

# UTAH VALLEY VISION FOR 2050

*A strategic plan to ensure Utah County remains a  
great place to live—now and in the future.*



***Utah County is growing fast. By 2050, twice as many people will call Utah County home, with a million more people by 2065. Most of these new residents will be our own children and grandchildren.***

This rapid growth will be a challenge, but with foresight and collaboration, it's an opportunity to make life in the valley even better than today.

That's why, in 2018, the Association of Utah County Chambers and Envision Utah launched Valley Visioning. Over two years, thousands of residents—along with business leaders, elected officials, university leaders, and others—came together to understand what choices we have to make as we grow and to imagine a beautiful and prosperous future.

This vision is the result. It's a representation of our highest aspiration for the future of Utah County, and the steps we should take to make it happen.



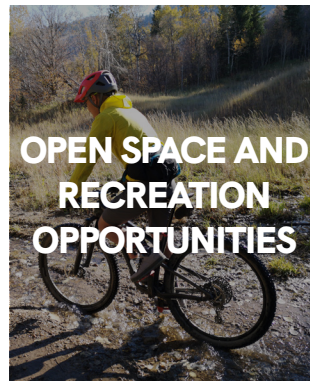
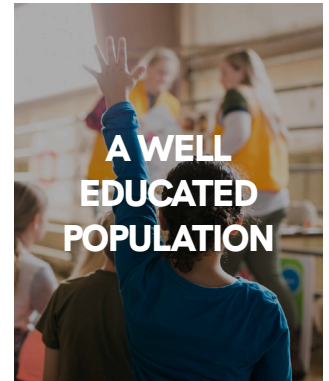
ASSOCIATION OF  
UTAH COUNTY CHAMBERS



# VISION FOR 2050

HERE'S WHAT UTAH VALLEY RESIDENTS SAID THEY WANTED FOR THE FUTURE

## THE VISION



THIS IS HOW WE'LL MAKE THAT VISION A REALITY

## THE STRATEGIES

- Develop a **network of walkable mixed-use centers** where jobs, housing, and transportation investments are coordinated.
- Develop a **variety of market-based neighborhood and housing types** for different life stages, incomes, and preferences that include open space and recreational amenities.
- Invest in **well-maintained highway, transit, and active transportation infrastructure** that effectively keeps up with growth.
- Maintain a **world-class education system, with high-quality educators**, that is responsive to workforce needs and increases the percentage of residents who complete degrees or certificates.
- Utilize landscaping, vehicles, infrastructure, and buildings that **efficiently use resources and minimize pollution** in cost-effective ways.

# 2050 VISION MAP

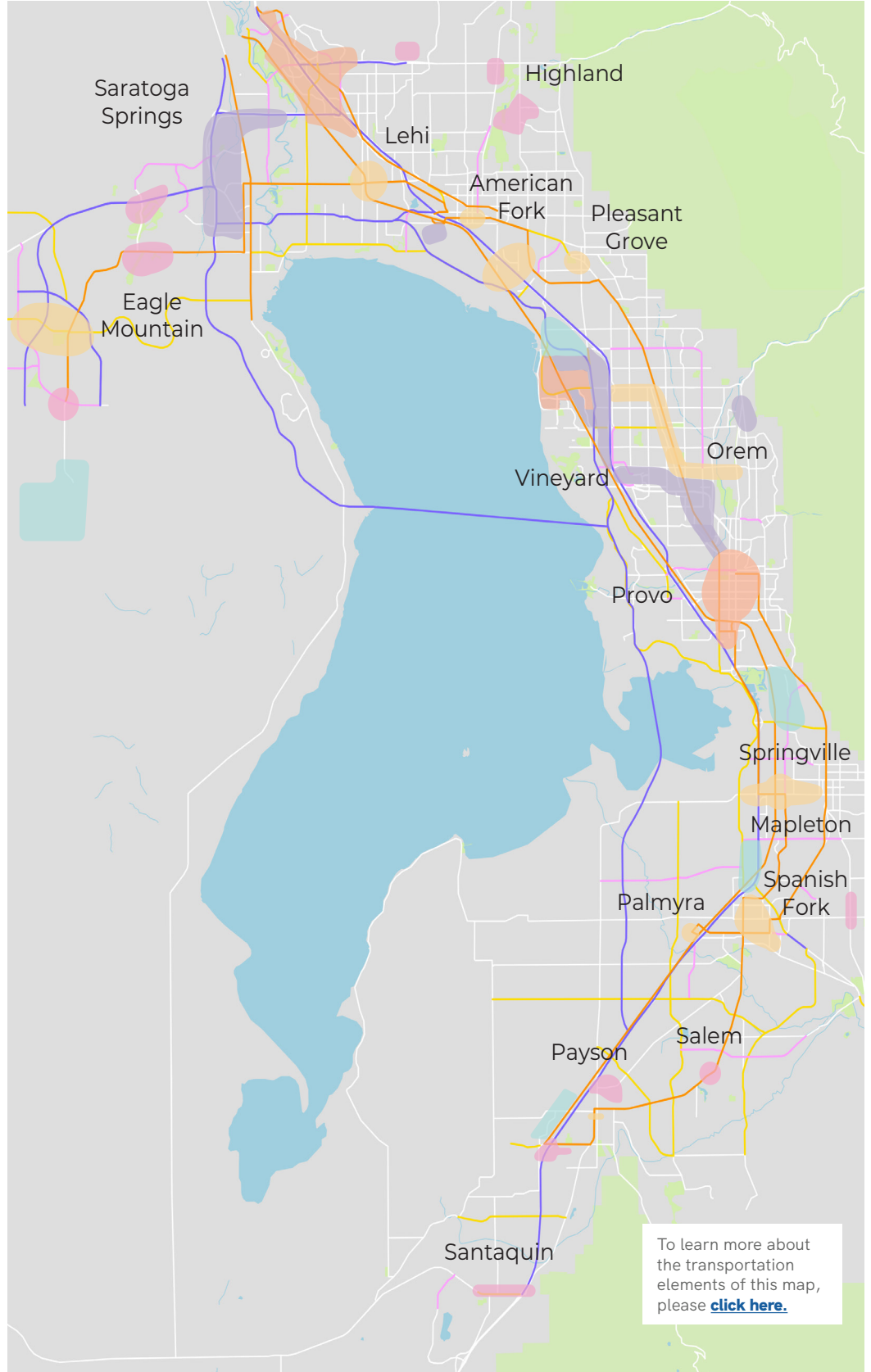
## WHAT ARE CENTERS?

Centers are hotspots of activity in a community. They keep businesses, homes, restaurants, and more close together so it's easier for people to get to jobs, services, school, entertainment, and friends and family.

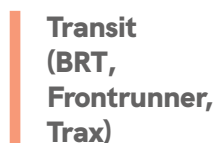
Centers and transportation infrastructure should be planned jointly so centers are highly accessible and so we make efficient use of our infrastructure investments.

Centers are found in a range of different scales. Metropolitan centers, the largest, are regionally significant, while neighborhood centers, the smallest, serve mainly people living nearby.

### CENTERS LEGEND



### TRANSPORTATION LEGEND





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Thank you to our many funders that contributed to the effort:



# INTRODUCTION

## WHY A VISION FOR 2050?

Over the past several decades, growth in Utah County has transformed much of the region from an agricultural center to a future tech hub and state economic leader. Today we have higher wages, more entertainment and dining opportunities, and more ways to travel than ever before. But growth has also brought challenges such as housing shortages, more congestion, and the loss of farms and open space.

A thriving tech sector and two strong universities—not to mention beautiful surroundings—continue to attract new people and keep longtime residents in Utah County. Meanwhile many residents are looking to preserve the Utah County they love even as it moves into a new phase of growth. Fortunately, these don't have to be mutually exclusive. Communities can foster economic prosperity, increase access to housing, and make travel more convenient while maintaining the best of what Utah County has been for decades. All residents can experience an increased quality of life into the future. This vision charts a path to that future with specific solutions and strategies to keep Utah County a great place to live even as it grows.

The Valley Visioning process brought the people of Utah County together to form a vision and address some of the big questions associated with growth:

- How can travel in and through Utah County remain convenient?**
- How can we grow jobs that pay competitive wages and that ensure people can live and work nearby?**
- How can we prepare our kids for the family-sustaining jobs of the future?**
- How can we keep housing affordable so that future generations can live near where they grew up?**
- How can we improve air quality to keep our families and friends healthy?**
- How do we manage our water use to sustain a growing population?**



## UTAH VALLEY IS GROWING



Utah County's population **doubled** between 1990 and 2017, adding over **300,000** people.



Between 2001 and 2016, **27 square miles** of land were developed in Utah County (from 88 to 115).



Utah County ranks **No. 4 in the nation** for large county job growth, and No. 22 for wage increases.



Utah County's K-12 student population has grown by nearly **25 percent** over just the last decade.



In the last 10 years, the median home price in Utah County has risen by **\$100,000** (\$224,200 - \$332,900).



Early this decade, the state and county invested nearly **\$4 billion** in highway and rail projects in Utah Valley.

## WHAT IS THE VISION?

**The vision is a description of the future that residents want for themselves, their neighbors, and future generations, along with the specific goals and strategies to make that future a reality.** The vision gives decision makers of all kinds—elected officials, business leaders, and residents—a target that, as it is achieved, will address the growth pressures in our communities. It is voluntary and market-based. While communities, businesses, and individuals will implement it differently, the vision helps us see how the decisions we make in our own neighborhoods and cities are closely connected to the future of Utah County as a whole. The vision and its goals and strategies will ensure that together we create places where people can thrive.



## WHO IS INVOLVED?

Valley Visioning is a collaborative effort among many Utah County organizations and businesses. Leaders from the Association of Utah County Chambers, Utah Valley University, and Brigham Young University guided the project and brought together stakeholders and experts, as well as residents throughout the county.

A broad and representative steering committee composed of community leaders, business leaders, and citizens was formed to help guide the process. The steering committee was charged with giving direction to the Valley Visioning project and ensuring a transparent and public process in which residents could explore the challenges associated with growth, express their preferences, and contribute to the development of a county-wide vision.

### VALLEY VISIONING STEERING COMMITTEE

#### Chairs

##### Cameron Martin

Vice President of Operations/Chief of Staff, Office of the President  
Rocky Mountain University of Health Professions

##### Val Hale

Executive Director  
Governor’s Office of Economic Development

Aaron Skonnard, Pluralsight	Curtis Blair, Utah Valley Chamber of Commerce	Howard Hochhauser, Ancestry	Josh Walker, American Fork Chamber	Mayor Kaufusi, City of Provo
Abraham Hernandez, Centro Hispano	Dale Sevy, Dominion Energy	James Thayer, Clark Capital	Josh Walker, Pleasant Grove-Lindon Chamber	Mayor Leifson, City of Spanish Fork
Andra Cefalo, Payson- Santaquin Chamber	David Ure, School and Institutional Trust Lands Administration	Jeremy Hafen, Utah Valley Chamber/ Sunroc	Kirk Jowers, Doterra	Mayor Miller, City of Saratoga Springs
Bill Comeau, Rocky Mountain Power	Fraser Bullock, Sorenson Capital	Jerold Wait, Zions Bank	Mark Welcker, Lehi Area Chamber	Randy Woodbury, Woodbury Corp
Bill Hulterstrom, United Way	Gavin Christensen, Kickstart Seed Fund	Jessica Gilmore, Utah System of Higher Education	Mary DeLaMare- Schaeffer, Utah Transit Authority	Shannon Clegg, Intermountain Healthcare
Brandon Fugal, Colliers International	Heather Youd, Spanish Fork and Salem Chamber	Jim Rasband, Brigham Young University	Mayor Brunst, City of Orem	Terry Grant, KeyBank
Cameron Martin, Rocky Mountain University of Health Professions		John Curtis, Congressman	Mayor Johnson, City of Lehi	Warren Peterson, Farmland Reserve Inc.

# THE PROCESS

The vision is the result of three phases of public and stakeholder engagement over two years. This includes a steering committee composed of over 30 key stakeholders, 18 public workshops held through two phases across the county, 6 working groups convened around the topics most important to Utah County residents, and 15 cities that were consulted on the final vision. In total, 15,000 residents, elected officials, community leaders, and topic experts contributed to this project.

## PHASE ONE: FALL 2018 - SPRING 2019

Phase One built an understanding of Utah County residents’ priorities, desires, concerns, and ideas. A public survey and twelve workshops asked residents to identify what they value about life in Utah County, how they feel about growth, what their top concerns are, what issues should be prioritized, how they think growth should happen, and where they think growth should occur (see Appendix for more details).

In total, over 3,000 people were engaged in Phase One. When Utah County residents were asked to consider population growth and to prioritize topics of concern, respondents selected water, transportation, air pollution, education & workforce, housing, and agriculture and open space as the highest priority challenges.

**During the mapping exercises at public workshops, the majority of attendees showed interest in center-styled development.** The idea of centered-style development was explored further in phase two as Scenario B.



## WHAT IS CENTER-STYLED DEVELOPMENT?

A center is a place in a region, city, or neighborhood that delivers convenient amenities, services, and experiences to the surrounding community.

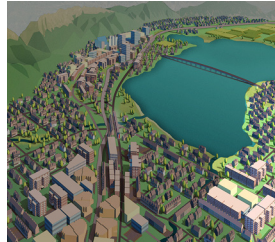
They provide a mix of residential, commercial, office, recreation, and/or civic uses, good access to regional transportation, and a welcoming, walkable atmosphere where visitors can explore and enjoy themselves. These walkable centers are woven throughout the county to ensure increased accessibility for all Utah County residents.

Centers are reminiscent of Utah’s historic main streets. They are community gathering spaces and activity hotspots that help accommodate new growth while uplifting the existing community.



**PHASE TWO: FALL 2018 - SPRING 2019**

In Phase Two, priority working groups were developed and convened around the key topic areas. The priority working groups were composed of experts and community leaders from across sectors. With guidance from the working groups, Envision Utah (with assistance from Central Utah Water Conservancy District and Mountainland Association of Governments) developed and modeled five different growth scenarios for Utah County in 2050. The scenarios were based on major themes from public engagement during Phase One. These overarching themes were:



**SCENARIO A**  
**Current Conditions:**  
*Growth continues as it has for the last 20 years.*

**SCENARIO B**  
**Organized Centers:**  
*Growth occurs in mixed-use centers near high capacity transportation.*

**SCENARIO C**  
**Westward Growth:**  
*Growth primarily occurs west of Utah Lake into Cedar Valley.*

**SCENARIO D**  
**Southern Growth:**  
*Growth primarily occurs south between Provo and Santaquin.*

**SCENARIO E**  
**Urban Infill:**  
*Growth is primarily accommodated in existing urban areas.*

These themes were used to model land use and transportation outcomes based on the style of growth. In addition, each scenario was also modeled for each priority topic—water, transportation, air quality, education & workforce, housing, agriculture & open space, and disaster resilience. The modeling results were then packaged into an online survey and presented to the public. The public was able to select their desired scenario for each topic and then choose their overall favorite scenario. The scenarios survey was open for around eight weeks from October 2019 to January 2020.

Over 11,000 people reviewed the scenarios through the online survey and a second round of public workshops. The most supported elements from the scenarios survey became the countywide vision. Therefore, the vision is not any one scenario but a combination of all five. See the Appendix for detailed scenarios and the Phase Two public survey results.



**PHASE THREE: SPRING 2020 - FALL 2020**

In Phase Three, the priority working groups were reconvened in February and March 2020 to review the scenario survey results and develop draft vision statements, goals, and strategies. Through the summer and fall, Envision Utah has been developing and vetting a final countywide vision to ensure that the vision is a valuable resource for Utah County residents and decision makers. Cities throughout Utah County were consulted to review and add their ideas to the final vision.

The project concluded with the release of this vision document in November 2020; however, Envision Utah and AUCC will continue to engage county leaders.



# VISION OVERVIEW



## THE VISION

Utah County residents envision a place that offers convenient transportation choices, housing options, open space and recreation opportunities, clean air, wise water management, local agriculture, and a well-educated population. These vision elements represent the aspirations of Utah County residents for themselves and their families.

These elements can be achieved through five key strategies that weave together the topic area visions and goals:



Develop a network of walkable mixed-use centers where jobs, housing, and transportation investments are effectively coordinated.



Develop a variety of market-based neighborhood and housing types for different life stages, incomes, and preferences that include open space and recreational amenities.



Invest in well-maintained highway, transit, and active transportation infrastructure that effectively keeps up with growth.



Maintain a world-class education system, with well-compensated high quality educators, that is responsive to workforce needs and increases the percentage of Utah County residents who complete degrees or certificates.



Utilize landscaping, vehicles, infrastructure, and buildings that efficiently use resources and minimize pollution in cost-effective ways.

## HOW TO USE THE VISION

The vision aims to be a resource for local governments, businesses, and residents to use when making decisions that impact their communities.

The vision is not mandatory, nor should it to be applied across Utah County in the same way. Rather, communities should utilize the goals and strategies that best reflect the unique needs and values of its residents.

The vision serves as a county-wide guide to provide information and principles that inform decision-making and cross-agency collaboration in Utah County, in recognition that issues, challenges, and solutions cross jurisdictional boundaries.

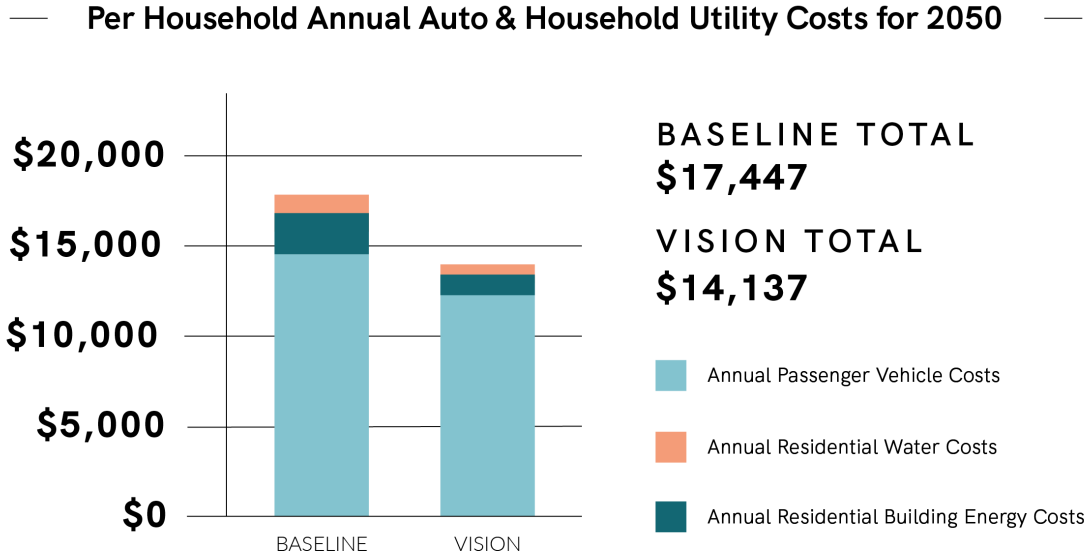
Achieving the vision is a long-term, incremental process. Some goals and strategies will save money in the long-term but will have upfront costs.

Some strategies need to be initiated immediately, while others can occur over the 30-year horizon of the vision as funding arises or as equipment or buildings are upgraded or replaced.

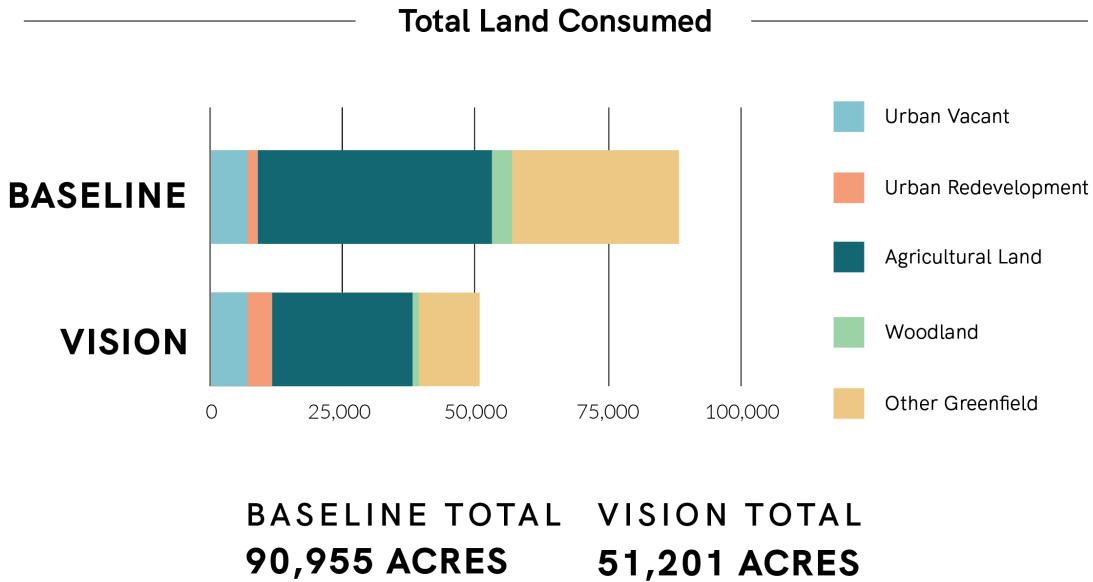
These overarching strategies are achieved through more specific visions and goals in key topic areas. Those visions and goals are detailed in the following pages.

## VISION IMPACTS

A baseline scenario was modeled to represent what Utah County could look like if current trends continue through 2050. The following charts reflect comparisons of the baseline and the vision scenarios for the year 2050. The vision scenario reflects one way implementation of the vision could happen and was created for comparison purposes only. For more detailed modeling information, see the Appendix.

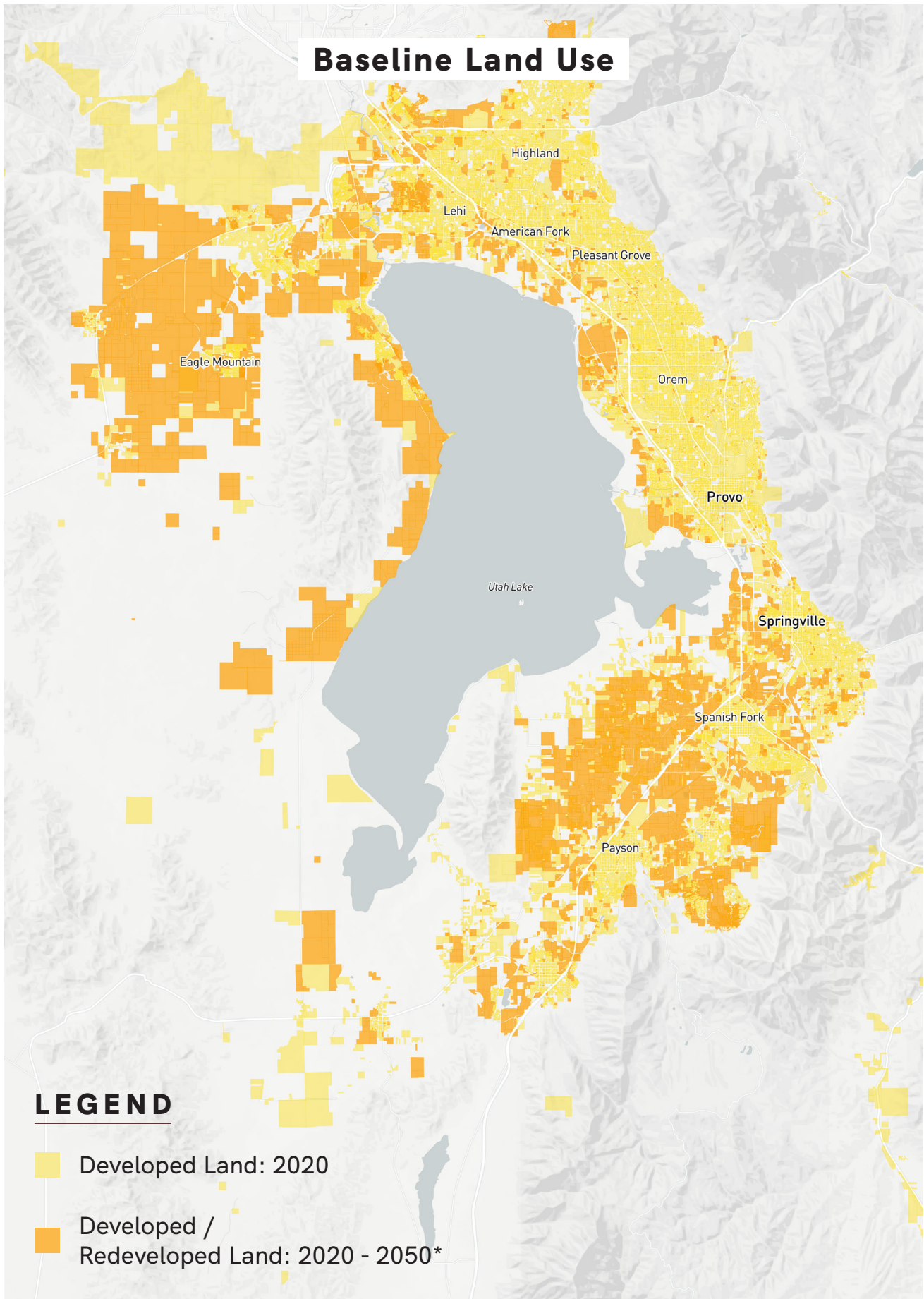


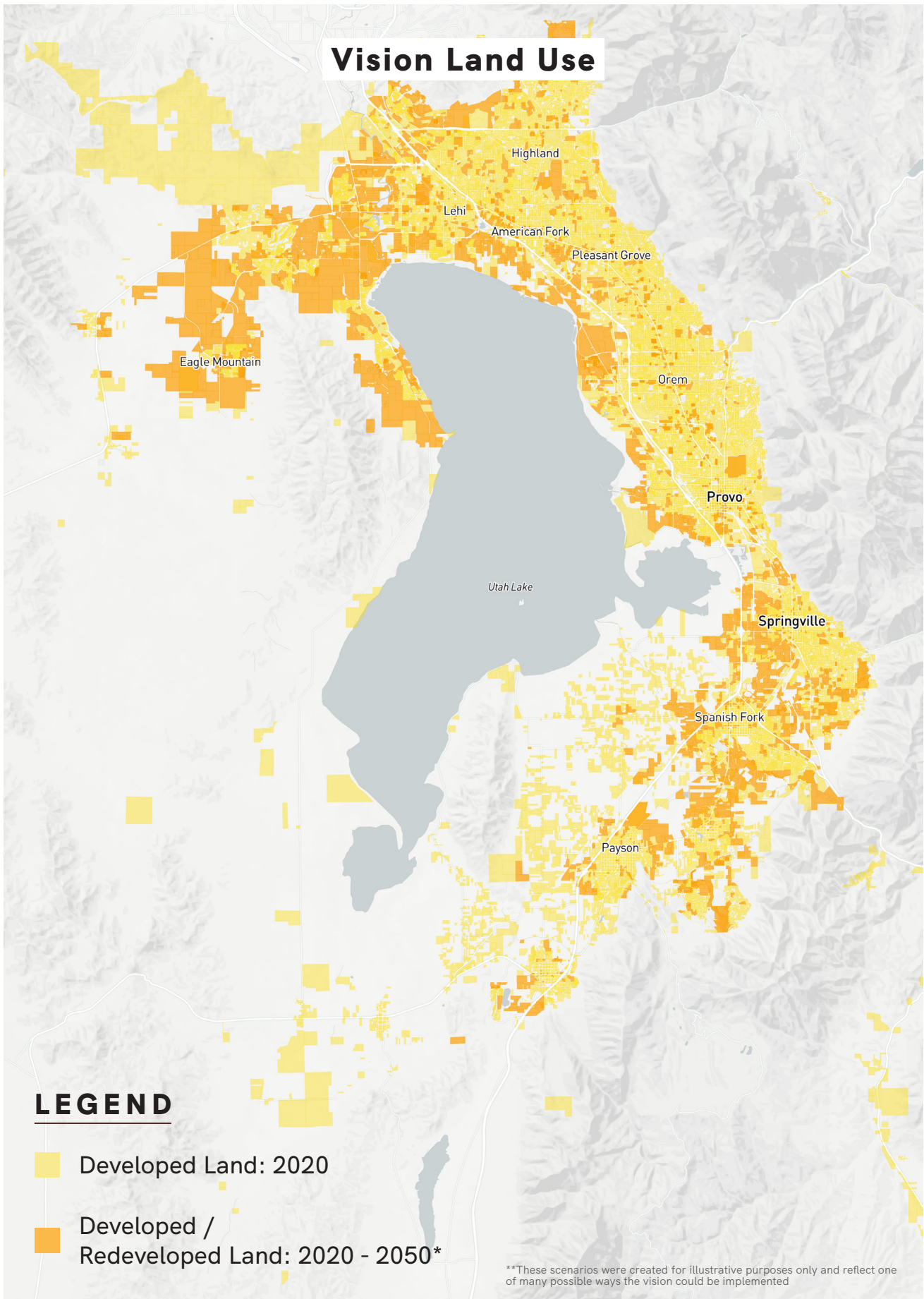
With more transportation options, most households will be driving less and may even be able to reduce the number of cars in their household, leading to decreases in the annual average vehicle costs per household. Diverse housing options will have reduced average water and energy costs compared to single family homes. **In total, the average household will reduce auto and utility costs over \$3,000 per year.**



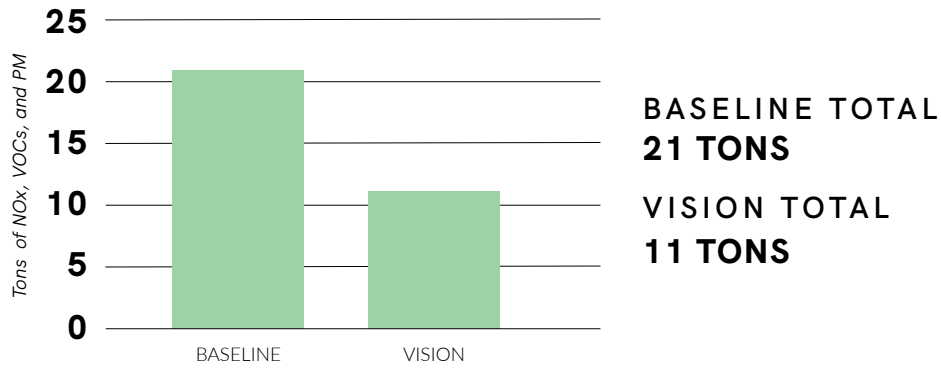
Current housing trends have high land consumption. Providing more market-based housing options helps ensure that people can choose housing that fits their needs while also conserving agriculture and open space. **Following the vision strategies can conserve almost 40,000 acres of land in Utah County.**

See the following pages for land consumption maps of the vision and baseline scenarios.



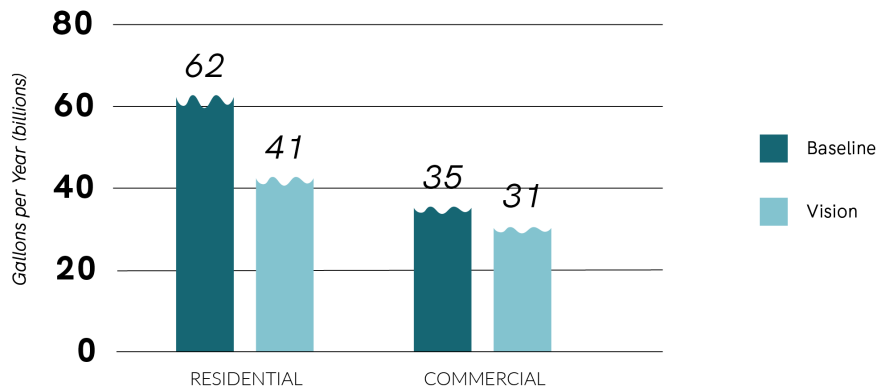


### Daily Emissions From Vehicles and Buildings



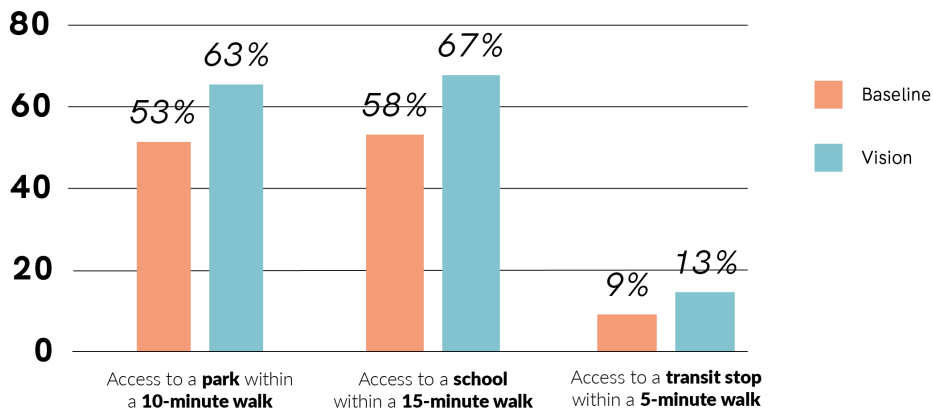
Decreased driving, adoption of electric vehicles, smaller building footprints, and increased building energy efficiency will reduce our daily emissions by **47%**.

### Total Annual Water Usage



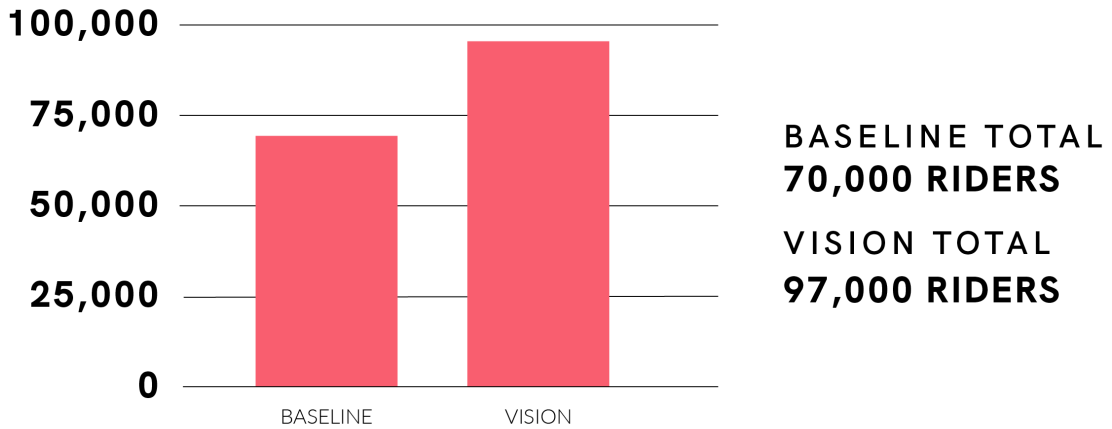
Water-wise landscaping and smaller yards, consistent with market demand, will make a big difference in our water usage: **saving almost 25 billion gallons per year.**

### Percent of Residents With



Planning for centers throughout the county provides amenities in every community. More residents will have convenient walking or biking options to get where they need to go.

### Daily Boardings of Public Transportation



Increased priority on public transportation makes traveling on buses or trains much more convenient throughout the county. **Every day, 27,000 more people will be able to access work and school without adding a car to our roads**—significantly decreasing traffic and air pollution.

### Other Vision Impacts



**16% reduction**  
of population living in  
fire severity zone



**5% reduction**  
of vehicle hours and  
miles traveled



**46% reduction**  
of total annual  
energy use

# GOALS AND STRATEGIES

## 1. WISE WATER MANAGEMENT

Utah County residents envision a future where we make wise and optimal use of our water resources, so that everyone can enjoy beautiful communities and a high quality of life even as our population grows.



### GOALS AND STRATEGIES



#### ALLOCATE SUFFICIENT WATER TO SUPPORT NATURAL ECOSYSTEM FUNCTIONS AND OUTDOOR RECREATION.

- Provide sufficient in-stream flows for recreation and habitat needs.
- Manage the quality of stormwater and wastewater runoff that enters streams, Utah Lake, and other water bodies.
- Explore options and funding sources to improve water quality in Utah Lake.
- Manage surface and groundwater to assure sustainable use.
- Utilize water banking when appropriate to achieve optimal water use and enhance in-stream flows.
- Allow permeable surfaces in parking lots and driveways and similar measures in developed areas to manage stormwater runoff, improve aquifer recharge, and improve water quality.



#### SIGNIFICANTLY REDUCE PER CAPITA WATER CONSUMPTION IN MUNICIPAL AND INDUSTRIAL USES.

- Promote water efficient landscaping - such as localscapes - in new and existing yards and public areas.
- Consistent with state law, establish metering for secondary water.
- Utilize fiscally sustainable tiered pricing structures to encourage reduced water use.
- Expand the residential use of automated metering infrastructure, such as smart controllers, that matches landscape irrigation to current local conditions.
- Provide up-to-date water usage information to homeowners and other water users with relevant comparable use and need data.
- Encourage homeowner associations to adopt water-wise landscaping rules and restrictive covenants.
- Allow the market to move to smaller lot sizes and more townhomes, apartments, or condos.



#### OPTIMIZE WATER USE.

- Understand and quantify water supply and demand in Utah County.
- Plan for sufficient and efficient water storage.
- Reduce water conveyance losses by updating and regularly maintaining water-related infrastructure.
- Manage, restore, and improve watersheds to enhance water quality, streamflows, groundwater recharge, and water supplies.
- Engage in basin wide water planning and coordination to optimize water use and holistically evaluate wastewater treatment and reuse, return flows, water quality needs, maintaining riparian habitats, and other aspects of water use.



## 2. TRANSPORTATION

Utah County residents envision a future with a variety of affordable, convenient, and efficient transportation options that allow them to easily access the places they live, work, play, and learn regardless of their circumstances.

Residents can drive less, walk or bike more, and save both money and time getting where they need to go.



### GOALS AND STRATEGIES



#### **DEVELOP IN A WAY THAT KEEPS DAILY DESTINATIONS CLOSE TO HOME, SO UTAH COUNTY RESIDENTS HAVE THE OPTION TO SPEND LESS TIME DRIVING AND HAVE MORE TIME FOR OTHER ACTIVITIES.**

- Develop a network of mixed-use centers of various sizes and intensities that are distributed throughout the urban area.
- Include housing, as well as other uses, in mixed-use centers to keep daily destinations close to home.
- Use robust, well-connected street networks so that people can travel from one use to another utilizing local roads, particularly in mixed-use centers.
- Within mixed-use centers, carefully evaluate minimum parking requirements and utilize shared parking to equate parking supply and demand.
- Add housing in and near existing employment and retail centers.
- Promote active transportation within mixed-use centers through locating parking behind buildings, in a structure, or on a street, by using traffic calming measures, and by using streetscapes that provide convenience, safety, comfort, and interest for pedestrians.



#### **CONNECT TRANSPORTATION INVESTMENTS TO LOCAL LAND USE INTENSITY.**

- Use local land use to inform mobility type investments (walking, bike lanes, light rail, etc.).
- Plan and develop higher intensities and mixed-use centers near existing and planned high-capacity transportation (rail, bus rapid transit, freeways, arterials, etc.).
- Prioritize transportation investments to serve higher-intensity and mixed-use areas, as well as high-growth areas.
- Prioritize transportation investments and economic development efforts that will attract jobs to areas that have less employment compared to housing to improve the jobs to housing balance.



#### **ENSURE TRANSPORTATION INFRASTRUCTURE KEEPS UP WITH NEEDS.**

- Preserve needed transportation corridors
- Explore a variety of local, state, and federal funding sources for capital, maintenance, and operations for roads, public transportation, and active transportation.
- Encourage state and regional funding to appropriately prioritize high-growth areas.
- Use taxpayer funds judiciously and efficiently.



**CREATE A ROBUST PUBLIC TRANSPORTATION SYSTEM.**

- Promote transit-oriented development near existing and planned high-capacity public transportation.
- Sustain convenient coverage, routes, and headways.
- Maintain low or free fares where feasible.
- Extend public transportation service to underserved areas in Utah County.
- Prioritize high-capacity public transportation to high-intensity, mixed-use, and walkable areas with good first-and-last-mile connections.
- Explore innovative public transportation options, including micro-transit, on-demand transit, and mobility as a service.



**BUILD A REGIONALLY CONNECTED ACTIVE TRANSPORTATION SYSTEM.**

- Create and enhance a local street grid with high levels of connectivity.
- Design street networks and cross-sections to accommodate a variety of users, including cyclists and pedestrians.
- Prioritize active transportation improvements that will improve first-and-last-mile public transportation connectivity.
- Create a connected active transportation network of on- and off-street facilities.
- Explore shared active transportation systems, such as shared bicycles or scooters.



**UPDATE AND IMPROVE THE REGIONAL ROAD SYSTEM TO A METROPOLITAN GRID-BASED NETWORK.**

- Develop a grid network of all road types (e.g., local, collector, or arterial).
- Plan the grid network to include active transportation connections.



**EXPLORE ADDITIONAL FREEWAYS AND ADD CAPACITY.**

- Study freeway expansion options.
- Plan appropriate freight corridors to accommodate increasing demand.



**PRESERVE EXISTING ROAD AND TRANSIT INFRASTRUCTURE.**

- Maintain adequate funding for maintenance and operations of road and transit infrastructure.



**FOSTER GOOD ACCESS TO HIGH-QUALITY AIR TRAVEL.**

- Establish a strategic plan to expand air transportation in Utah County to meet demand and promote economic development.

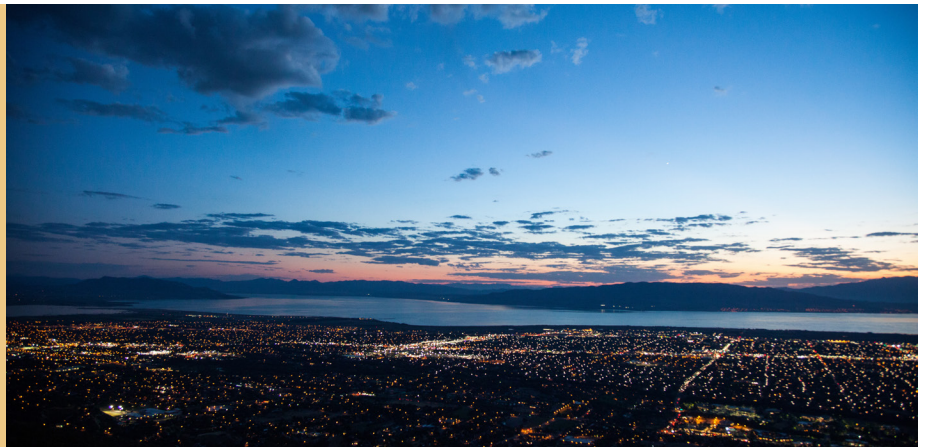


To learn more about the transportation elements of the vision, please [click here](#).

### 3. AIR QUALITY

Utah County residents envision a future in which everyone across the valley enjoys clean air year-round.

Clean air supports healthy lifestyles and makes Utah County an attractive place to work and live.



## GOALS AND STRATEGIES



### UNDERSTAND AND INFORM THE COMMUNITY ABOUT THE UNIQUE CONDITIONS OF UTAH COUNTY'S AIR QUALITY.

- Increase the number of DEQ broad-spectrum air quality monitors to reflect the growing population of Utah County.
- Educate Utah County residents about air quality and the steps they can take to reduce emissions, including purchasing vehicles with high smog ratings, utilizing Tier 3 gasoline, and reducing driving.
- Develop and utilize programs such as the Air Quality Flag program and Recess Guidance program to inform healthy activities and educate citizens about current air quality levels.



### EXPAND EFFORTS TO ADDRESS EMISSIONS FROM BUILDINGS.

- Encourage new buildings to be highly efficient in a cost-effective way that accounts for the best available technology.
- Encourage and incentivize residents to upgrade to low emission appliances such as dual-fuel heat pumps.
- Upgrade the energy efficiency of existing buildings.
- Improve consumer information about home energy efficiency by promoting use of energy efficiency scores such as the HERS index.



### REDUCE AUTOMOBILE EMISSIONS.

- When current government and business fleets need replacement, shift to low-emission vehicles and use Tier 3 fuel in vehicles with internal combustion engines.
- Promote the sale and purchase of low- or no-emission vehicles, including electric vehicles.
- Expand teleworking, particularly during weather patterns that cause poor air quality, and provide good teleworking infrastructure - such as increased fiber optic networks.
- Promote the installation of electric vehicle charging stations county-wide.
- Collaborate with local utilities to support the development of smart-grid operations and expansion of DC Fast Charging infrastructure.
- Promote electric vehicle charging stations or charging station-ready parking spaces for new construction.



**IMPROVE THE CONVENIENCE OF NON-AUTOMOBILE TRANSPORTATION OPTIONS, INCLUDING AFFORDABLE PUBLIC AND ACTIVE TRANSPORTATION, SO THAT WE HAVE MULTIPLE OPTIONS TO CHOOSE HOW TO GET AROUND.**

- Facilitate and promote transit-oriented development through zoning and project approvals to increase the accessibility and attractiveness of taking transit.
- Expand public transportation options, routes, coverage, service, and convenience.
- When financially feasible, extend free- or low-fare transit lines, such as UVX, through population and employment centers.
- Provide transit passes as an employee and student benefit.
- Improve walkability by exploring opportunities to reduce minimum parking requirements such as, shared parking and locating parking behind buildings.
- Create connected street grids that are walkable and bikeable.
- Create end-of-trip biking facilities and showers at privately-owned businesses and/or business parks to encourage bike commutes.



**PURSUE ADDITIONAL EFFORTS TO REDUCE EMISSIONS FROM NON-ROAD MOBILE SOURCES.**

- Explore options to upgrade technologies and fuels used in passenger and freight trains.
- Where feasible, replace yard equipment (especially those with 2-stroke motors) with electric models over time.
- Encourage cleanest available technology and fuels in construction equipment.



## 4. WORKFORCE & EDUCATION

Utah County residents envision a future where everyone has the chance to receive a great education regardless of their circumstances.

Residents have the knowledge and skills they need to have a prosperous quality of life, pursue their life goals, and contribute to the community.



### GOALS AND STRATEGIES



#### ATTRACT AND RETAIN GREAT K-12 TEACHERS.

- Encourage teacher and educator diversity to better match our changing demographics.
- Improve teacher compensation.
- Provide teacher career pathways that lead to increased compensation and responsibilities without permanently removing skilled teachers from the classroom.
- Modernize teacher retirement benefits to free up funds for salary increases.
- Encourage those who have left teaching to enter back into the teaching profession.
- Expand scholarship opportunities for teaching degrees.



#### INCREASE THE PERCENTAGE OF UTAH COUNTY RESIDENTS WHO COMPLETE DEGREES AND/OR CERTIFICATIONS.

- Encourage those with some college or training to finish their program and reduce barriers to completion.
- Improve how college degree and certification completion rates are measured and create a benchmark and specific goals that reflect the needs in Utah County.
- Support coordinated and seamless pathways from K-12 through certificates and degrees and across institutions through stacked credentials and other mechanisms.
- Maintain the affordability of post-secondary education and training.
- Communicate with students, parents, and caregivers about all post-secondary options, including those outside 4-year degrees.
- Encourage provision of mental health care to support students through completion.



#### BECOME MORE RESPONSIVE TO WORKFORCE NEEDS TO FACILITATE COORDINATED AND SEAMLESS PATHWAYS FROM FINISHING HIGH SCHOOL INTO CAREERS.

- Maximize coordination between employers and educators (both K-12 and post-secondary) to utilize curricula, degrees, and certificates that teach skills that align with employment opportunities and employer needs.
- Provide more skills-based and experiential education.
- Expand workplace learning and apprenticeships for high school students.
- Expand entrepreneurship and computer science curricula.
- Quickly adapt to changing workforce needs.



#### SUPPORT SMALL BUSINESSES AND ENTREPRENEURS.

- Expand and promote resources and training for new and/or small businesses.
- Expand entrepreneurship course offerings in high school and college.

## 5. HOUSING

Utah County residents envision a future in which everyone can find a high quality home they can afford regardless of their preferences or life circumstances.

Utah County families are able to live in neighborhoods they love with convenient access to jobs, schools, recreation, and other services.



### GOALS AND STRATEGIES



#### PROMOTE HOUSING CONSTRUCTION NEAR JOBS, SHOPPING, AND TRANSPORTATION INFRASTRUCTURE.

- Allow and encourage housing in and near retail, office, and civic areas.
- Develop housing on underused or vacant retail properties (e.g., where there is excess parking).
- Plan and zone to maximize the amount of housing and mixed-use development near high-capacity transportation.
- Protect the character of existing single-family neighborhoods.



#### EXPLORE NOVEL WAYS TO PROVIDE ADDITIONAL HOUSING STOCK WITHIN THE FABRIC OF OUR COMMUNITIES TO BETTER MEET DEMAND.

- Preserve affordable single-family housing—when appropriate—by working with universities and other key housing players.
- Where appropriate, explore options to better expand occupancy in single-family houses such as basement units, ADU units, and single room rentals.
- Promote mixed-income development.
- Allow the market to move to smaller lot sizes and more townhomes, apartments, or condos.



#### EXPLORE WAYS TO REDUCE THE IMPACTS OF LOCAL REGULATION ON HOUSING SUPPLY AND COSTS.

- Meet market demand by ensuring a variety of neighborhood types, including walkable and mixed-income neighborhoods, mixed-use areas, urban downtowns, and single-family suburban neighborhoods so that we have the freedom to choose what type of neighborhood to live in.
- Rethink minimum lot sizes where appropriate to better reflect market demand for a variety of housing types.
- Review development codes to evaluate possible impacts on housing costs and consider whether increased costs reflect the level of public benefit.
- Support development costs that reflect the level of impact on public costs by, where warranted, placing higher per unit fees on single-family development and lower per unit fees on multifamily development.



### PROVIDE ADDITIONAL PROGRAMMING AND RESOURCES FOR AFFORDABLE AND WORKFORCE HOUSING.

- Encourage affordable housing that is highly energy efficient to maintain long-term affordability.
- Explore ways to use federal housing funds (i.e. CDBG, HOME, USDA, etc.) to develop and build affordable housing.
- Improve access to and awareness of programs that assist with first month and last month rental deposits to reduce barriers to entry.
- When possible, locate affordable housing options near access points to robust public transportation systems.



### EDUCATE RESIDENTS ABOUT THE BENEFITS OF ALLOWING A VARIETY OF HOUSING CHOICES IN A COMMUNITY.

- Inform residents about the extent of current and projected growth, the shifting housing market, the change in housing needs throughout a person's life cycle, and the benefits of allowing a variety of housing types.
- Highlight the affordability and other community impacts associated with limiting housing supply or allowing only one type of housing.

## CENTERS & HOUSING

Centers are a key land use strategy to addressing Utah's growth because they connect housing with transportation, jobs, and other services. Centers are places that can accommodate more affordable housing options like townhomes, duplexes, and apartments near jobs, shopping, services, and transportation infrastructure.

This brings amenities like shopping and recreation, as well as housing products that the market needs, into the community without disrupting existing neighborhoods. People who live in and around centers can conveniently walk, bike, ride public transportation, or drive short distances.

Centers increase affordability, reduce driving and traffic, improve air quality, and more efficiently utilize resources, which saves taxpayers money. Accommodating growth in centers also reduces the growth pressures on our single-family neighborhoods and agricultural lands.



## 6. AGRICULTURE

Utah County residents envision a future with significant viable and productive agriculture. Local farms provide an abundance of food, contributing to a healthy lifestyle and decreasing dependence on other states and countries.



### GOALS AND STRATEGIES



#### ENCOURAGE DEVELOPMENT PATTERNS TO CONSERVE AGRICULTURAL LAND AND WATER.

- Educate the public about the value of agriculture and local food production.
- Educate the public and elected officials about the tax revenue from agricultural lands compared to the cost of providing services.
- Allow the market to shift to more compact urban development types to reduce the amount of land and water consumed by development.
- Pursue funding mechanisms such as rollback taxes to fund preservation of agriculture-related open space in Utah County.
- Allow and encourage clustered development to accommodate growth while retaining land in agriculture.
- Establish minimum lot sizes that are viable for agricultural production in agricultural zones to prevent loss of land through 2-5 acre lots.
- Identify prime agricultural lands in Utah County to target for preservation.



#### ENHANCE OPPORTUNITIES FOR AGRICULTURAL BUSINESSES TO PROSPER AND EXPAND

- Remove barriers that prevent agricultural enterprises from operating at scale and encourage cooperatives to help agriculture be profitable.
- Evaluate unintended consequences of business regulation on agriculture (e.g., business licensing, zoning) and explore alternative policies or methods.
- Provide education and resources about management succession for agricultural businesses and encourage new business owners.
- Encourage the state to recognize and focus on agriculture as an economic cluster.
- Explore emerging techniques and technologies for agricultural production and synergies (e.g., energy cogeneration, controlled environmental production) to encourage market entry by new producers and more local food production.
- Focus on high-value crop production where conditions are suitable.
- Expand farm-to-restaurant and farm-to-table opportunities.
- Facilitate interaction with planners, compatible industries, consumers, and agricultural producers to develop synergies and improve community integration so that agriculture expands its place in the community fabric.
- Recognize, encourage, and provide economic support for open space, wildlife habitat, wetlands, and other environmental services provided by responsible agriculture.
- Provide incentives for agritourism and farm-based recreation opportunities.



## 7. OPEN SPACE & RECREATION

Utah County residents envision attractive and accessible open space as part of their communities. A variety of parks, open space, aesthetic landscapes, trails, natural views, and accessible nature experiences are an essential part of high quality life in Utah County.



### GOALS AND STRATEGIES



#### PROVIDE PARKS AND RECREATION OPPORTUNITIES IN EACH NEIGHBORHOOD.

- Incorporate open space and trail networks into active transportation corridors.
- Designate and plan for parks and other open spaces in city general plans.
- Ensure adequate recreational facilities (parks, trails, parking, restrooms, picnic areas, campgrounds, etc.) as population increases.
- Integrate planning and management of open space owned by local government, private entities, and state and federal agencies to preserve access and utilization.
- Anticipate the needs of the changing community and structure recreation facilities accordingly.
- Provide facilities to help an aging population stay active.



#### EXPAND RECREATION OPPORTUNITIES AND PRESERVE OPEN SPACE REGIONALLY.

- Plan and implement connected trail networks.
- Ensure existing recreational open spaces are protected from future development.



# CONCLUSION

The Utah Valley Vision is a publicly supported strategic plan to improve quality of life in the region even in the face of dramatic growth. The goals and strategies in the vision represent concrete steps and roadmarks to reach that vision. The Valley Vision provides Utah County residents, businesses, and local leaders with a target and guidance for how to get there. By working together, we can achieve a future that represents residents' hopes and desires.

## MOVING FORWARD

The goals and strategies outlined in this vision are voluntary, and it will take the commitment and cooperation of residents and organizations around the county to implement those strategies and reach those goals.

Moving forward, the Association of Utah County Chambers will take the lead in sharing the vision and engaging key stakeholders, but achieving the vision does not fall to any single entity. The vision goals span many sectors, from government to business to individuals, and all share a hand in building the future of Utah County. Each organization and individual will need to create their own unique strategies to accomplish the goals. As you look through the vision, take note of the actions you can take or contribute to. Here are some tips:



**If you are a government official or policy maker:** Whether you serve at the city, county, or state level - utilize the vision as a guide when making long-term decisions and policies. The vision can also be used to show public support for your ideas and projects since it captures county-wide values. It will help balance regional needs and preferences with the sometimes hyper-local input received in policy decisions.



**If you own a business:** In your business or organization, use the vision as a guide for investments in your employees, workplace, and projects. Businesses will need to be forward-thinking and take part in the bigger community conversation about how to address quality of life sustainability and challenges. Taking collective action across industries and professions will make a big difference in implementing the vision.



**If you just call Utah Valley home:** An individual can advocate for the vision by supporting projects and policies in your community that align with the future of the entire region. Attend city council meetings and let elected officials know of your support for the vision. Additionally, adopt the strategies aimed towards individuals into your personal life and encourage your friends and family to do the same. Know that small actions can make a meaningful difference in the community.

## THANK YOU!

Thank you to the 15,000 people who contributed their time and expertise to the Utah Valley Visioning effort. The project could not have been successful without support and participation from the public, financial donors, stakeholders, and expert working groups. Special thanks to the Association of Utah County Chambers, Brigham Young University, and Utah Valley University for their leadership throughout the project.



## SUPPORT FROM UTAH VALLEY LEADERS



**MAYOR KAUFUSI, CITY OF PROVO**

“Centers are the future of Utah County, and the Utah Valley Vision focuses on developing walkable centers that bring locations like shopping, dining, office space, entertainment, parks, education, and housing within close distance to one another.”



**MAYOR BRUNST, CITY OF OREM**

“The longer it takes us to get around, the less time we spend doing the things we want to do with the people we love. So, a big part of our quality of life in the future is tied to transportation. If we follow the Utah Valley Vision, we can look forward to an efficient transportation system that gives us the extra time we want for a high quality of life.”



**PRESIDENT ASTRID TUMINEZ, UTAH VALLEY UNIVERSITY**

“Following the Utah Valley Vision can help ensure that all residents receive an education that provides them with the knowledge and skills they need to lead prosperous lives and contribute to the community.”



**MAYOR WESTMORELAND, EAGLE MOUNTAIN CITY**

“Water is critical to our overall quality of life that we experience today and in the future. With this vision, we can have a water-secure future for Utah Valley!”



**SHANNON CLEGG, INTERMOUNTAIN HEALTHCARE**

“As Utah County’s population grows, we’ll need to ensure we keep our air clean and healthy for all. With every breath we take, we can look forward to a future with clean air for Utah Valley!”



**NATE HUTCHINSON, FLAGSHIP HOMES**

“The Utah Valley Vision is all about making sure families are able to live in the neighborhoods they love with convenient access to jobs, schools, recreation, and more. And not just people working in our tech companies—teachers, firefighters, and police officers will be able to live there too.”



**DEBRA CLOWARD, ALLRED ORCHARDS**

“Much of Utah’s best land and climate for producing fruits and vegetables is located in Utah County, where farms are currently being replaced by homes and businesses. By following the vision, we can ensure that we still have farms and open space for generations to come.”