

UTAH QUALITY GROWTH COMMISSION
MEETING MINUTES
Wednesday, April 27, 2005, 11:00 a.m.
Olmsted Conference Room, East Office Building
State Capitol Complex
Salt Lake City, Utah

MEMBERS PRESENT

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| ALLEN, Dave | Summit County Rancher |
| BARBER, Brad | Member At -Large |
| BLACKHAM, Leonard | Commissioner, Dept Agriculture & Food |
| CAIN, Camille | Weber County Commissioner |
| CHRISTENSEN, Carlton | Salt Lake City Council |
| DAVIS, Jaren | Commission member representing Realtors |
| LOFGREN, Dan | Utah Home Builders |
| PAGE, Carol | Davis County Commissioner |
| RICHARDS, Flint | Commission Member Farm Bureau |
| SMITH, Darrell | Mayor, City of Draper |
| STYLER, Mike | Executive Director, Department of Natural Resources |

MEMBERS EXCUSED

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| BILLINGS, Lewis | Mayor, City of Provo |
| KOHLER, Mike | Wasatch County Council |

GOPB (Governor's Office of Planning and Budget) STAFF

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| BENNETT, John | Project Manager |
| BOHN, Laura | Project Manager |
| CARVER, Brian | Project Manager |

GUESTS

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| BEDEL, Mark | Planner, DCED |
| BINGHAM, Todd | Vice President of Public Policy, Utah Farm Bureau |
| CALL, Annette | Field Director, Congressman Chris Cannon's Office |
| HOGAN, Leland | President, Utah Farm Bureau |
| JARDINE, Janis | Salt Lake City Council |

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| KYLER, Chris | CEO, Utah Association of Realtors |
| LAMBERT, Jane | Utah Department of Health |
| LEHMAN, Jill | Government Relations, The Nature Conservancy |
| MAUGHN, Joyce | GLSRC & D |
| NELSON, Dan | MAG |
| PARKER, Randy | CEO, Utah Farm Bureau |
| RAMJOUE', George | WFRC (363-4250) |
| SCHEER, Brenda | Dean, College of Architecture and Planning, University of Utah |
| SIMONSEN, Soren | Copper, Robert, Simonsen Architects |
| SOMMERKORN, Wilf | Davis County & Utah Association of Counties |
| SOUTHWICK, Jennie | Utah Department of Health |
| STEINAGEL, Mark | Office of Legislative Research and General Council |
| TERRAGNO, Bob | Envision Utah |

Agenda item #1 – Welcome – Introduction of new members - Dan Lofgren

Dan Lofgren welcomed everyone to the meeting. All of the commission members were introduced. All new members have been confirmed.

Agenda item #2 – Public Input

There was no public input.

***Agenda item #3 – Review Minutes of March 23, 2005**

The minutes of the March 23, 2005 meeting were reviewed.

Action:

Carol Page made the motion to accept the minutes of the March 23, 2005. Flint Richards seconded the motion. The minutes were unanimously approved.

Agenda item #4 Reconstitute Planning Grants and Communities Subcommittees

John Bennett discussed the reconstitution of the Planning Grants and Communities Subcommittees. The Critical Lands Subcommittee is fairly well established and meets often; the others have not met recently. Because of the allocation of planning grant money from the legislature this year the subcommittees will need to be reassessed. The following changes were made:

- Quality Growth Communities: Jaren Davis and Leonard Blackham were added, Brad Barber stepped down.

- Planning Grants: Carol Page will Chair the committee, Camille Cain and Flint Richards were added.
- Critical Lands: Jaren Davis, Flint Richards, Leonard Blackham, and Mike Styler were added.

Agenda item #5 – Discussion on Spending Planning Grant Funds

John Bennett presented the staff proposal for spending the Planning Grant Funds. The staff is suggesting that the money be spent on County Resource Management Plans and Critical Lands Plans for counties and cities. GOPB will provide toolkits and staff support where needed. Dean Brenda Scheer suggested that there may be some internship opportunities for graduate students. Brian Carver explained the importance of County Resource Management Plans and how they fit in with Critical Lands Plans. Mike Styler reiterated the need for County and State plans to agree with each other.

Action:

Jaren Davis made the motion to accept the initial staff proposal and submit it to the Critical Lands Subcommittee for evaluation and refinement. Camille Cain seconded the motion. The motion passed unanimously.

Agenda item #6 – Presentation on Downtown Revitalization Symposium – Soren Simonsen, Brenda Scheer

Dean Brenda Scheer of the University of Utah reports that The Vibrant Downtown that was held on Tuesday, April 26th, 2005 went very well. The panel of speakers was very well received. People are working together and moving in a positive direction. Critical lands can be preserved by putting growth in already developed areas. Materials from the symposium will be published and it will be aired on the Salt Lake City local access channel.

Soren Simonsen added that it is important that the region work together to bring jobs and employment opportunities that offer high salaries. This means focusing on "quality of life" issues to keep Salt Lake City competitive with other job markets.

Lunch Break - Laura Bohn presented the Critical Lands Planning Online Tool

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Agenda item #7 – Discussion on Nexus between Conservation and Economic Development

Dan Lofgren: Started the discussion by stating the importance of maintaining a positive feedback loop between Economic Development and Conservation Efforts.

- Randy Parker:** Seventy-five to eighty percent of land in Utah is already protected. The Farm Bureau believes that the market place dictates the highest and best use of land. The Farm Bureau is concerned about maintaining private property rights during conservation efforts and making sure decision making is judicious.
- Chris Kiler:** The Utah Association of Realtors wants to maintain their relationship with the Quality Growth Commission. They are concerned with quality of life issues such as recreation and access to affordable housing. They want to see conservation efforts while still creating development opportunities. They maintain that affordable land is in short supply. The Association also believes that public dollars spent on conservation should assure public access and that money should be raised and spent locally.
- Soren Simonsen:** Agricultural land can take a toll on quality of life in Utah. An evaluation of what the costs to related industries and employment are when agriculture declines is important as well as what is needed to sustain ourselves with food and products is important.
- Mark Bedel:** To preserve 10% of farmland in 1999 would cost \$50 billion. Conservation efforts are so minimal that it doesn't affect land ownership. Efforts need to be focused through a statewide comprehensive strategy for identifying which lands are absolutely critical.
- Brad Barber:** The population that Utah can truly accommodate needs to be evaluated. Need to be smart about how resources including land are allocated along the Wasatch front. Both land conservation and growth can be accommodated if done smart. Need to preserve what is truly critical.
- Dan Lofgren:** Conservation is more than just an easement. It is also a philosophy that can be voluntary, such as zoning. It needs to be a thread that runs through all planning at all levels.
- David Allen:** His company spent \$60 million on real estate last year, a huge sum when compared to what was spent on conservation efforts. Current zoning practices do not promote quality growth. Can we impact how communities think about quality growth? Can there be a strategy for identifying land use?

- Dan Lofgren:** If we all concur quality of life (housing affordability, recreation, and aesthetic comfort from farms) is a key to economic development, where should we spend conservation money to foster economic development?
- Carlton Christensen:** What are the values of different types of farmland? It seems farming has been pushed out of some prime lands and on to marginal lands which require more inputs (water, fertilizer). We are irrigating more land now than twenty years ago.
- Flint Richards:** Can we double the state's population and still protect farmland? Development must occur. We need to give tools to local governments to preserve critical lands based on successful development. Need to use economic development to get more money for conservation efforts.
- Wilf Sommerkorn:** Current zoning practices consume more land than necessary. Need to encourage density and preserve land elsewhere. Education is key to change people's lifestyle perceptions. Transfer of Development Rights can accomplish some of this preservation.
- Brenda Scheer:** Need to predict where development is going to occur. Transportation planning helps with this. Identify the lands that are most in danger. Use conservation as a value for land development, "value capture."
- Jane Lambert:** Varying density in a place makes things more acceptable.
- Randy Parker:** Reforming tax policy needs to be considered. Communities develop to compete for sales tax revenue which puts pressure on lands in between towns and creates disincentives to plan for jobs.
- Wilf Sommerkorn:** The State is buying land around Hill Air Force Base. This undeveloped land has a direct tie to the economy.
- Mark Bedel:** Need to analyze effects of various past projects have had on the economy and what works best.
- Dan Lofgren:** Conservation efforts in Big Cottonwood Canyon helped to preserve the watershed. Need to protect watersheds or people will not come to Utah.
- Carlton Christensen:** The issue is not so much the availability of water, but the type of water available. Currently, culinary is being used as irrigation water in many areas.

- Dan Lofgren:** Water is definitely an Economic Development priority.
- Jaren Davis:** Need to think beyond land purchases and easements. Should concentrate on educating people that development and conservation are not opposed. Development industry and conservationists have same goals. Disconnect comes in regulations. Build what a community needs, not what the zoning requires. Instead of building 100 homes on one acre lots chose to build 100 homes on 100 acres.
- Dan Lofgren:** Get in front of the path of development where possible and identify lands that need to be conserved.
- Dave Allen:** Look at projects that consider specific elements in planning.
- Dan Lofgren:** Quality Growth Communities does this to some extent, need to nurture this aspect.
- Leland Hogan:** Kids need room to play and not stay inside all of the time. People need room to grow. People are moving back to Utah for room. It is a quality of life issue that must be balance with density.
- Dan Lofgren:** Need to accommodate people at all stages of life, variety of housing needs.
- Brenda Scheer:** People want public wilderness. This is not accomplished by fencing in yards.
- Camille Cain:** We focus our efforts mainly on the Wasatch Front. There is still a lot of land available in rural Utah, unfortunately there is not an economy to go with it. Counties are "drying up" because of State and Federal policies.
- Dan Lofgren:** How can the Quality Growth Commission encourage economic development in rural Utah?
- Camille Cain:** Many ideas that have never been followed through with. Local involvement critical.
- Dan Lofgren:** Rural economic is another point out of this discussion.
- Brad Barber:** Rural revitalization is key. There needs to be a discussion about what we can do to encourage economic development in rural Utah.

- Randy Parker:** Need to support what is in rural Utah now. State and Federal policies are forcing people out. Not getting support any level of government.
- Wilf Sommerkorn:** We live in a different world than 100 years ago. We need to be realistic. Society is dependent upon metropolitan areas.
- Camille Cain:** Need to promote interdependence between Utah counties and cities.
- Leonard Blackham:** Should strengthen agriculture in rural Utah. The market can not control it. Country Resource Management Plans should be a high priority. Public lands policies must change. They are a key to economic development.
- Carlton Christensen:** Need private sector pilot project to demonstrate economic value of public land use.
- David Allen:** Need to free up homes for young families and provide good quality, high density housing for seniors, a growing population.
- Dan Lofgren:** Six Principles of Economic Development are emerging here:
1. Water is a priority.
2. Critical lands planning is important. As is anticipating growth and identifying lands for conservation.
3. Rural revitalization, CRMP is a priority.
4. Conservation in planning at the local level.
5. Derive value in an economic sense from public lands.
6. Tax policy.
- Jill Lehman:** There is so little private land in Utah, need to take advantage of overlapping goals of public and private conservation efforts.
- Randy Parker:** Tax policy drives a lot of problems.
- Dave Allen:** Issue has come up before in commission discussion. Perhaps commission should pursue involvement in governor's task force
- Carol Page:** Planning commissions are the biggest hurdle to quality planning. Some sort of minimum training should be required to expose them to different types of planning. Perhaps planning dollars should be spent on planning training.
- Flint Richards:** Citizen Planner training exists, but does not address "good planning."

Brenda Scheer: Discussion at “Citizen Planner” encompasses only “legal vs. illegal” planning. Needs to include “good vs. bad” planning. The bar on planning training needs to be raised.

Soren Simonsen: There is a range of planning tools available. Need to be proactive, not reactive. Timing and application needs to be understood.

Dan Lofgren: Good conversation that needs to be continued.

Action Items:

- **Staff to present proposal for spending Planning Grant Funds to the Critical Lands Subcommittee for refinement and approval.**
- **Update Subcommittees lists.**

Adjournment 2:00 p.m.