

**UTAH QUALITY GROWTH COMMISSION**

**DRAFT MEETING MINUTES**

**Wednesday, October 27, 2004 11:00 a.m.**

**DAYBREAK Development**

**Bangerter Highway and 11400 South**

**South Jordan, Utah**

**MEMBERS PRESENT**

<b>ALLEN, Dave</b>	<b>Summit County Rancher</b>
<b>ASHBY, Kenneth</b>	<b>Former Pres. Farm Bureau</b>
<b>BARBER, Brad</b>	<b>Planning Consultant</b>
<b>BILLINGS, Lewis</b>	<b>Provo City Mayor</b>
<b>CHRISTENSEN, Carlton</b>	<b>Salt Lake City Council, QGC</b>
<b>KERR, Shauna</b>	<b>Vice-Chair, Summit County Commissioner</b>
<b>LOFGREN, Dan</b>	<b>CHAIR, Cowboy Partners LC</b>
<b>MORGAN, Bob</b>	<b>Department of Natural Resources</b>
<b>PETERSON, Cary</b>	<b>Commissioner of Agriculture, Dept of Ag. &amp; Food</b>
<b>PAGE, Carol</b>	<b>Davis County Commissioner</b>

**MEMBERS EXCUSED**

<b>HERBERT, Gary</b>	<b>Utah County Commissioner</b>
<b>THOMPSON, Max D.</b>	<b>Coldwell Banker</b>
<b>SMITH, Darrell</b>	<b>Mayor, Draper City</b>

**STAFF**

<b>BENNETT, John</b>	<b>GOPB Staff</b>
<b>BOHN, Laura</b>	<b>GOPB Intern</b>
<b>CARVER, Brian</b>	<b>GOPB Staff</b>
<b>CURTIS, Wes</b>	<b>State and Local Planning Coordinator</b>
<b>HANSEN, Mike</b>	<b>Manager, State and Local Planning</b>
<b>NEILSON, Nancy</b>	<b>GOPB Staff</b>

**GUESTS**

<b>JARDINE, Janice</b>	<b>Salt Lake City Council Staff</b>
<b>MCMAHON, Peter</b>	<b>President, Kennecott Land</b>
<b>RAMJOVE, George</b>	<b>WFRC (Wasatch Front Regional Committee)</b>
<b>UTLEY, Kort</b>	<b>Kennecott Land, Community Relations</b>
<b>WADE, Joseph</b>	<b>LRGC (Legislative Research)</b>

**Agenda item #1 – Welcome Dan Lofgren**

Dan welcomed everyone and invited each person to introduce themselves.

**Agenda item #2 – Public Input**

None of the guests offered to comment.

### **Agenda item #3 – Review Minutes of September 22, 2004**

**\*Carol Page made the motion that the minutes for September 22, 2004 be approved. Carlton Christensen seconded the motion. The minutes were unanimously approved.**

### **Agenda item #4 – Quality Growth Communities Certification Event review – Dan Lofgren**

Fourteen cities, three counties and two special districts were presented with full certification or provisional status awards on October 20<sup>th</sup> at the Governor's Mansion.

Comments from the Commission were as follows:

- *This was a first for us and hopefully we will have more from time to time.*
- *It was a huge success!*
- *The staff did a great job bringing it together. It went as well as we could have expected it to.*
- *Hopefully more cities will work with us and access that bundle of benefits.*
- *Now these cities can promote themselves.*
- *Great job staff!*
- *The Governor even helped pass out nametags at one point.*
- *We need to trumpet the success of the cities who access the benefits.*
- *Farmington has applied.*
- *We need to trumpet the successes, for example if Payson has received a loan at 1% lower than they would have without the designation we need to trumpet that and let others know as a way to encourage participation.*
- *A newsletter could be sent to all 300 in the state and a note that if you need more information please contact....*
- *Because of their support perhaps the League of Cities and Counties and UAC (Utah Association of Counties) could post this information on their websites.*
- *We should send a letter to those organizations and thank their staff.*
- *On November 10, 11 and 12<sup>th</sup> the UAC has a conference. We could possibly take 2 minutes.*
- ***Carol Page agreed to represent the Commission at the UAC conference and talk about the different funds. She will also highlight the partners and talk about the valuation process.***

### **Agenda item #5 – Report of Initiative 1 preparation working group – Brad Barber**

There needs to be a 'plan to proceed' for the Commission if Initiative 1 passes. Major funding for administrative costs and staff will be required. Tracking costs, enforcing easements and other issues that are ongoing will be an expense. What are the costs that can go into the bond? If the Initiative doesn't pass there needs to be a plan B and funding will still need to be addressed.

There will be a need for new commissioners soon and nominations will need to be handled very efficiently so that the new members can be in place as quickly as possible. New subcommittees for communities and museums and critical lands will need to be formed. (Carol will invite UAC participation during the meetings in St. George November 10-12, 2004)

A retreat in November may be needed for a whole day or at least half of a day in order to be able to respond quickly to the Initiative.

**Agenda item #6 – Budget Discussion – Staff Recommendation Regarding \$50,000 set aside (Approve Staff Recommendation – John Bennett, Wes Curtis)\***

Of the \$75,000 set aside by the Commission earlier this year, \$50,000 remains. The State Planning Coordinator indicated that he might be able to provide some matching funds up to an additional \$50,000 for critical lands planning.

John and Wes presented a proposed planning grant program consisting of small grants to communities to help them do the critical lands planning required in the Quality Growth Communities Program. The money Wes Curtis identified as a possible match would need to be focused on Rural Communities. John and Wes have crafted a definition for ‘rural’ that is as broad as possible, and permits rural communities on the Wasatch Front to take advantage of these funds. The definition is any city of 25000 population and any county except those of the first or second class. It was noted that the discretion of the staff and Commission will be used in determining the rural character of a city. This definition means that cities like Tooele and Lehi, for example, would be eligible for rural planning funds. Quality Growth Commission funds would be available to any community in Utah., but preference will be given to Quality Growth Communities or communities that have applied for this status. 21<sup>st</sup> Century Communities are also eligible for this preference. The maximum amount of the grants will be \$10,000. Applicants will have to match these funds at least one to one.

After some discussion it was decided that the planning grant money available will be announced Friday, January 7, 2005. This will afford the Commission time to prepare. All applications will need to be in by Friday, February 4<sup>th</sup> of 2005. The grant money will be awarded at the Quality Growth Commission meeting in March

**\*Ken Ashby made the motion to approve the recommendation and Dave Allen seconded the motion. The motion carried unanimously.**

The Commission recognizes that the Associations of Governments in many parts of the State provide excellent planning services, and wants to encourage them to work with communities in their regions. The Commission recognizes that AOG’s can be the contractor to do the work under this program..

**Agenda item #7 – Welcome to South Jordan – Mayor Kent Money**

Mayor Money welcomed the Commission and talked to the group about Daybreak. He said that they began with a unique situation here because with 4400 acres to begin with you not only can include a vision of what you want but you can start planning from scratch. With provisions of density at three units per acre the owner could decide how to use that density. Detailed drawings were submitted by the owner and the city dictated how sewer, etc., would be installed.

As a result of their approach, approval time was cut and the vision could go forward. Seven builders are building in the area. This is not just a subdivision but a community. (Utah Build magazine has an article entitled, “Daybreak: The Rebirth of the Traditional American Neighborhood.”)

When Mayor Money was running for office, ‘growth’ was the issue. South Jordan City has set the bar for what they want the developer to achieve. The reason this project has worked so well is that the developer didn’t say this is what we want but they were open to discussion. There was also great trust between the land owner and developer Kennecott Lands, and the City

of South Jordan. Then they partnered with the city and they met every week with city officials to discuss issues like ‘roundabouts.’ They had a process in place for resolving differences. Daybreak took two years to plan.

Kennecott had a lot of water rights which was attractive. The City and Kennecott Land are still working out the details. Culinary water will be provided by Jordan Valley Water Conservancy and the open space areas will be irrigated with secondary water.

**Peter McMahon**, President of Kennecott Lands, greeted and welcomed everyone. He pointed out that he purposely didn’t use a computer for his presentation because the Daybreak Information Pavilion is mainly glass for visual presentation of the development. The building has many unique features. It is cooled and heated from energy from the earth and gas is used as a backup. No sun comes into the building in the summer. The elementary school here is also heated and cooled by the earth’s energy and both buildings reflect the commitment to being environmentally aware.

With the Planned Community zoning they can move things around and be somewhat flexible. This is a long term commitment partnered by owner, developer and South Jordan City. They are committed to quality education and there will be shared open space used by school children in the daytime hours and residents in the evenings.

Transportation has been well thought out. Jobs require infrastructure and west side cities are already working on funds to provide for light rail. You can drive or walk in this community. Walking paths are unique to the development and a green space path is provided to the school. (They have also used education developers to design the school.)

And as far as economic development goes the neighborhood will move from residential to a long term mixed use with the future Mountain View Corridor in mind. Retail areas are planned. There are efforts to talk to businesses and to provide for education. Economic sustainability is the plan.

They are in phase one of development and all of the homes are energy certified and have been awarded as such. Landscaping is and will be water efficient with use of plants native to Utah. Housing will be provided for the young single adult to the young married couple and the empty nesters. There will be large and small houses, townhouses and apartments.

Over time, the residents will run the development through the Community Association. Right now Kennecott has rights for development for thirty years. The roads are public.

In regards to the sulphur plume issue, there are no restrictions. The only restriction here is that no one can dig a well 300 to 400 feet down.

There will be a one hundred acre, fresh water lake. The Oquirrh Lake at Daybreak will be part of the thirty percent open and green space in the development.

**LUNCH: Presentation by Daybreak Development – Kennecott Land Representatives**  
**(Lunch provided by Kennecott Land)**

Appreciation was expressed by Chairman Dan Lofgren for the delicious lunch provided by Kennecott Lands. Ham and/or peppered turkey sandwiches were served with bread pudding, pasta salad and punch.

**Agenda item #8 – Request for extension of time for Summit County Chalk Creek Project**  
**(Approve 60 Day Time Extension – David Allen)\***

They were awarded a \$20,000 grant to do restoration along Chalk Creek in the City of Coalville. The project is about 75% complete, but because of weather and large equipment delays they are requesting an extension. Because it is a restoration project it is routine to need an extension. Therefore, it was recommended by Commission members that the extension be made to June 30<sup>th</sup> 2005. This would be with the requirement of an interim report of the progress.

**\*Cary Peterson made the motion to accept the extension to June 30<sup>th</sup> 2005 with an interim report and Mayor Lewis Billings seconded the motion. The motion was unanimously approved.**

**Agenda item #9 – Follow up on commission discussion on the nexus between economic development and critical land conservation – Dan Lofgren**

N/A

**Agenda item #10 – Update on ASLA Conference – Brian Carver**

Brian reported that the critical lands tour at the conference had been canceled. Only five people had signed up, and one of those was a mistake.

Sharen Hauri had requested that the Commission do a poster presentation at a small table. The posters will depict the McAllister Fund and Communities programs.

There will be fliers that Brian will update. One flier will concern the mapping project, one will talk about communities and the other will show the expenditures of the McAllister Fund.

Sunday afternoon at 1:00 p.m. at the Salt Palace there will be a question and answer session where commission representatives will be available to answer questions from the convention attendees. A representative from the Commission was requested. **Shauna Kerr agreed to represent the Commission with John Bennett and Brian Carver offering their attendance and support.**

**Agenda item #11 – Review Draft of 2004 Annual Report – Mike Hansen**

For the annual report to the Legislature on November 10<sup>th</sup> Mike presented a draft report for the Commission to approve or to make recommendations for. Some pictures were missing and some text. Carlton recommended that a picture of one of the community luncheon photos with the Governor be included.

Some felt the funding requested should be the former 2.75 million with \$250,000 for planning with the total being 3 million. Others suggested 4 million for each year or higher if the Initiative doesn't pass but is close. Others felt the budget request has to go through the Governor and the Governor's budget request.

Some felt a budget request shouldn't be made with new players coming. They felt the report should a presentation of what we are doing, a report of accomplishment. It should include the bigger picture and our part in it. Perhaps write a history and show experience of the past but don't be definite. Allude to expectations. The request could be verbal and not written.

If the Initiative passes the McAllister funds could be required to cover the Commission expenses. It would be best to have the Initiative cover itself (appropriately fund this Initiative).

It was suggested that Mike get the request to the Governor and that a three member subcommittee, through conference calls get a plan for a report to Mike by November 3<sup>rd</sup>. The subcommittee consists of Brad Barber, Dave Allen and Cary Peterson.

**Agenda item #12 – Administrative Matters (next meeting)\***

All members of the Commission serve out their terms unless they are an elected official. New members will need to be appointed in order to have a full quorum.

Wes Curtis said that the Lincoln Institute Planners meet once a year from all over the nation and “they are amazed with the Communities program and its success here in Utah.” Good things are happening here because of the Commission’s efforts so ‘our hats go off to you.’

Next meeting: Wednesday Dec 8<sup>th</sup> in the Olmsted room on Capitol Hill at 11:00 at 11:00 a.m.  
November retreat: Tuesday Nov 30<sup>th</sup> 1 to 5 p.m.

**Adjourn: 2:00 p.m.**

**Tours of Daybreak**

**Action Items:**

- **Retreat to be held Tuesday November 30<sup>th</sup> from 1:00 to 5:00 at new facility in Davis County if completed (see Carol Page)**
- **Next meeting December 8<sup>th</sup> on Capitol Hill at 11:00 a.m.**
- **Panel on Sunday November 7<sup>th</sup> - Shauna to represent Commission and John and Brian to support her.**
- **Carol Page to represent Commission at UAC if possible**
- **Next agenda item: Commission Rules**
- **Subcommittee Brad Barber, Cary Peterson and David Allen to meet or have conference calls with a report plan by November 3<sup>rd</sup> for the annual report to the legislature on November 10<sup>th</sup>.**

*\* Indicates motions made*