



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 Thursday June 24, 2010, 1:00 PM Suite 140, Utah State Capitol Building Salt Lake City, UT 84114

Commission Members Present

Flint Richards, Chair
JT Martin, Vice Chair
Mike Styler
Leonard Blackham
Sally Elliott
Larry Ellertson
Mike Kohler

Staff Present

John Bennett, Executive Director

Visitor Present

Quinn Card, Salt Lake City Council Staff
Val John Halford, WFRC
Gabe Epperson, Envision Utah
Julie Peck-Dabling, Salt Lake County

- Welcome and Introductions,** Flint Richards, Chair, 5 Minutes
- Public Comments,** Flint Richards, Chair, 5 Minutes
- Approve Minutes from April and May 2010 Meetings,**
Flint Richards, Chair, 5 Minutes

ACTION ITEM: Approve Minutes

Sally Elliott moved approval of the minutes, The minutes were approved unanimously with seven members voting in the affirmative.

4. Envision Utah Blueprint Jordan River Implementation Update

Envision Utah Staff, 20 Minutes

Gabe Epperson of Envision Utah Discussed the Blueprint Jordan River process, and the efforts to implement the process that are currently ongoing. He indicated that the cities and counties are working together to establish a Jordan River Commission to make recommendations to local governments on river management, and to conserve the remaining natural parcels by soliciting funds from public and private sources.

This commission is being set up by interlocal agreement and will have representatives of the signatories on it. Most of the cities and all of the counties have agreed to participate. Each participant will pay annual dues to the commission to support the work of the commission and fund the staff.

- LeRay McAllister Fund Outstanding Grants -- Status Report** John Bennett, 10 Minutes

John Bennett reviewed the outstanding grants. He indicated that there are four that will close, three by the end of the month of July and one in about 6 months. Those are the Nuttall parcel, the OW Ranch, The Southfork Ranch and the Fuhriman Farm. Fuhriman will require additional time to close, the others should close soon.

The Baxter Ridge, Weber River, Roring and Rose Canyon will not proceed this year. In addition, the Nuttall property will not need all the funds that were set aside for it. \$150,000 was set aside, and they will need between \$93,000 and \$105,000 depending on when it closes. This means that taken together we will have an additional approximately \$750,000 to allocate this year.

Sally Elliott moved to extend Nuttall and OW Ranch for two months until August 31, 2010, She also moved to extend the Elkhorn Ranch for six months until December 31, 2010. Both motions passed unanimously with seven members voting in the affirmative.

6. Salt Lake County Rose Canyon Project, and Urban Farming, Update

Salt Lake County has been in discussions with Kennecott about the mineral rights on the Rose Canyon parcel. These discussions are continuing, but the County has decided that they will return the LeRay McAllister Funds now and re-apply later when the discussions about exploiting the mineral rights are concluded. Julie Peck-Dabling discussed the ongoing negotiations. She indicated that there were several issues yet to be resolved, and the county was uncomfortable holding onto the McAllister Program Funds because of the uncertainty. She also indicated that the county will come back to the commission in a future round if these issues are resolved.

Julie Peck-Dabling also discussed with the Commission the County's new Urban Farming Initiative. She indicated that there are three parts to this project. One is a partnership with Salt Lake city and Utah State University to use some city owned land near the airport to experiment with growing Safflower for biofuel. Second, they recently put several parcels out to lease to farmers who want to grow crops on these parcels. The bids are mostly for fruits and vegetables. Finally, the county has identified several parcels that could be used for community garden spaces. Julie shared with the commission the outcome of the County's initial request for proposals from the urban agriculture initiative. Commissioners were quite impressed with the results.

7. Schedule meeting of Critical Lands Subcommittee to review applications that will be received July 12, 2010, and tentatively schedule dates for site visits.

The Commission scheduled July 20 as the date for the Subcommittee meeting.

8. Use of Cluster development for multiple farm land owners, Leonard Blackham, 15 Minutes

Leonard Blackham discussed a proposal that his department and the conservation commission are considering that would allow multiple owners of adjacent properties to cluster all of the density onto only one of the parcels. This would allow the critical agricultural lands to be preserved while allowing landowners to be compensated for protecting their properties. It would also allow important housing and commercial developments to occur in areas where the soils are less productive, and it would allow the private development to pay for the conservation of critical farm land. The protection could be by deed restriction, conservation or in some other fashion.

John Bennett indicated that this seems like a hybrid of cluster development and Transfer of Development rights. He indicated that it might address some of the problems with TDR programs which have been hard to implement in Utah because establishing the sending and receiving zones is often difficult. This allows multiple landowners to transfer rights between parcels and cluster the rights of multiple parcels in one or several locations as it makes sense.

9. Administrative Matters: Next meeting scheduled for August 13, 2010, Location: Cedar City.