

**UTAH QUALITY GROWTH COMMISSION
MEETING MINUTES**

**Wednesday, March 22, 2006 11:00 a.m.
Wolf Creek Resort
3900 North Wolf Creek Drive P.O. Box 658
Eden, UT 84310**

MEMBERS PRESENT

ALLEN, Dave	Summit County Rancher
BARBER, Brad	Member-at-large
BILLINGS, Lewis	Mayor, City of Provo
CAIN, Camille	Weber County Commissioner
CHRISTENSEN, Carlton	Vice-Chair; Salt Lake City Council
DAVIS, Jaren	Utah Association of Realtors
KOHLER, Mike	Wasatch County Council (Available by phone)
LOFGREN, Dan	Chair ; Utah Home Builders
PAGE, Carol	Davis County Commissioner
RICHARDS, Flint	Utah Farm Bureau
STYLER, Mike	Director, Dept. of Natural Resources

MEMBERS EXCUSED

BLACKHAM, Leonard	Commissioner, Dept Agriculture & Food
SMITH, Darrell	Mayor, City of Draper

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

BENNETT, John	Project Manager
BOHN, Laura	Project Manager
CARVER, Brian	Project Manager
DANIELS, Kevin	Intern
NEILSON, Nancy	Administrative Assistant

GUESTS

COX, Bill	General Manager, Wolf Creek Resort
GEM Committee Members	Growth With Excellence Mandate (GEM)
JARDINE, Janice	Salt Lake City Council Staff
HUNSAKER, Fred R.	House of Representatives
LIEBMAN, Helene	Weber Pathways
NEITZEL, Susan	Wolf Creek Resort Event Consultant
ROBERTS, Steven	Wolf Creek Resort Management

Agenda item #1 – Welcome and Introductions

Chairman Dan Lofgren welcomed the Commission and guests and everyone introduced themselves.

The Wolf Creek Resort Management welcomed the Commission to their beautiful ‘four season’s resort’ and gave a brief presentation. In their Master Plan a second eighteen-hole golf course is planned. The current golf course is one of the most scenic with views of Pine View Reservoir on the front nine and high mountain vistas and pine trees on the back nine.

This 2600 acre resort is 76% (2000 acres) Open Space. There are trails around the resort; nearby ski resorts; a (hot air) Balloon Festival; fishing and water sports; and breathtaking high mountain vistas. Available living quarters include single and twin homes; condominiums and vacation homes.

For more information call 1-877-492-1061 or see www.wolfcreekresort.com .

Agenda item #2 – Public Comments

N/A

Agenda item #3 – Planning Grant Subcommittee Report: Flint Richards

- Ferron City

When their funding was approved the stipulation was that they would receive expert assistance. They are working with Meg Ryan of the Utah League of Cities and Towns. There was not an intern available but Mike Hansen, Manager of State and Local Planning will be assisting them also. The subcommittee recommends that the Commission finalize their contract.

- Town of Fayette

The Commission requested more matching funds of Fayette but a new mayor has been elected and there has not been verification of meeting the match yet. They are requesting a grant of \$10,000.00.

Action taken:

Flint Richards made the motion to finalize the planning grant contract with Ferron City. Mike Kohler seconded the motion. The vote was unanimously in favor of finalizing the contract.

Agenda item #4 – Critical Lands Subcommittee Report: Dave Allen

The Critical Lands Subcommittee recommended the following to the Commission in regards to formalizing the subcommittee.

1. Proposed changes

- a. 11 voting members
- b. 5 of which are Commissioners (chosen at this meeting)
 - i. Dave Allen
 - ii. Brad Barber
 - iii. Flint Richards
 - iv. Mike Kohler
 - v. Jaren Davis

Note: Mike Styler, Director of Natural Resources appointed Bill James to attend as a voting member and Mike will attend when he is able to.

Action taken:

Mayor Lewis Billings made the motion to seat the five Commissioners (as listed above) with the request they will present names to fill the other positions at the next Commission meeting. The motion was seconded and carried.

- c. Other voting members
 - i. Department of Environmental Quality
 - ii. Department of Natural Resources
 - iii. Department of Agriculture and Food
 - iv. Non profit sector
 - v. Representative from planning community
 - vi. At large member with Conservation experience

2. Other State Agency Participants

- a. Wildlife Resources – Bill James
- b. Department of Environmental Quality – Bruce Slater
- c. Department of Agriculture and Food – Larry Lewis or Dick Bradford

Note: The Department of Health and SITLA were taken off of the voting members list.

Action taken:

After extensive discussion, Mayor Lewis Billings made the motion that the Commission adopt the Critical Lands Subcommittee proposal ‘as is’ with a couple of changes. One is to change the one ‘non-profit’ sector for someone from the professional developer/real estate business. This person will be a voting member. And secondly, allow for the appointment of two ex-officio members from other state agency participants or a non-profit sector and/or local government planners. This brings the subcommittee to a board with eleven voting members and two non-voting, ex-officio members. The non-voting members would be approved by the Commission. The motion was seconded by Brad Barber and the vote carried unanimously.

Agenda item #5 – Lunch provided by Wolf Creek Resort management

Presentation: Weber County Officials and Commissioner Camille Cain:

Camille Cain expressed great pride in what has been accomplished in Weber County. “The drive up here reminds us of why we do what we do,” she said. Weber County has experienced great success this year with planning. “The greatest benefit has been working with members of the community,” according to Camille.

According to Weber County officials the driving force has been members of the community through the Growth with Excellence Mandate (GEM) committee. Officials began by bringing all of the stakeholders together and educating them with the help of Envision Utah. Power Point scenarios were presented showing the results of growth with and without planning. Then with the community educated the public process went forward. An offshoot community group (GEM) was formed as a result and the county has been able to move forward. Getting ordinances passed is the next step.

Agenda item #6 – QGC/Envision Utah Governors Quality Growth Awards Update – John Bennett

The Utah Quality Growth Commission in partnership with Envision Utah will host the Quality Growth Awards on Tuesday, May 16th at 8:00 a.m. The awards ceremony will be held in the State Office Building Auditorium. The State Office Building is on the north end of the Capitol Hill Complex. You will enter from the Courtyard on the second floor.

Brad Barber and Mike Hansen have been serving on the Awards Subcommittee. They have received the applications and in late April the Commission will be presented with the qualifying applicants.

The cost for this year’s awards ceremony will be minimal compared to the past.

Agenda item #7 – 2007 Legislative Agenda – Representative Fred R. Hunsaker, John Bennett, Dan Lofgren

Discussion:

Representative Hunsaker made it clear that there is a general apathy towards the purpose of the Quality Growth Commission in the Legislature. He said he has never heard strong derogatory comments about the Commission and believes that a general lack of understanding exists. (The appropriation eroded on the last two days of the 2006 Session from six million one time money to only one million one time money.)

In a Capital Facilities committee meeting, a discussion on the LeRay McAllister Fund resulted in legislators asking how come one county had two grants and their county only had one, etc. There is a lack of knowledge of the success of the fund.

Another question brought up in the past was, ‘how much is enough for conservation of land, also known as open space?’ Dan pointed out that the issue isn’t just ‘open space’ but preserving critical lands for watersheds, wildlife, agricultural lands, etc.

The Representative feels there is a general lack of vision for planning for the future in the Legislature. “They fail to consider future generations beyond a few years,” he said. The Representative noted that the Legislature is very reactionary.

Salt Lake City Councilman Carlton Christensen noted that many on the Commission will complete their eight year terms soon and that is a problem to deal with. However, he feels with new replacements the Commission will carry on. But because of a lack of funding he feels that ‘**sustainability**’ is the main concern. Even though quality growth and conservation is more important now than it has ever been before, there is a lack of understanding (in the Legislature) for its importance.

Director Mike Styler of the Department of Natural Resources informed those present that Senator Bob Bennett, R-Utah was introducing a bill in Congress that deals with growth and protection of lands with very helpful provisions that might be a means of procuring funds for the McAllister Fund. This Washington County Lands Bill would deal with issues similar to those in Nevada’s Lincoln and Clark counties. He suggested the possibility of being able to tie into this type of assistance. Representative Hunsaker however, pointed out the fact that even though the Quality Growth Commission would be the logical place for funds such as this; not to make the assumption that they would be.

Brad Barber said that these funds usually are matched for a city or a county rather than on a state level. It is a broad fund for recreation and one example was a grant which supported a fifty mile gun range.

In response to a comment by Representative Hunsaker regarding federal matching funds for McAllister, Dan Lofgren recognized that seeking federal money is an area where the Commission needs to improve, “We haven’t made that effort,” he said.

“We need to do a better job at framing long term impacts,” Dan said. He said we need to show what will happen by 2050 and that there is a need to create a long term sense of what needs to be done.

No motion was made regarding this matter but the following recommendations were made:

- Integrate items 1-3 (see handout entitled “Quality Growth Commission 2007 Legislative Strategy”) with a protocol of what we are doing including letters to be sent, etc. and codify these items of action. (Dan)
- Item number 5 of the handout includes all of the actions to be taken. (Brad)
- Celebrate the completion of projects through a ribbon cutting media event. (Camille)
- Make sure that legislators understand the project and participate in a site visit before writing a letter of support for the application. (Make the project more meaningful to them.)
 - Inform everyone
 - Make a packet regarding the accomplishments
 - In January legislators will enter the Session informed (Carol)

Agenda item #8 – Administrative Matters

2006 Meeting dates for the Quality Growth Commission and the Critical Lands Subcommittee were included in the packet. (Packets are on file in full at the GOPB office).
Application and Score Sheet will be edited by the staff.

Next meeting:

Wednesday, April 26th at 11:00 – there has been an invitation from Kennecott Lands at Daybreak. More information will available at a later date.

Action Items:

- **The five Commission members that will serve on the Critical Lands Subcommittee were asked to consider the ‘other’ members of the subcommittee and make recommendation at one of the next Commission meetings.**
- **Staff to refine Strategy as recommended by the Commission - John**
- **Staff to complete edits to score sheet and application**
- **John Bennett:**
 - **Follow up with Kennecott Lands (Daybreak) as sponsors for April**
 - **Add both of the February and March minutes to the agenda for approval.**
- **Nancy**
 - **Send thank you notice to Wolf Creek management**
 - **Prepare packets**
 - **Cancel Olmsted room if the Daybreak luncheon works out**

Adjournment:

2:00 p.m.