
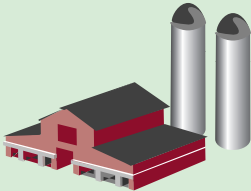


GOAL III: PRESERVE CRITICAL LANDS, INCLUDING AGRICULTURAL, SENSITIVE, AND STRATEGIC OPEN LANDS

	Strategy	Why	Who	How
C1	Promote walkable development that encourages permanently reserved open lands through incentives.	<ul style="list-style-type: none"> • Slows land consumption, eases pressure on existing open lands • Provides more affordable housing options with more amenities • Provides open areas within communities that can be used for agriculture or outdoor recreation 	local governments, developers, Envision Utah	<ul style="list-style-type: none"> • Encourage local governments to provide incentives—such as density bonuses—for open space • Actively provide information to local governments and developers on the benefits of communities that incorporate open space
C2	Promote tax incentives for reuse of currently developed areas.	<ul style="list-style-type: none"> • Encourages efficient use of existing infrastructure • Helps preserve raw/undeveloped land • Encourages location of new development near existing services, thereby reducing traffic and travel times 	Quality Growth Commission, Envision Utah, local governments	<ul style="list-style-type: none"> • Work with Quality Growth Commission to identify Quality Growth Areas, and propose incentives for development in those areas. • Help cities and towns understand options for encouraging reuse of developed areas
C3	Support the establishment of transfer of development rights programs to promote protection of open space and maintain quality of life.	<ul style="list-style-type: none"> • Allows owners of sensitive lands to transfer their development rights to less sensitive areas. • Helps to preserve sensitive lands while preserving private property rights 	local governments, The Nature Conservancy, Utah Open Lands	<ul style="list-style-type: none"> • Identify communities or areas where development rights could be traded • Establish a mechanism for assigning rights and trading them (various options)
C4	Support the protection of sensitive lands. 	<ul style="list-style-type: none"> • Protects views and vistas for the larger community • Protects wetlands, watersheds, and wildlife habitat • Helps to protect lands that are particularly sensitive to the impacts of development • Development on steep slopes often causes erosion and instability, and ruins the aesthetic quality of hillsides and ridgelines • Development on steep slopes and sensitive lands often damages critical wildlife habitat and blocks access to recreation areas 	cities, counties, developers, The Nature Conservancy, Utah Open Lands, Quality Growth Commission, state government	<ul style="list-style-type: none"> • Work with local governments to revise zoning codes and develop overlay zones • Inform builders about the damage caused by development on steep slopes and sensitive lands • Work with land trusts to purchase particularly sensitive areas to protect them from development
5C	Promote use of conservation easements to preserve key/critical land for parks and recreation, open space, wildlife habitat, and agriculture, providing public access where appropriate, and organizing these areas into a regional network to the extent possible. 	<ul style="list-style-type: none"> • Preserves key/critical land for parks and recreation, open space, watersheds, wildlife habitat, and agriculture 	cities, counties, developers, The Nature Conservancy, Utah Open Lands, American Farmland Trust	<ul style="list-style-type: none"> • Envision Utah work at the local and regional levels to develop plan for a regional network of trails and open spaces • The Nature Conservancy, Utah Open Lands, American Farmland Trust, inform land owners about conservation easements, identify obstacles • Local governments, developers, and Envision Utah work to create and adopt “rural residential cluster” zones to preserve rural or natural areas that have value as agricultural land, natural areas, or community separators.
6C	Encourage the dialogue and ongoing public discussion of how to identify significant public and/or private funds for critical lands preservation. Push to resolve the appropriate balance of public and private funds to be used.	<ul style="list-style-type: none"> • Land owners may have a reasonable expectation of economic return on a sensitive piece of land, so acquisition of the land may be the only way to preserve it from development while preserving property owners’ rights. • Major constraint to open space preservation is funding to acquire land or easements. Some lands must be purchased to preserve private property rights. There are successful programs that rely on private funds for land acquisition, while other programs have significant public funding sources (e.g., lottery in Colorado) 	The Nature Conservancy, Utah Open Lands, American Farmland Trust, Quality Growth Commission, local governments	<ul style="list-style-type: none"> • Encourage public and private open space acquisition programs to protect designated sensitive and natural areas on a “willing seller” basis. • Encourage private land trusts to channel available private funds into critical lands preservation • County and community option sales tax program for critical lands • State funding • Tax incentives • Pool available funds and make available to local governments for critical lands acquisition
C7	Pursue public land trades to create more private developable land, preserve critical lands and watersheds, and protect sensitive lands from development.	<ul style="list-style-type: none"> • Greater Wasatch Area’s (GWA) land base is limited in part by large federal land holdings surrounding the urban area. Amount of usable land could be increased by trading sensitive private lands into federal hands, in exchange for federal lands that are more appropriate for development. 	USDA Forest Service, US BLM/Department of Interior, Envision Utah, The Nature Conservancy, State of Utah, Utah State and Institutional Trust Lands Administration	<ul style="list-style-type: none"> • Work with cities, counties, and developers to identify sensitive lands currently in private hands • Work with Forest Service, the BLM, and SITLA to identify federal lands appropriate for development, and broker exchanges • Governor’s Office work with regional councils and county councils of government