

*five years of*

# Quality Growth

*in Utah*

*State of Quality Growth  
Report to the 2004 Legislature*

1999

2000

2001

2002

2003





## MESSAGE FROM THE CHAIR

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



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

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

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

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

Sincerely,

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

Dan Lofgren  
Quality Growth Commission, Chair

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### ***Legislative Funding Recommendations***

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

*(Current FY Funding: \$0)*

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

*(Current Funding: \$0)*

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

*(Current Funding: \$482,600)*



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

Planning for Smart Growth: 2002 State of the States

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

The American Planning Association reports:

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

*Planning for Smart Growth: 2002 State of the States*

Several programs have leveraged State funds effectively through planning:

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

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

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

## ***Funding Recommendations***

In January of 2001, the Quality Growth Commission recommended:

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

*Implementing a Policy to Achieve a Net Gain of Private Land*

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

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

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

(Current FY Funding: \$0)

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

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

Wes Curtis  
State Planning Coordinator

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

(Current Funding: \$0)

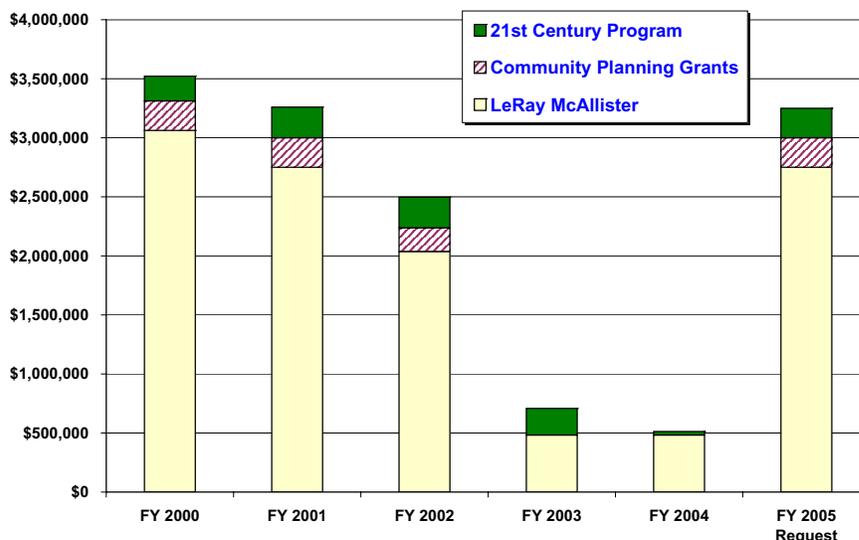
Planning grants have been awarded to communities that have demonstrated a desire to preserve their quality of life and plan for the future. There is no one right way to achieve the goals established by a community. Many communities have developed statutorily required general plans and housing plans.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

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

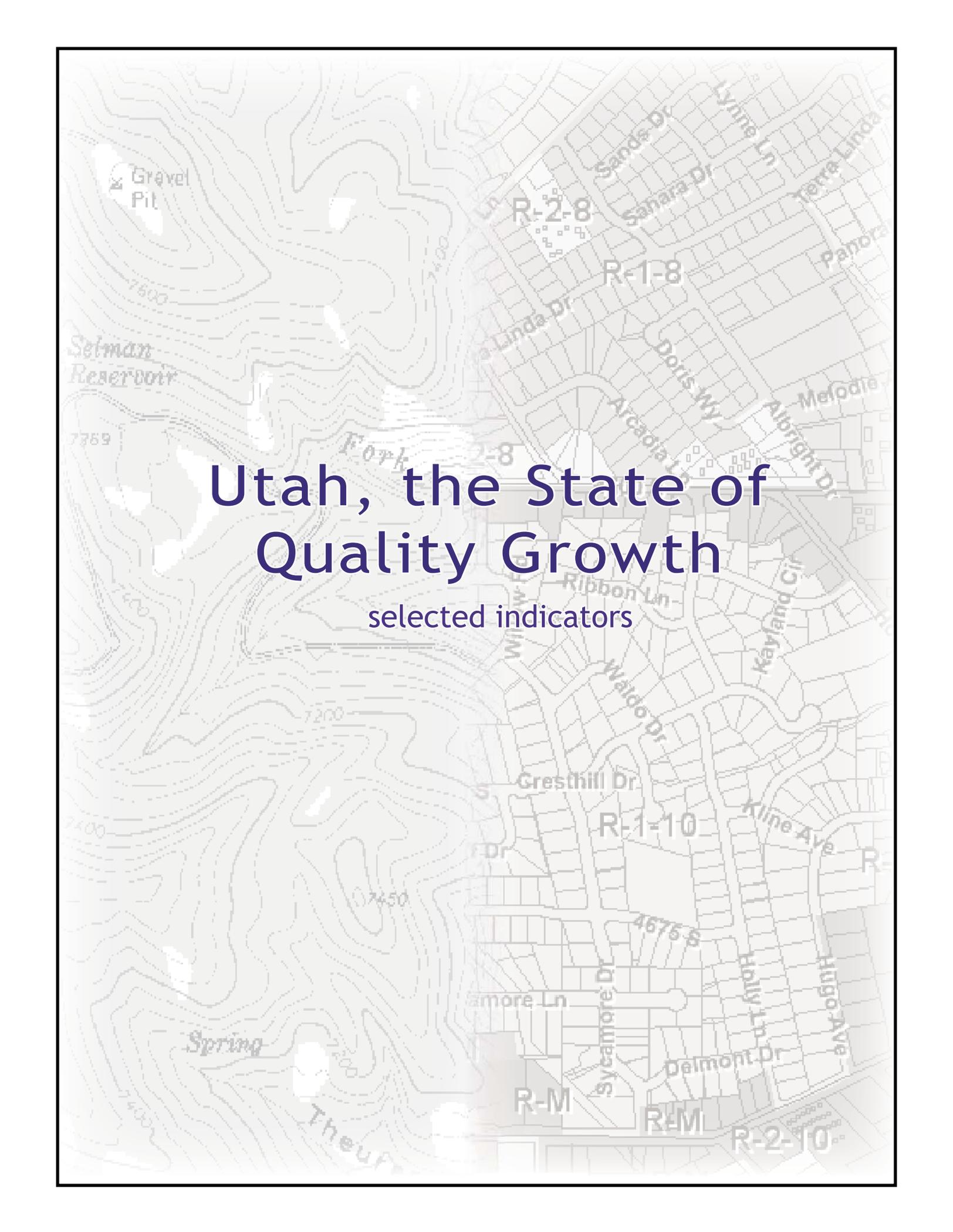
(Current Funding: \$482,600)

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

History of Legislative Appropriations





A topographic map of a residential area in Utah, overlaid with a title. The map shows contour lines with elevations ranging from 7400 to 7800 feet. A reservoir labeled 'Selman Reservoir' is visible on the left side. The map includes a grid of streets and various zoning codes such as R-2-8, R-1-8, R-1-10, R-M, and R-2-10. The title 'Utah, the State of Quality Growth' is centered in a large, dark blue font, with the subtitle 'selected indicators' below it in a smaller, dark blue font. The background of the map is a light gray color.

# Utah, the State of Quality Growth

selected indicators

## **POPULATION GROWTH**

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

## **TRANSPORTATION**

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

## **HOUSING**

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

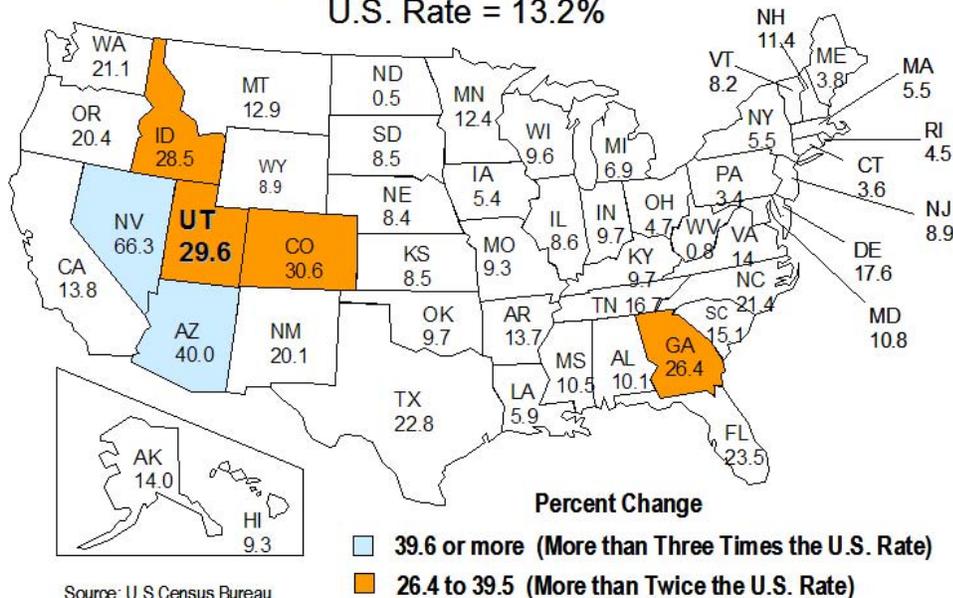
## **CRITICAL LAND CONSERVATION**

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

## Population Growth in the Rocky Mountain Region

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

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

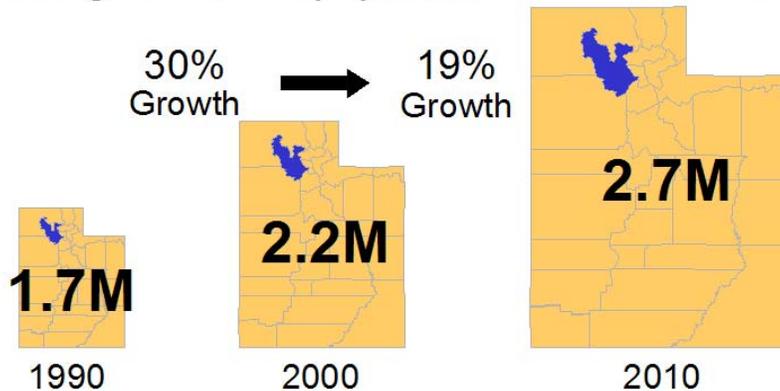


Source: U.S. Census Bureau

## Utah's Rate of Growth

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

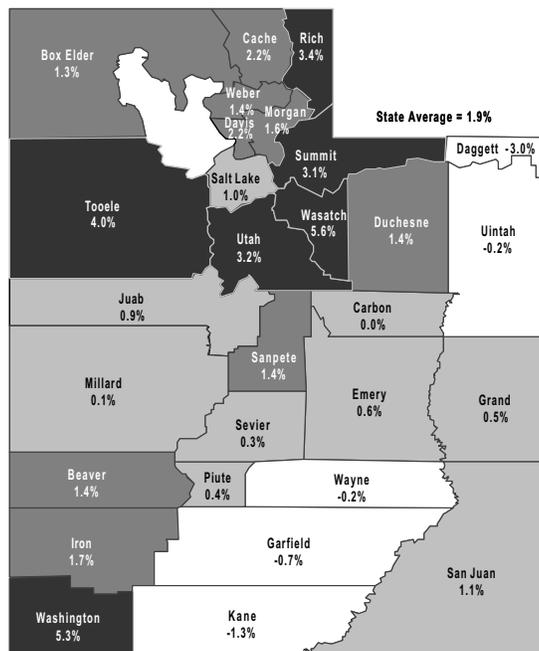
Change in Utah's population from 1990-2010



Source: Utah Governor's Office of Planning and Budget

### Recent Population Growth by County 2001-2002

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

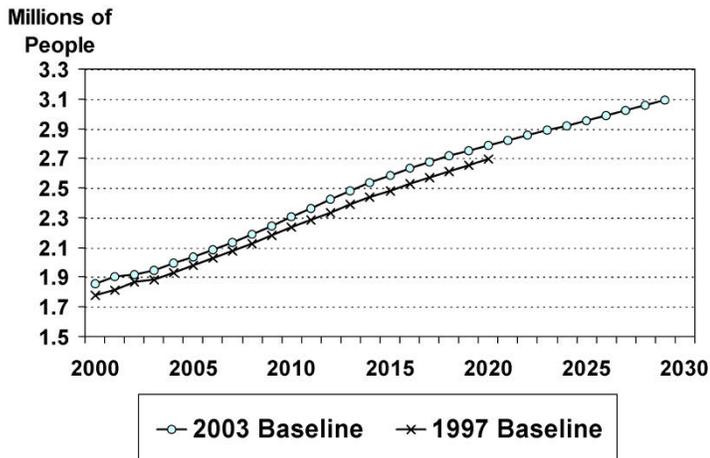


Source: Utah Population Estimates Committee

### Projected Population Growth: 2030

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

#### Population Greater Wasatch Area



Source: Utah Governor's Office of Planning and Budget

## QGET Growth Scenario - 2003

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

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

### *...a consistent growth in population...*

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

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

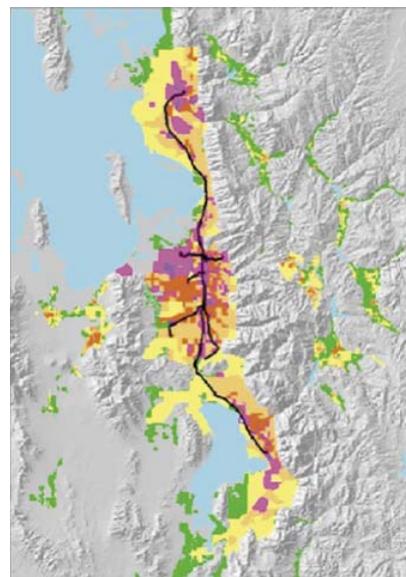
- Water is not a constraint to growth in the Greater Wasatch as long as residents are willing to pay for additional water development and water providers are willing to work together to deliver adequate supplies.

### *...housing will become increasingly less affordable ...*

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

### *...land consumption rate slows...*

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



Greater Wasatch Area  
Developed Land, 2030  
- QGET, 2003