

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

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

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

