

UTAH QUALITY GROWTH COMMISSION

MEETING MINUTES

Wednesday, June 23, 2004

State Room Cafeteria Conference Room #2

420 North State Street

Salt Lake City, UT

11:00 a.m. - 2:30 p.m.

MEMBERS PRESENT

ALLEN, Dave	Summit County Rancher
ASHBY, Ken	Delta Farmer
BARBER, Brad	Planning Consultant
BILLINGS, Lewis	Provo City Mayor
CHRISTENSEN, Carlton	Salt Lake City Council, QGC
KERR, Shauna	Vice-Chair, Summit County Commissioner
MORGAN, Bob	Department of Natural Resources
PETERSON, Cary	Commissioner of Agriculture
SMITH, Darrell	Mayor of Draper City
THOMPSON, Max	Coldwell Banker

MEMBERS EXCUSED

PAGE, Carol	Davis County Commissioner
LOFGREN, Dan	CHAIR, Quality Growth Commission; Cowboy Partners LC
HERBERT, Gary	Utah County Commissioner (Available by phone)

STAFF

BENNETT, John	GOPB Staff
BOHN, Laura	GOPB Intern
CARVER, Brian	GOPB Staff
CURTIS, Wes	State Planning Coordinator
NEILSON, Nancy	GOPB Staff

GUESTS

BROWN, Tim	Executive Director, CGSD
CALL, Annette	Congressman Cannon's Salt Lake City Office Director
CARTER, Kevin	Director, SITLA
CHRISTY, Kim	Assistant Director, SITLA
HILL, Phillip	City Planner/Midvale
JACKSON, Andrew	MAG
JARDINE, Janis	Salt Lake City Council Staff
KNOWLTON, Ted	Envision Utah
LIVERMORE, Dave	Nature Conservancy
QUINTON, Wesley	Vice-President Public Policy, Utah Farm Bureau

SCHEN, David
SMITH, Amanda
TERRAGNO, Bob

Division of Forestry, Fire & State Lands
TNC Staff
Envision Utah

Agenda item #1 - Welcome/Call to order/Introductions

Shauna Kerr called the meeting to order. She introduced the presenters, including Dave Livermore from the Nature Conservancy. She welcomed Mayor Darrell Smith of Draper City, a new member of the Commission.

Darrell Smith, is the current Mayor of Draper City and has been for 2 ½ years and has lived in Draper all of his life. He has seen a great deal of growth. “I’ve seen Draper grow from the Egg Basket of Utah where it was strictly all agriculture to basically no agriculture.”

It was announced that a news conference had been held at 10:00 a.m. to announce that the Hi Ute Ranch (200 acres) will be protected through a conservation easement. This property is in Summit County and the Buehner family owns it.

Note: “Subcommittee” refers to Quality Growth Critical Lands Subcommittee or the Communities Subcommittee.

“Commission” refers to the Utah Quality Growth Commission Members.

Agenda item #2 – Approve Minutes of May 18, 2004

After some corrections to the minutes David Allen moved that they be approved, there was a second and approval was unanimous.

Agenda item #3 - Public Input

None

Agenda Item #4 – Quality Growth Communities Subcommittee - Carlton Christensen

- At the last meeting of the Communities Subcommittee – it was decided how the reviews for the 19 applications will be conducted:
 1. The committee will be divided into subsets of technical groups (transportation experts, etc.) to review the same portion of every application.
 2. The GOPB will do the overall evaluation of each application for completeness, work with the applicants in the interim and tally the scores.
 3. The applications include;

- 3 Counties
- 2 Special Districts
- 14 Cities

Wes Curtis, State Planning Coordinator informed the Commission of a survey soon to be administered among City and County Government leaders of rural Utah, asking them what their planning priorities are. Is Public Land planning their priority or is their priority dealing with growth planning issues. The survey also asks them what method would be the best and most efficient way to approach the issue? And whether it would be best with consultants or Circuit Rider Planners or with grants.

- **New Executive Order, Quality Growth Communities – John Bennett**

The Legislative Council had a question in regards to the Governor's authority to direct the Boards created by them. It was reaffirmed that the Governor cannot tell the Commission how to spend the money. They act on their own authority which has always been the case anyway. The Governor can make recommendations if so desired but cannot direct the Board's decisions.

- *The subcommittee will meet before the next Commission meeting and modify the review and make recommendations for an open application process which will include:*

1. *Infrastructures*
2. *Economics*
3. *Water*
4. *Critical Lands*

It was suggested that the standards be kept high for the applications because of limited funds.

Agenda item #5 – Discussion of 2004 Work Plan - Dan Lofgren

Note: Because of a conflicting meeting for Dan this presentation was cancelled at this time.

Lunch Break

1. View Reece Stein video on Wilcox Ranch – Brian Carver
2. Review/Presentation of Maps and Easement Mapping Project – Laura Bohn

- According to Brian Carver, the Conservation Mapping project will not only look at conservation easements but also conservation properties. Any properties that are managed will be considered in the mapping. A separate field of attributes where we can keep track of each parcel's conservation values will be kept. This will show agricultural protection, watershed property and other things like wildlife habitat. A running tally will be kept of what each parcel is being preserved for. This will come as quickly as the information is available to them. There will be costs to publish present, advertise and continue the project. There was concern about infrastructure security risk in mapping watersheds, water containment structures, and treatment facilities, etc. But as stated by Brian Carver, most of this information is public already but it will be looked at.

Agenda item #6 – Proposed Budget for FY 2005 – John Bennett

Staff proposal for spending \$75,000.00 for planning set aside; review staff costs and other budget items:

Proposed budget item #1 had been approved at the May Commission meeting for \$10,000 leaving \$65,000 set aside for additional projects.

Budget proposals #2 (\$3,000.00 for Communities Marketing), #3 (\$3,000.00 for Critical Lands Planning Toolkit) and #4 (\$5,000.00 for Development costs of Critical Lands Planning: GOPB) were approved at \$11,000. This allows the GOPB staff to get started on some of the Commission's priorities. It is usual for some funds to remain to make sure all grants are covered and that additional expenses not planned for can be taken care of. **Of the \$782,500.00 total in the fund, \$53,000.00 will be used for administrative costs.** If there is no additional workload for the GOPB then the staff can get by, according to Wes Curtis, the State Planning Coordinator. In regards to the budget we are following the legal working that 'money can be used for the work of the Commission, according to John Bennett.

In regards to budget item #3 the intern, Laura Bohn will also be completing this task which is the Critical Lands Planning Toolkit. The mapping project proposal has already been approved and the toolkit was approved by unanimous vote. The toolkit that is being created will provide a series of questions so that the Counties can come up with answers that will in turn allow them to make self-assessments on what they should do. It will be very useful and it is planned to be provided online.

County Resource Management Plan - The State Planning Coordinator, Wes Curtis, explained that the idea is that the Federal Government does land

management plans, the BLM also does and the Forest Service does for Public Lands. We are trying to get the counties to the point where they will do resource management plans for those public lands and resources in their County. This will ensure that their perspectives and their desires are reflected in those plans. Federal law says that ultimately the Federal government plans have to be consistent with those plans (the County has) or explain why they aren't. The toolkit will help the Counties get the background material they need to put those plans together. We have thirty people from several state and local agencies working on this.

If there is no local plan then by default the BLM can get their plan approved. With this toolkit the Counties will have a plan that the BLM has to pay attention to. The Feds have to include the County plans. In the past, plans have dealt with policy but specific actions to be taken on a parcel of land are needed.

Action Taken: The budget requested by Mike Hansen (through John Bennett) received a motion to be accepted from David Allen, it was seconded by Max Thompson and the motion carried which approved \$53,000.00 for Administrative GOPB Costs. This approval was made with the understanding that there is \$25,000.00 of uncommitted funds that will be used first and that a 'rainy day' fund is always kept for unexpected but required appraisals, etc.

In regards to the Planning Projects suggested by the GOPB the Commission voted in favor of funding the following:

- **#2 Communities "Marketing"**: \$3,000.00 in funds needed to promote the program, and to recognize those who participate;
- **#3 Critical Lands Planning Toolkit**: an online technical assistance toolkit for communities and for the County Resource Management Planning program (\$3,000.00). GOPB will need to outsource to complete.
- **#4 Development Costs of Critical Lands Planning**: GOPB will complete the County Resource Management Planning Toolkit this summer and need funds to promote availability and publication, etc (5,000.00).

Max Thompson made the motion to fund these projects and Carlton Christensen seconded the motion. The motion carried. Wes Curtis, State Planner for the State of Utah noted that these were low dollar amounts for covering these projects.

In regards to items #5 and #6 there was a motion to have the GOPB staff refine and combine them and to send letters to thank applicants #7 through #12 for their application's and let them know the Commission will have to more clearly define the review process because funds are so limited.

Mayor Lewis Billings made the motion to come back to these decisions at the next meeting and Ken Ashby seconded the motion. The vote was unanimous in favor of the motion.

Items #5 and #6 will be a pilot project for the GOPB to do.

Agenda item #7 – Dave Livermore –Open Space Preservation Initiative

The Utahns for Clean Water and Clean Air and Quality Growth Initiative have spent four years working on this issue. They have discussed efforts to preserve Critical Lands in Utah with the Quality Growth Commission, the Division of Natural Resources, the Department of Agriculture and the Governor's Office of Planning and Budget and others over that period. However, Quality

Growth Commission and other State Agencies have not participated in collecting signatures or offered any other support.

The natural features of the state of Utah give it a competitive economic advantage over other states because of the wildlife habitat and all of the other natural amenities. There is concern that the McAlister fund has been cut back to less than \$800,000.00 to preserve these natural amenities which started at a proposed \$6,000,000.00.

Those involved in the initiative have attended seven public hearings, filed a measure on March 15, 2004, and procured 120,000 signatures of which 90,000 were allowed or accepted. The required representation was 10% of the voters who voted in the last Governor's election for 27 of the 29 counties.

The press (the Deseret News and the Salt Lake Tribune) has been favorable on this issue and has helped increase public awareness. It was mentioned that the idea that 'we can't go back' was emulated in the statement made by Charlie Black in referring to farming, that 'pavement is always the last crop.' You can't go back. Another quote stated was, "We need a civilization to match our scenery," Wallace Stegner.

Wes Curtis, State Planning Coordinator brought up a problem associated with the money that would come from this initiative. It would require much more of the Commission than already is. He felt they might become like an Executive Appropriations Committee dealing with all of the funds. "You might want to ponder what will be coming at you if this initiative passes."

Ken Ashby, a farmer on the Commission made the comment, "I don't think we really want to become that." By July it will be known whether the Initiative will be on the ballot or not. In Park City a five million dollar initiative passed and was indicative that public concern on this issue can be underestimated.

Agenda item #8 – Administrative Matters

Next meeting: July 28th in Summit County. Location to be announced.

Future agenda items:

1. Resolution presented by Mayor Lewis – The resolution was read to the Commission and two concerns were voiced in regards to the wording. Number one, the line that stated 'increased public and private funding' would be sought after and number two, the preferred language would include 'critical lands' not just natural resources.
2. Discuss budget items 5 and 6 after GOPB brings in requested information for the Commission.
3. Grants revisited for budget items #7-12 with a more open application process in mind.

Motions that carried

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2. In regards to the Planning Projects suggested by the GOPB the Commission voted in favor of funding the following:

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4. There was a motion at 2:30 p.m. to adjourn by David Allen, it was seconded and the motion carried.

Action Items

The GOPB was assigned a pilot project to combine and refine into one #5 and #6 of the Funding Requests for 2004-2005.

The Commission is to communicate via email the wording for the Quality Growth Commission Resolution and revisit that issue at the next meeting.

The GOPB staff will get more information on some applications. The Critical Lands subcommittee will meet before the next Commission meeting to review this proposal and recommend a method for using this money in a more open process, etc.