

Utah Quality Growth Commission Meeting

Wednesday, August 22, 2007, 11:00 AM, Quinney Conference Room, Utah Olympic Park,
Summit County, Utah

Meeting Minutes

Commissioners attending

Chairman Jaren Davis
Mayor Darrell Smith
Commissioner Mike Styler
Commissioner Leonard Blackham
Commissioner Sally Elliott
Commissioner Laraine Swenson
Commissioner Larry Ellertson
Commissioner Mike Kohler
Commissioner Justin Allen, By Phone

Commissioners Absent

Vice Chairman Flint Richards
Commissioner Ken Mitchell
Commissioner Brent Tanner

Staff Present

John F. Bennett
Laura Ault

Visitors Present

Kevin Fayless, Envision Utah
Wendy Fisher, Utah Open Lands
Shauna Kerr, Trust for Public Lands
George Ramjoue, WFRC
Chuck Chappell, WFRC
Val John Halford, WFRC
Stephen Hansen, UDWR

Chairman Jaren Davis conducted the meeting

1—Welcome and introductions

Chairman Davis expressed thanks to Commissioner Sally Elliott and Summit County for hosting the meeting. He indicated that we have had some great meetings this year. He expressed his thanks to Commission members, and others, for hosting us this year.

2—Public Comments

There were no public comments.

3—Approval of Minutes from July 25, 2007 Meetings

ACTION ITEM: Approve July meeting minutes

Commissioner Elliott moved approval of the minutes as written. Commissioner Ellertson seconded, the Minutes were approved unanimously, with Commissioner Allen voting by telephone.

4—Critical Lands Subcommittee Report: report on McAllister Fund Site Visits, Schedule additional visits, John Bennett conducted the discussion on this item.

Site Visit Report---Packet contains a list of site visits. Mr. Bennett showed commissioners the list of site visits. He explained that the only visit that did not have a commissioner yet assigned was the visits to the Rainbow Glass Ranch in Carbon County scheduled for September 5, 2007. He asked for volunteers to go to the site visit in Carbon County. Commissioner Elliott expressed a willingness to go on the visit. Commissioner Styler reminded the commission that he had visited the site last year.

Mr. Bennett then told commissioners which visits were completed, and which were scheduled and encouraged additional commissioners to visit the sites still scheduled.

Mr. Bennett reported that after the September 5 meeting, the Subcommittee would need to meet to make a recommendation. That meeting was scheduled for September 20, 2007.

Modification of the Sandwash Sink Proposal—Mr. Bennett referred commissioners to the memorandum from Mr. Stephen Hansen of the Division of Wildlife Resources. Mr. Bennett explained that the easement was originally approved two years ago. When approved, it was to place an easement on 9200 acres in Duchesne County. This is the key low elevation habitat that abuts a larger mid elevation property owned by the Division of Wildlife Resources. The State Trust Lands Administration also owns property on the higher elevations, so the state will controls all elevations of the deer and elk habitat in this area with the easement.

The proposal has been modified during negotiations with the Family so that we are now being asked to put the \$225,000 that we set aside for this project into the first phase of about 5700 acres, rather than into the whole acreage of 9200. This is a material change to the project. Last October, the Commission extended this project for six months. That extension expired at the end of April, 2007. So, the commission is now be asked to approve the changes to this project, and extend by several weeks or months the time required for completion

The federal funds for this project have all been applied to the first phase. LeRay McAllister Funds would be used to match those funds along with some private funds from the Rocky Mountain Elk Foundation, and a significant landowner donation. The remaining acreage will be acquired as soon as the Division can find the funds. They may come back to the Commission for a second appropriation to complete the 9200 acres.

Mayor Darrell Smith asked about what the commission could do now that the extension had expired. Mr. Bennett said that the commission had two choices. They could accept the changes to the project, understanding the difficulties experienced in trying to complete the project and agree to an additional extension, or they could take the money back and apply it to the current round of funding and ask the applicant to go through the process again.

Commissioner Mike Styler explained that the delay has largely been caused by an internal power struggle within the family. Some family members wanted to develop the property, others wanted to conserve it. The Division has done the best it can to complete the project, and this is the result of those negotiations. It remains critical deer, elk and sage grouse habitat and is still important to protect, he said.

Mr. Hansen explained that the property that is not being included in the first phase, may be developed in the next two years. The Division is still working with the family to conserve that property, and may yet get all the property under easement. The property that has been left out is the most marketable, nearest the highway, but is also important wildlife habitat that the Division would like to conserve.

Commissioner Blackham moved to approve the changes to the project, and to extend the authority to expend the funds until November 30, 3007. Commissioner Elliott seconded. The motion carried unanimously with Commissioner Allen voting by telephone.

5—Presentation from George Ramjoue from Wasatch Front Regional Council on Wasatch Choices 2040 Plan implementation.

John Bennett introduced the Wasatch Choices 2040 plan to the Commission. He explained that the Commission put \$10,000 into the plan to focus on critical land conservation. He also explained that Wasatch Choices 2040 is the Visioning piece of the regional transportation plan. The land use

assumptions in the plan are driven by the land use assumptions created in Wasatch Choices 2040. He then introduced George Ramjoue, of the Wasatch Front Regional Council who discussed the plan and the process of its adoption. Mr. Bennett explained that this was the first time we have had joint transportation planning between Wasatch Front Regional Council and the Mountainland Association of Governments.

George Ramjoue explained that the study focused on the urbanized area of these two regions, so it looked at Weber, Davis, Salt Lake and Utah Counties. It did not look at Tooele, Morgan, Wasatch and Summit Counties which are also part of these two regions, but are not yet urbanized.

Mr. Ramjoue expressed his thanks to the Commission for allowing him to present the plan to them. He said that he and Alan Matheson of Envision Utah are giving presentations on the plan around the region. Mr. Ramjoue indicated that he felt the plan contained important principles that will help to govern how the region grows into the future. He was excited to share those principles with the Commission.

Mr. Ramjoue explained how Wasatch Choices is different from the way transportation plans have traditionally been done. In the past, transportation planners would collect the land use plans from the local governments, and then craft a plan based on those land uses to meet the transportation needs of the region. With this process, they created a regional vision, crafted scenarios from the regional vision, adopted a preferred scenario, and then used land use expressed in the preferred scenario to craft the transportation plan.

Mr. Ramjoue explained that 13 workshops and several open houses were held in the process of creating the vision. Slightly more than 1000 individuals participated in the workshops and open houses and had input into the Wasatch Choices 2040 process. This is the most public participation that WFRC has ever had in any planning process, so they feel quite good about the level of public input.

Chairman Davis asked if most of those who participated were affected landowners. Mr. Ramjoue replied that stakeholders such as local elected officials, planners and businesses were invited along with the general public. Members of each of these groups attended the workshops and open houses. Mayor Smith recalled that the cities had helped by inviting city leaders, community groups and others to participate. Mr. Ramjoue indicated that all of the special interest organizations with an interest had also been invited to participate. Kevin Fayless with Envision Utah pointed out that many of those interest groups also participated as members of the steering committee that helped to shape the plan further.

Mr. Ramjoue indicated that the purpose of the plan is to preserve and improve the quality of life that we have in the region while accommodating growth in the best possible way. He explained that at the workshops participants were assigned to tables where they looked at the part of the region where they lived, they were given chips representing the growth that was projected in their area by 2040 and were asked to try to place all that growth on the maps, while at the same time preserving critical lands, and other important features. They were given choices about the type of growth to allocate—such as city, town and village centers, transit oriented developments and more traditional large lot developments. The maps were collected and collated to arrive at a preferred scenario. He indicated that during the workshops, many people realized that we would have to grow differently if we were to accommodate all the growth we expect to come to our area.

Participants were also asked to look at the transportation systems they would like to see built, roads and mass transit, to meet the transportation demand.

Mr. Ramjoue also indicated that some detailed mapping of open space was done for this project. John Bennett indicated that this was the part of the project that the Commission was directly involved with.

The Commission's \$10,000 contribution went to this mapping and to support the inclusion of open space in the planning process.

Some of the outcomes were that participants felt we needed to encourage development in activity nodes and mixed use centers. We need to provide a variety of housing choices, do more infill, and emphasize alternate transportation choices.

One of the things that resulted from this process was the development of growth principles. Mr. Ramjoue indicated that there is nothing in these growth principles that is inconsistent with the principles adopted by the Quality Growth Commission. Objectives were also associated with the growth principles and strategies were developed for reaching the objectives. The focus now is on helping local governments implement the strategies and objectives in their local plans and ordinances.

The council determined through this process that increasing density—in new growth—by 4 to 13 percent would result in an 18 percent decrease in congestion over business as usual.

The implications of this are more mixed uses, more mass transit, different growth patterns, more redevelopment and infill, more housing choices, more interconnected streets, strategic placement of activity nodes in the region.

The benefits accrue from relatively minor changes in the way we grow.

The vision land uses were inputs into the regional transportation plan. The changes in land use need to happen if the plan is to be implemented. If they don't happen, he said, the transportation costs will increase.

The report is available online at www.wfrc.org.

Mr. Ramjoue went on to explain that it is up to local governments to make this happen. Salt Lake County and West Valley City have already adopted this. Others are encouraged to do this.

Chuck Chappell added that they are not satisfied yet that the implementation is happening. They are focusing on the implementation over the next two years to encourage cities, counties, and developers to do these things. He also indicated that WFRC and UTA is sponsoring a workshop on October 16, 2007 to review the principles, and select some projects to implement using these principles. He requested that the Commission participate as a sponsor. He said that this is carrying on from the principles the commission developed. He asked that the commission contribute something between \$1000 to \$3000 for a sponsorship of this event.

Chuck asked the commission to sponsor the event, and announced that George Ramjoue is leaving and that Val John Halford is taking over this process.

Commissioner Larry Ellertson moved to sponsor the event at the level of \$1500 from interest income. Mayor Smith seconded the motion. The motion passed unanimously, with Commissioner Allen voting by telephone.

LUNCH: Provided by Summit County.

6—Budget discussion, John Bennett

John Bennett explained that the Commission makes an annual appropriation to support the staff. In the past, that number has been \$82,600 which has come from the ongoing funding of \$482,600. This year the

budget is such that the staff is asking that an additional \$17,400 be appropriated from interest to bring the total appropriation to \$100,000. The interest appropriation will be taken from the fund over the course of the next year as interest accrues.

Commissioner Elliott moved to appropriate \$100,000 to support the staff, \$82,600 from the ongoing appropriation to the McAllister Fund, and \$17,600 from interest accrued over the next year. Commissioner Smith seconded the motion. The motion was approved unanimously with Commissioner Allen voting by telephone.