

**UTAH QUALITY GROWTH COMMISSION**  
**MEETING MINUTES**  
**Wednesday, January 26, 2005 11:00 a.m.**  
**State Capitol Complex - Cafeteria/Beehive Room**  
**Salt Lake City, Utah 84114**

**MEMBERS PRESENT**

ALLEN, Dave	Summit County Rancher
ASHBY, Kenneth	Farm Bureau
BARBER, Brad	Member at Large
BILLINGS, Lewis	Provo City Mayor
CHRISTENSEN, Carlton	Salt Lake City Council
LOFGREN, Dan	CHAIR, Utah Home Builders
PAGE, Carol	Davis County Commissioner
SMITH, Darrell	Mayor, Draper City
STYLER, Mike	Director, Department of Natural Resources
THOMPSON, Max D.	Realtors

**MEMBERS EXCUSED**

N/A

**STAFF**

BENNETT, John	GOPB Project Manager
BOHN, Laura	Intern
CARVER, Brian	GOPB Project Manager
COTTAM, Brian	GOPB Project Manager
HANSEN, Mike	Manager, State and Local Planning
NEILSON, Nancy	GOPB Staff

**GUESTS**

CURTIS, Wes	Center for Rural Life
NESTRIPICE, Denny	CPA (264-6666)
PRICE, Ann	Division of Fire, Forestry & State Lands (583-5540)
QUICK, John	UDOT (965-48080)
RAMJOUE, George	WFRC (363-4250)
SPARKES, Richard	UDAF (538-4913)
STYLER, Mike	DNR (538-7201)

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

Dan welcomed everyone and thanked them for coming.

**Agenda item #2 – Public Input**

**George Ramjoue** of WFRC informed the Commission of the partnership between the WFRC, Mountain Land Association of Governments and Envision Utah. They are conducting workshops that assist with the comprehensive regional transportation plan and land use. It will help communities get a better picture of the role they play in their region. Because of the interest expressed he was invited back to make a forty-five minute presentation at the next meeting in February regarding how the Commission can cooperate with these entities to improve integrated regional planning.

**John Quick** of UDOT

UDOT is distributing money from a federal grant from the Transportation Enhancement Fund and they are using the Quality Growth Communities designation and/or the 21<sup>st</sup> Century Communities designation as one of their criteria. Even though there are more who apply in the Salt Lake Valley the applications are statewide.

**\*Agenda item #3 – Review Minutes of December 8, 2004**

**Action: Approve previous meeting minutes**

This action was not addressed and will be put on the agenda for next month.

**\*Agenda item #4 – Report on Critical Lands Planning Grant Application Process – John Bennett**

Critical Lands Planning Grants are available as of January 7<sup>th</sup>, 2005. Applications are due February 7<sup>th</sup> 2005 at 5:00 p.m. The LeRay McAllister Critical Land Conservation Fund provides grants and loans to preserve or restore critical open or agricultural land in Utah. Some of these funds have been set aside to help communities complete critical lands plans. Matching funds are required.

**Agenda item #5 – Critical Lands Subcommittee Report on progress of Holladay City Grant, Staff**

The subcommittee members expressed a desire for more information about the specifics of this proposal. It seemed likely that the city would need to supply all the information contained in a full application in order for them to evaluate the application appropriately. The subcommittee members felt that the cleanest way to get this information would be to ask the city to reapply for funding in the next round. That way, the subcommittee could review a full application for this project, and compare it to other projects that may apply. There was also some question about the valuation of the parcels and the subcommittee wanted to ensure that the 50% matching requirement was met.

- Some subcommittee members were concerned about setting a precedent that would allow cities to materially change projects without re-applying. This was not a precedent the subcommittee wanted to set.
- The City of Holladay has acquired a seven year ‘option to buy’ four parcels which. Therefore, urgency is not a factor at this point.

- Because Holladay City has made some adjustments to their original requests and because the size of the preservation area is different it was suggested that the request be resubmitted to the Critical Lands Subcommittee.
- It was felt by the committee that the project was a worthwhile one. However, since the appraisal was not current it was determined that a new one would be necessary and because the project has changed significantly another site visit would be necessary.
- It was noted that turkey vultures return to trees in the area every April. The wildlife may be protected by law. Also of interest was the history of a tent camp in the area.
- There is the potential that the site can also be a trailhead for the Bonneville Shoreline Trail which is only one mile away. The potential trail would travel along the creek side to Big Cottonwood Canyon and join with Bonneville Shoreline Trail there.

The Quality Growth Commission members discussed the following points:

1. The last appraisal on the Holladay City project is two years old and doesn't break the parcels out.
2. They have solved the controversy that they once had. The new administration has signed off on the project and has solved many of the problems.
3. The Commission wants to make it very clear that they support the project but they do need more information which makes it necessary to request a new application.
4. It also is a matter of fairness to others.
5. The subcommittee will meet on 14th of February about the new round. The new application process will start about April. The City of Holladay wouldn't have time to submit a new application at that time, unfortunately. They don't have clear soccer park plans, etc. They do have the time however, to make a new application. (seven years)
6. Funds were already set aside for this project but now will go into the next round of funding and this project would need to be compared to all other applications.
7. This would also be consistent with past actions.
8. One project that wasn't fully funded that otherwise met the requirements was the City of West Jordan.
9. Mayor Billings did tour the area and stated that the project for the City of Holladay was an incredible one and he understands how hard it is to do this. He added that it is a very positive project and should be encouraged.

**Action:**

The motion was made by Carlton Christensen to discontinue Holladay City's grant application from the past round but invite them to come back with a new application (and this will clarify how this new project will evolve). The commission will come back next month and look at using that money for those projects that were under funded or denied in the previous round. Mayor Lewis Billings seconded the motion and the vote was unanimously in favor of the proposal.

Chairman Dan Lofgren reminds the City of Holladay that this motion is not in any way to discourage them from moving the project forward, but to establish a policy of fairness to other applicants.

**Agenda item #6 – Update on member terms and nominations – John Bennett**

**Kevin Knight** in charge of Boards and Commissions from the Governor's office stated that there would be two people appointed to the Commission within fifteen days and the other ones will be very soon. He said that all of the appointees have been chosen but they have not been approved by the Senate yet. It was noted that those appointed to the Commission before April for those applicable term vacancies will need to be approved pending the expiration of the other terms. Mike Styler and Leonard Blackham are new appointees. Lieutenant Governor Gary R. Herbert and Commissioner Shauna Kerr have to be replaced immediately. (The Commission decided that it is necessary to have nine of the thirteen members available for a vote to have unanimity.)

**LUNCH:** (No sponsor just 'Dutch treat' \$9.50 each!)

**\*\*Agenda item #7 – Presentation on Critical Lands Planning toolkit and mapping, and discussion of LeRay McAllister Fund Budget and Application Process – Laura Bohn, John Bennett, Mike Hansen**

Laura Bohn made a power point presentation on the toolkit. Its purpose is to provide a way that communities can plan for critical lands conservation. Because some communities do not have the staff to complete such a plan, the tool kit provides the basic outline for balancing these needs. It will be available online and can be accessed through the state's planning home page at [www.planning.utah.gov](http://www.planning.utah.gov). This makes it easily accessible and it is not difficult to understand or to use. The toolkit includes an encyclopedia of critical lands that will help participants identify those areas of interest and concern. It will help communities enjoy and conserve their beloved quality of life. It is a tool that will assist in judicious planning for avoiding disasters. Another benefit is that minimal planning grants are available and can be applied for.

Dan Lofgren suggested that a peer review by professionals might be in order to establish the accuracy and usefulness of the toolkit. Dave Allen volunteered Summit County staff for such a review effort. (That review has actually taken place already by USU and others.)

**Agenda item #8 – Presentation on Utah Wildlife Strategy – Dana Dolsen, Department of Natural Resources**

Through an extensive power point presentation Mr. Dolsen displayed the mapping, transplanting and ongoing extensive efforts for protecting Utah's wildlife and landscapes. They are partnering with state and local agencies, private citizens, and non-traditional entities in these efforts.

Utah's Wildlife Strategy Goals

1. Protect watersheds that support a diversity of wildlife populations.
2. Maintain multiple uses on public lands. Protect the continued use of private lands by enhancing working farms, ranches and industries.
3. Ensure the continued use, development and conservation of water resources.
4. Meet the recreational needs of wildlife viewers, hunters, anglers and the general public.
5. Reduce the number of federally listed sensitive wildlife on the endangered species act.

For more information contact: [DanaDolsen@utah.gov](mailto:DanaDolsen@utah.gov) or visit their website at [wildlife.utah.gov/about/planning](http://wildlife.utah.gov/about/planning).

**Agenda item #9 – Office of the State Planning Coordinator – Update on structure – Mike Hansen**

Wes Curtis is no longer with us so the GOPB staff will have to absorb all of his responsibilities! We will miss him and wish him well!

**\*Agenda item #10 – Utah’s Own Agricultural Products Presentation – Ken Ashby and Richard Sparks**

Mr. Sparks requested that the Commission provide a letter of support for their extensive efforts in keeping consumer dollars in the state of Utah for food produced here and not elsewhere. This brings consumer dollars into our economy rather than losing it to other sources. Thus Utah’s Own is asking for individual support as well. Letters are to be sent to Janice Sigma, Administrator of Grants stating support for this very worthwhile cause. He handed out Utah’s Own bags to all present. They are seeking a grant to further this cause.

**Action:**

**The Commission voiced their support and staff will draft a formal letter. Carlton Christensen made the motion to support this action and Carol Page seconded the motion.**

**Agenda item #11 – Administrative Matters**

- Outgoing members of the Commission was addressed by Kevin Knight.
- Dave Allen requested feedback in regards to the appointment of a new Chair for the Critical Lands Subcommittee.

**Action:**

**It was unanimously approved when Carlton Christensen made the motion to keep Dave Allen on as Chair of the subcommittee and Carol Page seconded the motion.**

- It was noted that elections would be held in four months for a new Chair and Vice Chair.

**Action:**

**Dave Allen made the motion to hold the elections in four months and Brad Barber seconded the motion. There were no opposing votes and a call will be made by John Bennett to Max Thompson for his vote.**

- The Commission will make an effort to reach out to the state in regards to the Quality Growth Commission. John Bennett was assigned to provide a tentative schedule at the next meeting.

Brian Cottam suggested that every county be visited on a rotating basis and because of his responsibilities he is in contact with rural counties frequently. He also suggested scheduling through the local AOG.

**Adjournment 1:30 p.m.**

## **Action Items:**

**Next meeting: February 23, 2005 location to be announced.**

**Dan will follow through with a visit with Senator Howard Stephenson.**

**Agenda:**

- 1. WFRC to give a 45 minute presentation at next meeting. (George Ramjoue)**
- 2. December minutes will need to be on the agenda as well as January's.**

**Regular dialogue with the DNR; Dana Dolsen was encouraged by the Commission.**

**Newsletter items were:**

- 1. UDOT use of Quality Growth Communities as evaluation point in coming grant allocations**
- 2. Information on new Critical Lands Planning Encyclopedia and Internet Toolkit**

**John Bennett:**

- Contact the City of Holladay in regards to Commissions decision.**
- Letter drafted by staff for the Quality Growth Commission of support for Utah's Own and acknowledge their support for the Governor Huntsman's plan for economic growth for Utah.**