

**UTAH QUALITY GROWTH COMMISSION
MEETING MINUTES**

**Wednesday, April 26, 2006, 11:00 a.m.
Daybreak Community Center
4544 West Harvest Moon Drive (11710 South)
South Jordan, Utah**

MEMBERS PRESENT

ALLEN, Dave	Summit County Rancher
BARBER, Brad	Member-at-large
BILLINGS, Lewis	Mayor, City of Provo (On his cell phone)
CHRISTENSEN, Carlton	Vice-Chair; Salt Lake City Council
LOFGREN, Dan	Chair ; Utah Home Builders
PAGE, Carol	Davis County Commissioner
RICHARDS, Flint	Utah Farm Bureau Federation
SMITH, Darrell	Mayor, City of Draper
STYLER, Mike	Director, Dept. of Natural Resources

MEMBERS EXCUSED

BLACKHAM, Leonard	Commissioner, Dept Agriculture & Food
CAIN, Camille	Weber County Commissioner
DAVIS, Jaren	Utah Association of Realtors
KOHLER, Mike	Wasatch County Council

GOPB STAFF

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

GUESTS

CHARLES, Mimi	Wilkinson Ferrari & Co. (KLC)
DINNO, Rachel	<i>The Trust for Public Lands (TPL) Director of Government Relations</i>
KERR, Shauna	<i>The Trust for Public Lands (TPL) Director for Utah and Arizona</i>
MADDOX, Nissa	<i>The Trust for Public Lands (TPL) Program Manager</i>
PARKER, Bruce	PDS
PATRICK, Teresa	<i>The Trust for Public Lands (TPL) Utah projects</i>

VARELA, Vicki
WATKINS, Tim

Kennecott Land (formerly part of the Leavitt Administration)
Envision Utah

Agenda item #1 – Meet at Daybreak Information Center for short walking tour of Daybreak

Commission members met for a briefing of the Daybreak project at the model in the Information Center. A short question and answer period followed with a walk to the Community/School Center.

Included in future plans for the project are locks at the Oquirrh Lake at Daybreak that will be similar to the Erie Canal ones. This will keep the lake water fresh for fish. There will be a marina and sail boat ‘check out’ and a Splash Pool.

Also there will be Basketball Courts, a Community Garden, a LDS temple, a proposed toll road – the Mountain View Corridor; Mid-Jordan Tracks line by 2010; and a shopping area three times the size of Jordan Landing. The plan includes parks, trails and opens space.

Agenda item #2 – Daybreak Community Center

Lunch was graciously provided by Kennecott Land and the Commission meeting was held in Room B on the second floor of the center.

Agenda item #3 – Presentation by Kennecott Land regarding Daybreak and West Bench Plan

Vicki Varela was a key player in the Leavitt Administration and holds positions of responsibility in public relations and journalism. She used a Power Point presentation to inform Commission members of the mission, status and future plans of Kennecott Land projects. Rio Tinto is the parent company.

Kennecott Land is in the business of restoring after the damage of mining. With the help of Envision Utah and their guiding principles the mission Kennecott Land now embraces is to create an enduring community on Salt Lake’s West Bench. They hope to keep families together; ensure education through schools; provide jobs for children of the community; give transportation alternatives to the area and protect the environment. (See handout, “Exploring the potential of the West Bench”)

The Building Blocks of the projects include: 1. **Open Space.** A ski resort is planned at about 5400 South on the Oquirrh Mountains which will be similar to Deer Valley. (They own property to the top of the Oquirrh Mountains and some areas look like San Hose while others look like Park City.) 2.

Transportation. The goal is to accommodate growth on the West Bench without aggravating Valley traffic congestion and pollution. 3. **Job Centers.** Five commercial centers are proposed for the area of Magna through South Jordan along the Oquirrh’s. 4. **Town and Village Centers.** These include grocery stores, dry cleaners, restaurants, etc. 5. **Strong neighborhoods.**

At the end of her presentation members asked if the McAllister Fund could be of any help.

Agenda item #4 – Welcome and Introductions and Public Input

Dan Lofgren welcomed everyone and invited the guests to introduce themselves. Shauna Kerr, a former member of the Utah Quality Growth Commission and current Director of the states of Utah and Arizona for the Trust for Public Lands spoke briefly to the group and introduced other members of TPL.

Agenda item #5 –Approval of Minutes from February and March meetings

Action taken: Carol Page made the motion to accept minutes for both meetings and Brad Barber seconded the motion. The motion was held open for Mayor Lewis Billings’ vote but was otherwise unanimous in favor of the motion.

Agenda item #6 – Review updated staff recommendation on 2007 Legislative Strategy by John Bennett and new recommendations by Dave Allen and LeRay Fund 2006 Timeline

A few of the points on **John Bennett’s handout:** *Strategy for Securing Ongoing Funding....*

- a. Legislative Contacts Step One – contact all communities and non-profits that have received funding and ask them to help with LeRay’s ongoing funding by contacting their legislators to let them know about the importance of the projects to them.
- b. Commissioners meet with Legislators Step Two – Have Commission members meet with legislators in their area. Require a support letter from the area legislator for both LeRay McAllister funds and Planning Grant funds. Invite area legislators to site visits and meetings for planning grants.
- c. Media Advertising of Fund Projects Step Three – Get at least two stories into the media every month. Spread this coverage out across the state - to be completed by the next legislative session.
- d. Make Land Conservation, Growth, and Planning big Issues Step Four – in the upcoming legislative session. (Staff is limited in their ability to help here.)
- e. Longer Term Planning Step Five – Give Governor Jon M. Huntsman, Jr. a list of desirable projects he can highlight in his State of the State address. Show this list of specific projects to legislators and request the necessary funds. (See packet for more information)

Dave Allen – “Summary of Proposal for Approach to 2007 Funding” handout and discussion points

- Thesis: 2006 was a budget surplus year and we still did not receive any material amount of money.
- There are several perceived legislative concerns which this proposal addresses
- There are not many groups who have a vested interest in seeing us receive more funds. No one knows whether or not they will be the beneficiaries of the funds that we request.
- Proposal Steps
 - i. Select Projects (priorities include Watershed/Water Recharge Areas; Critical Wildlife Habitat; Prime Agricultural Ground; with Secondary Benefits like recreation, open space, historical and cultural value, etc.)
 - ii. Send out Request For Proposal (RFP) inviting eligible applicants to submit applications. October selection of projects. (Internal soft cap on project amounts)

- iii. Establish budget request once projects are selected. Present this to the Governor for one of his budget requests and to mention in his State of the State address. Also present budget requests to appropriate interim legislative committees.
- iv. Applicants to lobby for funding of specific projects.

There was discussion on the benefits and disadvantages of the proposal and the timeline for Federal funding was brought up. It was generally felt that requesting funds for specific projects would be more effective than just asking legislators to trust the Commission. Flint Richards apologetically admitted that before becoming a member of the Commission he had been in a group against funding the McAllister Fund but knows now of its significance and value. The reason for this was a lack of knowledge of what the funds would be used for.

Action taken: (further discussion requested)

LeRay McAllister Critical Lands Conservation Fund 2006 Timeline (See handout)

Action	Day of the week	Date
Announce availability	Monday	May 8, 2006
Pre-apps due	Friday	June 16, 2006
Critical Lands Sub. Review	Monday	June 19, 2006
Invite full applications	Wednesday	June 28, 2006
Letters of invitation sent	Friday	June 30, 2006
Full apps received	Monday	August 14, 2006
Apps sent to subcommittee	Tuesday	August 15, 2006
Scoring and site visits set	Monday	August 21, 2006
QGC reviews app spreadsheet	Wednesday	August 23, 2006
Review site visits/more set	Monday	September 18, 2006
Quality Growth Com meeting	Wednesday	September 27, 2006
Subcommittee ranking	Monday	October 16, 2006
Final awards by QGC	Wednesday	October 25, 2006

Action taken: With only one change (May 1, 2006 to May 8, 2006 to announce availability) Mayor Darrell Smith made the motion to accept the timeline. Carlton Christensen seconded the motion. The motion carried unanimously.

Agenda item #7 – Critical Lands subcommittee report – Dave Allen

1. Review recommendations regarding Subcommittee membership by staff and Dave Allen
 - a. 5 Commissioners
 - i. Dave Allen
 - ii. Brad Barber

- iii. Flint Richards
- iv. Mike Kohler
- v. Jaren Davis
- b. Other voting members**
 - i. Department of Environmental Quality – Bruce Slater
 - ii. Department of Natural Resources – Bill James
 - iii. Department of Agriculture and Food – Larry Lewis or Dick Sandford
 - iv. Representative or Real Estate of Development Industry
 - Suggestions welcome
 - v. Representative from planning community – Alan Matheson (Envision)
 - vi. At large member with Conservation experience – Hand Hemingway
- c. Ex Officio Members (non-voting members)**
 - i. Department of Health – Jane Lambert
 - ii. Non-profit or Planner – Greg Lee
- d. Unassigned.** It was recommended that Doug Wheelwright be allowed to ‘move on’ since he has served at length on the subcommittee. Appreciation was expressed for his service.

Action taken: Carol Page made the motion to accept the Critical Lands Subcommittee membership recommendation as posted and Flint Richards seconded the motion. The motion was held open for Mayor Lewis Billings’ vote but was otherwise unanimous in favor of the motion.

2. Review request from Provo City requesting extension for an additional six months.

With Mayor Lewis Billings declaring a conflict of interest, the members felt it was important to respect the will of the community in their request for an extension for the grant application of \$200,000 for Rock Canyon Land Conservation Easement. The Commission received a letter of request from Provo City signed by Camille S. Williams the Assistant City Attorney and John L. Valentine, Manager of Red Slab, LLC. (See letter) Because the transfer of part of the property is contested in court, the extension will help avoid the loss of committed funds from both the McAllister Fund and for Red Slab’s matching funds.

Action taken: Brad Barber made the motion to accept the request from Provo City for an extension. He recommended that the extension be for six months at which time Provo City will report on the status of the project. At that time the Commission may desire to grant another six month extension. Mayor Darrell Smith seconded the motion. The motion was held open for Mayor Lewis Billings’ vote but was otherwise unanimous in favor of the motion.

Agenda item #8 – Planning Grant Subcommittee report – Carol Page

Carol presented the following points regarding the “Planning Grant Subcommittee”

- ✚ Application Process and Timeline:

- Brian Carver included a final draft of the letter of notice for the availability of planning assistance funds in the packet. One recommendation was to maintain reference to the Subcommittee as the ‘Planning Grant Subcommittee.’
- Timeline:
 - May 1 Notice of available funds letter sent
 - May 31 Letter of interest if there is a balance of funds
 - June 16 Application due date
 - June 28 Final decision for recipients
 - July 1 The first round of grants awarded
 - October 1 Possible second round of grants awarded

- ✚ She pointed out that State funding and assistance is available for local land use planning projects if any of the following apply:
 - Produce plans that are regional in nature and/or
 - Produce plans that will support a Quality Growth Communities application
 - The intended outcome would provide “lessons learned” for application in other areas of the State.

The Commission was encouraged to focus on the point, ‘in Utah, land use planning is a local responsibility.’ “The State is trying to take away some of these rights,” Carol said.

Action taken: Flint Richards made the motion to accept the Planning Grant Subcommittee letter with a request for a 50% match but with a waiver (for smaller cities) and Carol Page seconded the motion. The motion was held open for Mayor Lewis Billings’ vote but was otherwise unanimous in favor of the motion.

The Planning Grant Subcommittee membership will be as follows:

Carol Page, Chair	Janice Jardine
Camille Cain	Chuck Klingenstein
Flint Richards	Brad Shafer
Gary Uresk	Richard Walker
Tim Watkins	Wilf Sommerkorn

Action taken: (Come back at next meeting with interests they will represent)

Agenda item #9 – Review Envision Utah/Quality Growth Commission Governor’s Quality Growth Awards

Brad Barber and Mike Hansen served on the Envision Utah/Quality Growth Commission Governor’s Quality Growth Awards Subcommittee. Tim Watkins of Envision Utah handed out the recommendations that were reviewed by the Quality Growth Cabinet and the award designations. E = Award of Excellence; M=Award of Merit; R = Reapply next year; and N = No Award. Two recommendations were made to Mr. Watkins the main one being a concern over the designation given to Ivins City.

It was decided that a teleconference would be held through the Governor's Office of Planning and Budget with Bruce Parker of PDS; GOPB staff as assigned; Envision Utah and members of the Quality Growth Commission. The teleconference was scheduled for 3:00 p.m. on April 27, 2006.

Action taken: Flint Richards made the motion to recommend to the Quality Growth Awards Subcommittee that they revisit the awards issue in regards to Ivins City. Dave Allen seconded the motion and it was unanimous with those present but was left open for a full quorum vote.

Tuesday, May 16th will be the Governor's Utah Quality Growth awards ceremony with Doug Clark as a guest speaker. The meeting will be held in the State Office Building at the State Capitol Complex in the auditorium.

Agenda item #10 – Administrative Matters

- Next meeting date: May 24, 2006 at 11:00 a.m. Place to be announced.
- Review economic value of conservation white paper - attached.
- Included in today's packet was a letter from the University of Utah expressing appreciation to John Bennett and the Commission. "We would like to thank you and the Utah Quality Growth Commission again for extending the timeline for Red Butte Garden and the University of Utah to use LeRay McAllister funds for the Heritage Preserve project. The extension has enabled the University to identify and acquire the matching funds needed to do the work detailed in the original proposal," the letter said.

Action Items:

- **Carol Page and Brian Carver to return at the next meeting with the same format for the Planning Grant Subcommittee members and what interest they represent that the Critical Lands Subcommittee used.**
- **Add Strategy 2007 to next agenda for more discussion**
- **Mayor Lewis Billings will be contacted with action items on April 27, 2006.**
- **Teleconference to be held regarding the Town of Ivins and the Quality Growth Awards with Bruce Parker, Envision Utah and Planning Staff members on April 27, 2006 at 3:00 p.m. for clarification of Ivins project.**
- **John Bennett:**
 - **Follow up with Mike Kohler regarding May meeting.**
 - **Continue work on legislative strategy recommendations**
- **Nancy**
 - **Email draft minutes to Gerlinde Ruth (to get minutes online).**
 - **Assist with all plans for the next meeting.**
- **Brian Carver – to maintain reference to the Subcommittee as the 'Planning Grant Subcommittee' as requested by Commission members**
- **Commission members – suggest representatives for the Critical Lands Subcommittee to represent the Real Estate or Development Industry.**

- **Mike Kohler - to reserve a place for the next Commission meeting if possible.**

Adjourn:

2:00 p.m.

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