

Quality Growth

“Make sure that when we change a place, the change agreed upon nurtures our growth as capable and responsible people while also protecting the natural environment and developing jobs and homes enough for all.”

-Tony Hiss, The Experience of Place-

Smart growth is development that serves the community, the environment and the economy. Finally, we are beginning to realize that we need to rethink how we grow. We need to educate ourselves and town officials on smart growth principals and work toward having your town adopt those principals. How we develop and manage the land around us can dramatically affect the quality of our lives.

Ask your community to:

- Provide financial or regulatory incentives to focus development in an area where adequate infrastructure for growth (water, sewer, roads already exist).
- Strengthen and direct development towards existing communities.
- Locate civic buildings in existing communities rather than in fringe locations.
- Promote compact development and efficient use of land and water resources
- Revise zoning and building codes to permit a wider variety of housing types in town centers.
- Adopt a fix-it-first policy that sets priorities for upgrading existing facilities.
- Request that affordable housing ordinance be adopted and included it in all new projects to provide a wide variety of housing for people at all stages of their lives.
- Safeguard waterways, watershed areas and air quality
- Inventory and protect the unique resources of your town
- Preserve scenic and native landscapes and ecological areas
- Adopt a critical and sensitive lands ordinance

Growth management techniques include:

- land use regulations
- Public spending and taxing policies

- Capital facilities spending
- Create an Adequate Public facilities ordinance

Utah's Community Development Blocks Grants could also give priority to smart growth projects that would modify standards with priorities of mixed uses, rehab old buildings- provide transit access, preserve open space, and pedestrian bicycle use.

A DEFINITION OF SMART GROWTH by the *American Planning Association*.

Smart growth means using comprehensive planning to guide, design, develop, revitalize and build communities for all that:

- have a unique sense of community and place;
- preserve and enhance valuable natural and cultural resources;
- equitably distribute the costs and benefits of development;
- expand the range of transportation, employment and housing choices in a fiscally responsible manner;
- value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and
- promotes public health and healthy communities.
- Compact, transit accessible, pedestrian-oriented, mixed use development patterns and land reuse epitomize the application of the principles of smart growth.

In contrast to prevalent development practices, Smart Growth refocuses a larger share of regional growth within central cities, urbanized areas, inner suburbs, and areas that are already served by infrastructure. Smart Growth reduces the share of growth that occurs on newly urbanizing land, existing farmlands, and in environmentally sensitive areas. In areas with intense growth pressure, development in newly urbanizing areas should be planned and developed according to Smart Growth principles.

Core principles of Smart Growth can be found on *American Planning Association* web page, smart growth principals,

<http://www.planning.org/policyguides/pdf/smartgrowth.pdf>