



A topographic map of a residential area, likely in the Selman Reservoir region. The map features contour lines indicating elevation, with labels such as 7600, 7400, 7200, 7000, and 6800. A 'Gravel Pit' is marked in the upper left. The map shows a grid of streets including Sands Dr, Sahara Dr, Lynne Ln, Terra Linda, Pandora, Doris Dr, Melodie, Albright Dr, Kaye Cir, Kline Ave, Hugo Ave, Delmont Dr, Holly Ln, Sycamore Dr, Walden Dr, Gresthill Dr, and Amore Ln. Zoning codes are scattered throughout, including R-2-8, R-1-8, R-1-10, R-M, R&M, and R-2-10. The Selman Reservoir is visible on the left side of the map.

Achievements of the Quality Growth Commission

mandates, members, principles, and policies

Quality Growth Act

- Quality Growth Commission
- Mandates
 - Provide local governments with planning assistance, training, and incentives for implementation of quality growth principles and initiatives.
 - Administer the LeRay McAllister Critical Land Conservation Fund.
 - Recommend Principles of Quality Growth, how to define Quality Growth Areas, and advise the Legislature and Governor on growth management issues.

Quality Growth Policies

- Quality Growth Principles
- Net Gain of Private Land Policy

Quality Growth Programs

- Planning Grants
- LeRay McAllister Critical Land Preservation
- Municipal Infrastructure Planning Cost Model (MIPCOM)
- Quality Growth Communities (*soon to be implemented*)

Quality Growth Act of 1999

Due to rapid growth of population and housing in Utah, particularly within the greater Wasatch area, the increased costs of providing infrastructure to a growing population, and the disappearance of farm land and open space, the Governor and the Legislature passed and signed the “Quality Growth Act of 1999.” This legislation creates new opportunities for local governments seeking to preserve open lands. The Act supports critical land conservation, home ownership, housing availability, efficient development of infrastructure and efficient use of land. The act applies to cities and counties on a purely voluntary basis, and mandates nothing.

“We’re just trying to bring people together with a shared vision. Do you want to plan or do you want a haphazard approach? What is driving this is quality of life.”

Rep. Marda Dillree
3/3/99

Quality Growth Commission

The Quality Growth Commission has thirteen members who are appointed by the Governor and approved by the Senate. Staff services for the Commission are provided by the Governor’s Office of Planning and Budget, and partially by local entities through the Utah Association of Counties and the Utah League of Cities and Towns. Though the Commission holds no regulatory authority, it does have responsibilities in three broad areas:

- Provide local governments with planning assistance, training, and incentives for implementation of quality growth principles and initiatives.
- Administer the LeRay McAllister Critical Land Conservation Fund.
- Recommend Principles of Quality Growth, how to define Quality Growth Areas, and advise the Legislature and Governor on growth management issues.

Encouraging Quality Growth

The Commission is fulfilling their mandates by administering programs that include:

- Planning Grants (see pg.49)
- LeRay McAllister Critical Land Preservation (see pg.55)
- Municipal Infrastructure Planning Cost Model (MIPCOM) (see pg.63)

The Commission is excited to announce the implementation of the **Quality Growth Communities** program!

Quality Growth Principles

- **Local Responsibility** — *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.*
- **Efficient Infrastructure Development** — *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.*

Summary of Commission Expenditures

The table below provides a snapshot of how commission funds have been spent.

Please refer to specific sections of this report for details on program expenditures.

Revenue Source			Program Distribution	
Fiscal Year	Appropriation	Other Sources ³	LMF ¹	QGC ²
1999	\$100,000	\$80,000 ⁴ \$10,238	\$100,000 \$80,000 \$10,238	
2000	\$3,000,000	\$311,760 ⁵ \$174,472	\$2,750,000 \$311,760 \$174,472	\$250,000
2001	\$3,000,000	\$260,505	\$2,750,000 \$260,505	\$250,000
2002	\$2,237,200	\$60,165	\$2,037,200 \$60,165	\$200,000
2003	\$482,600	\$39,385	\$482,600 \$39,385	
2004	\$482,600	\$5,624 ⁶	\$482,600 \$5,624	
Column totals	\$9,302,400	\$942,149	\$9,544,549	\$700,000

Total Quality Growth Funds for Six Years: \$10,244,549

¹ LeRay McAllister Critical Land Conservation Fund

² Quality Growth Commission funds are appropriated to the Governor's Office of Planning & Budget and are used for local planning grants and Commission expenses

³ Interest earned on LMF, unless otherwise noted

⁴ Sale of State Park land

⁵ The Legislature appropriated a retro-active rate reduction refund from Utah Power & Light to the LMF

⁶ First quarter interest

Net Gain of Private Land

To offset the preservation of lands, the state has a policy to assure that a sufficient base of private land remains available for development and property taxes. The Commission has studied this issue and developed a policy for the state to increase the amount and value of private land. The Net Gain of Private Land Policy emphasizes four actions:

- **Achieve Net Gain.** The Commission recognizes that private lands serving a compelling public purpose should be preserved and, conversely, public land not serving a compelling public purpose should be converted to productive private use. The Commission believes it is in the state's best interest to facilitate the reallocation of public and private lands to best meet the needs of current and future residents. Due to the preponderance of publicly owned land in the state, the state must strive over time to achieve a net gain of private land.
- **Set High Standards.** State critical land preservation funds should only be used for the truly critical and highest priority projects, which serve a compelling public and statewide interest. Decisions about the use of these funds must include a balancing of conservation and economic interests of the state since both are relevant to quality growth.
- **Build Capacity to Monitor.** The State must implement the necessary procedures to monitor the goal of a net gain of private land and to set high standards for state involvement in land conservation.
- **Provide More Resources for Planning.** Prudent decisions require careful research, accurate information and long-term strategic thinking. In order to make the best decisions, the state must provide additional resources for critical land planning and other state and local planning activities. The primary source for conversion of public land to private ownership or economic use is the State of Utah School and Institutional Trust Lands Administration (SITLA). SITLA engages bi-annually in a sales process that auctions parcels of Trust land to private buyers. More than one third of Utah's current private land was at one time under SITLA's management. Land acquired by SITLA through federal exchanges can also be turned around and sold to the private sector, not only adding to the Trust's permanent funds, but also increasing private ownership around the state. In recent years, SITLA has exchanged 106,000 of scattered state-owned lands for 120,000 acres of federal lands that are suitable for residential, commercial, oil, gas, and mineral development.

"No one on this floor cares more about private property rights than me. I do know what's in this bill. In every concern I've raised with Garn, he has changed the bill to meet my concerns."

Sen. Thomas Hatch
3/3/99

"Open space preservation is a high priority of this administration [Farmington City]."

- Gregory Bell, Mayor,
Farmington City
Letter of Support, April 2000

Commission Membership

Chair

Dan Lofgren
President, Utah Home Builders

Vice Chair

Shauna Kerr
Summit County Commissioner

State Government

Cary Peterson
*Commissioner; Department of
Agriculture and Food*

Bob Morgan
*Executive Director; Department of
Natural Resources*

Municipal Government

Lewis Billings
Mayor of Provo

Carlton Christensen
Salt Lake City Council Member

Dennis P. Larkin
Mayor of Holladay

County Government

Gary Herbert
Utah County Commissioner

Carol Page
Davis County Commissioner



Real Estate

Max D. Thompson
Broker, Mansel and Associates

Farm Community

Kenneth R. Ashby
President, Utah Farm Bureau

David Allen
Rancher / Business Owner

At-Large

Brad Barber
Private Consultant

Former Members

Jon Huntsman Jr
Lee Allen
Leland J. Hogan
Dee Allsop
Kathleen Clarke
Jerry Stevenson

“The Commission has met with local officials and hosted public meetings in every county of the State [regarding development of the Quality Growth Principles].”

Mayor Lewis Billings
Provo City

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