

**OGDEN - LAYTON AREA
REGIONAL GROWTH COMMITTEE
TECHNICAL ADVISORY COMMITTEE
JANUARY 9, 2008
10:35 AM - 12:00 PM
MEETING SUMMARY**

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Meeting Summary – October 10, 2007 – Ogden - Layton RGC TAC</p>	<p>The Ogden – Layton Area Regional Growth Committee Technical Advisory Committee approved the October 10, 2007 meeting summary unanimously.</p> <p>The Regional Growth Committee’s Ogden-Layton Area Technical Advisory Committee meeting summaries are posted at the WFRC website (www.wfrc.org) under the “Committee” section on the left side of the front page. You can access these summaries by selecting the Technical Advisory Committee tab or with the following link: http://wfrc.org/cms/index.php?option=com_content&task=view&id=81&Itemid=36.</p>	<p>Approved</p>
<p>2. Overview of WFRC Staff Presentations to City Councils</p>	<p>Sam Klemm, WFRC, presented the TAC with a PowerPoint presentation about the WFRC. Sam and other WFRC staff are making the same presentation to all city councils in Weber, Davis, and Salt Lake Counties over the next few months. The purpose of these presentations is to inform city councils about the WFRC and its various roles. He handed out the same packets that all city council members will receive, which includes the RTP brochure, the WFRC staff brochure, a copy of the presentation, and the Wasatch Choices Principles and Objectives for Transportation Planning.</p> <p>The presentation defined what a Metropolitan Planning Organization (MPO) is, who makes up the WFRC’s board members, what products the WFRC is responsible for, and other projects the WFRC is involved in. Sam discussed the Regional Transportation Plan (RTP), the Transportation Improvement Program (TIP), corridor preservation, challenges, growth issues, and the Wasatch Choices 2040 Vision and Growth Principles.</p> <p>Sam expects that WFRC will complete the presentation to all city councils within Weber, Davis, and Salt Lake Counties by the end of May.</p> <p>Please contact Sam Klemm at 363-4230 x116 for additional information or for a copy of the presentation.</p>	<p>None Required</p>
<p>3. Growth Principles and Outreach to City Planning Commissions</p>	<p>Val John Halford, WFRC, discussed the Wasatch Choices 2040 Growth Principles and future outreach efforts to planning directors and city planning commissions. Val John reminded the TAC of the Wasatch Choices 2040 document that was prepared a couple years ago with their help. He and other WFRC staff will contact the city planners to set up a meeting to discuss how the Growth Principles and Vision can be applied to each city individually. Val John wanted to make sure the TAC understood that WFRC is not endorsing high rise development in all areas, but more of village centers type developments in specific areas.</p> <p>Val John asked the attending city planners where they were with respects to their General and Master Plans. Responses are listed below:</p> <ul style="list-style-type: none"> • Clearfield – 2005 was the last time it was updated, and they are currently looking at the General Plan to make minor changes; • Hill AFB – Master Plan updated a year ago in 2006; • South Weber – General Plan Updated in December 2007; • Kaysville – Reviews their plan every five to seven years, and will review it again in two to three years; • Washington Terrace – Recently updated their General Plan; • Clinton – Last updated their General Plan in 1984. <p>Please contact Val John Halford at 363-4230 x108 for additional information.</p>	<p>None Required</p>

<p>4. Transportations Issues and Concerns – Clinton City</p>	<p>Steve Parkinson, City Planner for Clinton City, presented some of the transportation issues and concerns Clinton is currently facing. He handed out a map of the City boundaries to the TAC. The presentation included an overview of the major streets in Clinton and their 2005 capacity and volumes, a 2030 no build volumes and capacity, a 2030 collector emphasis alternative, and a 2030 improved alternative with volumes and capacities. He noted that in 2005 the volumes for 2000 West were 137-188% above the current capacity and 83-114% for 1800 North. In the 2030 “No Build” scenario, 2000 West ranged between 174-239% above capacity and 1800 North was between 133-187% above capacity. With the 2030 collector emphasis, which includes improvements to 2000 West and 1800 North, intersections along 2000 West and 1800 North then had a level of service of a “D”. The 2030 “Improved” alternative included improvements on 1800 North, 2000 West, and other road improvements, including roundabouts throughout the City where signals are not warranted. Steve noted that there is currently only one bridge that goes over the railroad line, which is located on 800 North. He believes there needs to be more bridges over the railroad line on other east/west roads, especially with the 1800 North I-15 Interchange in the second phase of the 2030 RTP. Steve also said that Clinton City’s current population is between 22,000 and 23,000, and is projected to top out at about 36,000, with building permits dropping from 250-300 per year to less than 100 last year. Other transportation issues Steve sees Clinton facing is through traffic versus traffic coming to the City.</p> <p>Please contact Steve Parkinson at 774-2620 for additional information.</p>	<p>None Required</p>
<p>5. RCL Consultants – Retail Market Analysis</p>	<p>Gabe Epperson, Envision Utah, gave a presentation on the Wasatch Front Development Trends study which was completed by Robert Charles Lesser and Co. (RCL) Consultants. Envision Utah hired RCL to perform a retail market analysis on the Wasatch Front’s four county urban area. The objective of the study was to understand from a market perspective the growth and development trends in the Wasatch Front, specifically the role of major activity centers, where centers may develop, and how they might impact regional growth.</p> <p>The study set out to also answer key questions, which included;</p> <ul style="list-style-type: none"> • What are the key centers in the SLC metro area and what are their characteristics? How can we strengthen these existing centers? • Can the Wasatch Front support additional centers from a market perspective? Are additional centers necessary? Where could they be located? • Would the creation of additional centers change the marketability of the region? • How could new centers help contribute to a more sustainable region? • Would new centers allow for workforce housing? • How would new centers affect existing centers, esp. Downtown? • How could new centers help to implement the strategies presented in the Wasatch Choices 2040 document? • What elements make a community “sustainable”, and can a new center be developed in a sustainable way? <p>The RCL report discussed metropolitan development trends, the primary path of growth, the basic types of employment in the metro area, future metropolitan development trends, infill development along mass transit corridors, unique urban development that offer walkable access, employment projections, and household projections.</p> <p>Gabe presented the locations of the core export firms within the Wasatch Front. The RCL report defined existing cores and future cores within the Wasatch Front and included the generation the core came into existence in the area. Existing Cores included; International Center / North West Quadrant / Airport, SR-201 / California Avenue, Downtown Salt Lake City, University of Utah, Cottonwood Heights, Ft. Union, Sandy, Provo / BYU, Layton Hills, and Ogden Downtown. Future cores include; Sugarhouse, West Valley City, Jordan Landing, Daybreak,</p>	<p>None Required</p>

	<p>and Thanksgiving Point.</p> <p>These cores were given scores and ranked to help determine how employment growth projections were distributed. Scoring criteria included; employment, access to executive housing, access to the region, office space, etc. Gabe presented the results of the scores and ranks. Scores ranged from 337 points for Downtown Salt Lake City to 112 points for Ogden Downtown. Employment projections were allocated to each core bases on the scores. The RCL report addressed how each existing core individually could be strengthened and made more sustainable by addressing their deficiencies. The report discussed how the low scoring cores tend to be smaller, more distant, or out of balance with jobs and households.</p> <p>Please contact Gabe Epperson at 303-1453 for additional information or for a copy of the presentation.</p>	
6. Overview of Special Studies	<p>Greg Scott, WFRC, briefly informed the TAC of the planning projects in Davis and Weber Counties.</p> <ul style="list-style-type: none"> • SR-108 EIS is currently out for public comment. • North Legacy Corridor Alignment Study has expanded its scope to include a review of alternatives. • East / West Davis and Weber Study hired a consultant and is in the kickoff phase. • South Layton Interchange Study has been submitted to the FHWA for the legal sufficiency review. • 500 South had no a "Finding of No Significant Impact" (FONSI). • South Davis Transit Corridor Alternatives Analysis has designated a locally preferred alternative. <p>Please contact Greg Scott at 363-4230 x119 for additional information.</p>	None Required
7. Other Business	<p>Jory Johner, WFRC, presented to the TAC a proposed amendment to the 2030 RTP. He said UTA would like to designate the D&RGW corridor in Davis and Weber County as a future multimodal corridor. He also informed the TAC that other proposed amendments would also be made to the Salt Lake RGC TAC.</p> <p>Kent Bush, Clearfield City, made a motion that the proposed amendment be forwarded to the Regional Growth Committee (RGC) for public comment. Mayor Gertge seconded the motion. The motion passed unanimously.</p> <p>Please contact Jory Johner at 363-4230 x110 for additional information.</p> <p>Steve Parkinson, Clinton City, will be the new chairman of the Ogden – Layton RGC TAC. A Vice-Chairperson will be chosen at the March 12th meeting.</p>	Approved None Required
8. Next Meeting Ogden – Layton RGC TAC – March 12th 2008	<p>The next Ogden – Layton RGC TAC meeting will be held on Wednesday, March 12, 2008 at 10:30 AM at the Clearfield City Hall (55 South State Street) on the 2nd Floor.</p>	None Required

ATTENDANCE ROLL
 OGDEN - LAYTON AREA RGC TECHNICAL ADVISORY COMMITTEES
 DATE: 1/9/08

<u>Name</u>	<u>Representing</u>		
Greg Benson	Clearfield City	Mark Jensen	Davis County
Jory Johner	WFRC	Jason Fielding	Davis County
Kent Bush	Clearfield City	Mayor Joe Gertge	South Weber City
Elden Bingham	UDOT Planning	Russ Thompson	Hill AFB
Steve Harris	Washington Terrace City	Greg Scott	WFRC
Steve Parkinson	Clinton City – Vice Chairman	Val John Halford	WFRC
Andy Thompson	Kaysville City	Gabe Epperson	Envision Utah