



Becoming A Utah Quality Growth Community:

Defining Quality Growth in our Communities

(Quality Growth Communities – Definition & Requirements)

VISION

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

It integrates multiple housing choices with commercial areas and preservation of critical land.

Quality Growth Communities also use infrastructure, natural resources and public resources efficiently.

A Quality Growth Community recognizes the impact it has on neighboring communities and seeks to cooperate to solve common problems while protecting private property rights.

PURPOSE

The Quality Growth Communities/Quality Growth Service Providers Initiative has several purposes. First, this initiative will bring state funding for infrastructure improvements and other community improvements into alignment with the Quality Growth Principles that were adopted by the Quality Growth Commission. Second, it encourages local governments to plan for their future because planning is important, and valuable, in its own right. Other purposes include:

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

ASSUMPTIONS

Utahns value quality of life.

Growth creates challenges and opportunities.

Private property and other individual rights will be respected.

A solution for one community may not apply to all communities.

Free-market forces are important in addressing challenges.

State government should not impose requirements on local governments without adequate resources or appropriate incentives.

PRINCIPLES

Local Control: Local governments are responsible for planning and land use decisions in their own jurisdictions in coordination and cooperation with other government entities.

State Leadership: The State's role is to provide planning assistance, technical assistance, information and incentives for local governments to coordinate and cooperate in the management of growth.

Economic Development: The State shall promote a healthy statewide economy and quality of life that supports a broad spectrum of opportunity.

Infrastructure Efficiency: State and local governments and the private sector should cooperate to encourage development that promotes efficient use of infrastructure and water and energy resources.

Housing Opportunity: Housing choices and housing affordability are quality of life priorities and state and local governments should cooperate with the private sector to encourage both.

Conservation Ethic: The public sector, private sector and the individual should cooperate to protect and conserve water, air, critical lands, important agricultural lands, and historical resources.

DEFINITIONS

- **A Quality Growth Community is a City, Town, or County in Utah.**
- **Quality Growth Service Providers will also be certified.** A Quality Growth Service Provider is any special service district, transit authority, or other government entity providing growth related services in Utah.
 - Quality Growth Service Providers must adopt a plan for the services they provide.
 - Plan must demonstrate cooperation with municipalities, counties and other service providers in the area they serve.

- **A 21st Century Community is a community which has completed all of the requirements under the 21st Century Communities Program and has received designation from the Governor's Office as a 21st Century Community.**

BENEFITS

- **Quality Growth Communities (Cities, Towns or Counties), and Quality Growth Service Providers, get recognition and access to state benefits.** Certification is voluntary, incentive based, and technically assisted.

CERTIFICATION

- **Subcommittee recommends certifications to the Quality Growth Commission.** Communities will apply to the subcommittee for certification.
- **A Community (City, Town, or County), or service provider, must re-certify annually.**
- **Requirements will be phased-in over three years.**
 - Communities with plan to meet certification requirements get benefits of certification while completing the plan.
 - During the phase-in period, annual re-certification depends on significant progress toward the plan.
- **A community that does not meet these requirements will not be certified.**
- **Not every requirement applies to every community or service provider.**
 - If a requirement doesn't apply, a community (city, town or county), or service provider, may explain why it does not.
 - May work with neighbors to meet requirements in a regional context.
 - Community is political subdivision, but, multiple cities, towns, counties or service providers may pool resources. For example:
 - Neighboring cities, towns, counties or service providers can share housing assets to meet requirements.
 - Communities (cities, towns or counties) or service providers sharing assets must have common interests & borders.
 - The subcommittee certifies partnerships that meet the requirements

- **In rural Utah, a community may achieve certification by completing the requirements in this document, or by completing the requirements of the 21st Century Communities Program.**

Designated 21st Century Communities will be entitled to all of the benefits of a Quality Growth Community.

REQUIREMENTS

A Quality Growth Community (city, town, county), or Service Provider will use a public process (public hearing, workshop, commission, etc.) to write and adopt a Quality Growth Plan and adopt ordinances addressing at least these areas

ECONOMIC DEVELOPMENT:

- **Assess economic strengths, challenges; apply strengths, address challenges.**
- **Identify the role of the community (City, Town, or County) in the region with regard to Basic Industry, Service/Commercial, and Residential Housing** A community should understand what it is currently (Industrial community, Bedroom Community, etc.) and what it wants to be in the future, and plan accordingly. A community will:
 - **Identify any imbalances between industrial, commercial and residential development.** If there is an imbalance either;
 - A: Justify the imbalance and show where it is beneficial to the overall economy of the community, and the region or;
 - B: Develop a strategy to better balance Basic Industry, Service/Commercial and Residential Housing in the community.
- **Identify factors in the community (City, Town, or County) that affect Quality of Life either negatively or positively.** Creates a strategy to enhance Quality of Life in the community and to mitigate the negative community factors that decrease the Quality of Life.

INFRASTRUCTURE:

- **Include a transportation element in the plan that addresses the following:**
 - Roads and Highways
 - Pedestrian Safety and Access
 - Trails & Bike Paths
 - Corridor preservation

- Access management
 - Transit Plan (if applicable)
 - Airports and Aviation where applicable.
- **Include a water development and conservation element in the plan that makes these services more economical and promotes a better quality of life by addressing the following:**
- Protection and improvement of water sources, watersheds, other critical water resources
 - Water Conservation
 - Water system development
 - Sewer and Storm water system enhancements
- **Ensure that community (City, Town, and County) or service provider has the ability to fund infrastructure maintenance and replacement.** This can be done by identifying funding sources a community would tap to pay for these needs.
- **Identify unused and/or underutilized public facilities and infrastructure and create a plan to maximize its utilization.** Identify tools available to the community (City, Town, County), or service provider, to encourage development or redevelopment to occur in the desired areas.
- **Identify proposed capital facilities and/or infrastructure which can be maximized with changes in proposed land uses.** Identify the changes in land use and either:
- A. Justify the under utilization by showing it is beneficial to the community and the region or;
 - B. Adjust the communities land use plans and ordinances to maximize the utilization of capital facilities and infrastructure.
- **Consult with schools and other service providers (e.g. special service districts, Counties, etc.) to coordinate developments.**

HOUSING:

- **Include a housing element in the plan which provides for a wide range of housing types and housing costs. Affordability is a problem that affects nearly every community. Definitions to consider include:**
- Provides an opportunity to maintain residency within the community at all stages of the life cycle;
 - Allows people who work in that community to afford to live in that community;

- Have plans and ordinances that permit a wide range of housing types and housing cost.
- **Adopt ordinances that implement the housing element of the plan.** If a community (City, Town, County), or service provider, complies with these requirements, its plan will meet the requirements of HB 295

CONSERVATION:

- **Include a conservation element in the plan which:**
 - Defines what qualifies as critical land in the community. This definition will vary depending on the needs of the community.
 - Develops a methodology for evaluating parcels using the community's definition of critical land.
 - Inventories and prioritizes the critical land areas in the Community.
 - Inventories, and prioritizes the conservation of, historic buildings and landscapes according to economic conditions and community concern.
 - Creates a critical lands map which describes areas where critical lands are, and how they connect to other critical lands in the community.
 - Establishes a strategy to preserve the critical lands in the community.
 - Requires conservation pricing for water, and energy where those services are provided by the community.
 - Includes design standards which promote water and energy efficiency, and allow the use of water and energy efficient technologies.
 - Identifies opportunities to reuse water, conserve energy and reduce and recycle waste.