



Utah Quality Growth Commission
C/O Governor's Office of Planning and Budget
150 State Capitol
Salt Lake City, UT 84114
Telephone (801) 538-1027

Utah Quality Growth Commission

Flint Richards, Chair
JT Martin, Vice Chair

John Bennett, Executive Director

MEETING MINUTES
Wednesday, February 24, 2010
Suite 140, Utah State Capitol Building
Salt Lake City, UT 84114

JT Martin, Vice Chairman Conducted the meeting at the request of Chairman Richards.

Commissioners Present

Leonard Blackham
Larry Ellertson, by phone
JT Martin, Vice Chairman
Brent Tanner
Reid Erickson
Sally Elliott
Dave Mansell
Laraine Swenson
Mike Kohler

Staff Present

John Bennett

Visitors Present

Janice Jardine, Salt Lake City Council Staff
Kevin Fayles, Envision Utah
LeNeice Davenport, Wasatch Front
Regional Council
Laura Ault, DFFSL
Mike Roberts, TNC

1. Welcome and Introductions, JT Martin, Vice Chair, 5 Minutes

Vice Chairman Martin asked all those in attendance to introduce themselves.

2. Public Comments, Flint Richards, Chair, 5 Minutes

Vice Chairman Martin invited those in attendance to make public comment. There were no comments made by the public.

3. Approve Minutes from December, 2009, and January, 2010 Meetings,
JT Martin, Vice Chairman, 5 Minutes

ACTION ITEM: Approve Minutes

The minutes were approved unanimously.

4. LeRay McAllister Program Issues. John Bennett, 30 Minutes
Additional Extensions for outstanding projects
Changes to projects
Requests for additional funding

ACTION ITEM: Act on LeRay McAllister Fund issues

Mr. Bennett explained the issues surrounding the LeRay McAllister Fund that needed to be addressed. He began by recommending that all the outstanding projects be extended to June 30, 2010 to allow additional time for applicants to resolve federal appraisal guidelines.

He then showed the commissioners present a letter from the Nature Conservancy requesting additional funds for the Jaques Farm Project. He explained that the Commission is committed to this project in the amount of \$361, 800. TNC is requesting additional funds to complete the project. They have contacted every other source they can identify, and cannot find additional funds from those sources. They will go ahead and close the project anyway as soon as possible, and would have to borrow the money to make up the difference. Mr. Bennett indicated that they would be happy with any additional funds that the commission might decide to put toward this project. They are requesting an additional \$208,840 to cover the remaining funds needed to pay off the debt they will contract to acquire the parcel.

Mr. Bennett explained that the Commission could consider this request because two projects have decided not to proceed. They are the Weber River Project in Summit and Morgan Counties, which has \$250,000 committed, and the Baxter Ridge project in Cache County which has \$100,000 Committed. So the Commission has \$350,000 available to reallocate. Mr. Bennett explained that these funds could be reallocated to existing projects, or the could be rolled over into the next funding round to increase the amount of funds that are available.

Commissioner Elliott asked if we knew what we might want to fund in the next round. That would help them to make a decision regarding this project. Mr. Bennett indicated that they would have projects. Some he knew about included second phases of current projects such as the Bear Lake Gateway Project, and others were likely, but he didn't currently know what they were.

He indicated that before they voted on these projects, he would like to discuss the Pine Valley Meadows Project so they have all the facts. This project is not requesting additional funding, but is making a material change to the project and so needs to be approved by the Commission to proceed.

He showed the commissioners a map showing the parcels in the meadows. He explained that one is already under easement, and that the adjoining property is the one they have requested the Commission's help to conserve. That parcel was originally appraised at nearly a million dollars, but, under the new federal appraisal guidelines the new appraisal placed more of the property in the flood plain, thus reducing its value to only \$340,000. The family is working to trade some property with another landowner, and they need a higher value, so they are proposing placing some additional land under easement as part of this deal. This project is being done in phases and this would essentially include the third phase along with the second phase, so the commission would get almost twice as much property for the same price to the fund.

Mr. Bennett then explained that the project sponsors would need to raise an additional \$200,000 to complete this project, and so, if the commission were to consider the request from The Nature Conservancy for the Jaques Project at this time, they may also want to consider putting additional funds into this project.

Commissioner Dave Mansell asked where this project is in Pine Valley. Mr. Bennett explained that the parcel that is already under easement is adjacent to the road that goes into town. The other two parcels that will be included in this project are abutting properties. All of these parcels are in the meadows near the old White Chapel.

Commissioner Mansell moved the Commission approve the changes to this project as they are beneficial and have no downside. Commissionier Reid Erickson asked if they motion was to keep the current dollar amount. Commissioner Mansell indicated it was, so Commissioner Erickson agreed to second the motion.

The proposal was agreed to unanimously.

Mr. Bennett then indicated that he would like Julie Peck Dabling of Salt Lake County to discuss the Rose Canyon Project with the Commission. He indicated that the Commission had set aside \$200,000 to help the county acquire the property. Those funds have not been paid yet, and the county is now negotiating with Kennecott about the Mineral rights on part of the property. Kennecott owns those mineral rights, and may want to develop those rights which would violate the terms of the conservation easement on the property.

Ms. Peck Dabling addressed the Commission. She explained that the county has made progress on this project. They have completed the baseline report and management plan. The plan covers not only Rose Canyon but also adjacent Yellow Fork Canyon and a large parcel of BLM land adjacent to the two county parcels. This is what makes this project so exciting. Taken together, the three parcels will provide about 3000 acres of public land in the southwest corner of the valley where public land for recreation has been lacking.

She indicated that while this plan was being crafted, Kennecott began doing some geological testing to see if there is an ore body under Rose Canyon that they can recover. They have sent the data off to be analyzed, and the county would like to hold off on the conservation easement until they know whether there is an ore body that Kennecott will try to recover under this area. They keep being told that the data will be back soon, but they do not yet have the information.

Laura Ault of the Division of Forestry, Fire and State Lands indicated that they are the easement holder on this project, and that they have completed the Forest Stewardship Plan for the parcel, so they are ready to close on the easement whenever the county decides to proceed.

Commissioner Reid Erickson asked if an extension to the end of April would be sufficient for this project. Ms. Peck Dabling said she hoped so, but could not say for sure. Commissioner Erickson suggested that we give them some additional time to be sure that this was completed. Mr. Bennett indicated that he would like to have one deadline. Commissioner Elliott moved to extend all the projects to June 30, 2010. They also asked that the commission receive regular updates on the status of the projects, and that this be a drop dead date. This was included in the motion. The motion carried unanimously.

The Commission returned to the question of the additional funding for the Nature Conservancy Jaques Farm project. After some discussion, Reid Erickson moved to roll the funds into the next round, and encourage the Nature Conservancy to apply for funds then. Commissioner Laraine Swenson seconded the motion. The vote was 8 to 1, with Dave Mansell voting no. The motion failed. However, that leaves the money unappropriated. Mr. Bennett explained that unless the Commission acts on a different motion, the money will still be unspent, and it will roll into the next round anyway. The commission took no additional action.

5. Report on Green Infrastructure Study

LeNeice Davenport, WFRC, 10 Minutes

Mr. Bennett introduced the topic by reminding the Commission that they had helped to fund a Green Infrastructure Workshop a couple of years ago, and that they had also agreed to fund this study at the level of \$5000. This funding had been paid. The Wasatch Front Regional Council is currently doing this study. Mr. Bennett gave a definition of Green Infrastructure as being those open lands that provide economic and other benefits to society. Ms. LeNeice Davenport of the Wasatch Front Regional Council explained to the Commission the process that the study was taking, and the progress that has been made so far. Commissioners thanked her for her presentation and asked to be updated on the study in the future. Reid Erickson asked if they had discussed how to implement the recommendations yet. Ms. Davenport said that the study was in its early stages, but that the question of implementation would be discussed as the project progresses.

6. Discuss Legislation of interest to the commission,

John Bennett, 30 Minutes

John Bennett indicated that the current base budget appropriation that has passed and been signed by the Governor for this fiscal year is \$402,000. With the funds that will roll back to the commission there will be about \$750,000 for the fund this year. Some may need to go for administration but we will work to keep that to a minimum. The amount available for Grants will be between \$650,000 and \$750,000 for this year.

7. Meeting time and date review

John Bennett, 10 Minutes

Mr. Bennett indicated that some members felt the date and time of the Commission meeting made it difficult for them to attend. He indicated that he would be willing to poll the commission to see if a different time a day might work better. The commissioners present indicated that the 4th Thursday could work, and that they were willing to have Mr. Bennett poll the Commission to see if that date and time would work, or if another was preferred.

8. Administrative Matters: Next meeting scheduled for March 24, 2010, Location: State Capitol, Room 140.