

Minutes
Regional Growth Committee
Meeting of May 21, 2009

A meeting of the Regional Growth Committee was held on Thursday, May 21, 2009 in the offices of the Wasatch Front Regional Council, 295 North Jimmy Doolittle Road, Salt Lake City, Utah.

Welcome and Introductions

Mayor Bruce Burrows, Chairman, called the meeting to order at 9:40 a.m. Mayor Burrows welcomed committee members and guests. The following were in attendance:

Members, Representatives & Alternates Present:

Justin Allen	Utah Quality Growth Commission
Claudia Anderson	Mayor, Bluffdale City
Tom Bacus	Kennecott Land
Ralph Becker	Mayor, Salt Lake City
Bruce Burrows	Mayor, Riverdale City
Mick Crandall	UTA
Dan Snarr	Mayor, Murray City
Ahmad Jaber	UDOT
Neka Roundy	Mayor, Kaysville City
JoAnn Seghini	Mayor, Midvale City
Jan Zogmaister	Commissioner, Weber County

Non-Members Present:

Chris Chesnut	UTA
Darrell Cook	MAG
Rob Jeppsen	Salt Lake County
Max Johnson	Salt Lake County
Douglas Larsen	Weber County
Ben McAdams	Salt Lake City
Arthur C. Nelson	University of Utah
Kathy VanDame	Wasatch Clean Air Coalition
Lynn Vinzant	Clinton City
Gary Whatcott	South Jordan City
Wayne Bennion	WFRC
Kip Billings	WFRC
Chuck Chappell	WFRC
LaNiece Davenport	WFRC
Muhammad Farhan	WFRC
Scott Festin	WFRC
Ned Hacker	WFRC
Val John Halford	WFRC
Jory Johner	WFRC
Pam Jorgensen	WFRC
Sam Klemm	WFRC
Andy Li	WFRC
Greg Scott	WFRC
Suzie Swim	WFRC

Members / Representatives excused: Mayor Lewis Billings, Mayor Peter Corroon, Commissioner Louenda Downs, Commissioner Meghan Holbrook, Mayor Kent Money.

1. Approval of Minutes

Mayor Neka Roundy moved that the minutes of the Regional Growth Committee meeting held March 19, 2009 be approved as written. **Commissioner Jan Zogmaister** seconded the motion and the minutes were unanimously approved.

2. Opportunity for Public Comment

There were no comments

3. Information / Discussion – A Glimpse at the Future

Chuck Chappell, WFRC, introduced Dr. Chris Nelson, Ph.D., Presidential Professor and Director of Metropolitan Research Center at the University of Utah. Mr. Chappell noted that Dr. Nelson's research and the application of his findings would likely influence the Council's 2040 land use forecast.

Some of the conclusions from Dr. Nelson's presentation include:

- Households are changing – by providing a variety of housing types people can remain in the same neighborhood as they go through various life stages from single, married, married with children, empty nesters, retired, and elderly.
- Densities of 10,000 people per square mile are desirable – not frightening. A good example of this is the Daybreak community in South Jordan.
- People appreciate choices rather than the only choice being single-family homes on quarter acre lots. 33% of residents along the Wasatch Front want mixed use and a variety of housing types – 60% of the new development must be this type in order to meet the demand.
- Developing boulevards can tie cities together.
- Home financing will never return to the looser programs of the past – which means: smaller homes – smaller lots – more renters.
- The retirement bulge and health advancement will increase relative population of elder people.

4. Action – Regional Transportation Plan Visioning

Val John Halford, WFRC, reported that the overall development of the Regional Transportation Plan (RTP) starts with a plausible land use Vision Scenario for the region. The Wasatch Choices 2040 study created that Vision for the 2007 RTP. He said that our responsibility today is to review, refine and validate that Vision in preparation for the 2011 RTP. The following information was presented and discussed:

- In August 2004, the Wasatch Front Regional Council (WFRC) formed a partnership with Mountainland Association of Governments (MAG) and Envision Utah and conducted a visioning process for the region for the 2007 Regional Transportation Plan (RTP). The partnership generated three products: (1) The Growth Principles and Objectives; (2) Implementation strategies for local governments; and (3) the Regional Visioning Map.
- The Wasatch Front Regional Council formally adopted the Growth Principles in October 2005. However, the Regional Vision Map was not and remained simply a visual representation of what the region could look like if the Growth principles were adopted.
- In 2006 WFRC staff visited with all 45 municipalities and the three counties to determine if a Vision Map or their comprehensive plans should be used as a basis for the 2030 RTP. As a result it was a hybrid map that incorporated both the Vision and the local city Master Plans.
- There is a current effort underway to educate local municipalities and counties throughout the region on the Growth Principles with the goal of having each city and county in the region adopt such in a formal way and in a manner that they will feel comfortable.
- The purpose of the vision Map was a means of visualizing a possible future for the region where growth patterns and transportation investments work together to create a future that we desire.
- The three primary components of the Vision Map are: (1) mixed use areas; (2) transit oriented developments at fixed guideway transit stops; and (3) some higher density where such makes sense.
- The Vision calls for a number of different centers, each with a level of intensity.
 - Mixed Use boulevards
 - Open spaces, trails, and
 - A balanced transportation system that connects and supports these uses.
- Each of the different intensity centers is designed around an estimated number of households and jobs. Mixed use boulevards and centers, with the proper combination or mix of a number of compatible land uses, would allow some individuals to live, work, shop and recreate within a defined geographic area.
- 3% Strategy – only about 3% of the region’s 3,000 square miles needs to be devoted to mixed use development.
- This 3% increase in mixed use development produce results in
 - 18% less traffic congestion
 - 16% more transit ridership
 - 23 fewer square miles of land consumption
- These results occur because
 - 13% of new growth occurs in walkable villages that mix housing, commercial and employment uses.
 - 11% of housing and 20% of jobs are within walking distance of high capacity rail transit.

Mr. Halford concluded by informing that to refine the Wasatch Choices 2040 regional Vision, the staff is proposing that in the next few months (with assistance from Envision Utah) the Vision is reviewed, analyzed to identify shortfalls/improvements, updated appropriately and evaluated to quantify the performance/benefits of the Vision compared to current growth patterns. In keeping with the RTP Planning Process, a proposed updated Vision would be presented and reviewed by the RGC Technical Committees, the County Councils of Government (COGs) and the RGC prior to endorsement by the Regional Council and subsequent use in development of the 2011 RTP.

ACTION: Mayor Neka Roundy moved that the RGC recommend to the Regional Council the proposed process to review, refine and validate the Wasatch Choices 2040 Vision for the 2011 Regional Transportation Plan. The motion was seconded by **Mayor JoAnn Seghini** and passed unanimously.

5. Information – WFRC Air Quality Committee Report

Kip Billings, WFRC, reported that the WFRC Air Quality Committee held its second meeting on May 18, 2009. The Committee reviewed the annual Air Quality Report Card. Mr. Billings said that in each of the three largest counties (Davis, Salt Lake and Weber), the PM 10 and Carbon Monoxide standards are being met. However, the new PM2.5 and new Ozone standard in the three counties is not being met.

Also discussed was the new MOVES (Motor Vehicle Emissions Simulator) Air Quality Model. Mr. Billings informed we would be transitioning from the Mobile 6 model that has been used for the last several years to an entirely new approach. The MOVES model will be finalized toward the end of this year (2009) and we will be required to use the new model following the grace period that will be from 3 to 24 months. The new MOVES model represents more accurately the vehicle emissions of the Region. However, with the new air quality standards there will be challenges to meet them.

6. Other Business

Ned Hacker briefly brought to the attention of members and those in attendance the following items:

- The Council Retreat will be held June 25th from 2:00 – 4:00 p.m. and all Council members are invited to attend
- The Clear the Air Challenge - Handout
- The 3% Strategy - Handout
- Wasatch Canyons Tomorrow Study - Handout

7. Next Meeting

The next meeting of the Regional Growth Committee will be held at **9:30 a.m. on THURSDAY, August 20, 2009** in the offices of the Wasatch Front Regional Council.

The meeting adjourned at 11:20 a.m.