courthouse; Six retail businesses improved historical facades and upgraded space; Relocation of Cache County Jail outside of downtown to allow new development in downtown; Release of a competitive RFP to develop retail, office, hotel, conference center, and residential projects in the Downtown (due 24 Oct. 03). A successful, working partnership has been established with Logan City and the Downtown Alliance. Downtown Manager hired and in very successful management of downtown activities, promotions, and business development activities. Membership in the Utah Main Street Program and rapidly becoming a leader in the organization. Construction to begin in early 2004 for streetscape improvements funded largely by business owners

## Benefits

The Quality Growth Commission grant represented about 20% of the total funds required to complete the plan. The grant was a critical addition to the funding need. More importantly, the granting of funds sent a message of state endorsement and support that had a positive influence on participants in the process.

## Overview

*The Spanish Valley Planning Study project has an interlocal agreement in place that has been signed by all the participating partners: Grand County, San Juan County, Grand Water and Sewer Agency, State Institutional Trust Lands Administration and Moab City. The group has hired a consultant who is looking at existing and future land-uses in the area.*

## 2000 Planning Grant Summary

Grant Amount:	\$14,000
Matching Dollars:	\$14,000 (\$2,000 in-kind)
Match:	\$16,000
Project Cost:	\$30,000

# Moab City-Spanish Valley Development Plan

## Local Responsibility

Grand County, San Juan County, Grand Water and Sewer Agency, State Institutional Trust Lands Administration and Moab City are collaborating on the Spanish Valley Planning Study, which is divided into two parts: The North Corridor and South Corridor Study areas.

## State Leadership

The Quality Growth Commission awarded Moab City with a grant in the amount of \$14,000. Additional assistance was provided by the State Institutional Trust Lands Administration.

## Economic Development

The City of Moab and Grand County will engage in the following scope of work for the Grand County Multi-Agency Planning Project: develop and adopt a land use plan and applicable ordinances for the North Corridor; enter into a interlocal agreement setting forth the guidelines for the South Area planning effort; hire a consultant to facilitate public and inter-agency meetings; and develop an inter-agency work plan to address growth and development issues in the North and South Corridor areas.

## Infrastructure Development

The goal is to discuss and assess what, where and how public services might be extended into the South Corridor Study Area and recommend under what terms and conditions extension might occur.

## Housing Opportunity

This is not a component of this project.

## Conservation Ethic

No specifics were given as to what open or agricultural lands, if any, are to be preserved or conserved. The goal of the study is develop and adopt a land use plan on a general basis for the North and South Corridor.

*"Without the pressure and consent of all members of the roundtable, sewer and water services might have been extended without consultation or planning."*

*Robert Hugie-City Planner*

## Implementation

95% of the North Corridor and 10% of the South Corridor Area Plans are completed. Draft land-use and zoning criteria have been submitted and approved by the Moab and Grand County Planning Commissions. Only approval by the Grand County City Council remains. The South Corridor Study is underway. Moab City and Grand County are working together to draft a South Corridor Work Plan and Interlocal Agreement.

## Promoting Intelligent Growth

The plan has been implemented, as it is as much process as project. The goal has and is, to get five separate jurisdictions and local residents to think about how development is to proceed. A third of Spanish Valley, its upper reaches, is in San Juan; the lower 2/3 is located in Grand County. Sewerage is processed in Moab, delivered there by a sewer and water agency lines that currently serve Grand County. State trust land owns probably 80% of the land in San Juan portion of the valley and would like to develop it. A roundtable of affected entities and residents has been struggling with the issue for near three years, have hired a planning consultant to facilitate discussions and offer suggestions.

## Accomplishments

Without the pressure and consent of all members of the roundtable, sewer and water services might have been extended without consultation or planning. Recent State legislation made that possibility more likely even against the wishes of many Moab and Grand County residents. The issue may have ended up in court. It may still end up there but at least now all of the residents of the valley feel like they are participating in the process of coordinated planning of a interrelated geographical area. San Juan, Grand, Moab, the District and the State are talking about planning and how it might be implemented. A consultant is still on board and will be in the near future, for the roundtable was able to find a variety of other matching State funds to keep the process going.

## Benefits

The City initiated this planning process to ensure that adequate and reasonable planning of an area of the valley, which they are economically, geologically, geographically and aesthetically connected. It is the hope and desire of the City that negotiations will produce effective planning tools under which that portion of the valley will evolve in closer harmony and cost effectiveness with what already exists in Grand County.

## Overview

Ogden City hired ACP Consultants to work

to develop an urban design plan for the city to use as a guideline for development. The plan includes information and implementation ideas on important design elements for downtown, development of gateways and entry corridors into the city. The plan also includes guidelines for neighborhoods and residential development, place making, and path and greenway development.

## 2000 Planning Grant Summary

Grant Amount:	\$13,875
Matching Dollars:	\$90,000 (\$90,000 in-kind)
Match:	\$180,000
Project Cost:	\$193,875

# Ogden City Urban Design Plan

## Local Responsibility

Ogden City hired ACP Consultants to work to develop an urban design plan for the city to use as a guideline for development.

## State Leadership

The Quality Growth Commission awarded Ogden City with a grant in the amount of \$13,875.

## Economic Development

To encourage the implementation of the Urban Design Plan, the following incentives are recommended: a density bonus; façade program, signage program; and economic incentives. The incentives serve as a “carrot” to require stronger compliance with the proposed development.

## Infrastructure Development

This is not a component of this plan.

## Housing Opportunity

The intent of the plan is to allow infill residential development on under-utilized property that is sensitive, respectful and in context with the surrounding area relative to the site layout, setbacks, heights, architectural style and character, and use of materials. Guidelines include: promoting consistent site design; ensuring compatible architecture; promoting multi-family and two-family infill; and supporting appropriate mixed use development.

## Conservation Ethic

The General Plan intends to develop standards for maintaining and improving the existing paths and greenways in the City to take advantage of Ogden’s natural assets. Strategies include: identifying and publicizing the proposed greenways; encouraging tax-deductible contributions or fee interests; and creating a trust or receive contributions toward land acquisition.

*"The ideas of the Urban Design plan have been used as we talk about downtown development and in fact are often validated to the council with each urban project that comes in."*

*Greg Montgomery-Planning Manager*

## Implementation

The Urban Design plan is scheduled to be adopted by the City Council on October 21, 2003. The delay in adoption was the fact the entire General Plan had to be adopted first and then we had to format the work done in the urban design study so it could be added as an element in the General Plan.

The ideas of the Urban Design plan have been used as we talk about downtown development and in fact are often validated to the council with each urban project that comes in. Once the plan is adopted our next step will be to take what things are possible and revise the CBD ordinance to incorporate the principles from the plan into a requirement of development.

## Promoting Intelligent Growth

The principles developed and explained in the Urban Design study have been used to explain in greater detail the qualities of design and community building which strengthen urban design and community identity. The concepts developed have been important in us not accepting every initial proposal made just to get something on the ground.

In Ogden we do not have a lot of vacant land and more of our projects are redevelopment. We can point to these principles as being basic common sense ideas to foster community pride in development and get people to think beyond the immediate bottom line. We have used these ideas in the development of two community plans and the acceptance by the public so far has seemed good.

## Accomplishments

As mentioned above, the principles have been important in developing two community plans. Specific attention has been made to defining important open space, creating more of an awareness of neighborhood context design, creating community identity features and/or preserving existing ones. In downtown development the urban design principles have started design discussions with UDOT about ways to make the pedestrian environment friendlier and safer. It has also lead to discussions as the mall block is being redeveloped of what items to hold fast to in order to get a quality development that will stand up to time.

## Benefits

One of those spin-offs is that the planning grant enabled the City to hire a well-known consulting firm. Even though local planners understand the principles, the firm that was brought in validates the ideas. They established a trust in the final product as something that is working in other areas and that we are not the only ones with problems that seem insolvable. Paying attention to the principles promoted in the plan can solve them.

## Overview

To complete the implementation of its 21<sup>st</sup>

Century Work Plan, Salina City has decided to rewrite and update its General Plan. The mission of the General Plan is to provide for a strong, positive civic image and quality of life for people who live and work in Salina City by providing guidelines and standards that ensure the balanced distribution of growth, sound fiscal and economic investment and preservation of the open and rural environment.

## 2000 Planning Grant Summary

Grant Amount:	\$9,000
Matching Dollars:	\$6,000 (\$3,000 in-kind)
Match:	\$9,000
Project Cost:	\$18,000

# Salina City Planning Study

## Local Responsibility

The foundation of Salina City's General Plan includes 9 elements: community vision, land use, transportation, historic preservation, public utilities, housing, economic development, environmental, and annexation policy.

## State Leadership

The Quality Growth Commission provided Salina City with a \$9,000 grant to develop their General Plan. Utah State University was responsible for conducting the transportation plan, industrial park plan and community survey.

## Economic Development

Of the 3,584 acres of land within the City limits, 527 acres are zoned for commercial uses. According to the public survey, the downtown and Main St. areas were picked as top locations for commercial growth by over 34% of the respondents. Types of commercial growth were a Drug Store (18%), Grocery Store (13.6%) and a Wal-Mart type store (13%).

## Infrastructure Development

A major challenge for the City will be dealing with development requests which "leap frog" past fields and develop small parcels of land, thus increasing infrastructure and maintenance costs for the City.

## Housing Opportunity

There are approximately 3,584 acres of land within the City limits, of which 659 acres are zoned for residential purposes. Based on future and current populations, only about 40% of the residentially zoned land within the City has been developed to date. According to the Utah State Affordable Housing Model, population growth in Salina between 2002 and 2006 will create a demand for 27 units available to moderate income families (i.e. 80% MSAMI).

## Conservation Ethic

There are approximately 2,400 acres zoned for agricultural uses and 0 acres are zoned for the purpose of industrial activities. Another challenge will be attempting to preserve agricultural land uses while allowing industrial and residential growth to occur in the agriculture zoned areas. The City is currently in the process of completing change applications to certify 2.0 cfs of water right for the culinary system. Capacity of the system, less existing units equals a surplus of nearly three times current usage.

*"It would have been impossible for the City of Salina to pay for the total cost of the plan without the planning grant."*

*Andrew Jackson-Community Development Director*

## Implementation

The plan has been implemented and was adopted in August of 2001.

## Promoting Intelligent Growth

Zoning ordinances and annexation policies have been changed in Salina City as a result of the planning grant. In addition, issues related to responsible growth and planning were identified.

## Accomplishments

Main Street has been cleaned up, dust pollution from the mining company has been significantly reduced and the City was able to annex a park. In addition, we changed zoning and development regulations in an industrial park and changed our sign ordinance. The general plan was the City's 21<sup>st</sup> Century community project. With the adoption of the plan, the City became a 21<sup>st</sup> Century community.

## Benefits

It would have been impossible for the City of Salina to pay for the total cost of the plan without the planning grant. The plan allowed the city to determine where it wanted to go in the future and provided a path to take to meet its desired future.

## Overview

*The purpose of the Millcreek Station Area Implementation*

*Plan is to present a specific plan that guides the future transit oriented development for the area surrounding the TRAX Light Rail Station (Millcreek Station) located at 3300 south. This specific plan follows the Light Rail Corridor Master Plan that was prepared in 2000, which is an update of the City's General Plan.*

## 2000 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$9,000 (\$9,000 in-kind)
Match:	\$18,800
Project Cost:	\$33,000

# South Salt Lake City-Millcreek TRAX Plan

## Local Responsibility

The plan illustrated the desire for certain types of development patterns consistent with the new transit system that would provide economic benefits to the community, improve eroding neighborhoods and provide a positive image of South Salt Lake for residents and commuters.

## State Leadership

The Quality Growth Commission provided the City of South Salt Lake with a grant of \$15,000 for the Millcreek Station Area Implementation Plan & Design Guidelines.

## Economic Development

Development should include a rich mix of use types including: retail, office, entertainment, cultural, and residential uses. The area plan calls for a commercial street district, retail center, business center, entertainment district, pocket park, and residential district.

## Infrastructure Development

As infill and revitalization development occurs, existing utilities may require upgrading to handle the additional capacity that may be required. Utility upgrade projects should occur concurrently with roadway improvements to minimize disturbance. New utilities should be buried underground, as well as existing overhead utility service.

## Housing Opportunity

The plan recommends that housing types include a range of housing options for elderly, traditional and non-traditional families, and single occupant households. Densities in the range of 10+ units per acre would be considered a minimum to be viable in a transit oriented development zone, and many communities with light rail systems have seen effective densities in the 30 to 50 units per acre range.

## Conservation Ethic

The Pocket Parks are small landscaped areas that provide a small contrast to a highly urbanized setting. Drought tolerant trees and other vegetation should be planted, preferably in groups, to provide maximum shade, lower maintenance, reduce water usage, and promote more natural growth patterns.

*"Planners are using the zoning and design guidelines to educate and assist developers in projects."*

*Nathan Cox-Programs Administrator*

## Implementation

This plan was created in conjunction with a proposed Redevelopment Area (RDA). The RDA was unsuccessful, and some of the recommendations for implementation have been indefinitely delayed. The plan itself was completed on schedule. It is currently handed out regularly to developers and property owners in the subject area.

## Promoting Intelligent Growth

We have been working with property owners and developers in the area to redevelop on properties adjacent to the TRAX, but Brownfield issues have made it very difficult to get the project numbers to work. The major property owners are still interested in redeveloping (requiring some relocation), but a feasible plan is yet to be constructed. Without RDA tax increments the project will be even more difficult.

## Accomplishments

The plan is finished. Planners are using the zoning and design guidelines to educate and assist developers in projects. Some additional funding has been secured.

## Benefits

We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. We have also been working with property owners, as mentioned above, who agree with the plan in general and want to redevelop their properties.

## Overview

*The City of Spanish Fork hired a consultant to assist them in the development of the Nebo Community Vision and Regional Wastewater Treatment Facility Feasibility Study. The ultimate goals of the Nebo Community Vision are to provide each community with more choices in planning that would effectively move communities toward their desired individual vision. The needs and interests of each community guided the planning process.*

## 2000 Planning Grant Summary

Grant Amount:	\$25,000
Matching Dollars:	\$35,000 (\$100,000 in-kind)
Match:	\$135,000
Project Cost:	\$160,000

# Spanish Fork-Nebo Vision Community Plan

## Local Responsibility

Spanish Fork City hired Swaner Design to conduct the land use survey required to develop the Nebo Community Vision. Mountainland Association of Governments also assisted on the local level.

## State Leadership

The Quality Growth Commission awarded Spanish Fork City with a grant in the amount of \$25,000. Additional assistance was provided by Envision Utah.

## Economic Development

Participants felt strongly about adopting incentives to preserve agriculture, adopting a transfer of development rights program to lower development pressure in the county and allowing development in the county to be clustered, especially for small scale (3 lots or less) proposals.

## Infrastructure Development

Infrastructure costs totaled \$447 million for the Nebo Vision. These figures are comprised of \$164 million in roads: \$166 million in water conveyance and \$116 million in sewer conveyance.

## Housing Opportunity

The use of conservation subdivisions were used in the development of new housing plans in Mapleton, Spanish Fork, Salem, Woodland Hills, Elk Ridge, Payson, Santaquin, Genola, Goshen, and unincorporated Utah County.

## Conservation Ethic

County residents were unanimously in support of protecting agriculture and were aware of the value of many of the ecological resources in the area as well. Agricultural concerns ranged from the land surrounding Utah Lake, the agriculture between Spanish Fork and Mapleton's Millrace canal to maintaining irrigation ditches and easements. Other areas mentioned for protection were the Spanish Fork River bottoms, the wetlands around the country and linking Utah Lake to the mountains via rivers and creeks.

*"Planners are using the zoning and design guidelines to educate and assist developers in projects."*

*Emil Pierson-Planning & Economic Director*

## Implementation

The plan is in the process of being implemented and will be for years. Spanish Fork City has been able to use this Plan in the implementation of adding to our sewer system and also use it for the planning of a regional sewer system for southern Utah County. Spanish Fork City also uses the information gathering as support for our current General Plan and the desire to maintain open space and to continue using growth boundaries.

## Promoting Intelligent Growth

It has supported our use of a growth boundary as well as the use of PUDs within the community. It helped us shape the Annexation Plan and areas of the City will be opened for growth in the future. We have been able to plan for our sewer capacity in the future and to plan for a Regional sewer plant in the future.

## Accomplishments

At this point, we adjusted our growth boundaries in the northeast section of the City based on the desires of residents. We are also in the process of developing additional open space and trails, which the residents expressed as important in the Nebo Vision project.

## Benefits

We realized the support that we received from the residents of the community in planning for growth and the direction that the city is going. We were also able to obtain many uses for the plan like the adjusting of the growth boundary, open space and trails, the type of housing, and the planning of regional sewer growth and capacity.

## Overview

*The city of West Haven completed their update to their General Plan and developed a Maser Plan for the City Center. A City Hall is the main focus of the master plan with a Senior Center/Library and Public Safety facility flanking each side. There are many other passive elements to the master plan with trails, picnic pavilions and rolling lawn areas. There is also a highly visible corner reserved for a skate park in needed in the future.*

## 2000 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$35,000 (\$2,000 in-kind)
Match:	\$37,000
Project Cost:	\$52,000

# West Haven General Plan

## Local Responsibility

West Haven hired MGB+A to prepare a master plan for the City of West Haven's new downtown. They worked closely with the City Council, Planning Commission and community to design a facility to meet the growing needs of the City and one that would fit well into a predominantly residential community

## State Leadership

The Quality Growth Commission awarded West Haven City with a grant in the amount of \$15,000.

## Economic Development

The plan encourages industrial and commercial development in specific areas, with "buffer" zones between these and residential and agricultural zones. Areas for industrial and commercial development have been identified.

## Infrastructure Development

A goal of the City is to develop and implement a sewer plan that will connect as many existing homes and all new subdivisions to it. Amend ordinances as necessary to implement. The city expects to provide its own police and fire protection once the population reaches 10,000 people. Until then, they are contracted with Weber County.

## Housing Opportunity

Per the General Plan, Goals and Policies: One residential unit per acre density; Provide quality affordable housing units to the residents of West Haven that have a mix of low and high density residential uses along with small neighborhood commercial opportunities; Meet the Utah State affordable housing minimum standard; and Prepare an ordinance that allows for a mixed use ZC high/medium/low density residential and light commercial zone.

## Conservation Ethic

Per the General Plan, Goals and Policies: Preserve the remaining open space/rural character that still exists in and around the City of West Haven; Preserve agriculture areas from development and Provide parks and trail systems for the residents in West Haven.

*"The City and developers feel that the new plan has helped create nicer subdivisions with amenities that the public can use and enjoy."*

*Steve Anderson-Engineer/Planner*

## Implementation

West Haven adopted the new General Plan in July 2002. West Haven is also in the process of designing their new city hall.

## Promoting Intelligent Growth

The plan is providing for open space as well a variety of residential densities. Previously West Haven only allowed one-acre lots. Since this plan has been implemented, four major developments have started. The City feels and the developers feel that the new plan has helped create nicer subdivisions with amenities that the public can use and enjoy.

## Accomplishments

As mentioned above the city has been working with developers to create nice and workable developments. One thing this plan does is from the starting of a development, the City and Developer work together to figure out what will be the best solutions for the development.

## Benefits

The City has benefited because they realized that they do have to have a little variety in the City. They can still accomplish goals of open space and preserving agriculture lands with the new plan. The funding helped considerably and because they had funding it helped push the project to completion.



*2001*

## Planning Grant Recipients

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Cache County  
Davis County  
Hurricane  
Lindon  
North Logan/Cache County  
Salt Lake City  
Salt Lake County  
South Salt Lake  
Springdale  
St. George  
Syracuse  
Washington Terrace



## Overview

*In 2001, Cache County received the funding necessary to create a county wide agricultural land preservation program. 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. The main emphasis of the project was to develop a system for identifying and prioritizing which agricultural lands and open-range lands should be preserved.*

## 2001 Planning Grant Summary

Grant Amount:	\$12,000
Matching Dollars:	\$21,000 (\$13,000 in-kind)
Match:	\$34,000
Project Cost:	\$46,000

# Cache County Agricultural Preservation Plan

## Local Responsibility

The Cache County Agricultural Advisory Board was appointed after the award of the Quality Growth Commission Grant and has been working diligently to accomplish the work plan. This Advisory Board will stay in place to continue developing programs to enhance the local agricultural economy and to preserve the critical land base.

## State Leadership

The Quality Growth Commission awarded Cache County with a grant in the amount of \$12,000.

## Economic Development

Identify agricultural lands as having statewide importance based on data received from the Utah Agriculture and Food agency and those with the highest crop yields and lands with the best soils/potential for agricultural production.

## Infrastructure Development

The Agriculture Advisory Board was developed to review and provide recommendations to the Cache County Council on issues that affect agriculture. Their first goal was to establish, promote and implement the Cache Valley Agriculture Heritage Program including the establishment of policies and implementation tools that will be adopted on a county wide basis to protect critical farm land and open spaces and guide development to areas that can best support urban infrastructure.

## Housing Opportunity

This is not a component of this project.

## Conservation Ethic

As stated earlier, the Cache Valley Agriculture Heritage Program seeks to establish policies and implementation tools that will be adopted on a county wide basis to protect critical farm land and open spaces and guide development in these critical areas.

*"This plan has helped local decision makers guide urban development away from important agricultural lands and open spaces..."*

*Cindy Hall-Economic Development Director*

## Implementation

The plan has been implemented and currently used in Cache County.

## Promoting Intelligent Growth

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.

## Accomplishments

The Cache County Agricultural Advisory Board has developed the Land Evaluation Site Assessment (LESA). The County Council will (likely) adopt the LESA in the next few months.

## Benefits

The Quality Growth funds provided training to the Agricultural Advisory Board to develop the LESA and support services to develop and print the LESA. QGC funds also funded the exploration of various agricultural preservation tools.

## Overview

*The Wasatch Regional Open Space Committee used the funds from the planning grant to do the following: identify and develop a preferred regional open space plan; analyze spatial data and integrate alternative preservation plans and conduct sub-regional workshops for the purpose of establishing public priorities for Phase 2 of the Regional Open Space Plan. This study will evaluate nearly 10,000 square miles in five counties-Salt Lake, Davis, Weber, Tooele and Morgan-for potential open space preservation.*

## 2001 Planning Grant Summary

Grant Amount:	\$25,000
Matching Dollars:	\$13,000 (\$28,000 in-kind)
Match:	\$41,000
Project Cost:	\$66,000

# Davis County-Wasatch Open Space Plan

## Local Responsibility

The Wasatch Front Regional Council (WFRC), WFRC Regional Open Space Subcommittee and Utah State University are coordinating their efforts to complete the scope of work laid out in the plan. Additional partnerships include: Us Geological Survey, Utah Division of Wildlife Resources and the Quality Growth Commission.

## State Leadership

The Quality Growth Commission awarded Davis County with a grant in the amount of \$25,000.

## Economic Development

Benefits of open lands include absorbing storm water to prevent floods, purifying water and air, breaking down organic waste, and providing habitat for pollinating animals and insects. Additional incentives include its effect on agriculture and the increased values of residential developments as a result of surrounding open lands.

## Infrastructure Development

Due to the nature of this plan, as a conceptual plan, strategic planning is a bit of a challenge. "The responsibility of implementation will be on the shoulders of individual municipalities and agencies, but the support given by broader entities and a wide network of experts will be tremendously effective."

## Housing Opportunity

Residential development...rarely pays for itself, as it demands police, school, sewer, and other public services. The survey states that when it is included within a residential development, open space adds to the value of surrounding properties, paying for itself while increasing property tax revenues.

## Conservation Ethic

Some of the strategies of the Open Space Plan include: encourage private landowners to consider conservation of their lands, build or enhance the open space system with every new project, update city planning documents to reflect open space concerns, and establish open space program and policies.

*“The Study can serve as a guide to local governments, or the study results and recommendations could be incorporated into individual local government General Plans.”*

*George Ramjoue-Planning Manager*

## Implementation

The study results (reports) have been distributed to our Regional Growth Committee and they are in the process of reviewing the reports. The Regional Growth Committee will be asked to consider endorsing the findings of the report in its next meeting in November. Thereafter, the Regional Growth Committee will recommend to the Regional Council (the WFRC) to review and accept the results of the study. There is a possibility that the Regional Growth Committee may also recommend to the Regional Council that it endorse the study results.

## Promoting Intelligent Growth

The Study can serve as a guide to local governments, or the study results and recommendations could be incorporated into individual local government General Plans.

## Accomplishments

The Study has been completed and has been made available to all of the local government leaders and planners. The Study is now available to the local governments as a planning document and can be used to guide local government planning decisions.

## Benefits

The Regional Open Space Planning Study can be a useful tool for the region and its local governments. A broad-scale vision for the region was created that identifies issues and open space resources/connections for a scale and perspective rarely, if ever, attempted in Utah, or the United States for that matter. The study area was quite large, covering an area of nearly 10,000 square miles. The hope is that it will provide local governments and others with good information and mapping, increased open space awareness, guidelines that can be used on a local level for implementing projects, and draw attention to opportunities for developing a regional open space framework.

## Overview

*The City of Hurricane will use the money received from the planning grant to complete their Planning and Land Use Coordination Project (General Plan and zoning ordinance update). This will entail hiring a planning consultant, conducting public hearings and drafting preliminary maps and ordinances.*

## 2001 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$10,000 (\$10,000 in-kind)
Match:	\$20,000
Project Cost:	\$30,000

# Hurricane-General & Zoning Ordinance Plan

## Local Responsibility

To complete its General Plan, Hurricane City applied for a planning grant to draft a set of maps and ordinances related to its planning efforts. To keep the public informed and abide by state laws, public hearings and meetings with the Planning Commission will be held.

## State Leadership

The Quality Growth Commission awarded Hurricane City with a grant in the amount of \$10,000.

## Economic Development

The Ordinance Plan hopes to promote economic development through this new set of zoning ordinances.

## Infrastructure Development

This was not a component of the project.

## Housing Opportunity

The Ordinance Plan discusses the multitude of residential uses and their related ordinances.

## Conservation Ethic

The Zoning Ordinance Plan will assist in preserving agricultural land and promoting responsible development.

*"We have adopted a new zoning ordinance, including maps, to better implement our general plan."*

*Mac Hall-Zoning Administrator*

## Implementation

The project was implemented and currently being used.

## Promoting Intelligent Growth

It has forced staff, officials and citizens to consider the full impact of zoning regulations on the general plan and the quality of life in our community.

## Accomplishments

We have adopted a new zoning ordinance, including maps, to better implement our general plan. This has made planning and administering much clearer and easier for applicants, staff and council members.

## Benefits

The City has gained a comprehensive zoning ordinance to complement the general plan. In addition, it has established a valuable working relationship with a competent independent planner.

## Overview

*The Timpanogos Community Vision is a response to concerns in the northern Utah County region over three pressing growth issues: open space, transportation and land use. The visioning process relied on planning expertise and public participation to build a conceptual plan for the ideal future of the region as it builds out. The Timp Vision project is unique in considering the big picture, across a large area and over a long time frame.*

## 2001 Planning Grant Summary

Grant Amount:	\$30,000
Matching Dollars:	\$100,000 (\$0 in-kind)
Match:	\$100,000
Project Cost:	\$130,000

# Lindon City-Timpanogos Community Vision

## Local Responsibility

The Timpanogos region contains 12 individual cities and towns-Alpine, Highland, Cedar Hills, American Fork, Pleasant Grove, Lindon, Vineyard, Lehi, Eagle Mountain, Cedar Fort, Saratoga Springs, and Draper as well as unincorporated Utah County.

## State Leadership

The Quality Growth Commission awarded Lindon City with a grant in the amount of \$30,000.

## Economic Development

Utah County provides 150,000 jobs today and is projected to grow to 274,000 jobs by 2030, an increase proportional with its population growth. Figures 6 and 7 of the Timp Community Vision plan show the relationship between where jobs are found and where the population is located.

## Infrastructure Development

Communities should combine and stack uses to make efficient use of land and infrastructure, offer incentives for infill and redevelopment in downtown and developed areas and promote alternatives to driving to reduce household transportation costs. Timp communities are advised to follow the lead of other cities and towns that have required development to pay its own way so existing residents aren't burdened with paying for growth and decisions regarding new commercial development can be better calculated.

## Housing Opportunity

To maintain a high quality of life, the plan recommends maintaining an affordable standard of living. This can be achieved by encouraging a range of housing and transportation choices for all income levels. In addition, locations for higher densities that will enhance transit options, enliven the community and better serve the demands of such families should be sought after as well.

## Conservation Ethic

Support for protecting green space is high in the Timpanogos area. A recent Lehi community survey showed 72% of residents strongly support protecting open space while in a statewide survey in 2000, 87% of Utahans stated that this was a goal. Agriculture, ecological corridors and heritage trails should be recognized before they disappear. This plan discusses provides a greenspace and land use vision and associated recommendations for protecting them and utilizing them throughout the Timp community.

"We feel the benefits from this plan will be many. One of our hopes is better coordination between municipalities on regional planning issues."

*Kevin Smith-Planning Director*

## Implementation

Yes, the plan has been completed. We haven't had a chance to really open it up and get into it.

## Promoting Intelligent Growth

The areas affected by the plan still remain undeveloped so to date I cant say a specific plan has been influenced. It has given us a chance to compare what we are doing with our neighbors (other cities).

## Accomplishments

To my knowledge we just received the plan in July, so not much has been accomplished yet.

## Benefits

We feel the benefits from this plan will be many. It will require a little more time to figure out what they will be exactly. One of our hopes is better coordination between municipalities on regional planning issues. Easier and better coordination is what we feel will be the greatest benefit for us. I can see transportation planning benefits by improving our ability to understand what other communities are planning for in the future.

## Overview

*North Logan City will complete a Transfer of Development Rights (TDR) Plan and Ordinance to be used in its long-range planning efforts. In short, this will include: creating a draft ordinance that reflects the goals defined by the planning process; gathering and documenting information about sensitive lands within the city and market conditions that are applicable to TDR's and establishing planning groups, comprised of community members, to guide the work of consultants.*

## 2001 Planning Grant Summary

Grant Amount:	\$30,000
Matching Dollars:	\$15,000 (\$15,734 in-kind)
Match:	\$30,734
Project Cost:	\$60,734

# North Logan City TDR

## Local Responsibility

North Logan hired the Cooper Roberts Simonsen Architecture firm to be their consultant in identifying potential sensitive land goals and priorities for North Logan and Cache County.

## State Leadership

The Quality Growth Commission awarded North Logan City with a grant in the amount of \$30,000, making the project possible. Additional assistance was provided by North Logan City and Cache County.

## Economic Development

One of the benefits of higher intensity developments in receiving zones (commercial, mixed use, etc..) is that it may generate even more tax dollars than the lower intensity development would in preservation areas.

## Infrastructure Development

Many communities are using TDR programs to guide new development to areas that don't require expensive infrastructure upgrades. These programs can encourage new developments around transit stations and in redevelopment areas. These strategies save communities money that may translate into lower taxes. Through a TDR, a developer has the option to buy rights to increase the intensity of development at a location deemed appropriate by the community. These payments reimburse property owners at another location who opt to not develop their lands.

## Housing Opportunity

This is not a component of this plan.

## Conservation Ethic

The goal of the TDR is to meet the community's preservation goals, while allowing a landowner to realize development potential. An additional benefit is that since development is relocated instead of limited, potential tax revenue will not be lost. Through the TDR, community important sensitive lands, farmland, historic landmarks and other valuable assets are preserved in perpetuity.

*"It (the TDR) will allow greater flexibility in allowing for smart growth to take place in North Logan City. It will allow the growth to move into the areas that the City and its citizens has determined to be more appropriate."*

*Cordell Batt-City Planner-Economic Development Coordinator*

## Implementation

The Planning Commission and City Council are currently reviewing the TDR Ordinance. We are seeking input from the public/landowners on the best ratios to use and getting their support for the ordinance. We believe that it will not be long until the ordinance will be implemented.

## Promoting Intelligent Growth

We believe the TDR Ordinance will be another tool the City can use to obtain the goals and objectives they have put forth in their General Plan for maintaining the rural atmosphere of the City. It will allow the growth to move into the areas the City and its citizens has determined to be more appropriate. We believe that it will definitely be a tool that promotes intelligent and responsible growth where we really want it.

## Accomplishments

The Ordinance has been written and all the analysis was completed to back up the reasons the ordinance makes sense for this community and how it can work.

## Benefits

It has given us another tool to use in meeting the goals and objectives of the City's General Plan. It will allow greater flexibility in allowing for smart growth to take place in North Logan City.

## Overview

*The Performance Zoning Ordinance is intended to meet the challenge of creating a flexible zoning regulation-as applied to the issues of small-scale commercial and mixed-use settings. In addition, this document is intended to identify all the criteria that could reasonably be applied to quality controls for neighborhood centers (for both new construction and rehabilitation or improvements of existing properties.*

## 2001 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$7,500 (\$7,500 in-kind)
Match:	\$15,000
Project Cost:	\$30,000

# Salt Lake City-Performance Zoning Ordinance

## Local Responsibility

Salt Lake City solicited the services of Architecture and Planning to develop a Small Commercial Performance Zoning plan. The use of the Performance Chapter, which is a separate section of the city's land use regulations, is a form of "Planned Development" and is intended to provide flexibility to the application of existing zoning.

## State Leadership

The Quality Growth Commission awarded Salt Lake City with a grant in the amount of \$15,000.

## Economic Development

Economic development is not discussed in this plan. However, there are incentives to property owners/applicants as a result of the Performance Ordinance. This would include the reduction or elimination of city fee's, improved financing or insurance, changed in approved activities, setback requirements relaxed and off-street parking relaxed.

## Infrastructure Development

This is not a component of this plan.

## Housing Opportunity

This plan addresses commercial development.

## Conservation Ethic

Section 7 of the Performance Ordinance lists zoning requirements for Landscape Elements. Ordinances dictate planting requirements for frontages, buffers for use and buffers for parking. In addition, species selection and design regarding trees, shrubs and groundcover, as well as irrigation are included.

*"The process of working with the consultant to prepare the ordinance has educated staff as to a variety of tools and approaches available for developing performance zoning regulations.."*

*Brent Wilde-Deputy Planning Director*

## Implementation

We worked with a consultant to develop a draft "performance zoning" ordinance that is intended to be applied to small businesses in and around residential neighborhoods. A draft ordinance has been prepared. However, it has not been adopted or implemented.

## Promoting Intelligent Growth

It has not been implemented.

## Accomplishments

A draft ordinance has been prepared.

## Benefits

The process of working with the consultant to prepare the ordinance has educated staff as to a variety of tools and approaches available for developing performance zoning regulations. We also intend to incorporate some of the various concepts and approaches developed through this project into our ongoing ordinance modifications.

## Overview

*Salt Lake County Parks and Recreation and the National Park Service have conducted extensive field work and data gathering toward establishing a preferred alignment for the Bonneville Shoreline Trail. To ensure that the project is a success, Salt Lake County will be conducting public meetings and including the following stakeholders: Bonneville Shoreline Trail Committee, Bonneville RC&D, Wasatch Cache National Forest, Sandy City, Holladay City, Draper City, and Salt Lake City. In addition, mapping and preferred trail alignment documents will be completed and utilized as planning tools in this plan.*

## 2001 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$18,750 (\$35,250 in-kind)
Match:	\$54,000
Project Cost:	\$69,000

# Salt Lake County-Bonneville Shoreline Trail

## Local Responsibility

The Bonneville Shoreline Trail plan is currently being used by the County, Forest Service and some of the city planners to plan acquisition, to coordinate with other agencies, linking to other trails throughout the Valley. As a result of this project, existing and recommended alignments of the trail have been mapped through the global positioning satellite system from the Davis County line to the Utah County line.

## State Leadership

The Quality Growth Commission awarded Salt Lake County with a grant in the amount of \$15,000.

## Economic Development

This is not a component of this plan

## Infrastructure Development

This is not a component of this plan.

## Housing Opportunity

This is not a component of this plan.

## Conservation Ethic

The Bonneville Shoreline Trail involves a pathway or National Forest type hiking and biking trail on the west slopes of the Wasatch Mountain Range and possibly on the east slopes of the Oquirrh Mountain Range on or near the shoreline bench of ancient Lake Bonneville. The concept is actively being pursued in several counties. In Salt Lake County the existing and planned trail alignment measures 56 miles.

The purposes of the trail are:

- (1) To provide a trail which provides interface with the burgeoning development of the foothills for residential use.
- (2) To preserve limited public access to National Forest and other public lands and trails across lands that are currently privately owned.
- (3) To provide access to foothills and mountain lands to suppress wild fires.
- (4) To contribute to the preservation of aesthetic, wildlife, historic and educational values of the foothills when private lands are acquired for the trail or conservations easement are acquired on abutting land.

*"Salt Lake County has used the funding to pay for the mapping, the staff and the vehicle used to map the existing trail and to plan and map the recommended trail alignment."*

*Don Davis-Landscape Architect/Project Manager*

## Implementation

The plan is not complete, but it is being used by the County, Forest Service and some of the city planners to plan acquisition, to coordinate with other agencies, linking to other trails and budgets for next year.

## Promoting Intelligent Growth

Particularly, Sandy City and Wasatch/Cache National Forest administrators reacted positively to its value to assist them in planning the Bonneville Shoreline Trail and other trails in their jurisdictions. The forest ranger was pleased at the effort we put into limiting the trail alignment from going into wilderness and road less areas on the forest to only a couple of miles on a trail, which is planned to be 56 miles.

The plan recommends that bicycles not be allowed in the area from the south bank of Millcreek to the Bell's Canyon trailhead in Little Cottonwood Canyon. This will comply with forest regulations for no bicycles in wilderness areas even though the trail will only intrude very short distances into the wilderness areas affected.

## Accomplishments

The trail construction will be difficult to build in some reaches of this area and there will be a need to minimize environmental impacts to very sensitive, fragile, rocky and vegetative slopes. Hikers will not make as much impact on the trail through use as bikers would make.

The existing and recommended alignments of the trail have been mapped through the global positioning satellite system from the Davis County line to the Utah County line. The text, charts and some photographs have been incorporated into a draft plan. The draft plan and maps were presented to the stakeholders on September 12 and 26, 2003 and to the public on September 25, 2003.

## Benefits

Salt Lake County has used the funding to pay for the mapping, the staff and the vehicle used to map the existing trail and to plan and map the recommended trail alignment. Administrative and meeting time has also been funded from the grant.

## Overview

*The purpose of the Design Guidelines is to present a specific plan and recommendation to guide transit oriented development for the surrounding TRAX Light Rail Station (Central Pointe Station) located at 2100 South. This plan follows the Light Rail Corridor Master Plan that was prepared in 2000 as an update to the City's General Plan.*

## 2001 Planning Grant Summary

Grant Amount:	\$30,000
Matching Dollars:	\$51,000 (\$22,000 in-kind)
Match:	\$73,000
Project Cost:	\$103,000

# South Salt Lake-Central Pointe Transit Plan

## Local Responsibility

As a result of a study commissioned by Envision Utah, the Central Pointe Station at 2100 S. was identified as an area for transit oriented development that could provide economic benefits to the community and improve eroding neighborhoods suffering from neglect.

## State Leadership

The Quality Growth Commission awarded South Salt Lake County a grant in the amount of \$30,000.

## Economic Development

It is suggested that retail development should be concentrated in a node flanking the TRAX Station for one block both to the east and west. Retail development will need to be part of a latter development phase, after multi-family residential development has created an identity for the area and household spending power forms the support base for new retail.

## Infrastructure Development

This is not a component of this plan.

## Housing Opportunity

Given the diversity of employment opportunities, the Area Plan encourages the development of apartments and town homes, a range of options for elderly, traditional and non-traditional families, and single occupant households. The Area Plan also recommends the necessity of creating live/work units with residences above or adjoining office or retail spaces.

## Conservation Ethic

Per the Area Plan, open/park space is an amenity that should be strongly encouraged for all new development in the TOD area. Interspersed throughout the area plan are several pocket parks, which are landscaped areas that provide a contrast to a highly urbanized setting. This will implement an element of nature in these developments.

*"We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. We have also more aptly shared our vision of redevelopment with potential developers."*

*Nathan Cox-Programs Administrator*

## Implementation

The plan itself was completed on schedule. It is currently handed out regularly to developers and property owners in the subject area. The zoning overlay is also complete.

## Promoting Intelligent Growth

Use by developers of the zoning overlay, design guidelines and TOD principles is limited. This may be due in part to the low volume of redevelopment going on in the area, and in part to the standardized design of national retailers that have been redeveloping. We realize it is a long-term plan, and until it becomes cost-effective for developers to build at the densities and with the bonuses we now allow, we'll lose some to Greenfield development.

## Accomplishments

The plan is finished. Planners are using the zoning and design guidelines to educate and assist developers in projects. Some additional funding has been secured.

## Benefits

We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. We have also more aptly shared our vision of redevelopment with potential developers.

## Overview

*The City of St. George has established a goal to reduce potable water consumption by 15% by the year 2010. The Utah Division of Water Resources has established a goal of 25% reduction in water use statewide by the year 2050. To accomplish these goals, St. George has developed a Water Conservation Management Plan.*

## 2001 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$5,000 (\$15,000 in-kind)
Match:	\$20,000
Project Cost:	\$30,000

# St. George Water Conservation Plan

## Local Responsibility

Alpha Engineering, has prepared The Water Conservation Management Plan for the City of St. George with the help of the Water Department Staff, under the direction of the Conservation Coordinator. A Water Conservation Advisory Committee was also created utilizing diverse members of the community to assist in the development of the plan.

## State Leadership

The Quality Growth Commission awarded St. George with a grant in the amount of \$10,000.

## Economic Development

This was not a component of this project.

## Infrastructure Development

The goal of the City of St. George is to deliver a cost-effective, adequate and reliable supply of high quality water to its residents, including the commercial, industrial and public sectors. This plan will identify and compile water resource planning and program data for effective and efficient management of the City's current and future water resources.

## Housing Opportunity

This was not a component of this project.

## Conservation Ethic

This plan addresses the current conservation programs and ordinances that the City has in place, as well as the programs and ordinances the City intends to implement to encourage conservation. The City has found that per capita water use is increasing rather than decreasing, and this plan will enable the City to analyze and evaluate a variety of approaches to manage total waters use more effectively.

*"This year the City Council enacted restrictions based on the program, which resulted in approximately 10% reduction in water usage this summer."*

*Rene Fleming-Conservation Coordinator*

## Implementation

The plan has been approved by City Council and is currently being used.

## Promoting Intelligent Growth

The conservation plan will allow the City to accommodate growth while using existing infrastructure and resources more efficiently. The plan by itself does not affect growth, but it allows the City to efficiently deal with it. It is used in developing a conservation program.

## Accomplishments

This year the City Council enacted restrictions based on the program, which resulted in approximately 10% reduction in water usage this summer. The program will serve as the basis for future conservation efforts.

## Benefits

The process of the plan development got the City and members of the community involved and thinking about the importance of water conservation. The City was able to provide water this summer with a comfortable margin of safety without having to bring expensive additional water sources into production.

## Overview

*The Syracuse Town Center Plan establishes the planning concept, design and development guidelines, as well as administrative procedures necessary to achieve an orderly, quality development of the City's identified town center area.*

## 2001 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$22,500 (\$7,500 in-kind)
Match:	\$30,000
Project Cost:	\$45,000

# Syracuse-Town Center Master Plan

## Local Responsibility

The Syracuse Town Center Plan has incorporated input and comments from interested citizens, developers, affected agencies, and property owners. The planning team consisted of the Planning Center, MGB+A The Grassli Group, Bonneville Research, and Fehr and Peers Engineering.

## State Leadership

The Quality Growth Commission awarded the City of Syracuse with a grant in the amount of \$15,000.

## Economic Development

Critical issues identified included the establishment of a new retail activity center with flexibility to allow a variety of retailers and their supporting uses and the establishment of a recognizable Syracuse City town center core, "downtown". It is believed that this will bring substantial economic value to Syracuse City and help meet continued growth in commercial development and housing for the community.

## Infrastructure Development

Not a component of this plan.

## Housing Opportunity

The goal of this plan is to develop higher density residential development with walkable access to the town center that meet the needs and desires of their owners and residents, while contributing to the overall neighborhood character of the area. One strategy proposed to accomplish this is to develop ordinance language that provides opportunities for a mix of lot widths to encourage a range of housing styles.

## Conservation Ethic

Landscaping guidelines include the Utilization of the approved trees, shrubs and groundcovers as listed in the Landscape Plant Palette, Appendix A; and large canopy trees should be used to provide shade adjacent to sidewalks, pedestrian areas, parking areas and along trails.

*"The plan would not have happened without the State grant funds. The City will benefit from the implementation of the plan goals and objectives...in the creation of a town center that will create a sense of place using Envision Utah development guidelines."*

*Rodger Worthen-City Planner*

## Implementation

The plan has not been implemented; however, discussions are currently under way with developers and landowners to begin site plan development.

## Promoting Intelligent Growth

The plan is being used in development. The City has begun preliminary discussion with several developers and the major landowner on possible development of the area (approx 39 acres).

## Accomplishments

See the comments above.

## Benefits

The City was not in a position to fund this project entirely on its own. The plan would not have happened without the State grant funds. Secondly, the City will benefit from the implementation of the plan goals and objectives. This benefit will be in the creation of a town center that will create a sense of place using Envision Utah development guidelines, create civic and retail uses, economic development, and community pride.

## Overview

*The cities of Washington Terrace, South Weber and Uintah have combined their efforts in conducting a study to evaluate future trails and open/green space areas while creating a protection zone or buffer to preserve sensitive areas along the Weber River Corridor.*

## 2001 Planning Grant Summary

Grant Amount: \$19,500  
Matching Dollars: \$19,000 (\$2,000 in-kind)  
Match: \$21,000  
Project Cost: \$40,500

# Washington Terrace-Weber River Conservation Plan

## Local Responsibility

Washington Terrace hired a consulting firm to complete the preservation study, while working with a Steering Committee that was established with each city's input. The purpose of this study was to examine the proposed trail alignment and possible preservation strategies.

## State Leadership

The Quality Growth Commission awarded Washington Terrace, South Weber and Uintah with a grant in the amount of \$19,500.

## Economic Development

This was not a component of this project.

## Infrastructure Development

This was not a component of this project.

## Housing Opportunity

This was not a component of this project.

## Conservation Ethic

The following recommendations can be used by cities to protect this corridor, while preserving the property owners right to develop their property: Regulatory techniques, such as sensitive overlay zones, agricultural protection zones, transfer of development rights, and conservation easements. Three major natural resources were studied: vegetation, wildlife and water quality.

*"This project provided the basis for determining the lands within the city to be preserved and identifying wetlands, floodplains and environmentally sensitive areas."*

*Jeff Monroe-Planning & Building Director*

## Implementation

The plan has not been implemented. The plan is currently being used as a tool for updating the city's master plan.

## Promoting Intelligent Growth

The plan has promoted intelligent growth by helping identify lands for preservation.

## Accomplishments

The Planning Commission is using this plan in its review of the master plan.

## Benefits

This project provided the basis for determining the lands within the city to be preserved and identifying wetlands, floodplains and environmentally sensitive areas.