

**UTAH QUALITY GROWTH COMMISSION**

**DRAFT MEETING MINUTES**

**Wednesday, July 28, 2004**

**Promontory Development**

**Summit County, UT**

**11:00 a.m. - 2:30 p.m.**

**MEMBERS PRESENT**

**ALLEN, Dave, Agriculture Rep.**  
**BARBER, Brad, At-large member**  
**BILLINGS, Lewis, Provo City Mayor**  
**CHRISTENSEN, Carlton, Salt Lake City Council,**  
**KERR, Shauna, Vice-Chair, Summit County Commissioner**  
**LOFGREN, Dan, CHAIR, Homebuilders representative**  
**MORGAN, Bob, Exec. Director, DNR**  
**PAGE, Carol, Davis County Commissioner**  
**SMITH, Darrell, Mayor of Draper**  
**THOMPSON, Max, Real Estate Representative**

**MEMBERS EXCUSED**

**ASHBY, Ken, Agriculture Rep.**

**HERBERT, Gary, Utah County Commissioner (Available by phone)**  
**PETERSON, Cary, Commissioner of Agriculture**

**STAFF**

**BENNETT, John, GOPB Staff**  
**BOHN, Laura, GOPB Intern**  
**CARVER, Brian, GOPB Staff**  
**CURTIS, Wes, State Planning Coordinator**  
**HANSEN, Mike, GOPB Staff**

**GUESTS**

**PRICE, Ann, Div. Forestry, Fire & State Lands**  
**SMITH, Amanda, TNC Staff**  
**SONNTAG, Rich, Managing Director, Promontory Development**

**Agenda item #1 - Welcome/Call to order/Introductions**

Dan Lofgren made the decision to wait to call the meeting to order until nine members or a quorum was present. Agenda items not requiring a quorum proceeded.

Shauna Kerr welcomed the commission members and staff to the meeting. She gave a quick overview of the Promontory Development. It is a 6,500 acre project, making it the largest development in Summit County. Promontory is on the site of a former sheep ranch and is made up mainly of second homes.

**Agenda item #2 – Approve Minutes of June 23, 2004**

Approval of the minutes was postponed until a quorum was present.

**Agenda item #3 - Public Input**

Ann Price was introduced and stated that she was there offer support for Bob Morgan and the proposed Wilcox Ranch/ Hunt Oil Exchange (Agenda Item #6).

**Agenda Item #4 – Quality Growth Communities Subcommittee - Carlton Christensen**

Carlton Christensen reported that the group in charge of reviewing the water portion of the Quality Growth Communities applications was almost finished. He further stated the GOPB staff was close to completing their review of the applications and expected the technical team over the transportation section to be completed soon as well. Mr. Christensen noted that the GOPB staff would be in charge of reviewing the conservation section of the applications. He expects a “healthy” review with constructive suggestions to be finished on schedule.

John Bennett reported that there are 19 applications for Quality Growth Communities and there are 28-29 21<sup>st</sup> Century Communities. Dan Lofgren asked it was possible to bring both programs together. Mr. Bennett stated that was not yet the case. Mr. Christensen informed the Commission that when the reviews are complete work will begin on merging the two programs.

Wes Curtis suggested that the assessment tool coming out of the 21<sup>st</sup> Century Communities Program is valuable and should be made available to all communities. Dan Lofgren agreed and asked if the said assessment tool was available to non-participating communities seeking to participate. John Bennett will put together information about the assessment tool for the next commission meeting. He also expects to have awards, banner, and etc ready by the end of August or early September so that they can be given to certified communities.

**Agenda item #5 –Discussion of 2004 Work Plan “Nexus between Economic Development and Principles of Quality Growth – Dan Lofgren**

It is in the interest of the Commission to help the public and state leadership understand the connection between Quality Growth and Economic Development. Too often they are described at opposite ends of the spectrum. Instead, Quality Growth drives Economic Development and vice versa. Quality Growth should be defined as something that is in the economic interest of the state. The take-away message is that spending money on conservation is not necessarily economically self-defeating. Conservationists and Developers need to be brought to a mid-point. Likewise, city officials, and Chambers of Commerce need to be part of a dialogue that includes conservationist, and developers. All of these groups are important, and synergistic.

Discussion Items....

1. Can the Commission articulate and even more importantly demonstrate, a productive connection between the Principles of Quality Growth promulgated by the Commission and the Economic well being of the State and its citizens?
  - Realtors have tried to quantify quality of life, no way to really do it. (Dan Lofgren)
  - Business Relocation Firms do surveys regarding quality of life issues. (Brad Barber)
  - Some principles of quality of growth include adaptive reuse, efficient infrastructure, etc. (Lofgren)
  - Our immediate audience is the Legislature. (Carlton Christensen)
  - A different approach is to sell a different audience; The Nature Conservancy or the Chamber of Commerce who would talk to the Legislature. We can win the hearts of the Legislature by bringing constituents together (Lofgren)
  - Perhaps Universities could be involved in some of the research or studies. (Shauna Kerr)
  - The Architecture department at the University of Utah is doing a study on Economic Development and the principles of Quality Growth. The funding for the study is Federal. (Mike Hansen)
  
2. What are the points of convergence between these two concepts?
  - How does conservation and parks and recreation mesh with growing businesses? (Lofgren)
  - “Don’t foul your nest.” We need to protect the assets of Quality of Life for future economic development. (Example: Outdoor Retailers Convention) We need to work to protect our assets from incompatible uses, or overuse. (Wes Curtis)
  - What is the replacement cost of infrastructure? Salt Lake City has probably the oldest infrastructure in Utah. Compare their costs with other municipalities. Demonstrate to communities how much it will cost them over 100 years. (Christensen)
  - This is a huge financial issue for cities nationwide. Communities may have to shutdown if they cannot afford replacement costs. (Barber)
  - State service providers are involved with Quality Growth Communities program because they would rather pay for sound planning than emergency management because of poor planning. (John Bennett)
  - What economic and empirical data can be gathered? (David Allen)

- There are two types of growth. External vs. Internal. These two groups have different needs, and different perceptions. We need to market our natural resources to local businesses and industry as well as to those from out of state. (Bob Morgan)
  - A strong argument as to why economic development is good for Quality of Life needs to be made if we are going to be successful in linking Quality Growth and Economic Development. (Lofgren)
  - I have never seen an economy that can stay static. Economies either grow or they shrink. So you need to promote both Quality of Life and Economic (Allen)
  - An example is the Swaner Nature Preserve. Part of the reason Sumner Swaner was able to preserve all that land was because he got other development opportunities in return. The Economic Development component made it possible to move forward with conservation component of the project. (Lofgren)
  - Park City bonded for open space funding when the rest of the state was cutting budgets because the local growth and economic prosperity afforded it. (Shauna Kerr)
  - Do the principles of Economic Development need to be defined? Not all Economic Development is created equally. (Lewis Billings)
3. Are there impediments to the realization of the economic benefits of full implementation of the Principles of Quality Growth?
- People's perceptions are an impediment. (Kerr)
  - These perceptions result in government policy. An example is the prevention of affordable housing through zoning. (John Bennett)
5. Is there a potential for making this concept, assuming its demonstrability, a broad-based and well understood comprehension within the state?
- The Legislature reacts to the constituency. This must be a grass-roots effort. (Lofgren)
  - Need a commitment in terms of money and staff. (Curtis)
  - If the case is made well that there is a positive correlation between Economic Development and Quality Growth and the Legislature understands this correlation, then there is hope for more money from the Legislature. (Lofgren)
  - There needs to be a buy-in from the city councils and county commissions. You don't want to overlook them. (Mayor Darrell Smith)

**Agenda item #2 – Approval of Minutes June 23, 2004 (Continued)**

With a quorum in attendance, corrections were made to the minutes, David Allen moved that they be approved, as amended, there was a second and approval was unanimous.

**Agenda item #6 –Critical Land Subcommittee Report – David Allen  
Action Item – Proposed Wilcox/Hunt Oil Exchange – Bob Morgan**

A schedule of site visits for full applicants in the LeRay McAllister program was included in the packet handed-out at the meeting. Dave Allen asked for Commission members to please sign up for a site visit if their schedule permitted.

Bob Morgan presented the proposed exchange of Wilcox Ranch Property for the Cold Springs property owned by Hunt Oil Company's Preston Nutter Ranch. The Buckskin Ridge is isolated and surrounded by private property making it very difficult for the state to manage and impossible to provide public access to it. The Nutter Ranch wants this property so that they can trade it with an adjoining land owner in order to square up their southern boundary. The Cold Springs parcel would provide a public, circular route from Price through Nine-Mile Canyon and back. It would also provide improved access to more than 60,000 acres of BLM Land that is now largely inaccessible to the public. The trade is for better land and public access with comparable acreage. Dan Lofgren asked if there was any "catch?" Bob Morgan reported that there was none and that Carbon County would pick up a road easement. Carlton Christensen asked if there is any reason not to provide public access. Mr. Morgan replied that Nine-Mile Canyon is already public and this trade would only legalize what poachers and trespassers are already doing. Lewis Billings asked if there would be a violation of the previous agreement. Mr. Morgan said that Senator Bennett's office says it is legal, but he is having the Attorney General's office research the legality of the trade.

Shauna Kerr moved to authorize the transfer of the easements, and the trade of the property providing that the Attorney General determines that the trade is legal and does not violate existing laws, or agreements. This motion was seconded and passed unanimously.

**Agenda item #7 – Proposed Budget for FY 2005 – John Bennett**

This agenda item deals with the \$54,000 from the "set aside." There is an appropriation from the Legislature that could provide a match for a total of upwards of \$200,000. There was discussion as to whether or not communities with Quality Growth status could have priority access to the funds. Wes Curtis will review this suggestion and get back to the Commission at the next meeting.

There was consensus to wait and take action until after an investigation into the priority standing of Quality Growth Communities.

Lewis Billings questioned whether this was the last, best option for the set aside funds. John replied that the Critical Lands Subcommittee decided that matching the \$50,000 with an additional \$100,000 made it a feasible use of funds. A grant cycle with only \$50,000 could be more expensive than beneficial.

Shauna Kerr asked if the prior applicants for the \$54,000 were still being considered. John Bennett replied that after the criteria for the applying is created some of the applicants may reapply if they feel they fit said criteria.

**Agenda item #8 – Review of Possible Commission Statement on the Open Space Preservation Initiative – Lewis Billings**

Dan Lofgren stated that he felt it was inappropriate to take a position on the proposed Commission statement. Lewis Billings agrees that is inappropriate to pressure voters, but the Commission needs a position to inform the press and the public with. Mr. Lofgren replied that the Commission can not make any statement without seeming to be in support of the Initiative. Max Thompson feels that it is inappropriate to speak out on the issue because it forces the Commission into the political arena. Lewis Billing responded that the Legislature has not helped the Quality Growth Commission. The people have stated through the proposed initiative that they want something to be done. This is the Commission's chance to have courage and step up. He then withdrew the item.

Shauna Kerr moved to continue the item; it was seconded; the motion failed to pass by a vote of 7 in favor and 3 opposed. Nine affirmative votes are needed to pass any measure.

**Agenda item #9 – Review Updated Commission Website – Mike Hansen**

The Commission website is up and running. The web site is [www.qualitygrowth.utah.gov](http://www.qualitygrowth.utah.gov). He will email the address to the Commission members. It is a place to post agendas and minutes and make information available to the public. Hansen stated that staff wanted to include an e-mail address so that the public could contact the commission directly. He asked whether the commissioners wanted to receive these e-mails directly, or whether they wanted a generic e-mail address that could be monitored by the staff. The decision was made to filter email to Commission members through the GOPB office. Carol Page asked that the “arch” on the website be changed to something that the Commission has worked on.

**Agenda item #10 – Administrative Matters**

ASLA Convention – Brian Carver will put together a LeRay McAllister presentation for the meeting.

Next Meeting – The proposal was made to cancel the August 24 if Commission members commit to site visits. The motion was made to cancel the August meeting; it was seconded; approval was unanimous. The next meeting will be held on September 22, 2004.

Monday Conference Call – The call will be used to recruit volunteers for site visits to LeRay McAllister applicants.

There was a motion to adjourn at 2:00 pm; it was seconded and the motion carried.