

UTAH QUALITY GROWTH COMMISSION

Draft MEETING MINUTES

Wednesday, June 21, 2006, 11:00 a.m.

SOLDIER HOLLOW CLUB HOUSE

Midway, Utah

Lunch Sponsored by Wasatch County

Soldier Hollow Grill

MEMBERS PRESENT

BARBER, Brad	Member-at-large
BILLINGS, Lewis	Mayor, City of Provo
BLACKHAM, Leonard	Commissioner, Dept Agriculture & Food
CHRISTENSEN, Carlton	Vice-Chair; Salt Lake City Council
DAVIS, Jaren	Utah Association of Realtors
KOHLER, Mike	Wasatch County Council
LOFGREN, Dan	Chair ; Utah Home Builders
PAGE, Carol	Davis County Commissioner
RICHARDS, Flint	Utah Farm Bureau Federation
STYLER, Mike	Director, Dept. of Natural Resources

MEMBERS EXCUSED

ALLEN, Dave	Summit County Rancher
CAIN, Camille	Weber County Commissioner
SMITH, Darrell	Mayor, City of Draper

GOPB STAFF

BENNETT, John	Project Manager
BOHN, Laura	Project Manager
CALLISTER, Jake	GIS Planning Intern
CARVER, Brian	Project Manager
DANIELS, Kevin	Planning Section Intern
HANSEN, Mike	Manager, State and Local Planning
DANIELS, Kevin	Planning Intern
NEILSON, Nancy	Administrative Assistant

GUESTS

Sincere appreciation to the mayors, county commissioners, business professionals and members of the public who donate their time and means to further the great cause of Quality Growth and Conservation for the great State of Utah!

JARDINE, Janice
KERR, Shauna
PRICE, Ann
SLATER, Bruce
SMITH, Amanda
TARVER, Chuck

SLC Council Staff
The Trust for Public Lands (TPL) Director for UT and AZ
Forestry, Fire & State Lands
Department of Environmental Quality
The Nature Conservancy (TNC)
West Jordan City

Agenda item #1 – Welcome and Introductions

Dan Lofgren welcomed everyone. Guests and members introduced themselves.

Agenda item #2 – Review updated recommendation on 2007 Legislative Strategy – Meet with lobbyists from Conservation Groups, Dan Lofgren

Amanda Smith reported that Dave Stewart a lobbyist for The Nature Conservancy was unable to attend today's meeting because of Interim meetings. He was to provide information for the Commission's review of the 2007 Legislative strategy. After great discussion, it was decided that as Commissioner Leonard Blackham and others said that appealing to the executive branch to restore base funds to the McAllister Conservation Fund was the most effective approach.

Action Taken:

Jaren Davis made the motion that the request for increased ongoing funds be made to Governor Jon M. Huntsman, Jr. and Flint Richards seconded the motion. The motion carried.

Agenda item #3 – Approval of Minutes from May Meeting

Action Taken:

Flint Richards made the motion to approve the minutes and Mike Kohler seconded the motion. The motion carried unanimously.

Agenda item #4 – Critical Lands Subcommittee Report –Review pre-applications, act on Subcommittee Recommendation. Three action items include: 1. Eligible applicants invited to submit a full application; 2. Approve \$300,000 from failed Francis grant for Selman Ranch. 3. West Jordan extension.

#1. Eligible applicants invited to submit a full application

Dan asked that John point out the exceptions to eligibility on the spreadsheet. Like Bluffdale City's application, most applications that have criteria to complete are easy to remedy. Bluffdale hopes to create

another Wheeler Farm type of preserve and just needs to identify an easement holder other than the city itself. Therefore, the only obvious pre-application that was ineligible was the Allen Farm.

It has been the Commission's policy not to fund buildings. This is the reason the Allen Farm project was rejected by the Critical Lands Subcommittee and again by the Commission.

The question of qualified easement holders was brought up. John clarified this from the Quality Growth Act that states an easement holder can only be a 501c non-profit organization; the Department of Agriculture and Food; the Department of Natural Resources; a city, a town or a county. At this time Leonard Blackham made it clear that the Department of Agriculture and Food does not endorse any of the applications on the spreadsheet list wherein they are listed as the easement holder. He said they merely allow this because they allow the Commission to determine worthy projects. However, he feels that there may need to be an advisory board at the Department of Agriculture and Food to select projects before they are presented to the Commission.

Shauna Kerr conceded that Cache County has had a number of conservation projects. This is due, in fact to increased interest in conservation by the residents. She suggested that letters be sent to the Trust for Public Lands explaining that there is a need for such conservation funds in an effort to get them to bond.

A commission member suggested that some applicants could bond locally and come back with a smaller request. Leonard Blackham said that "bonding helps but it also generates this process."

There was some concern expressed regarding the validity of the restoration projects. However, the members were reminded that the pre-application process only identifies the parties involved and the property. This makes it impossible except in obvious cases to judge the worthiness of a project.

Action Taken: (See spreadsheet)

Jaren Davis made the motion to approve the Critical Lands Subcommittee recommendation to invite all pre-application participants, except the Allen Farm – North Logan City applicant, to submit a full application. Flint Richards seconded the motion and the motion was approved unanimously.

#2. Approve \$300,000 from failed Francis grant for Selman Ranch

Flint Richards reported on the site visit to the Selman Ranch project. He admitted that he was skeptical of the project at first but was very impressed when he actually saw it and now he fully supports it. He encouraged the Commission to 'go ahead' and grant the \$300,000. It was noted that this project fits the policy criteria of an emergency application.

Mike Styler said that Representative Ben C. Ferry did not support the project at one time but after reviewing a number of appraisals he is convinced that it is a beneficial one. Mike and Representative Ferry spoke on Tuesday, June 20, 2006.

According to Amanda Smith, the Selman Ranch project is entirely consistent with the original application and is separate from the forth coming application. The Nature Conservancy's total cost for the easement is 3.7 million. This project will close in the first week or two of July and the family has agreed to allow two installments instead of one lump sum payment.

Action Taken:

Mike Styler made the motion to grant the \$300,000 from the failed Francis Town grant to the Selman Ranch project whose applicant is The Nature Conservancy and Flint Richards seconded the motion. The motion carried unanimously.

#3. Request for contract extension from West Jordan, Utah

Chuck Tarver represented West Jordan City today and requested that a six month extension be granted for the completion of this project. West Jordan City has experienced some changes in their administration and staff; including a new mayor. As a result, there was an oversight regarding the deadline of the full application. They are requesting a six month extension. There are no changes to the proposal just a time extension. "It is a worthy project," said Carol Page who is sympathetic to the project especially because it is along the Jordan River Parkway.

In the master plan and to the south there will be demonstration gardens with an education center. The plan also includes a trail head

In this review, the Commission found a 'failure of the process.' It will now be codified that notification will be made by staff to all applicants thirty days prior to the expiration date of their projects.

Action Taken:

With the understanding that the Commission has now codified that notice be given to an applicant thirty days prior to the deadline for completion that was established when the grant was approved. The motion was made to approve the request for an extension. Jaren Davis made the motion that West Jordan City be granted a six month extension to their project completion date and Commissioner Leonard Blackham seconded the motion. The motion carried unanimously.

Agenda item #5 –Planning Grant Subcommittee Report: Review Planning Grant Applications – Brian Carver and Laura Bohn

Brian Carver provided the Commission with copies of letters, minutes and a spreadsheet detailing the planning grant applications and their requests (22). He named all of the applicants and divided them into five categories including; Special applications, CRMP applications, Critical Lands Planning applications, Quality Growth Communities, and Other. He said the total appropriation for planning grants by the legislature was \$200,000 and the requests equaled \$339,850. However, there were six of the applicants that did not meet the criteria. The three criteria are:

1. Produce plans that are regional in nature
2. Produce plans that will support a Quality Growth Communities application
3. The intended outcome would provide “lessons learned” that can be applied in other areas of the State

The Planning Grant Subcommittee made the recommendation that the applications for the Iron County Spatial Growth Model and the Washington County Critical Lands Plan be approved for planning grant funding at this time. This is because there is a time factor and other pressing issues but mainly because all of the other applicants will be able to procure funding through this or other sources. For example, Homeland Security has funds available and the Clinton application would qualify for the federal criteria according to Carol Page.

The Washington County grant would assist the county in identifying their critical lands which is a necessary part of their broad regional plan ‘Dixie Vision’ and will be invaluable if federal funds were to be made available.

Laura Bohn is assisting Iron County with their Spatial Growth Model. Jake Callister, a new planning intern was hired specifically for the next two months to assist. This Spatial Growth Model will be a toolkit, according to Flint Richards, that will be available to other counties upon completion. Iron County has agreed to support GOPB in developing the process and be the model for other areas. AGRC will be partnering with Iron County and GOPB. A similar system for developing such a model would have cost the county \$50,000.

Action Taken:

Commissioner Leonard Blackham made the motion to approve funding for the Iron and Washington County grant requests with the understanding that Iron and Washington Counties will provide more information about where the matching funds for these grants are coming from. Carol Page seconded the motion and the motion carried with Brad Barber abstaining because he has assisted with the Washington County project.

Agenda item #6 – FY 2007 Budget

Mike Hansen, manager of the Governor’s Office of Planning and Budget presented the request for staff (administrative costs) to support the Commission. The request of \$82,600 provides for one full-time

member for the Commission and other part-time staff. This years GenFund appropriation to GOPB was about one third of what it was last year which does not support existing staff. GOPB has lost funding from USFS and other sources. Last year, the Commission granted the request for \$105,000 which was 3% of the total appropriation of \$3,482,600. This years request reflects 6% of the total appropriation of \$1,482,600.

Action Taken:

Mayor Lewis Billings made the motion to approve the staff budget proposal recognizing that quality growth has been driven forward by staff efforts and that all kinds of little towns are applying for grants now. Brad Barber seconded the motion which carried unanimously.

Agenda item #7 – Election of 2nd Vice Chair and Chairman Elect – Dan Lofgren

Dan opened the nominations for a 2nd Vice Chair. Two nominations were made. Flint Richards was nominated by Mike Kohler and Jaren Davis was nominated by Brad Barber.

Action Taken:

Mike Styler then moved that the nominations be closed and Leonard Blackham seconded the motion which carried unanimously.

It was also agreed that the method of preference for voting would be by written ballot. Jaren Davis was elected the 2nd Vice Chair which means his appointment begins today and ends in two years for that position. When the new members of the Commission are appointed by Governor Jon M. Huntsman, Jr. and approved by the Legislature they can approve a Chairman to replace Dan or elect Jaren as Chairman and elect a new 2nd Vice Chair to replace him. Jaren will be in charge when the current Chairman's (Dan Lofgren) term expires and until the new Commission members are appointed and accepted. Seven of the current Commission member's terms will expire by April of 2007. Their expertise, dedicated service, and friendship will be sorely missed.

Action Taken:

Carlton Christensen moved that the commission ratify the secret ballot election by a voice vote. This motion passed unanimously.

Agenda item #8 – Administrative Matters

There will not be a meeting held in July of 2006 for the Commission.

The next meeting will be **August 23rd 2006** which is the normal 4th Wednesday of the month, at 11:00 a.m. Flint Richards will be checking with the Utah Farm Bureau Federation offices in Sandy as a possible location.

For the **September 27th 2006** meeting, Carol Page will follow through with an invitation to Davis County to be held at the Utah House Extension Project in Kaysville. This is a place for energy efficiency and the garage is a classroom.

Action Items:

- **John and Dan to schedule meeting with Governor Jon M. Huntsman, Jr.**
- **John/staff. Letters to be sent to all eligible and non-eligible applicants. All eligible applicants will receive an invitation to submit a full application and those who do not meet policy requirements will receive notification.**
- **John to process Selman Ranch grant**
- **John to document West Jordan extension.**
- **John/Staff. 30 day notification by staff to all projects due for completion to be codified**
- **Iron and Washington County will provide more information about where the matching funds for these grants are coming from.**
- **Laura/Jacob - Iron County Spatial growth project**
- **Laura - Washington County – Critical Lands toolkit**
- **Carol Page - to follow through with a September 27th meeting in Davis County**
- **Flint Richards - to confirm a meeting for August 23rd at the Utah Farm Bureau**
- **Nancy -Cancel Olmsted room when meetings are scheduled offsite.**
- **(QGC to possibly consider letter to TPL)**

Adjourn:

1:30 p.m.

Note: All packets are on file at the Governor's Office of Planning and Budget.

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