

**Minutes**  
Regional Growth Committee  
Meeting of October 11, 2018

A meeting of the Regional Growth Committee was held on Thursday, October 11, 2018 in the offices of the Wasatch Front Regional Council, 295 North Jimmy Doolittle Road, Salt Lake City, Utah.

**Welcome and Introductions [Recording 00:00]**

Mayor Ben McAdams, Regional Growth Committee Chair, called the meeting to order at 9:34 a.m. Mayor McAdams welcomed committee members and guests, and introductions were made. The following were in attendance:

**RGC Members and Alternates Present**

IN ATTENDANCE	2018 RGC MEMBERS
	<b>BOX ELDER COUNTY</b>
	Member: Jeff Scott (Box Elder)
	Alternate: Kenneth Braegger (Willard)
	<b>DAVIS COUNTY</b>
	<b>WFRC Appointments</b>
	Member: Len Arave (North Salt Lake)
x	Alternate: Mike Gailey (Syracuse)
	<b>COG Appointments</b>
x	Member: Jim Talbot (Farmington)
x	Member: Katie Witt (Kaysville)
	<b>MORGAN COUNTY</b>
	<b>COG Appointments</b>
x	Member: John Barber ( <i>Vice-chair</i> ) (Morgan County)
	Alternate: Tina Cannon (Morgan County)
	<b>SALT LAKE COUNTY</b>
	<b>WFRC Appointments</b>
x	Member: Ben McAdams ( <i>Chair</i> ) (Salt Lake County)
	Alternate: Ron Bigelow (West Valley City)
	<b>COG Appointments</b>
	Member: Dawn Ramsey (South Jordan)
x	Member: Aimee Winder Newton (Salt Lake County)
x	Member: Jim Riding (West Jordan)
	Alternate: Jackie Biskupski (Salt Lake City)
	Alternate: Cherie Wood (South Salt Lake)
	Alternate: Troy Walker (Draper)
x	Alternate: Kurt Bradburn (Sandy)
	<b>TOOELE COUNTY</b>
	<b>COG Appointments</b>
x	Member: Wade Bitner (Tooele County)
x	Alternate: Dave McCall (Tooele City)
	<b>WEBER COUNTY</b>
	<b>WFRC Appointments</b>
x	Member: Mark Allen (Washington Terrace)
	Alternate: Norm Searle (Riverdale)
	<b>COG Appointments</b>
	Member: Jim Harvey (Weber County)
	Alternate: Robert Dandoy (Roy)
	<b>OTHER APPOINTMENTS</b>
	<b>Utah Transportation Commission</b>
	Member: Meghan Holbrook
	Alternate: Dannie McConkie
	<b>UTA Board</b>
x	Member: Charles Henderson
x	Alternate: Necia Christensen
	<b>Utah Air Quality Board</b>
	Member: Erin Mendenhall
	<b>Envision Utah</b>
	Member: Robert Grow
x	Alternate: Ari Bruening
	<b>NON-VOTING MEMBERS</b>
	<b>UDOT Representative</b>
	Member: Nathan Lee
x	Alternate: Jeff Harris
	<b>UTA Representative</b>

	Member: Laura Hanson
x	Alternate: Levi Roberts
	<b>Air Quality Board, DAQ Staff Representative</b>
	Member: Bryce Bird
	<b>FHWA - UTAH Division Representative</b>
	Member: Ivan Marrero
	Alternate: Steve Call
	<b>Utah League of Cities &amp; Towns Rep</b>
	Member: Gary Uresk
	<b>Utah Association of Counties Representative</b>
x	Member: Wilf Sommerkorn (Salt Lake County)
	<b>Mountainland Association of Governments</b>
	Member: Steve Leifson (Spanish Fork)
	<b>WFRC Appointments from other organizations:</b>
	Member: Christine Richman (Utah Urban Land Institute)
x	Member: Evan Curtis (GOMB)
	Member: Abby Osborne (Utah Transportation Coalition)
x	Member: Reid Ewing (University of Utah)

**RGC Representatives and Others Present**

Roger Borgenicht	UDOT
Steve Call	FHWA
LaNiece Davenport	WFRC
Evelyn Everton	Sandy City
Katie Gerard	WFRC
Bert Granberg	WFRC
Andrew Gruber	WFRC
Ned Hacker	WFRC
Val John Halford	WFRC
Scott Hess	WFRC
Jory Johner	WFRC
Linda Johnson	Breathe Utah
Brynn Mortensen	SL Chamber
Ted Knowlton	WFRC
Heather McLaughlin-Kolb	WFRC
Callie New	WFRC
Rachel Otto	ULCT
Scott Riding	Y2Analytics
Alex Roy	WFRC
Megan Townsend	WFRC
Hugh Van Wagenen	WFRC
Russell Weeks	SLC Council

**Action: Approval of Minutes [Recording 02:08]**

Mayor McAdams entertained a motion to approve the minutes of the Regional Growth Committee meeting held August 16, 2018. Mayor Katie Witt, Kaysville City, motioned to approve these minutes, and it was seconded by Commissioner Wade Bitner, Tooele County. The minutes were unanimously approved.

**Opportunity for Public Comment [Recording 02:25]**

There were none.

**Chair Report [Recording 02:34]**

Mayor McAdams informed the committee that there are a number of interesting efforts underway that have been convened by state legislators that he feels are of interest to discuss including the Inland Port Authority, Commission on Housing Affordability, and the Point of the Mountain Commission. Mayor McAdams commented that Andrew Gruber and the WFRC staff have been following these closely and asked Mr. Gruber to provide the committee with an update. Mr. Gruber began by discussing the Inland Port Authority, reminding the committee that the Utah State Prison site is being moved to the Northwest quadrant of Salt Lake City. Related to this, the legislature passed legislation, not without controversy, to create a new authority to govern elements of the land use and the tax structure for this area. Mr. Gruber commented that there seems to be no disagreement that this is an area that is well suited for an Inland Port, however, there is disagreement around the governance and decision making. At this point, the Inland Port Authority

has established a board made up of public and private sector (legislators, county and local officials, and members of the private sector). This has three working groups, which consist of coordinating the search for an Executive Director, putting together an Inland Port Business Plan and Budget, and looking at the tax structure.

Next, Mr. Gruber discussed the Commission on Housing Affordability, which was also created by a state legislation to address and consider options for this “crisis” that we face in our region of the growth and the demand for housing at all ranges of the income spectrums. There are six working groups involved in this, which include: transit-oriented development, affordable housing production, leveraging funding and RDA resources, marketing and education, additional research and evaluation, and rural advisory issues.

Last, Mr. Gruber discussed the Point of the Mountain Commission saying that Envision Utah was hired as the consulting agency and organized broad stakeholder engagement. The transportation agencies (UDOT, UTA, MAG, WFRC) have been working very closely with Envision Utah and the Commission in giving information to them, and also getting input from them. He explained that this feeds into the work that the Regional Growth Committee shepherds, which is the development of the Wasatch Choice 2050 Vision and the Regional Transportation Plan.

#### **Utah’s Housing Affordability Gap and Wasatch Choice 2050 [Recording 10:22]**

Mayor McAdams reminded the committee that during the last RGC meeting, the committee started to discuss Utah’s housing affordability gap. He commented that during today’s meeting, we will discuss research findings presented from Y2Analytics, a firm commissioned by the Utah League of Cities and Towns, the Salt Lake Chamber, and Wasatch Front Regional Council.

Ted Knowlton, WFRC, noted that Y2Analytics was selected to inform a communication’s approach, to feed into the notion of how do we collectively talk about growth, on behalf of the Housing Gap Coalition which is convened by the Salt Lake Chamber.

Scott Riding, Y2Analytics, commented that they asked respondents which issue they considered the most important issue facing communities and residents, and 22% said that housing affordability is the most important issue, followed by air quality, education, and infrastructure. That being said, the fact that no one issue dominates public perception means that they have space to educate, inform, and help shape public opinion over the next few years. Mr. Riding said that the common perception is that nearly two-thirds of respondents feel that their local city or town is growing too quickly. Mr. Riding moved forward by commenting that they asked respondents to tell them who they thought should be responsible for communicating with the community about proposed developments, as well as who they trusted to fulfil this responsibility. There was a clear gap between expectations and trust when it came to key players in the housing market, with 42% of respondents saying that they expected their city or town government to communicate with them about plans and developments, with more than half trusting them in that role. He ended by discussing the attributes that were tested.

There was discussion held among the committee.

#### **2019-2050 Regional Transportation Plan: Funding Discussion [Recording 36:07]**

Jory Johner, WFRC, discussed the next steps for both the Wasatch Choice 2050 (WC2050) and the Regional Transportation Plan (RTP), with a focus on how the plan is being prioritized on financial assumptions. Mr. Johner explained that the WC2050 is an umbrella component to everything that is done at Wasatch Front Regional Council and throughout the region. There are three elements within the WC2050:

- Economic Development
  - Comprehensive Economic Development Strategy
- Land Use
  - Transportation and Land Use Connection
- Transportation
  - Regional Transportation Plan

Mr. Johner reminded the committee that the WC2050 Vision and the RTP is updated every four years, and must look out a minimum of 20 years. The current plan is looking out 32 years. He discussed the overview and the process. The next steps include:

- WC2050 Draft Phased RTP
- Performance Measures
- Workshop 4: Review Phased RTP
- Public Comment
  - October 22 to November 30, 2018

Wasatch Front Regional Council will adopt the Wasatch Choice 2050 Vision and the 2019-2050 RTP in May of 2019.

There was discussion held among the committee.

**The Future of the Transportation and Land Use Connection Program [Recording 1:15:15]**

Mayor McAdams stated that the Transportation and Land Use Connection program, is a partnership between Wasatch Front Regional Council, Salt Lake County, Utah Department of Transportation, and Utah Transit Authority, that helps communities advance their planning efforts that also have regional benefits.

Megan Townsend, WFRC, provided an update on the program and discussed considerations for the future of the Transportation and Land Use Connection Program. Ms. Townsend began by discussing the program mission and goals. These include:

- Maximize the value of investment in public infrastructure
- Enhance access to opportunity
- Increase travel options to optimize mobility
- Create communities with opportunities to live, work, and play

Commissioner Bitner, Tooele County, discussed his experience with this program.

Ms. Townsend reported that 84% of WFRC communities have participated in this program, and that 93% of completed projects have made the next step toward implementation. She outlined, for feedback, three potential areas in which TLC could help meet additional needs of local governments. The three areas are 1) Inter-relating transportation investments and planning more to land use. This could be broadening integrated corridor/area planning that dovetails the regional transportation plan with local planning. 2) Efforts to improve planning and environmental process linkages. Planning can reduce the demands of environmental processes ensuring overall tax expenditures on environmental processes are reduced and more consistency with planning. 3) Helping cities utilize innovative funding strategies such as Transportation Reinvestment Zones (TRZs) which we recently authorized by SB136.

RGC members endorsed the notion of meeting these emerging needs through the TLC program.

Last, Ms. Townsend reminded the committee that the deadline for Letters of Intent for all WFRC funding programs is October 29, 2018.

There was discussion held among the committee.

**Other Business [Recording 1:34:04]**

Mayor McAdams entertained a motion to adjourn the meeting. Trustee Charles Henderson, UTA, motioned to adjourn the meeting, and this was seconded by Reid Ewing, University of Utah. The meeting was adjourned.

The next meeting of the Regional Growth Committee will be held on Thursday, January 17, 2019 at 9:30 a.m.

*A recording of this meeting may be found on the WFRC website at, under Committees, Regional Growth Committee, 2018 meetings.*