

**MINUTES
REGIONAL GROWTH COMMITTEE
Meeting of January 19, 2006**

A meeting of the Regional Growth Committee was held on Thursday, January 19, 2006 in the offices of the Wasatch Front Regional Council, 295 North Jimmy Doolittle Road, Salt Lake City, Utah.

1. WELCOME & INTRODUCTIONS:

Mayor Peter Corroon, who chaired the meeting, called the meeting to order at 9:30 a.m. Mayor Corroon welcomed committee members and guests. The following were in attendance:

Members & Alternates Present:

Mike Allegra	UTA
Brad Barber	Quality Growth Commission
Elden Bingham	UDOT
Camille Cain	Commissioner, Weber County
Steve Call	Federal Highway Administration
Peter Corroon	Mayor, Salt Lake County
Jim Gentry	Weber County Planning/COG
Jim Horrocks	Utah Air Quality Board
Ahmad Jaber	UDOT
Dannie McConkie	Commissioner, Davis County
Kent Money	Mayor, City of South Jordan
Joseph L. Moore	West Valley City/SL County COG
Carol Page	Commissioner, Davis County
JoAnn B. Seghini	Mayor, City of Midvale
Wilf Sommerkorn	Davis County Planning
Gary Whatcott	South Jordan City

Non-Members Present:

Claudia Anderson	Mayor, Bluffdale
D. J. Baxter	SLC Mayor's Office
John Bennett	GOPB
Roger Borgenicht	Future Moves
Dana Dolsen	Division of Wildlife Resources
Russell Fox	Kennecott Land Company
Tom Hale	SWCA Environmental Con.
Raylene Ireland	For Mayor Billings, Provo City
Kelly Lund	Federal Highway Administration
Chuck Chappell	Wasatch Front Regional Council
George Ramjoué	Wasatch Front Regional Council
Jory Johner	Wasatch Front Regional Council
Kip Billings	Wasatch Front Regional Council
Sam Klemm	Wasatch Front Regional Council
Christine Lamentia	Wasatch Front Regional Council

Members excused: Mayor Byron Anderson, Mayor Ross Anderson, Lane Beattie, Senator Greg Bell, Mayor Lewis Billings, Commissioner Greg Dearden, Mayor George Garwood, Robert Grow, Councilman Daniel Hancock, Mike Hansen, Alan Matheson, Commissioner Dennis Rockwell, Wayne Samuelson, Walter Waidelich, and Commissioner Jan Wells.

2. **Approval of Minutes of the RGC meeting of November 17, 2005: Commissioner Camille Cain** moved to approve the minutes of the RGC meeting of November 17, 2005. The motion was seconded by **Mayor JoAnn Seghini** and adopted unanimously.

3. **Utah's Wildlife Conservation Strategy**

Dana Dolsen, Wildlife Planning Manager for the Division of Wildlife Resources, gave a PowerPoint presentation on Utah's Comprehensive Wildlife Conservation Strategy (CWCS). The Strategy was developed in response to an eligibility requirement for State Wildlife Grants (SWG) funding. The SWG is the nation's core program to keep fish/wildlife from becoming threatened or endangered as defined by Federal regulations.

The CWCS provides a 10-year management framework to help guide decisions for wildlife on both private and public lands. The strategy addresses uses that can sustain viable regional and local economics. It also identifies habitats adjacent to Utah's cities and towns, species of concern, essential wildlife management practices to ensure the continued health and abundance of the various species, and suggests shared or collaborative processes for accomplishing the goals of the strategy.

In response to questions from Commissioner Carol Page, Mr. Dolsen reiterated that one of the goals of the CWCS is to prevent species being put on the federal threatened or endangered list. He then listed the ways the public and organizations are being informed about the strategy and whom to contact for further information. Joseph Moore asked if relevant plans and maps have been made available to local county and city planning offices. Mr. Dolsen assured him they were. Brad Barber asked if information was available as to where exactly certain species are located. Mr. Dolsen said that the answer depended on whether a particular landowner was cooperating by providing that information. Elden Bingham asked who UDOT's regional offices should contact for further information. Mr. Dolsen replied UDOT could contact him. In addition, there is a good deal of information available on the website at www.wildlife.utah.gov/cwcs. Mr. Dolsen may be reached at 538-4790 or danadolsen@utah.gov.

4. **Proposed Changes to EPA's PM2.5 Standard**

Kip Billings, Transportation Engineer, WFRC, reported on the possible impact of the EPA's proposed new emission standard for particulate matter (PM2.5) of 40 micrograms per cubic meter (the current standard is 65). The new standard would affect primarily Utah and California. There are some areas of Utah that would violate the proposed new standard. However, this is not of imminent concern. If certain areas of Utah are designated as non-attainment areas and if there are no legal challenges and other delays, conformity requirements would not be imposed until 2010 at the earliest. In addition, substantial reductions in mobile source PM2.5 resulting from measures already in place would constitute a good argument against further restrictions. A timeline showing how the new standard would affect the area through April 2015 was distributed.

In response to a question from John Bennett, Mr. Billings explained that the major source of particulate matter is the secondary chemical reactions in the atmosphere involving emissions from any form of combustion, such as autos and trucks, home gas furnaces and industrial processes. Mayor JoAnn B. Seghini asked if there were any new automobile technologies on the horizon that would help the emissions situation. Mr. Billings replied that improved diesel technology, the use of cleaner fuels, and the use of hybrid automobiles would make a difference. However, he emphasized that improved fuel efficiency does not necessarily correlate with a reduced level of emissions, although there is a relationship between fuel efficiency and levels of greenhouse gases.

5. Proposed Revisions to the State's Planning Statues (LUDMA)

Wilf Sommerkorn, Davis County Community and Economic Development Director, prefaced his presentation regarding the proposed revisions in state planning statutes by reminding members of the negotiations leading to the passage last year of S.B. 60, sponsored by Senator Greg Bell. S.B. 60 was a very comprehensive bill that has been found to require a few technical revisions. Senator Bell is sponsoring a bill to revise the statute that will be submitted during the current legislative session.

Mr. Sommerkorn then explained that there is a group of legislators, including Representative Greg Curtis, Speaker of the House, that feel the whole premise of land use regulation needs to be changed. This sentiment has resulted in a draft bill (S.B. 170), sponsored by Senator Al Mansell, being circulated in the Legislature. George Ramjoué distributed an outline of key revisions in land use regulation if S.B. 170 were adopted. Mr. Sommerkorn said the end result of the adoption of S.B. 170 would be that local governments would have to show "substantial harm" to the public in order to deny applications for changes in land use.

Joseph Moore commented that adoption of S.B.170 would place the burden of proof in land use decisions on local government. Costs of land use regulation would escalate, as would the amount of litigation. He also felt there was a conflict of interest because the group primarily involved with S.B. 170 has been suing local governments over land use decisions. Mr. Ramjoué noted there are also proposed changes relative to penalties and impact fees in the bill. Other possible negative impacts of S.B. 170 were noted by Mayor JoAnn B. Seghini, John Bennett, and Commissioner Camille Cain.

In response to a question from Jim Horrocks regarding the WFRC's role in opposing S.B. 170, Chuck Chappell said that in a case like this, the WFRC should not be in the lead. He thinks it would be best if groups like the Utah Association of Counties (UAC) or the Utah League of Cities and Towns (ULCT) are in the forefront, with the WFRC providing information on how S.B. 170 would affect transportation.

Brad Barber asked if the organized development community is playing a role in S.B. 170. Mr. Sommerkorn stated that certain developers may be involved, but there were also developers involved in the passage of S.B. 60 who are satisfied with that statute. Mr. Barber suggested that the Quality Growth Commission could help further inform developers. Mr. Sommerkorn agreed, but noted that even though many developers are satisfied with S.B. 60, they will not want to oppose Senator Mansell.

In response to the comments and questions, Mr. Sommerkorn noted that, because what is designated as S.B. 170 has not yet been fully drafted, its impact cannot be fully assessed. However, it is of concern and needs to be carefully monitored.

6. Regional Growth Principles/Vision Activities

George Ramjoué, Planning Manager, WFRC, reported that, after the Growth Principles were adopted by the Regional Council in October 2005, the staffs of the WFRC and Envision Utah embarked on an effort to meet with the City Councils and other officials of all local governments in the region to explain the principles and vision. A formal presentation to explain the Growth Principles and the vision activities was created in an effort to ascertain the communities' feelings about them. The Growth Principles are also being discussed with the local planning community and were discussed at the recent combined Technical Advisory Committee meeting.

In addition, Mr. Ramjoué indicated that a document is being developed which would provide local governments with some implementation strategies for the Growth Principles. Subsequent work will also involve explaining what actions the state government and MPO's can take. Mr. Ramjoué distributed a rough draft of eleven summary strategies for local governments to use to implement the Regional Council's Growth Principles and Objectives. Growth Principles and objectives can guide transportation planning and can be used in developing a local land use strategy (including planning steps, ordinances, and other actions that should be taken). The initial draft was the work of the Task Force formed to prepare implementation strategies. The Task Force will be meeting again to refine the draft. He noted that some Steering Committee members are also participating in this process. It is expected that a more refined rough draft of the implementation strategies will be finished and sent out for review within the next 30 to 45 days. Eventually, a workshop will be held to further explain the strategies and invite the local planning community, planning commissioners and any other interested parties.

Of the 39 out of 48 communities visited so far in the region to explain the Growth Principles and vision, Mr. Ramjoué reported that most are agreeing to accept or at least consider the Growth Principles when they make General Plan amendments. About 24 indicated agreement with the principles, while eleven more said they needed more time to consider them. Jim Horrocks asked what concerns were raised by those communities not agreeing with the Growth Principles. Chuck Chappell replied that some of the indecisive communities wanted the WFRC to "grade them" on whether they were already accomplishing the principles. However, the WFRC does not want to get into the position of grading the local governments in that way. He said that part of their indecision is that they do not fully understand the application of the principles to their own community, but it is up to them to interpret how to apply them. One community gave a definite "no." Reports have not yet been received from the other three communities recently visited.

Michael Allegra asked how the cities are incorporating the Growth Principles into their planning processes. Mr. Ramjoué explained that the WFRC is not asking for formal or official approval, just an indication as to whether or not they would consider consulting them in future planning efforts. He said that communities could pass a resolution or adopt ordinances that incorporate the principles into their development application review processes.

Joseph Moore said that West Valley City has adopted the principles outright. He explained that in a recent meeting questions arose about a land use proposal and the mayor asked him how what was being proposed complies with the Regional Growth principles. He said West Valley City will update its Master Plan and incorporate the principles as a basic philosophy to guide the planning process. He noted that one city's implementation of the principles may be quite different from another, depending on how they interpret and use them.

Mike Allegra wondered if the principles could be tied to the Quality Growth Communities Program so that if a community adopts them it will receive a better rating. John Bennett noted that he spoke to the Regional council about this question early on, and it probably should be considered. He stated it's "on the radar screen." Mr. Ramjoué noted that the Growth Principles and the principles of the Quality Growth Commission are in harmony with each other, with no real conflicts or inconsistencies.

In response to a question from Mayor Seghini, Mr. Ramjoué said West Jordan, Salt Lake County, Davis County, Cottonwood Heights, North Ogden, South Salt Lake, Roy, and Sunset still need to be visited with regard to explaining the Growth Principles and vision to the City Councils. Mayor Claudia Anderson remarked that Bluffdale was visited last week, but she thought the presentation was just informational and did not require a formal response of support or approval. She asked in what form they could respond. Mr. Chappell replied that a response could be in the form of a positive letter from the mayor, a resolution by the council, or any other form they choose. Mr. Ramjoué stressed the positive impact the Growth Principles would have on the transportation system and possibly land use. He urged the members to put the Growth Principles and vision on their planning commission agendas for discussion.

Mayor Corroon suggested that, at some point, the WFRC could go back to all the communities again to review progress. Mr. Ramjoué agreed and assured him this was a long-term process. The WFRC will follow up and help communities with the implementation process to the extent they desire.

7. Report on RGC Vacancies

George Ramjoué explained that the Regional Growth Committee's (RGC) composition, as established by the Regional Council, is: 15 voting members, 14 non-voting representatives, and 19 alternates for both members and representatives. Current vacancies include: 4 members, 7 alternates (for both members and representatives), and one from the Governor's Office of Planning and Budget. He said that some vacancies are filled by selections made by the WFRC; others are selected by the County COG's. Mr. Ramjoué distributed a handout showing the current appointment status for the Regional Council and its committees, and whether the appointments are by the Regional Council or the COG's. He requested that the appointing bodies reconfirm existing members and fill vacancies as quickly as possible. It is hoped that the composition of the RGC will be completed by the beginning of February.

8. Report from WFRC's Executive Director

Chuck Chappell, Executive Director, WFRC, expressed his appreciation for those who formed the new Regional Growth Committee a few years ago. He praised the RGC members with regard to the work they accomplished on the "visioning" process, and he reminded members that the basic responsibility of the RGC is to work with the WFRC staff to create the new Regional Transportation Plan which is scheduled to be adopted in May 2007. Mr. Ramjoué distributed a schedule of the RTP progress and noted that the RTP will comply with SAFETEA-LU. Mr. Chappell said that the RTP is designed to protect mobility and enhance the quality of life of the citizens of the Wasatch Front. He then said: "Let the work begin!"

9. OTHER BUSINESS: Mayor JoAnn B. Seghini asked for the dates of the RGC meetings in 2006. Chuck Chappell said they would be available at the next meeting.

10. **NEXT MEETING:** The next meeting is scheduled for **THURSDAY, FEBRUARY 16, at 9:30 a.m. in the offices of the Wasatch Front Regional Council.**
11. **ADJOURNMENT:** There being no further business, the meeting was adjourned at 11:00 a.m.