

**UTAH QUALITY GROWTH COMMISSION**  
**MEETING MINUTES**  
**Wednesday, March 23, 2005, 11:00 a.m.**  
**Wasatch Front Regional Council (WFRC)**  
**International Center**  
**295 North Jimmy Doolittle Road.**

**MEMBERS PRESENT**

ALLEN, Dave	Summit County Rancher
ASHBY, Kenneth	Utah Farm Bureau
BARBER, Brad	Member At -Large
BILLINGS, Lewis	Mayor, City of Provo
BLACKHAM, Leonard	Commissioner, Dept Agriculture & Food
DAVIS, Jaren	<i>new</i> Commission member representing Realtors (as of April 2005)
KOHLER, Mike	Wasatch County Council
LOFGREN, Dan	CHAIR, Utah Home Builders
PAGE, Carol	Davis County Commissioner
RICHARDS, Flint	<i>new</i> Commission Member Farm Bureau (as of April 2005)
SMITH, Darrell	Mayor, City of Draper
STYLER, Mike	Executive Director, Department of Natural Resources

**MEMBERS EXCUSED**

CAIN, Camille	Weber County Commissioner
CHRISTENSEN, Carlton	Salt Lake City Council
THOMPSON, Max D.	Realtors

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

BENNETT, John	Project Manager
BOHN, Laura	Project Manager
CARVER, Brian	Project Manager
HANSEN, Mike	Manager, State and Local Planning
NEILSON, Nancy	Administrative Assistant

**GUESTS**

BEDEL, Mark	Planner, DCED
CHAPPELL, Chuck	WFRC
HILL, Phillip	Midvale City

LEHMAN, Jill	Government Relations, The Nature Conservancy
NELSON, Dan	MAG
RAMJOUE', George	WFRC (363-4250)
SCHEER, Brenda	University of Utah
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**

The new members, Flint Richards who will represent the Utah Farm Bureau Federation and Jaren Davis who will represent the Utah Association of Realtors© were introduced. Flint will replace Ken Ashby and Jaren will replace Max Thompson because Ken and Max have completed their terms. The names of the newly appointed members will be sent to the Utah State Senate for their consent.

**Agenda item #2 – Public Input**

N/A

**\*Agenda item #3 – Review Minutes of December 8, 2004, January 28, 2005 and February 23, 2005**

The addition of Dave Allen’s name to the January minutes needs to be made.

**Action:**

*Dave Allen made the motion to accept the minutes of all three months including December 8, 2004; January 26, 2005 with one amendment and those of February 23, 2005. Ken Ashby seconded the motion. The minutes were unanimously approved.*

**\*Agenda item #4 – Critical Lands Subcommittee Report:**

- A. Recommendation on Governors Award for Critical Land Conservation**
- B. Recommendation on Application Schedule and Documents for next round of McAllister Fund Applications. Dave Allen**

**A. Recommendation on Governors Award for Critical Land Conservation**

Four applications were received for the Governors Awards for Critical Land Conservation. Those applying were Payson City, Sandy City, Salt Lake City and Cache County. It was decided that those older than 2004 did not qualify. These awards are for the previous year only. Therefore, Salt Lake City and Cache County did qualify. Also, a special award will be given for the Waldo Wilcox Ranch (upper parcel) a 2004 project.

This recommendation by the subcommittee will not set precedence for future years. Each year the committee and commission members will look at all applications on the table and make decisions for awards that will be applicable.

The Critical Land Conservation Subcommittee recommended that the following awards be given by the Quality Growth Commission at the joint Envision/Utah Quality Growth Commission awards presentation in June (first or second week):

1. Governor's Award for Critical Land **PLANNING** – Cache County LESA (Land Evaluation Site Assessment for agricultural lands - a 2004 critical lands planning project)
2. Governor's Award for Critical Land **PROGRAM** – Salt Lake City (watershed acquisition program with ongoing conservation efforts)
3. Governor's Award for Critical Land **PARTNERSHIP** – Waldo Wilcox Ranch/Hunt Oil/Community Officials (Extensive teamwork by local commissioners and private owners and Hunt Oil to make public lands accessible to the public and to conserve critical lands with national archeological value will be recognized.)

It was noted by Commission members that all of the above projects are different in nature and all are worthy of recognition. Having been involved in a difficult project himself Mayor Darrell Smith recognized the extensive efforts of each applicant.

**Action:**

*Brad Barber made the motion to accept the subcommittee's recommendations for the three Governors Awards for Critical Land Conservation (Salt Lake City, Cache County and Waldo Wilcox Upper Parcel) to acknowledge outstanding efforts by each. Mayor Darrell Smith seconded the motion and the vote was unanimous in the affirmative.*

Chairman Dan Lofgren pointed out the fact that it has been a policy of the Commission to have a 2/3 unanimous vote of for a motion to carry. In other words, nine of the thirteen members must support the proposal for it to pass. Nine members were present and all voted in the affirmative.

**B. Recommendation on Application Schedule and Documents for next round of McAllister Fund Applications.**

Chairman Dave Allen reviewed the application process, the current cycle dates and who can apply for the Commission.

**The process for applying for LeRay McAllister funds is as follows:**

1. **Pre-application by a County, City, Town, Utah Department of Natural Resources, Utah Department of Agriculture and Food or a 501C(3) Charitable Organization.**
2. **Review and elimination process which is vitally important for saving entities time if they do not have an eligible project.**

**3. Full application**

**4. Site visits - legislators in that jurisdiction are invited to attend**

It was decided by the Subcommittee members that one cycle would be more appropriate to allow adequate time for preparation by the applicants.

**The following schedule for the 2005 funding cycle was announced. (Site visits can be held in the Spring if necessary.)**

- |                       |   |
|-----------------------|---|
| ▪ <b>March 25</b>     | <b>Announce application cycle</b>         |
| ▪ <b>May 11</b>       | <b>Accept Pre-applications</b>            |
| ▪ <b>May 16</b>       | <b>Critical Lands Subcommittee</b>        |
| ▪ <b>May 25</b>       | <b>Commission meeting/Letters</b>         |
| ▪ <b>July 13</b>      | <b>Final applications due</b>             |
| ▪ <b>July 18</b>      | <b>Subcommittee/Site visits scheduled</b> |
| ▪ <b>September 19</b> | <b>Subcommittee Recommendations</b>       |
| ▪ <b>September 28</b> | <b>Quality Growth Commission</b>          |

**Action:**

**A motion to accept the above recommendation was made by Commissioner Carol Page and seconded by Councilman Mike Kohler. The motion carried.**

Note: Any project requiring one million dollars or more for completion must be reported to the legislative management committee. The commission may make the final decision on spending the funds regardless of the management committee's position. John Bennett said that there was a balance in the McAllister Fund of \$3,332,600.00 with \$150,000.00 appropriated to planning grants.

**Agenda item #5 – Cooperation between OGC and WFRC/MAG – George Ramjoue Welcome and Presentation by Chuck Chappell Director of WFRC (see blue sheet in packet)**

George Ramjoue' of WFRC (Wasatch Front Regional Council) made a presentation about the cooperative efforts between the Commission and WFRC and MAG. Both Wasatch Front Regional Council (WFRC) and Mountainland Association of Governments (MAG) are Associations of Governments (AOG's). He pointed out that in the 1960's the state legislature passed legislation that enabled local entities to interact (the Interlocal Cooperation Act). Now every county in the state except one belongs to an AOG (Association of Governments). Cities and Counties come together voluntarily and discuss long range planning issues including common transportation corridor issues. He also stated that Federal assistance can only be given to areas with long range plans in place. These plans are created by a Metropolitan Planning Organization (MPO). Both WFRC and MAG are the MPO's for their regions. Because Utah,

Weber, Davis and Salt Lake Counties have long range plans they are eligible for millions of federal dollars annually.

WFRC has a governing body made up of local elected officials called the Regional Council. Mayor Darrell Smith serves on the Council. WFRC also has a Regional Growth Committee. Several Commission members including Mayor Lewis Billings, Commissioner Carol Page, and Brad Barber serve on this committee. This Regional Growth Committee is also the steering committee for a joint WFRC/MAG Regional Plan Update and Visioning process – Wasatch Choices 2040. John Bennett serves on the Collaboration Committee for this process. The Collaboration committee is made up of participating partners, and provides technical direction to the steering committee.

**Chuck Chappell, Director of the WFRC talked about the future opportunities for cooperation between WFRC and the Quality Growth Commission, and formally welcomed everyone to WFRC**

- Hopefully the Quality Growth Communities Program can be linked with WFRC's project selection criteria. Because of deadlines with the Regional Transportation Plan due in 2006 this hasn't happened yet but plans are to have this take place.
- WFRC/MAG needs to sell their vision with local governments and they need funds. GOPB and the Commission can be partners in helping sell their vision and raise funds.
- They plan to have had thirteen workshops with 1,000 participants over several months. Within the next eighteen months they hope to complete the Regional Vision, and update the long range transportation plan. Continuing assistance and participation from the Commission is requested.
- The biggest roadblock to their progress is getting the data they need from the Department of Workforce Services. Dan Nelson of MAG stated that some of the information they need may be of a sensitive nature but knowing a location is essential. John Bennett said that the Demographics and Economics department at the Governor's office may have the information that they need.
- Mr. Chappell expressed appreciation for the grant from the Quality Growth Commission they have received for the regional open space plan. He said this work will be part of the regional vision and the transportation plan update.
- The Commission will invite a WFRC representative to serve on the Critical Lands Subcommittee, and the subcommittee will use the Commission funded regional open space plan as one tool to evaluate McAllister Fund applications in WFRC's region.

**Lunch: A well received catered lunch from Rico's was provided by WFRC!**

**Agenda item #6 – Presentation on Downtown Revitalization Symposium – Soren Simonsen, Brenda Scheer and Bob Farrington Request for support for Symposium**

Brenda Scheer of the University of Utah reports that the number of students majoring in urban planning has doubled in one year. This is a result of her efforts, the hiring of a new faculty member for the department and more visibility of the program. She then talked about the symposium.

***“The Vibrant Downtown” – will be held on Tuesday, April 26<sup>th</sup>, 2005, 7:30 am – 12:30 pm, The 23<sup>rd</sup> Floor Event Center at 299 South Main Street in Salt Lake City***

*Insight and lessons learned for making downtown a magnet for housing, retail, entertainment and economic development will be the main issue. Speakers from across the United States will participate and they include development experts from the public and private sector.*

Brenda said that many valuable topics will be covered such as studies of events in other places, the advantages of adding more transit opportunities to already high density places, methods of having less urban sprawl, putting high density where it is advantageous and others.

She hopes to receive support from the Commission for their upcoming symposium “The Vibrant Downtown.” They have non-profit sponsors who are donating funds from \$500 - \$2500.00. They are asking the Commission for \$1000.00. Brad Barber commented that the Commission cannot do these kinds of things without the help of others. Mike Hansen also voiced support for the symposium and John Bennett suggested that the Office of Planning and Budget could be reimbursed for the expense if that is the necessary method.

**Action:**

**Brad Barber made a motion to reimburse GOPB from the McAllister Fund for the cost of supporting the symposium with a financial donation of \$1,000.00 if GOPB was willing to do that and Mayor Lewis Billings seconded the motion. Unanimous support was given to the motion.**

**\*\*Agenda item #7 – Commission Initiatives 2005 – Dan Lofgren**

- A. Nexus between Conservation and Economic Development**
- B. McAllister Fund**
- C. Quality Growth Communities**
- D. Planning Assistance**

- A. Nexus between Conservation and Economic Development.** Mike Styler impressed upon the group the importance of this topic. He said that every where he goes, he talks about this issue. He said that conservation is not preservation it is active involvement. For example, there may be a need to manipulate a watershed.

He suggested the possibility of putting his department’s watershed money with some from the McAllister fund and identifying a specific canyon or watershed where a large project could be done as a showcase for the work of the commission. Commissioner Leonard Blackham echoed that approach.

Dan Lofgren suggested that the next commission meeting be only one hour to one and half hours long and that an hour afterwards could be committed to a discussion of these issues.

Ken Ashby pointed out that farmers are great conservationists. They have to conserve the soil or they don't have a crop the next year which hurts them economically.

Mayor Billings hoped that the commission could reach out and bring in additional experts to help them make informed decisions on these matters. Bob Terragno of Envision Utah informed the Commission of a meeting on Friday, May 13<sup>th</sup> regarding the newly released Economic Development Toolbox. He indicated that several national economic development experts would be present, and that a meeting with the commissioners could be arranged while they are in town. This meeting might help do what Mayor Billings requested. Dan Lofgren thanked Bob for that information. It was suggested that the Commission send a subcommittee to represent the initiatives of the Quality Growth Commission.

#### **B. McAllister Fund**

A subcommittee will convene immediately following the next meeting to discuss Mike Styler's suggestion for a 'Showcase Canyon Project' to help legislators and the general public see the value of the Fund and the work of the Quality Growth Commission. It was generally agreed that it was primarily because of Governor Jon M. Huntsman, Jr.'s efforts that the fund received support this year.

The 'showcase project' could include increased canyon watershed resulting from restoration of habitat. A secondary water system to irrigate crops could be provided because of the increased flow. The project could include an area where there is a threatened species which would be a win/win situation for sportsman, agriculture, community and recreation.

The project could include federal funding and McAllister funding. If McAllister funds were close to one million and other state agencies contributed (DNR and the Department of Agriculture and Food, etc.) it could end up a three million dollar project. Solicitation for the project would include a listing of parameters and the Commission would be a 'benevolent contributor.'

Mayor Billings pointed out that the Commission members leave so impressed with the projects they work on and the good that the funds accomplish but no one else hears about them. He suggested a forum system similar to Harvard's friendly forums to inform the public and to receive input.

It was suggested that a few site visits for legislators and others would be helpful. A site visit to the Peaceful Valley Project was suggested by Commissioner Carol Page.

The Partners for Conservation Council sponsored by the Federal Natural Resources Conservation Service (NRCS) would be a good place to vet this showcase idea. The council meets with all federal and state agencies involved in conservation. It was suggested that a joint meeting between the critical lands subcommittee and the Partners for Conservation Council be held to discuss this idea. That report could be brought to the Commission. It was suggested that the Critical Land Conservation Subcommittee put something together to present.

John Bennett had suggested the idea of having a ‘five year celebration’ event recognizing the five years that the McAllister Fund has been in operation with Governor Huntsman in attendance.

### **Quality Growth Communities and Planning Assistance**

Dan Lofgren briefly explained the work of the commission. He explained that in addition to the Critical Lands Subcommittee the commission has two other subcommittees, one for Quality Growth Communities and one for planning grants. Dan suggested that a new chair be appointed for the Quality Growth Communities subcommittee because Carlton Christensen, the current chair, has been appointed Vice Chair of the Commission. Mayor Billings suggested that one of the new commission members be appointed as a co-chair of that committee for a time, and then they could take over from Carlton. **Jaren Davis volunteered to be Co-Chair of the Quality Growth Communities Subcommittee. The Commission voted unanimously to support Jaren as Co-Chair.**

John Bennett explained that we had already certified 48 communities, and that Farmington’s application was being reviewed. The subcommittee will need to meet soon to review this application and make a recommendation about certification to the commission.

### **Agenda item #8 – Legislative Review – What it means for the future – John Bennett**

- **Changes to the make up of the Commission**  
John Bennett reviewed the terms of HB 266 that made changes to the commission. He explained that it requires that five of the 13 commission members be from counties other than Utah, Salt Lake, Davis or Weber County. It also imposes a reporting requirement for Grants of \$1 million or more.
- **Changes to OPB:** John also discussed briefly SB 239, and HB 264 which will affect how the Governor and State agencies talk about public lands. He said the actual impact was not yet known, and that he would bring more to the commission about this later.

- **Potential by law changes that may need to be made:** Dan Lofgren mentioned that in the past the commission had discussed making changes to the act, and wondered if this was still something they wanted to do. Commissioners Styler and Blackham, both recently retired from the legislature, urged the commission to be careful. They said that if you open up the act, you might lose it. Mayor Smith said if its not broken don't fix it. Dan Lofgren said that the system works; there are some frustrations with it, but it generally works. No action was taken on this issue.

### **Agenda item #9 – Administrative matters**

Dan Lofgren proposed that the commission adopt a resolution offering special appreciation to Ken Ashby and Max Thompson for their dedicated service to the Utah Quality Growth Commission. Ken expressed his thanks for the commission and indicated that he will serve on the Critical Lands Conservation Subcommittee which all former members of the Commission are invited to do. Their expertise and experience are invaluable to the decision making process.

#### **Action:**

**Carol Page made the motion to draft a formal resolution of appreciation and Brad Barber seconded the motion. Unanimous appreciation and support was given by commission members.**

#### **Action Items:**

- **Communities subcommittee to meet regarding Farmington application.**
- **John to prepare resolutions for former members**
- **30 minute orientation meeting to be held before the next Commission meeting for new commissioners.**
- **A subcommittee will convene immediately following the next meeting to discuss the nexus between conservation and economic development. The discussion may include Mike Styler's suggestion for a 'Showcase Canyon Project'.**
- **Joint meeting with Partners for Conservation Council as soon as it can be arranged.**
- **Envision Utah will have national experts in town for their meeting on Friday, May 13<sup>th</sup>. They will also be unveiling their Economic Development Toolkit. A meeting between these experts and commission members was encouraged by Bob Terragno.**
- **Invite Shauna Kerr and other former members of the Commission to be on the Subcommittee.**
- **Contact McFarlane Family of Peaceful Valley Ranch about hosting a commission meeting there so that new members can see what has been done in the past.**
- **Next meeting: April 27<sup>th</sup> on Capitol Hill (Nancy to reserve room and lunch service)**
- **Nancy to update email list and amend minutes**

**Adjournment 1:45 p.m.**