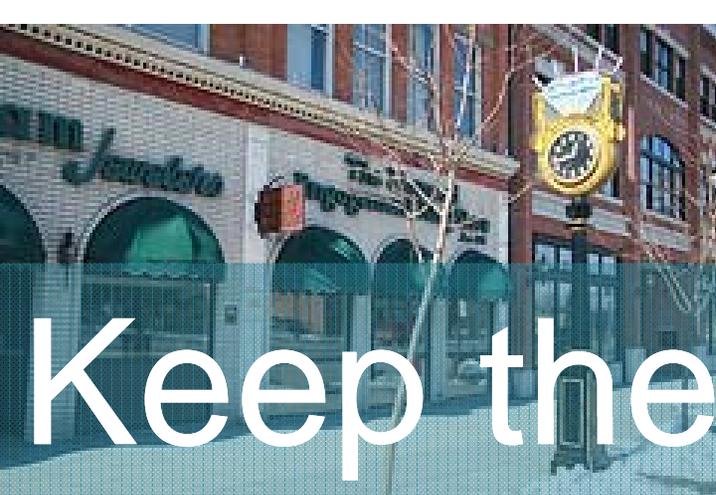


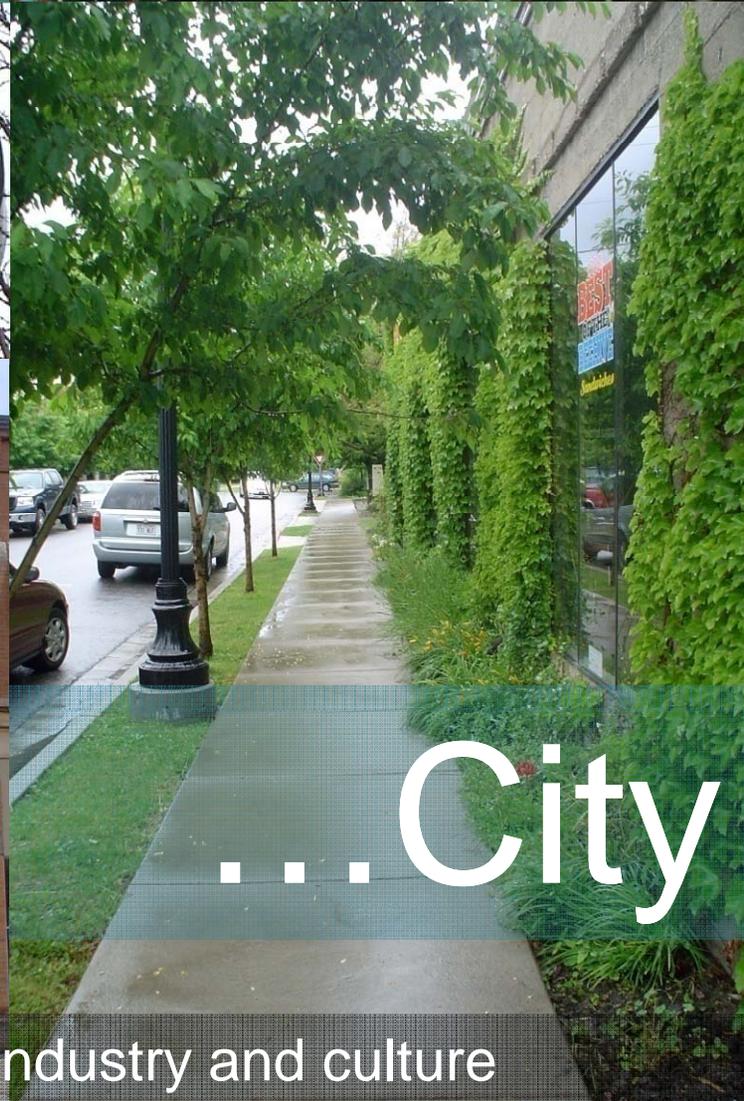
Cache Valley Vision

Presented October 13, 2009





Keep the City...



...City

invest in our towns—our centers for living, industry and culture

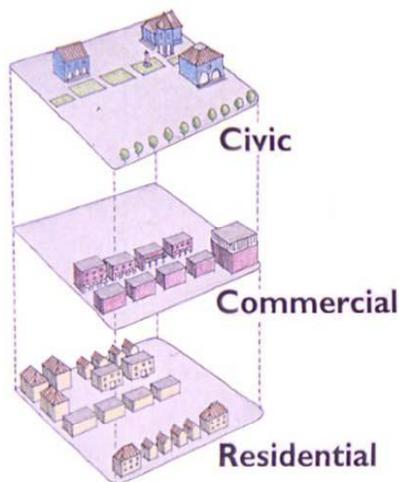


Keep the Country...

..Country

protect the agricultural and natural lands that sustain us

Live close to where we



- Variety of housing options
- Better meet market demand
- Mixed use
- Land recycling

work, shop and play

Why? ...more time for friends and family

Live close to where we

invest in existing towns



Montage by: Steve Price, Urban Advantage, <http://www.urban-advantage.com/>

work, shop and play

Why? ...more time for friends and family

Live close to where we



preserve existing neighborhoods

work, shop and play

Why? ...more time for friends and family

Live close to where we



create diverse new neighborhoods within walking distance of services

work, shop and play

Why? ...more time for friends and family

Create good-paying jobs

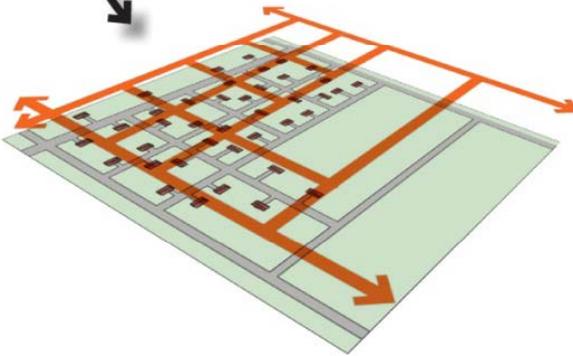


close to home

Why? ...So we can provide for our families and keep our dollars local.

Create a balanced

*MORE CONNECTIONS =
MORE TRAVEL OPTIONS &
DECREASED CONGESTION*

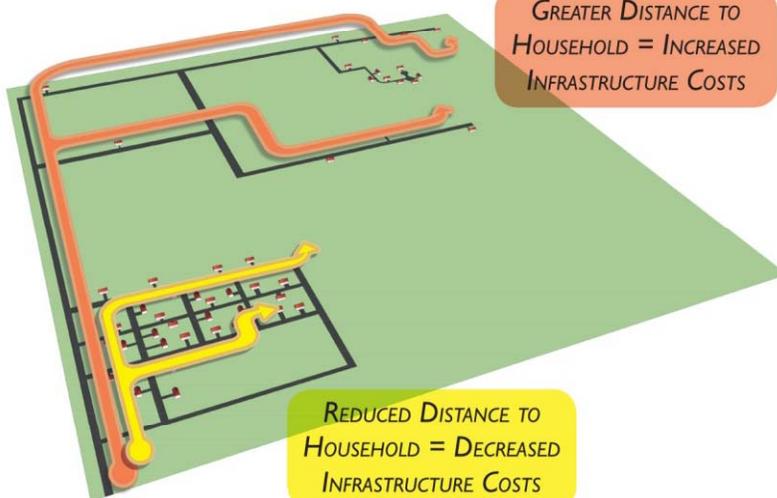


- Compact growth = reduced cost
- Improved roadway connectivity
- Enhanced public transportation

transportation network

Why? ...So we spend less time in traffic and more time doing what we enjoy

Develop efficient

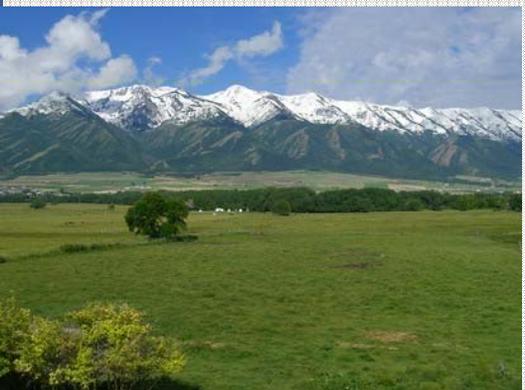


- + Make the most of existing systems
 - + Build fewer miles of roads and water, sewer, and power lines
-
- = **Lower taxes**

infrastructure

Why? ...For high quality, lower cost services

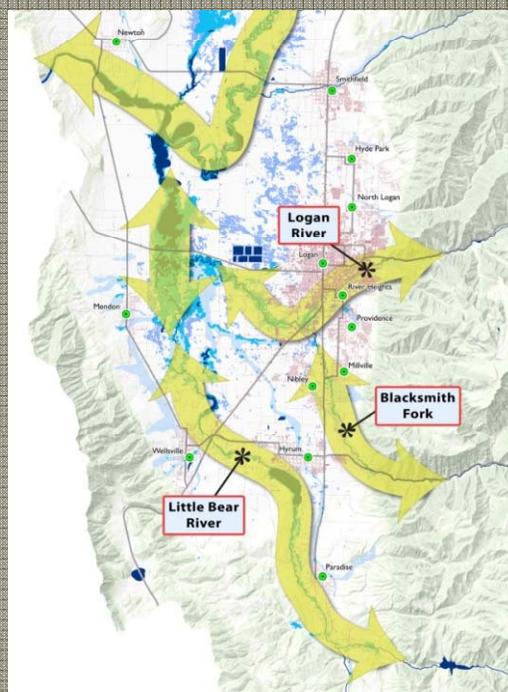
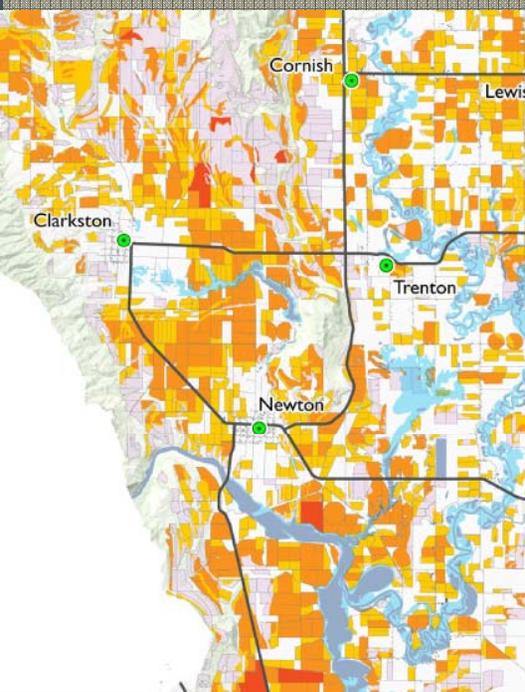
Protect, preserve, improve



Air quality
Water quality
Wildlife habitat
Agricultural land
Scenic views

Why? ...For our health, safety and way of life

Protect, preserve, improve



What goals should we set?

Air quality
Water quality
Wildlife habitat
Agricultural land
Scenic views

Why? ...For our health, safety and way of life

Connect parks and trails

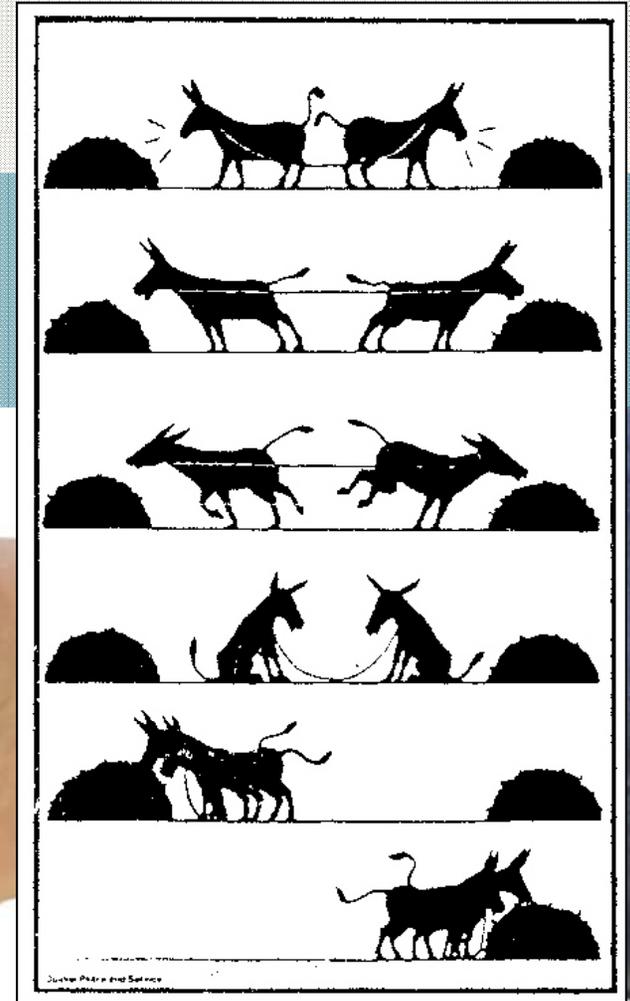


- Small parks linked by trails
- Local systems linked to Bonneville Shoreline Trail and regional amenities

close to home and valley-wide

Why? ...for health, for fun, for peace and quiet

Cooperate...



...to achieve our goals

Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

A potential picture...

Keep the city, city

- Grow inward
- Preserve character and existing neighborhoods
- Blend uses
- Meet market demand
- Provide housing choices
- Good-paying jobs close to home



CACHE VALLEY VISION

GENERAL GROWTH PATTERNS, HOUSING, AND EMPLOYMENT

VISION PRINCIPLES

1. Enhance existing towns and cities and maintain individual community identity by encouraging inward growth and more compact development and buffering community boundaries with agrarian and natural lands.
2. Encourage mixed-use neighborhoods and town centers that include a variety of housing options and that allow individuals and families to live close to where they shop, obtain services, go to school, work and play.
3. Develop clean and sustainable industry and good-paying jobs close to home.

BIG IDEAS & CONCEPTS

1. GROWTH

As we grow, most of us will live within existing municipalities. A more compact growth pattern emerges, as well as an emphasis on infill and redevelopment, which reduces pressure on outlying natural resources and farmland. Eastside communities will assume a more compact pattern and absorb a majority of the population as distinct city and town centers emerge or are enhanced. Westside and central communities also experience growth, with most featuring neighborhood or town centers that provide for day-to-day needs and some employment. This growth pattern places a mix of jobs, shopping, townhouses and condos at the center of larger cities and towns with single family housing nearby.

• Mixed Use Neighborhoods

Mixed-use neighborhoods include a wide range of single family homes on a variety of lot sizes. Parks, trails, a church, a school, and perhaps a small market or cafe are within walking distance.

• Compact Mixed-Use Neighborhood

Compact mixed-use neighborhoods feature mostly single family homes on range of smaller lots, as well as some townhouses and some smaller scale multifamily homes. Parks, trails, a church, a school, and some small businesses, markets, and cafes are within walking distance.

• Neighborhood Center

Neighborhood centers blend numerous small businesses (offices, shops, and restaurants), compact housing (likely above businesses), and perhaps a small plaza into a compact area. The core is surrounded by single family homes and townhouses, parks and trails, churches and schools.

• Town Center

Town centers include a larger business district and more compact residential (townhouses and apartments) than neighborhood centers, often sharing buildings two or three stories high. Parks, plazas, churches, and schools integrate into the center, as do single family homes on smaller lots.

• City Center

A larger regional center for commerce and living, city centers include a significant central business district as well as compact residential (mostly townhouses and apartments—many above businesses) often sharing buildings three or four stories high. The city center integrates parks, plazas, churches, schools, and some single family homes adjacent to more compact areas.

2. DESIGNING DENSITY

While most new residences will be single family homes, providing an expanded range of housing choices is also important. Design makes a difference, enabling more intensive housing to blend comfortably into almost any neighborhood. Some ideas for townhouses, small multifamily, and apartments:

- Buildings relate to the street in the same way single family houses do (similar setbacks/build to lines)
- Main entrances face the street, engaging with the neighborhood.
- Parking is in the back.
- Building construction and materials are similar in quality to surrounding single family homes.



3. LAND RECYCLING

Existing communities can accommodate significant growth through land recycling. Vacant developable land can house new compatible development, and underused land, particularly in commercial areas, can be redeveloped. Imagine little-used parking transitioning to a vibrant space with a blend of shops, offices, and townhouses. Imagine an empty big box building transforming into a recreation center, senior center and a library. What if all of this happened on the same parcel? Creativity and flexibility will be hallmarks of retrofitted spaces.



4. EXISTING NEIGHBORHOODS

As new growth incorporates a wider range of housing choices, existing residential neighborhoods remain largely unchanged.



LEGEND OVERVIEW

Residential

Residential areas range from large estate lots in less intense areas to townhouses in more intense areas.

Employment

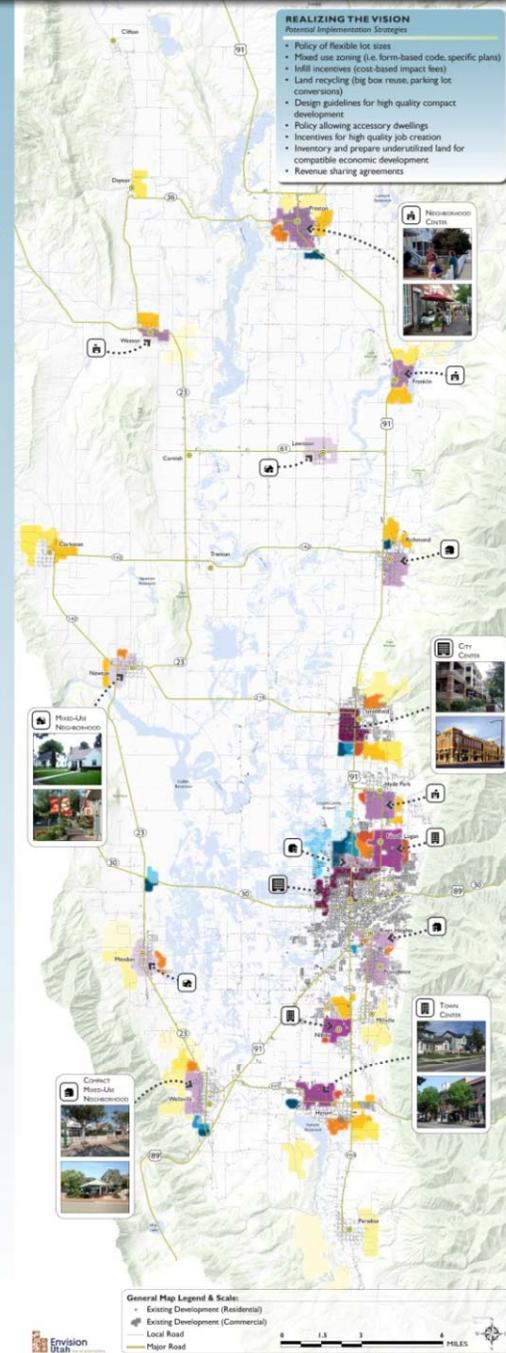
Employment intensity refers to how many jobs per acre there may be. Office parks are most intense, followed by retail, heavy industrial, and light industrial.

Mixed Use Neighborhoods and Centers

Mixed use areas integrate a range of compatible housing options, shopping, and businesses into a walkable neighborhood or center. Residential and employment intensities can vary, ranging from the lower key feel of a mixed-use neighborhood to a vibrant city center. The majority of new households are established in mixed use areas.

REALIZING THE VISION

- #### Potential Implementation Strategies
- Policy of flexible lot sizes
 - Mixed use zoning (i.e. form-based code, specific plans)
 - Infill incentives (cost-based impact fees)
 - Land recycling (big box reuse, parking lot conversions)
 - Design guidelines for high quality compact development
 - Policy allowing accessory dwellings
 - Incentives for high quality job creation
 - Inventory and prepare underutilized land for compatible economic development
 - Revenue sharing agreements



General Map Legend & Scale:

- Existing Development (Residential)
- Existing Development (Commercial)
- Local Road
- Major Road

0 1.5 3 4 MILES



Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

A potential picture...

Keep the country, country

- Water and air quality
- Working farms and ranches
- Scenic views
- Local and regional recreation networks

envision CACHE VALLEY VISION
Cache Valley NATURAL RESOURCES, WORKING FARMS, AND RECREATION

VISION PRINCIPLES

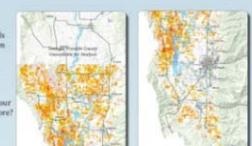
1. Enhance existing towns and cities and maintain individual community identity by encouraging inward growth and more compact development and buffering community boundaries with agrarian and natural lands.
2. Protect, preserve and improve air quality, water quality, wildlife habitat, agricultural land and the scenic beauty of Cache Valley.
3. Maintain and improve access to recreation by connecting local recreational amenities to a regional network.
4. Expand local recreational systems, providing small parks located near where people live and linked by trails for walking and biking.

BIG IDEAS & CONCEPTS

1. **WATER QUALITY** - Water quality resources identified on the map include water bodies, wetlands and floodplains. Safeguarding our water resources is important to maintaining and improving the quality and safety of our water supply, and keeping growth away from them reduces risk to public safety due to flooding. Our water resources also sustain birds, fish, deer, elk and other wildlife.

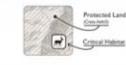
1a. Safeguarding our Water Resources
Major riparian corridors could become the focus of our water quality protection strategy. What if the Bear River and its tributaries continued to provide quality water for our region, along with recreational opportunity, unique wildlife habitat, and protection from flood hazards?

2. **WORKING FARMS & RANCHES** - Working farms and ranches identified on the map include lands with soils considered to be of national, statewide, or local importance, recognizing potential constraints, like a high water table or steep slopes. Working farms and ranches foster security and self-sufficiency in our food system and significantly contribute to our local economy and the lifestyle and character of Cache Valley.

2a. A Network of Viable Farmland
The small inset maps at right depict parcels of 160 acres or more (red), parcels between 40 and 160 acres (medium orange), and parcels between 20 and 40 acres (light orange). When combined with high value farmland identified on the large map, possible benchmarks become apparent. What conservation goals makes sense for our region? All high value lands 40 acres or more? All moderate value lands over 20 acres?

3. **RURAL TRANSITION ZONES** - Careful conservation efforts at the edges of communities provide a transition space from urban to rural land while also keeping communities from growing into a single conglomerate.

4. **A VIEW FROM THE ROAD**
Scenic view corridors are lands immediately adjacent to the valley's major roads, and they provide visual access to many of the lands associated with Cache Valley's identity, from cropland and pastures to riparian areas and riverbeds. Scenic view corridors also provide a sense of separation between communities. If the quality of these corridors diminishes, the communities in the valley will begin to feel like a single conglomerate. Maintaining the quality of these corridors will likely require a range of creative solutions. Which make the most sense in your part of the valley?

5. **RECREATION**
Bonneville Shoreline Trail and the Regional Recreation Network - With most people living within just a few miles of the ancient shoreline of Lake Bonneville, the Bonneville Shoreline Trail will become the backbone of the valley's regional recreational network. The trail will link local systems together and provide access to other regional recreational amenities, like canyon trails or regional recreation facilities. The valley's rivers also provide opportunity for a regional trail system, both on and alongside the water course.
Local Recreational Systems - Local recreational systems are smaller in scale, enabling most residents to walk to a park or other recreational space from home. Parks and facilities are linked to one another by trails, bike routes and pedestrian-friendly sidewalks, and local systems are connected to the regional one.

6. **PROTECTED LANDS / CRITICAL HABITAT** - Resources in the foothills, mountains and canyons overlap to a high degree. Combined, they represent critical wildlife habitat (deer, avian and large mammal species), scenic views, ground water recharge areas and lands used for recreation, hunting and fishing.


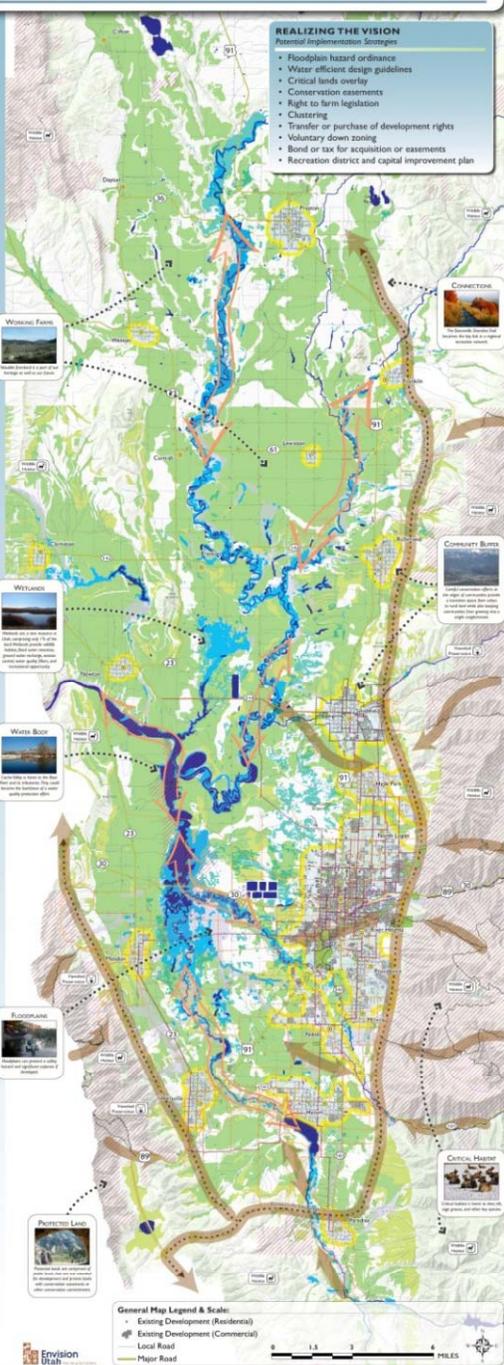
REALIZING THE VISION
Potential Implementation Strategies

- Floodplain hazard ordinance
- Water efficient design guidelines
- Critical lands overlay
- Conservation easements
- Right to farm legislation
- Clustering
- Transfer or purchase of development rights
- Voluntary down zoning
- Bond or tax for acquisition or easements
- Recreation district and capital improvement plan

General Map Legend & Scale:

- Existing Development (Residential)
- Existing Development (Commercial)
- Local Road
- Major Road

0 1.5 3 4 MILES



Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

VISION PRINCIPLES

1. Provide a balanced transportation network with improved roadway connections, enhanced public transportation options, and streets that encourage bicyclist and pedestrian mobility.
2. Invest in efficient water, sewer and waste disposal systems to serve existing communities and future growth.

BIG IDEAS & CONCEPTS

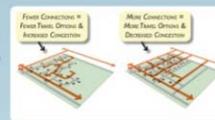
1. IMPROVED ROADWAY CONNECTIONS

As we grow and our street system expands, we will coordinate roadway planning to maximize connectivity, providing multiple routes to destinations and reducing congestion. The map features improved connections and capacity key to the regional road network. The inset below highlights the importance of local-scale connectivity.



1a. Connecting Local Roads

While local roadway connections are not illustrated on the regional map, the impacts of better local roadway connectivity are regional. Adding connectivity reduces overall congestion and provides multiple ways to get from one location to another. This decreases pressure on regional roads and is cost-effective, reducing the need for expensive high-capacity, regional roadways.



2. ENHANCED PUBLIC TRANSPORTATION OPTIONS

Public transportation options will be enhanced to match the capacity of service to the growth pattern and population intensity in an area.

- **Bus Rapid Transit** - Bus Rapid Transit (BRT), basically light rail on rubber tires, will serve the most urban areas of the valley, from Hyrum to Smithfield, with a spur to Utah State University. If justified by future demand this line could transition to light rail.
- **Express Bus Service** - An express bus employs an efficient route with few stops and, therefore, a reduced drive time to its destination. Express busses would feature pick up and drop off points in larger towns. The map shows lines connecting Preston to Logan, Wellsville to Logan. The Wellsville line could extend to Brigham City and proposed commuter rail servicing the Wasatch Front.
- **Enhanced Peak-Time Bus Loops** - Enhanced peak-time bus loops will serve many smaller Cache County communities, providing more transportation options when need is greatest.
- **Peak-Time Vanpools** - Vanpools will serve smaller communities in Franklin County, providing an additional transportation option for the first time.

2a. The Existing Public Transportation Network

Cache Valley is well served by its existing public transportation network, pictured at right. Key additions to existing service, as well as on the large map and including bus rapid transit and the expansion of local and express bus service, signal more reliance on public transportation as a key long-term mobility strategy.



3. BIKE COMMUTE ROUTES

Bike commute routes provide a non-motorized, inexpensive and healthful transportation option, linking many communities in Cache Valley.

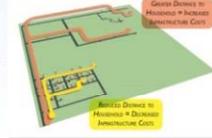
4. MOBILITY FOR EVERYONE

The streets in our communities are important public spaces that can significantly enhance livability, safety, and mobility. When street design and operation are sensitive to context and to all of their users, including pedestrians, bicyclists, and those riding public transportation, we make the most of a valuable public resource.



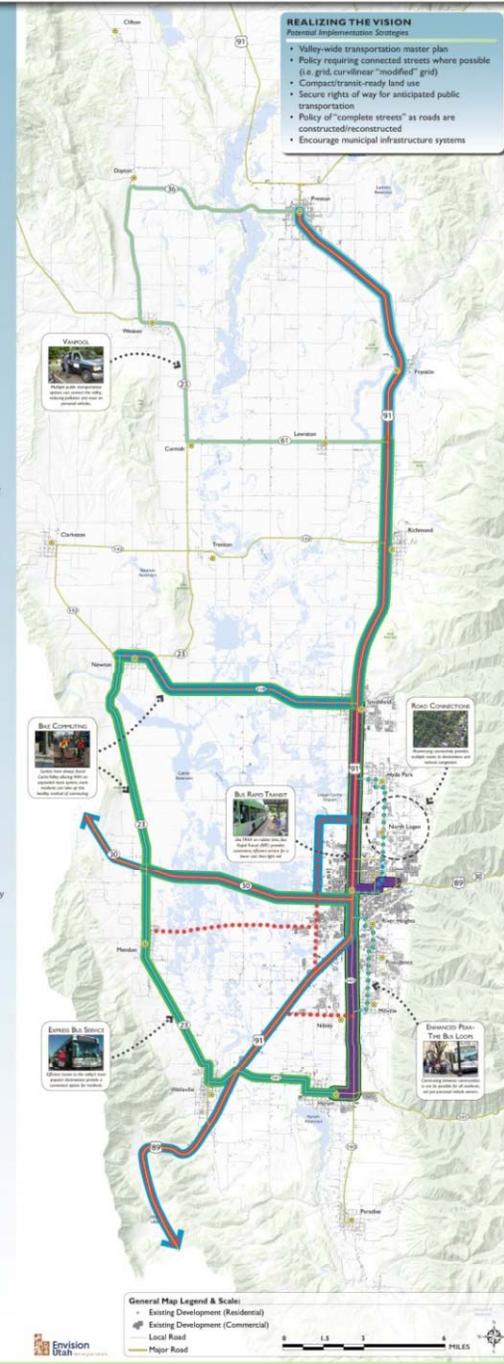
5. INFRASTRUCTURE EFFICIENCY

When overall development patterns are more compact, infrastructure usually becomes more efficient. Fewer miles of water and sewer pipes mean lower maintenance costs. All else being equal, a smaller house uses less energy than a larger one. The road network is shorter, costs less to construct, and uses fewer resources.



REALIZING THE VISION

- Potential Implementation Strategies
- Valley-wide transportation master plan
 - Policy requiring connected streets where possible (i.e. grid, curvilinear "modified" grid)
 - Compact/transit-ready land use
 - Secure rights of way for anticipated public transportation
 - Policy of "complete streets" as roads are constructed/reconstructed
 - Encourage municipal infrastructure systems



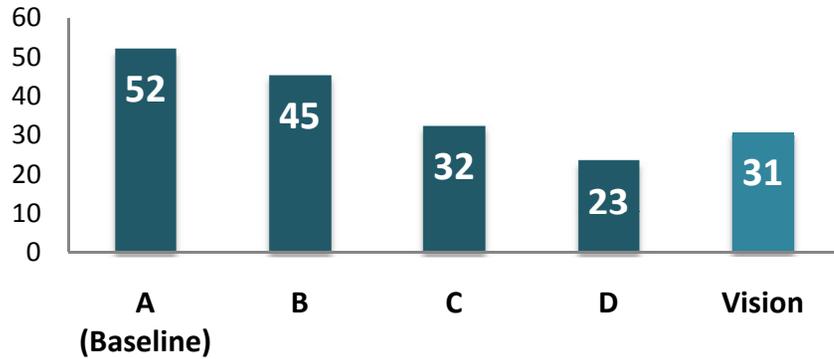
A potential picture...

Mobility and Services

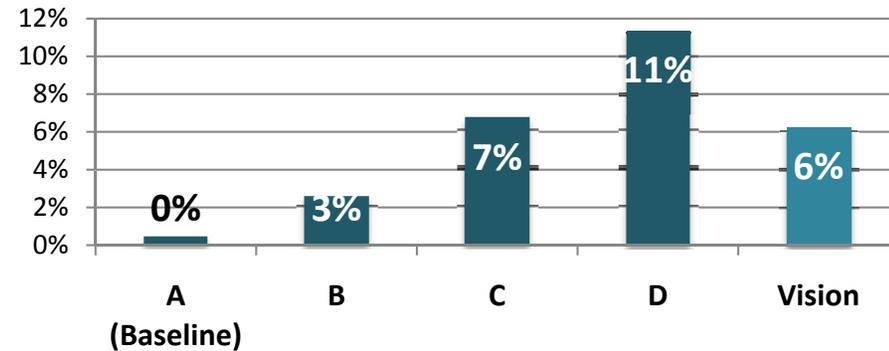
- Compact growth pattern
- Connected roads
- Enhanced public transportation
- Bike commute routes
- Walkable streets
- Efficient infrastructure

How the vision measures up...

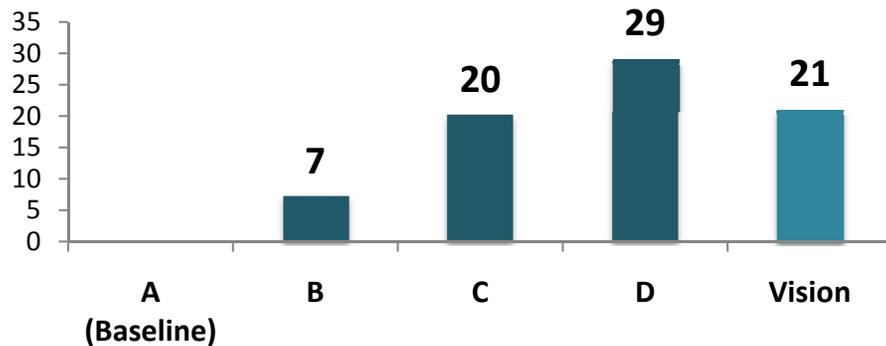
Square Miles Developed



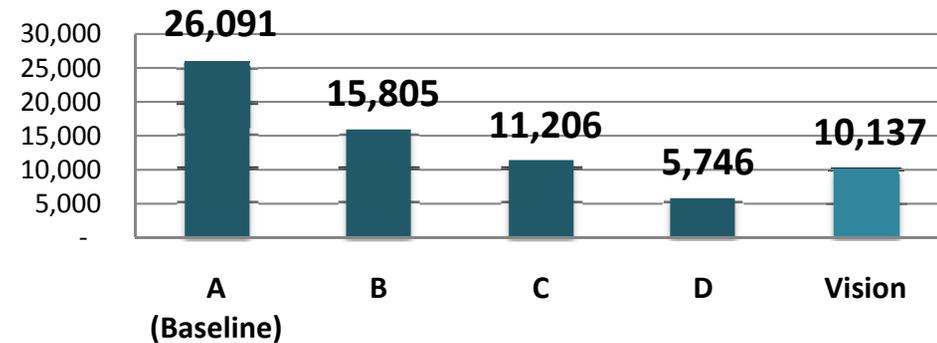
Infill and Redevelopment Percent of Total Developed Acres



Square Miles Conserved (Relative to Baseline)



Farmland: Total Acres Developed Moderate/High Value Lands, LESA Analysis

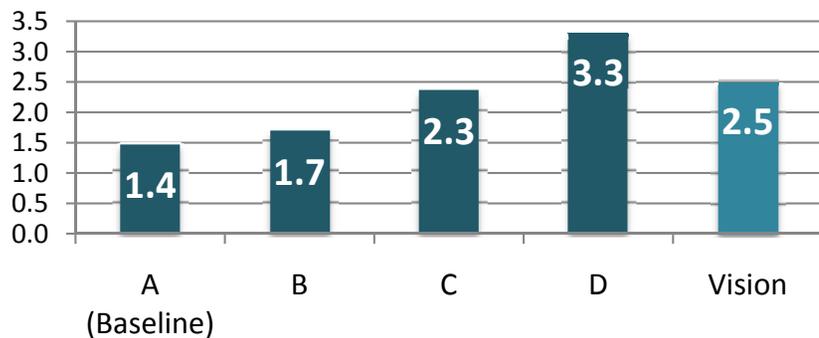


Land Conservation

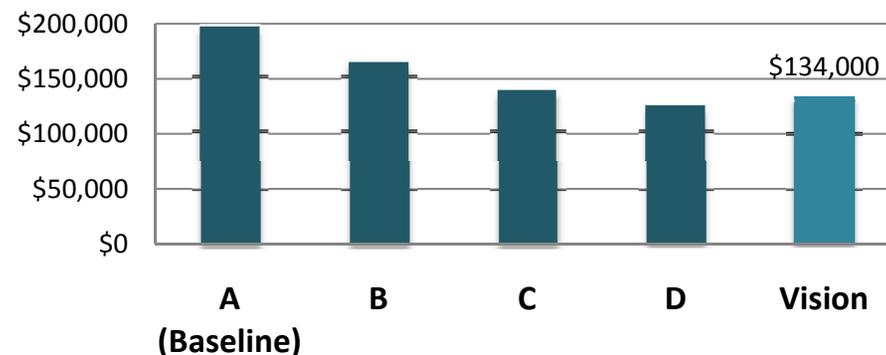
To keep Cache Valley beautiful, neighborly and prosperous for the next generation

How the vision measures up...

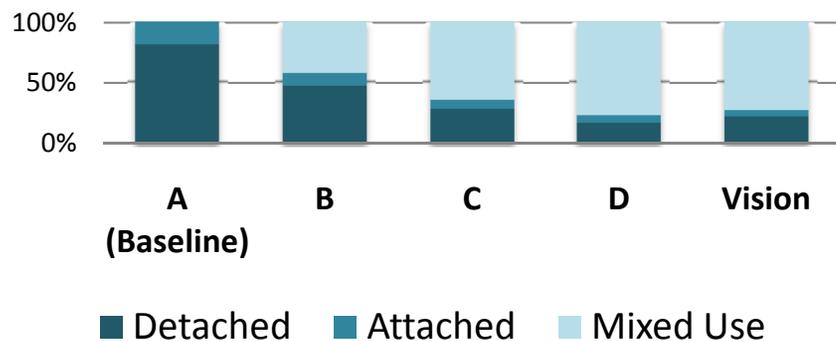
Housing Density (Dwellings Per Acre)



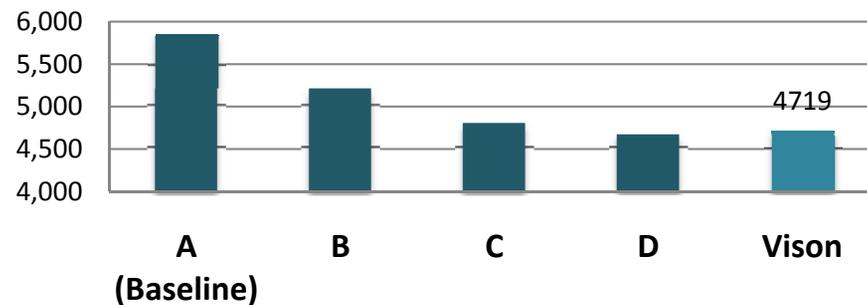
Average Housing Cost (Today's Dollars)



Housing Mix



Residential Energy Consumption (Total Annual Billion BTUs)

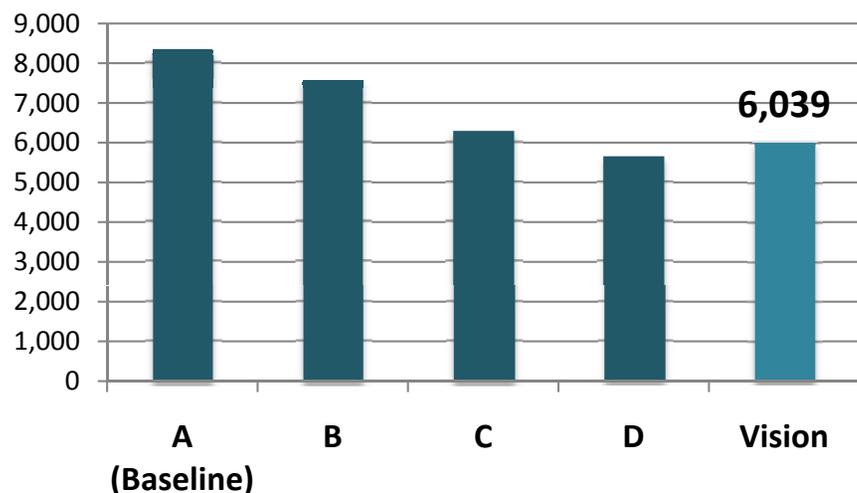


New Housing

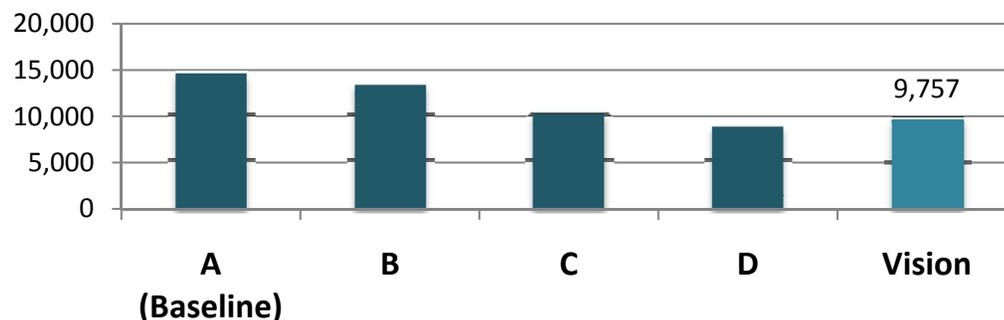
To keep Cache Valley beautiful, neighborly and prosperous for the next generation

How the vision measures up...

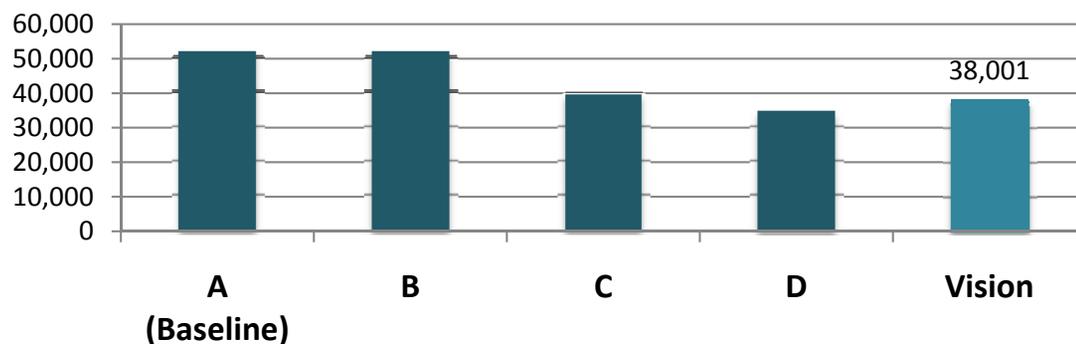
New Impervious Acres



Average Annual New Storm Water Flows (CFS)



New Average Annual Water Demand (Acre Ft)

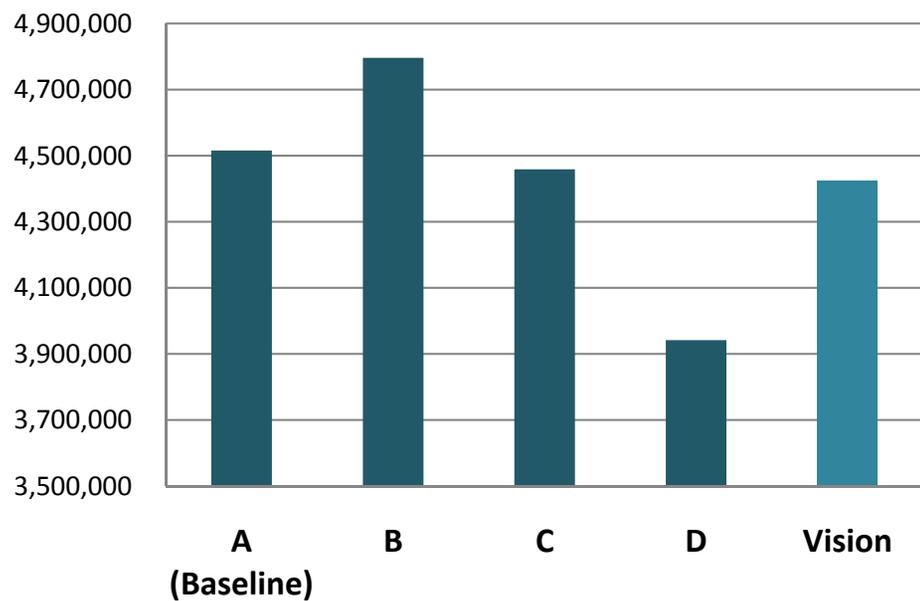


Water Quality / New Water Consumption

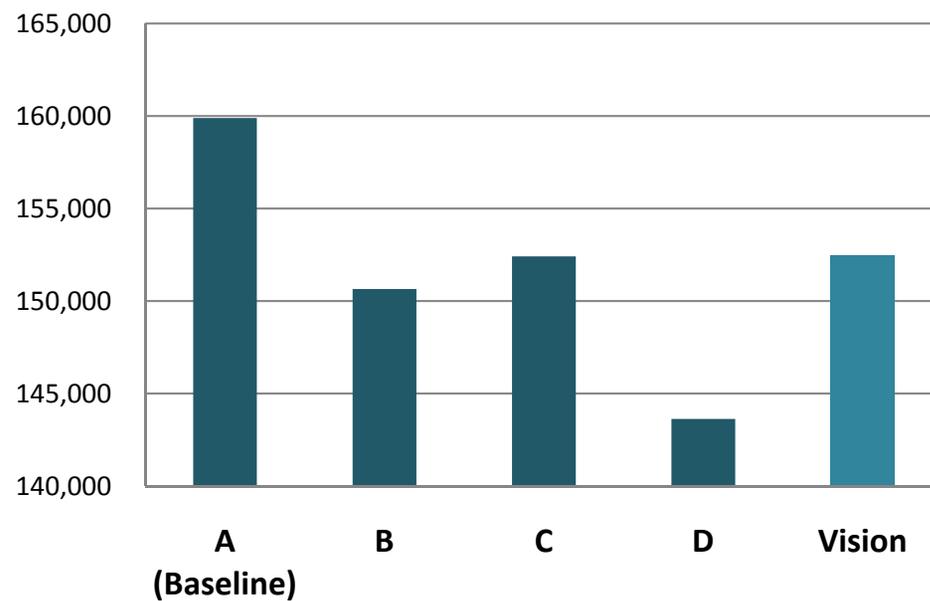
To keep Cache Valley beautiful, neighborly and prosperous for the next generation

How the vision measures up...

Vehicle Miles Traveled



Vehicle Hours Traveled



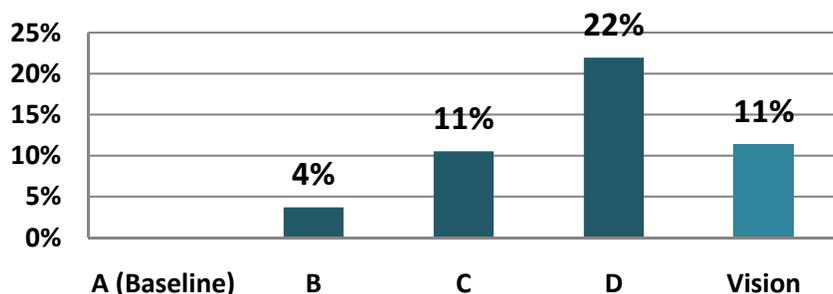
Transportation and Air Quality

To keep Cache Valley beautiful, neighborly and prosperous for the next generation

How the vision measures up...

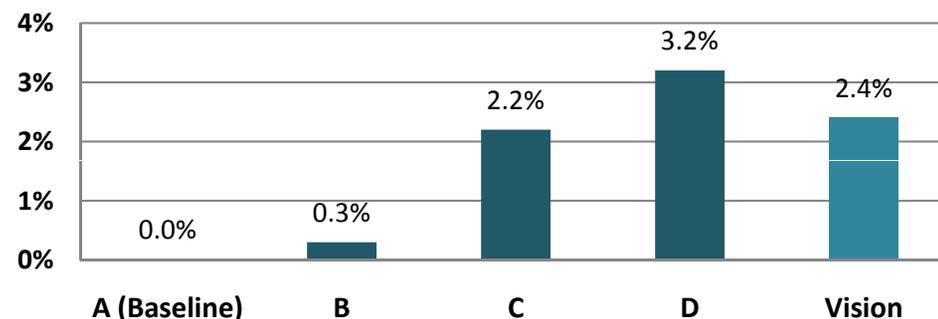
Non-Motorized Transportation

Percent Ridership Increase Relative to Baseline
(Biking, Walking)



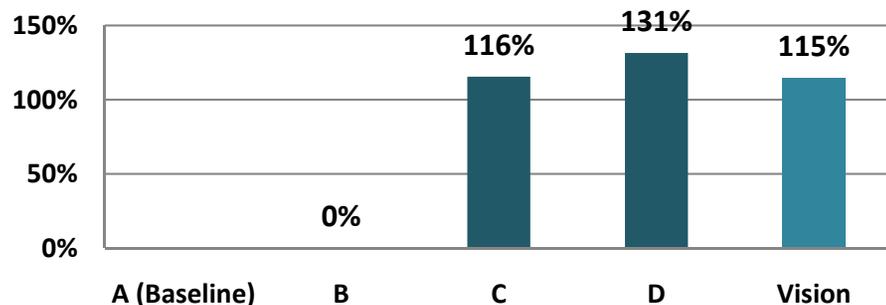
Private Transportation

Percent Decrease Relative to Baseline
(Automobile)

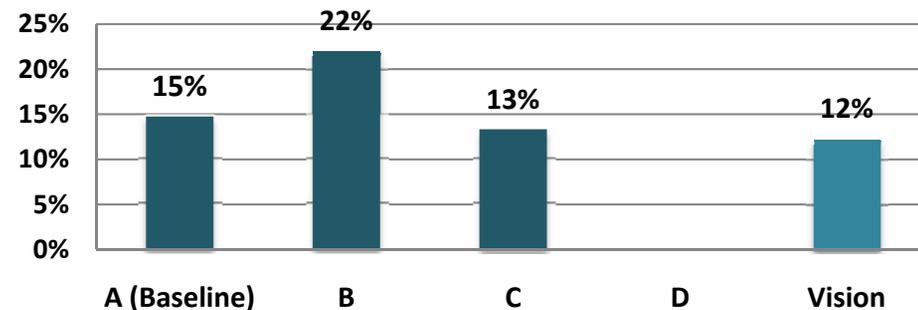


Public Transportation

Percent Ridership Increase Relative to Baseline
(Bus Rapid Transit, Express Bus, Local Bus)



Vehicular Emissions Comparison, Relative to Scenario D (tons/day*)



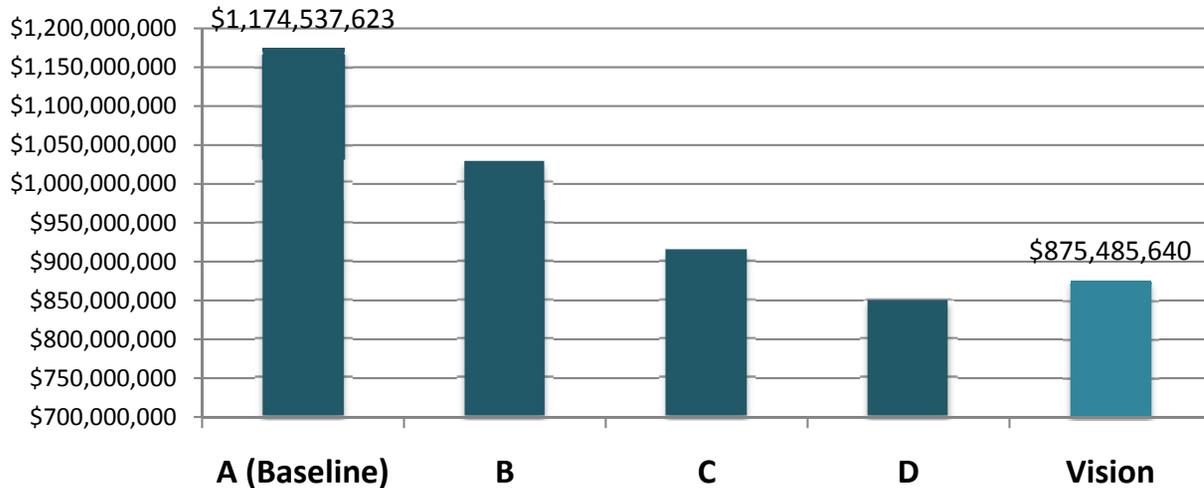
*CO, NOx, VOC, PM2.5 unpaved dust, exhaust and primary, and paved dust

Transportation and Air Quality

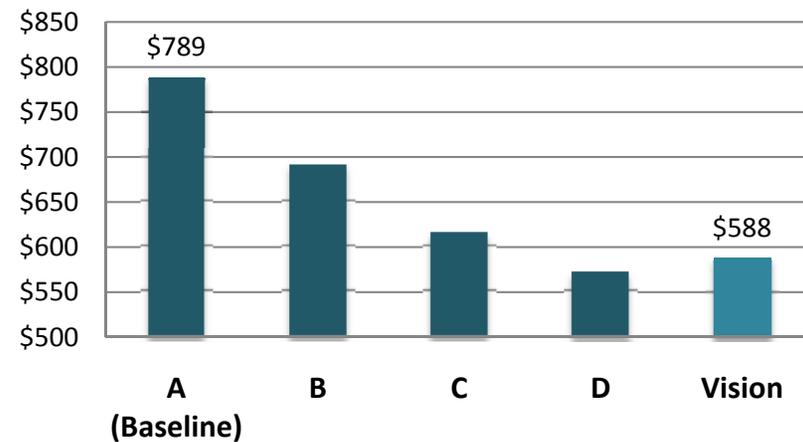
To keep Cache Valley beautiful, neighborly and prosperous for the next generation

How the vision measures up...

Total New Local Infrastructure Cost, Today's Dollars
(local road construction and maintenance, culinary water, sewer, storm water)



Annual Local Infrastructure Cost of Each New Household
(does not include cost of schools and other services)



Home Buyer/Tax Payer Costs

To keep Cache Valley beautiful, neighborly and prosperous for the next generation

From Vision to Reality Implementation



Rising to the challenge

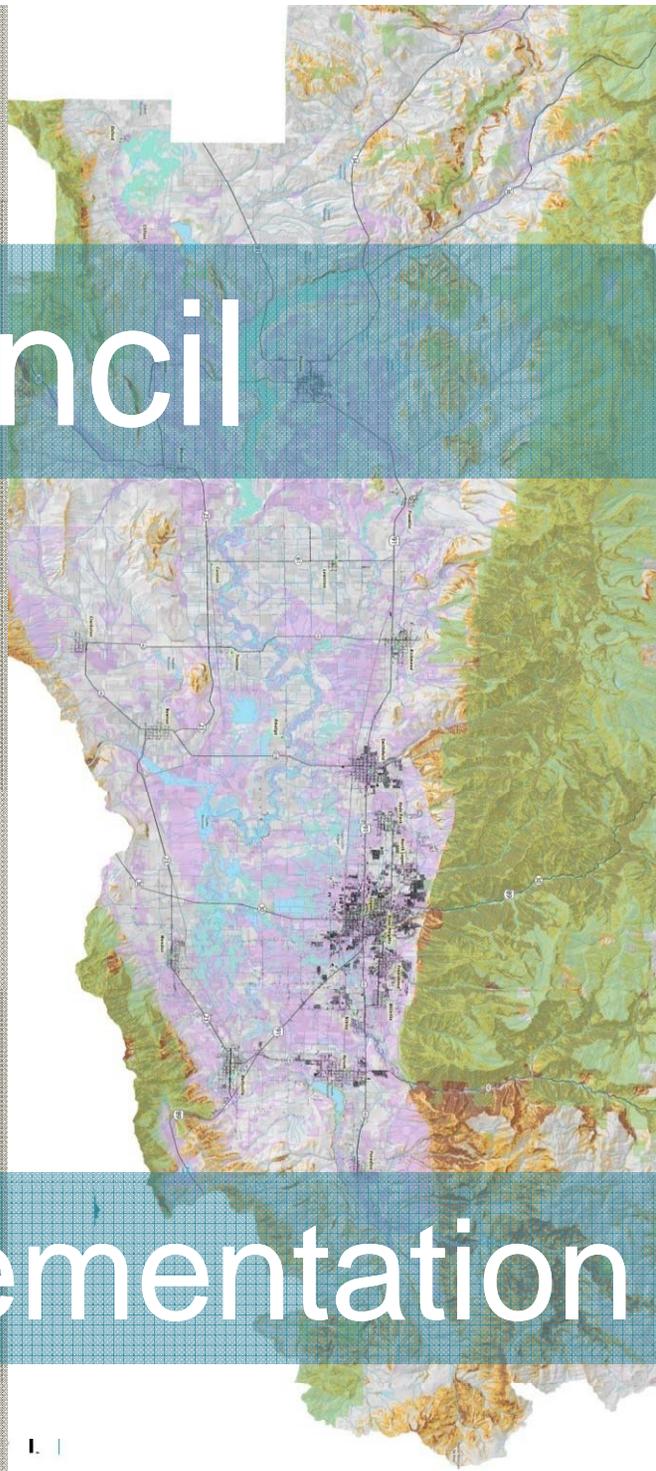
The Envision Cache Valley Process

2 States 2 Counties 25 Cities

for a bright future

Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

The Regional Council



Cities:

- 1 mayor from Franklin County
- 3 mayors north of Logan
- 3 mayors south of Logan
- Logan mayor & council member

Counties:

- Franklin County commissioner
- Cache County executive & council member

State:

- Idaho legislator
- Utah legislator

Higher Education:

- USU president

Ex-officio members

Leadership in Implementation

We are the region:



same water, roads, air

Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

Good stewards

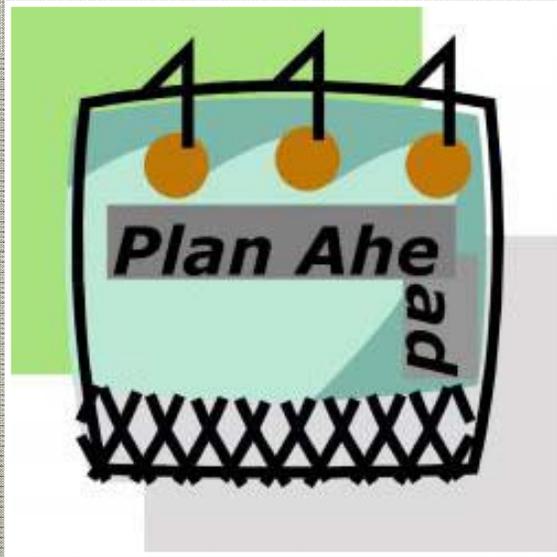
Limited resources in a new paradigm



for a bright future

Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

Cache Valley needs to



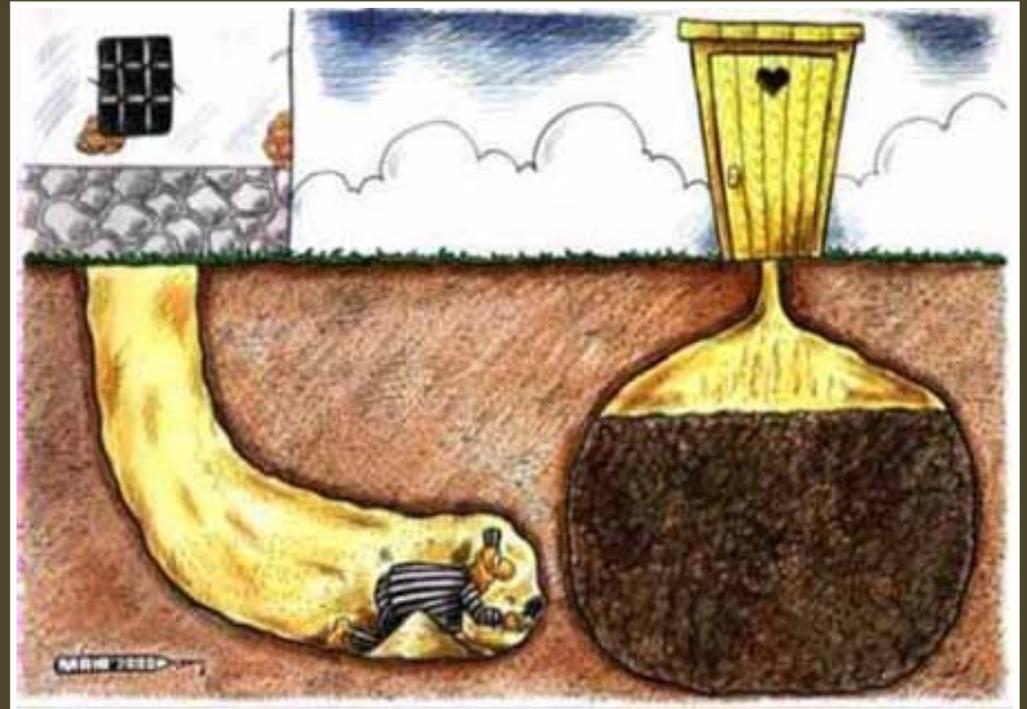
plan for its future

Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

The plan must be:



Realistic



Beneficial

But a good plan isn't enough



Vision without Implementation Is Hallucination

Balance will be...

Property Rights vs. Public Interest

City Autonomy vs. Valleywide Goals

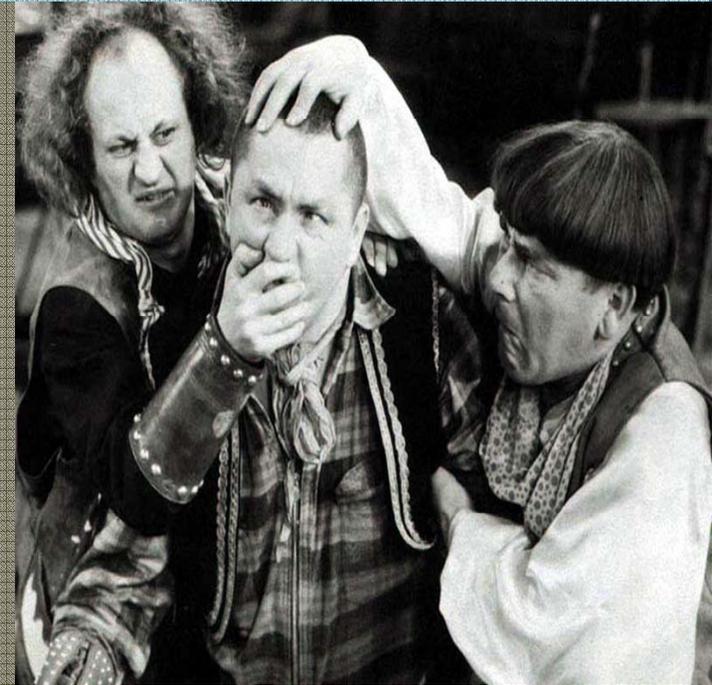
Short-Run vs. Long-Term



crucial.

Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

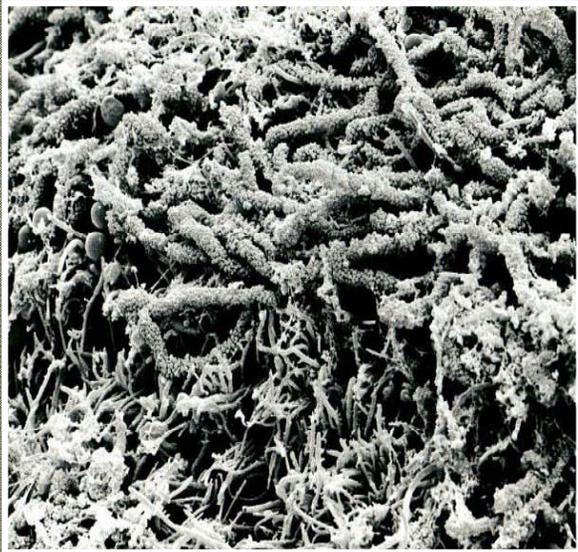
Perceptions will be...



important.

Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

Focus on the...



big picture.

Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation

The rising tide



...lifts all boats.

Keep Cache Valley beautiful, neighborly, healthy and prosperous for the next generation



envision

Cache Valley