

UTAH QUALITY GROWTH COMMISSION
MEETING MINUTES
Wednesday September 26, 2005, 11:00 a.m.
State Capitol Complex, West Office Building
Room W015

MEMBERS PRESENT

BILLINGS, Lewis	Mayor, City of Provo
CHRISTENSEN, Carlton	Vice-Chair; Salt Lake City Council
KOHLER, Mike	Wasatch County Council
LOFGREN, Dan	Chair; Utah Home Builders
PAGE, Carol	Davis County Commissioner
RICHARDS, Flint	Utah Farm Bureau Federation
BARBER, Brad	Member-at-large
SMITH, Darrell	Mayor, City of Draper
ALLEN, Dave	Summit County Rancher

MEMBERS EXCUSED

BLACKHAM, Leonard	Commissioner, Dept Agriculture & Food (participating by phone)
STYLER, Mike	Director, Dept. of Natural Resources (participating by phone)
CAIN, Camille	Weber County Commissioner
DAVIS, Jaren	Utah Association of Realtors

GOPB STAFF

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

GUESTS

ANDERSON, Dave	Utah Botanical Center, Utah State University
BATEMAN, Byron	Sportsmen for Habitat
CANHAM, Matt	Salt Lake Tribune
CARGILL, Catherine	Utah Open Lands
HALLAM, Lynette	Francis Town
JARDENE, Janice	Salt Lake City Council Staff
KERR, Shauna	Trust for Public Lands
LEHMAN, Jill	Government Relations, The Nature Conservancy

LOVEJOY, Vaughn	TreeUtah
OBER, Ann	Salt Lake County
PRICE, Ann	Forestry, Fire and State Lands (FF&SL)
SLATER, Bruce	Department of Environmental Quality
SMITH, Amanda	The Nature Conservancy
THAXTON, Craig	South Jordan City
ZOLLINGER, Ron	Zollinger Family Tree Farm

Agenda item #1 – Introductions – Dan Lofgren

Dan Lofgren welcomed those in attendance. Guests in the room introduced themselves.

Agenda item #2 – Public Comments

Vaughn Lovejoy expressed appreciation to the Commission for their assistance in funding the work of TreeUtah. He emphasized that the money received from the McAllister fund facilitates thousands of hours of volunteer work by purchasing plants and materials. If there is any way to increase funding, Vaughn urged the commission to please do so.

Agenda item #3 – Approval of Minutes from July Meeting

Action taken: Motion to adopt minutes seconded and approved unanimously.

Agenda item #4 – Quality Growth Communities Report (See Memorandum in packet for more details.) – John Bennett

Staff proposal to reinvigorate program.

- Develop technical manuals corresponding to four areas of participation
- Newsletter for program participants and local governments
- Online application process
- Further secure state incentives
 - Formal statements of support from state agencies
 - Develop additional incentives – one per quarter
- Update website, secure additional presentation opportunities
- Integrate completely with 21st Century Communities Program
 - Educate 21st Century participants of Quality Growth incentives
- Recognition and Awards

John mentioned that GOPB planning assistance for FY 2006 has increased interest in Communities program. Commission assistance will be necessary to review materials and contribute to newsletter. Involvement in all activities will be essential.

Dan urged Commission participation.

Carol Page moved to recognize Dave Anderson, representing Utah State University and express the Commission's condolences to the families, friends, and university community regarding the tragic loss of eight students and one faculty member in an automobile accident previous that week.

Agenda item #5 – Planning Grant Subcommittee Report: Approve Subcommittee Recommendation regarding planning grant applications

Deferred to October meeting.

Agenda item #6 – Critical Lands Subcommittee Report: Recommendation on spending LeRay McAllister Fund Money for 2005 – Dave Allen

Dave Allen recommends examination of a more formal review process to assist in prioritizing a large number of projects – particularly with multiple projects submitted by a single applicant.

Large number of submissions – 24 – indicates great demand for conservation assistance statewide.

Mix of urban and rural applications.

Dave Allen reviewed each project briefly and described the subcommittee's recommendations.

Amanda Smith reiterated the sense of urgency felt regarding the Selman Ranch project considering \$700,000 of federal funding to protect sage grouse habitat. Lack of McAllister funding jeopardizes viability of this matching funding and The Nature Conservancy feels that the Critical Lands Subcommittee marginalized the efforts of the landowners to protect resources and misrepresented the urgent nature of completing the project.

Vaughn Lovejoy asked for at least \$20,000 to guarantee materials and volunteer work for next spring.

Dave Anderson reiterated the visibility of the Utah Botanical Center and the public nature of the collaborative work done to move restoration at that institution to the point it is at now. The proposed work on the south pond is necessary to continue with additional restoration. The project is very phase-able, but earthwork must be completed. Any small amount of funding would be helpful in securing additional money necessary to start work. \$50,000 was recommended.

Lewis Billings recommended that the Commission work to achieve consensus on which projects to not act on.

Amanda Smith noted that the Selman Ranch could be a successful project with as little as \$500,000 from the McAllister Fund.

John Bennett reminded the Commission that several thousand dollars have been generated each month in account interest that might be useful in increasing funding to some projects.

John also noted that statute requires that 20% of annual funds be used for Department of Natural Resources projects. The Sand Wash Sink project was selected as the Department's first priority. Additionally, DFFSL's Co-op Valley further meets those statutory requirements.

Action taken: Lewis Billings moved that the Commission accept the subcommittee's recommendation for no funding in this round regarding FFSL's Rainbow Glass Ranch/Range Creek project. Seconded and passed unanimously.

Action taken: Flint Richards moved that the Commission accept the subcommittee's recommendation for no funding in this round regarding the Salt Lake City Jordan River Parkway Survey and Restoration. Seconded and passed unanimously.

Action taken: Flint Richards moved that the Commission accept the subcommittee's recommendation for no funding in this round regarding the West Jordan Marks Property project. Seconded and passed unanimously.

Action taken: Flint Richards moved that the Commission accept the subcommittee's recommendation for no funding in this round regarding the Springville Hobble Creek project. Seconded and failed with Dan Lofgren voting against desiring additional discussion.

Action taken: Flint Richards moved that the Commission accept the subcommittee's recommendation for no funding in this round regarding the Salt Lake County Z-Trail project. Seconded and passed unanimously.

Action taken: Dave Allen moved that the Commission accept the subcommittee's recommendation for no funding in this round regarding the Wasatch Warm Springs Wellness Foundation application. Seconded and passed unanimously.

Action taken: Flint Richards moved that the Commission accept the subcommittee's recommendation for no funding in this round regarding the Pleasant Grove Gateway Park and Urban Fishery project. Seconded by Dave Allen, and passed unanimously.

Action taken: Carlton Christensen moved to accept the subcommittee's recommendation to fund the Boulder Creek Canyon project at \$400,000. Seconded and passed unanimously.

Action taken: Dave Allen moved to accept the subcommittee's recommendation to fund the Utah Open Lands Perkins Flat project at \$350,000 based on the fact that the option to purchase the property expires on this day, September 28, 2005.

Action taken: Darrell Smith moved to accept the subcommittee's recommendation to fund the South Jordan Shields River Walk project at \$97,500. Seconded by Dave Allen. Craig Thomas from South Jordan City assured the Commission that the project would still proceed at that level. Passed unanimously.

Action taken: Mike Kohler moved to accept the subcommittee's recommendation to fund the Francis Town and Kamas/Sportsmen for Habitat projects at \$300,000 and \$400,000 respectively. Seconded by Flint Richards. Passed unanimously.

Lewis Billings asked if Summit County had a preference regarding the three applications from its jurisdictions. Concern was expressed that as a statewide fund, care should be taken to not give preference to one location.

Brad Barber expressed additional concern that if funding was to be located for projects not recommended by the subcommittee, scrutiny must be applied to the remaining unfunded applications.

Action taken: Flint Richards moved again to follow the subcommittee's recommendation regarding the Springville Hobble Creek Open Space Preserve. Lewis Billings seconded with the amendment that Springville be advised that the Commission supports the project but that they re-evaluate the project and come back during a later round of funding with additional technical input on how the property is to be managed. Flint Richards said that a better match is needed. Additional funding sources need to be identified to improve its competitive value. Seconded and passed unanimously.

Action taken: Dave Allen moved to approve the subcommittee's recommendation to fund the Co-op Valley project at \$400,000. Seconded and passed unanimously.

Action taken: Flint Richards moved to accept the subcommittee's recommendation to fund the Holladay City Knudsen Corner project at \$200,000. Seconded and passed unanimously.

Action taken: Lewis Billings moved to accept the subcommittee's recommendation to fund the Sandwash Sink project at \$200,000 with the stipulation that funding will be provided once local governmental support has been secured within 6 months. Seconded by Mike Kohler with the amendment that approval be secured in 60 days. Passed unanimously.

Action taken: Lewis Billings move to appropriate \$30,000 of interest earned by the McAllister Fund escrow account to the Utah Botanical Center. Dan Lofgren seconded with an amendment that the appropriation be increased to \$50,000. John Bennett pointed out that past projects such as the Gittens' Dairy are under review and might provide additional money should the Commission choose to re-allocate it. Motion passed unanimously.

Action taken: Dave Allen moved to approve the subcommittee's recommendations to fund the Summit County Parley's Creek, Zollinger Tree Farm, and Draper City Corner Canyon projects and further moved to defer the Gittens Farm discussion to a later meeting. Seconded.

During discussion, Brad Barber pointed out that the Zollinger Farm is the only applicant to be recommended by the subcommittee to be funded at the full requested amount. John Bennett detailed the amount of federal match involved in the Zollinger project was just as high at \$700,000 as many other projects

It was suggested that the Selman Ranch be listed as the Commission's first priority if additional funds are identified and secured. Amanda Smith added that if the Selman Ranch project could receive some assurance of future funding, loans could be used to help the project proceed.

Concern was expressed regarding the match and multiple benefits offered by the Parley's Creek project. Jaren Davis had noted earlier that such a project would never again be available at the current price under existing real estate market trends. Public access to trails and trailheads is greatly facilitated by this project. Housing is already built on two sides and pressure to develop the property is increasing.

Dave Allen then restated the motion so as to approve the Summit County Parley's Creek project for funding of \$100,000, Zollinger Tree Farm to receive \$300,000, and Draper City to be funded at \$500,000 and to list the Selman Ranch as the Commission's first priority for use of \$500,000 in additional funding yet to be identified. Seconded and passed unanimously.

Action taken: Carlton Christensen moved to approve \$5,100 for TreeUtah immediately and hold the issue over until the next meeting to give staff and the subcommittee time to identify an additional \$15,000. Seconded and passed unanimously.

Action taken: Dave Allen moved to grant Provo City and Red Butte Gardens each a six month extension and grant Salt Lake County an additional 12 month extension on the Dry Creek Restoration. Seconded and passed unanimously.

Agenda item #7 – LeRay McAllister Fund Background Presentation – John Bennett

- Review of state code regarding establishment of fund and use of monies allocated.
- Review of commission requirements for funding
 - o Local jurisdictional support

- Local state elected official support
Awards have varied from \$10,000 - \$900,000
Appropriation history

Agenda item #8 – Review first draft of annual report. – Laura Bohn

Staff draft of 2006 report to legislature.
Seek Governor’s signature for cover letter. Both Governor and Lt. Governor are former Commission members.
Dave Allen expressed concern over scale of farmland lost graph, saying it’s hard to read.
Dan suggested that number of homes built is more representative of growth than acres developed.
Economic Development relationships to Conservation section deserves attention of Commission.
Dan encouraged Commission review and input towards draft.

Agenda item #9 – Administrative Items.

October 26th will be the next meeting at either The Nature Conservancy’s Great Salt Lake Shorelands Preserve, or the Jordan Valley Water Conservancy District.

Action Items:

- **Staff will complete final draft of 2006 Report to Legislature for review at October meeting**
- **Staff will identify returned, unallocated, or otherwise unused monies in McAllister Fund to help increase available funding for this year’s applicants**
- **Gittens Dairy application revision to be discussed and resolved at next meeting**