

Wasatch Front Economic Development District
Meeting Minutes
 May 21, 2018

A meeting of the Wasatch Front Economic Development District (WFEDD) was held on Monday, May 21, 2018 in the offices of Wasatch Front Regional Council, 295 North Jimmy Doolittle Road, Salt Lake City, Utah.

Welcome and Introductions [Recording 00:00]

Commissioner Shawn Milne, Chair, called the meeting to order. Mr. Milne welcomed committee members and guests, and introductions were made. The following were in attendance:

IN ATTENDANCE	2018 WFEDD MEMBERS
	DAVIS COUNTY
	PUBLIC SECTOR REPRESENTATIVES
x	Member: Michael Bouwhuis, Vice Chair (Davis Technical College)
	Alternate: T. Craig Bott (Grow Utah)
x	Member: Jim Smith (Davis County)
	Alternate: Bob Stevenson (Layton City)
	PRIVATE SECTOR REPRESENTATIVES
	Strategy Committee: Bruce Davis (Weber State University)
	Alternate: TBD
	Strategy Committee: Reid Newey (Davis School District)
	Alternate: Chris Williams (Davis School District)
	MORGAN COUNTY
	PUBLIC SECTOR REPRESENTATIVES
x	Member: Tina Cannon (Morgan County)
	Alternate: John Barber (Morgan County)
x	Member: Ty Bailey (Morgan City)
	Alternate: TBD
	PRIVATE SECTOR REPRESENTATIVES
	Strategy Committee: Shaun Peterson (Peterson Wealth Services)
	Alternate: TBD
	Strategy Committee: Gavin McCleary (Farm Bureau Financial)
	Alternate: TBD
	SALT LAKE COUNTY
	PUBLIC SECTOR REPRESENTATIVES
	Member: Kurt Bradburn (Sandy City)
	Alternate: TBD
	Member: Carlton Christensen (Salt Lake)
x	Stuart Clason (Salt Lake County)
	PRIVATE SECTOR REPRESENTATIVES
x (Benj Becker attended in place of Susie Becker)	Strategy Committee: Susie Becker (Zions Public Finance)
	Alternate: Scott Aylett (Zions Public Finance)
	Chris DeHerrera (Associated Builders & Contractors)
	TOOELE COUNTY
	PUBLIC SECTOR REPRESENTATIVES
x	Member: Shawn Milne, Chair (Tooele County)
x	Alternate: Debbie Winn (Tooele City)
	PRIVATE SECTOR REPRESENTATIVES
x	Member: Chris Sloan (Group 1 Real Estate)
	Alternate: Scott Snelson (Tooele Applied Tech College)
	Strategy Committee: Todd R. Bingham (Utah Manufacturers Assoc.)
	Alternate: TBD
	Strategy Committee: Randy Sant (Economic Development Constl.)
	Alternate: TBD
	WEBER COUNTY
	PUBLIC SECTOR REPRESENTATIVES
	Member: Robert Dandoy (Roy City)
	Alternate: Russell Porter (South Ogden City)
	PRIVATE SECTOR REPRESENTATIVES
	Member: Scott Parkinson (Bank of Utah)
	Alternate: Rick Fairbanks (Ogden Exchange Club)
	Strategy Committee: Jeff Edwards (UAMMI)
	Alternate: TBD
	Strategy Committee: Joseph Spence (Goldman Sachs)
	Alternate: TBD
	STATEWIDE
	PUBLIC SECTOR REPRESENTATIVES
x	Member: Benjamin Hart (Governor's Office of Economic Development)
	Alternate: Tom Wadsworth (GOED)
	Member: Carrie Mayne (Utah Department of Workforce Services)
x	Alternate: Mark Knold (Utah DWS)
	PRIVATE SECTOR REPRESENTATIVES

	Strategy Committee: Lew Cramer (Coldwell Banker Commercial)
	Alternate: TBD
	Strategy Committee: Darin Mellott (CBRE)
	Alternate: TBD
x	Strategy Committee: Abby Osborne (Salt Lake Chamber)
	Alternate: Michael Parker (Salt Lake Chamber)

WFEDD Representatives and Others Present

Shawn Beus	Davis County
Julie Bjornstad	WFRC
Megan Christensen	Davis County CED
Christy Dahlberg	WFRC
LaNiece Davenport	WFRC
Katie Gerard	WFRC
Andrew Gruber	WFRC
Ned Hacker	WFRC
Carly Haws	WFRC
Scott Hess	WFRC
Jory Johner	WFRC
Ted Knowlton	WFRC
Thomas McMurtry	Avenue Consultants
Callie New	WFRC

ACTION: November 20, 2017 Meeting Minutes [Recording 04:14]

Commissioner Milne entertained a motion to approve the minutes of the Wasatch Front Economic Development District meeting held on November 20, 2017. Council member Tina Cannon, Morgan County, motioned to approve these minutes, and it was seconded by Mike Bouwhuis, Davis Technical College. The minutes were unanimously approved.

ACTION: February 26, 2018 Meeting Minutes [Recording 05:02]

Commissioner Milne entertained a motion to approve the minutes of the Wasatch Front Economic Development District meeting held on February 26, 2018. Council member Tina Cannon, Morgan County, motioned to approve these minutes, and it was seconded by Commissioner Jim Smith, Davis County. The minutes were unanimously approved.

Opportunity for Public Comment [Recording 05:22]

There were none.

ACTION: WFEDD Chair and Vice Chair Appointments [Recording 05:41]

Scott Hess, WFRC, reviewed with the committee the Chair and Vice Chair appointments schedule to the Wasatch Front Economic Development District Committee. Mr. Hess stated that the Chair and Vice Chair position were both up to be reappointed during this meeting. He said that for consistency with other WFRC committees and for new staff joining this committee, staff is recommending that the current appointments be held over to the first meeting of the calendar year in 2019 which is the same procedure for the WFRC Council, Regional Growth Committee, Trans Com, and Active Transportation Committees.

Commissioner Milne entertained a motion to extend the role of the Chair and Vice Chair through the end of this calendar year so that appointments to the WFEDD committee are aligned with other WFRC committees. Chris Sloan, Group 1 Real Estate, motioned to approve, and it was seconded by Commissioner Jim Smith, Davis County. The motion passes unanimously.

Wasatch Choice 2050 Process Update [Recording 10:19]

Ted Knowlton, WFRC, provided the committee with an update on the Wasatch Choice 2050 Process. Mr. Knowlton explained that in most metro areas, the process of planning happens more in silos with land use planning done at a local level, and transportation planning often being reactive. He stated that in Utah, the basic approach is to ask the question, "how can we achieve better outcomes by

collaborating?” This process of collaboration is being called the Wasatch Choice 2050 process, which is four years of input, feedback and development from local governments, transportation agencies, and the public to develop a vision that aligns land use and transportation. He stated that during the last Regional Growth Committee meeting, which is tasked at looking long-term, they made a recommendation to the Council to endorse the Wasatch Choice 2050 vision.

Mr. Knowlton commented that the Wasatch Choice 2050 Vision Map is a blueprint for regional transportation, land use and open space. The Vision is coordinated and implemented through Regional Transportation Plan (RTP) and the Comprehensive Economic Development Strategy (CEDS).

Mr. Knowlton provided background by reminding the committee that ten regional goals were adopted by the Wasatch Front Regional Council in 2016 and represent desired outcomes to be achieved. Those goals include:

- Livable and healthy communities
- Access to economic and educational opportunities
- Manageable and reliable traffic conditions
- Quality transportation choices
- Safe, user friendly streets
- Clean air
- Housing choices and affordable living expenses
- Fiscally responsible communities and infrastructure
- Sustainable environment, including water, agriculture, and other natural resources
- Ample parks, open spaces, and recreational opportunities

In 2017, coordinated land use and transportation ideas were put in to three different scenarios, WFRC considered how different growth scenarios impact those ten goals and quality of life, and local governments made their thoughts known on those scenarios. In 2018, WFRC went out to communities with a draft preferred growth alternative with a map that ties together regional land use changes, infrastructure changes, economic development, and asked for refinements. Mr. Knowlton showed the committee the vision map located on the WFRC website.

There was discussion held among the committee.

2018 – 2022 Comprehensive Economic Development Strategy (CEDS) [Recording 32:58]

Thomas McMurtry, Avenue Consulting, has been contracted with to assist with the five year update of the Comprehensive Economic Development Strategy. He discussed initial survey results received from a CEDS survey that targets economic development and community directors in the WFRC region. Some questions asked, other than what city/area you are from, were:

1. Why do you choose to live/work there?
2. Which sector needs the most focus?
3. What is the region's biggest economic opportunity?
4. What is the region's most critical economic need?
5. What key projects that advance economic growth should be focused on in your city?
6. What are the most significant transportation challenges to your economic development?
7. How well do the following opportunities meet expectations for economic development?

For the CEDS development moving forward, Avenue Consulting and WFRC staff will continue outreach through the survey and build the draft CEDS document based on feedback as well as on the SWOT Analysis completed in the Fall of 2017. On July 30, 2018, the WFEDD committee will hold a special meeting on CEDS and prepare a draft for comments in August. On September 15, 2018, WFRC will submit the final CEDS to U.S. EDA.

There was discussion held among the committee.

Housing Gap Coalition [Recording 1:09:17]

Abby Osborne, The Salt Lake Chamber, informed the committee that in the beginning of May, the Kem C. Gardner Policy Institute released a report that they commissioned, titled, "What Rapidly Rising Prices Mean for Housing Affordability." This is a 50-page report that talks about everything from zoning, land, labor, local ordinances; anything to improve the cost prohibitive impact of rising house prices. Ms. Osborne commented that Utah has the fourth fastest growing housing prices in the nation, well over San Francisco, San Diego and Portland by percentage increase. On this trajectory, the median household could potentially be \$1.15 million in the next 25 years. Conservatively, housing prices are estimated to reach \$750,000.

The Salt Lake Chamber has launched the Housing Gap Coalition which is a broad-based group led by the business community that will attempt to get ahead of this housing problem and begin to address it, similarly to the work the Chamber did on transportation.

In June and July, they will be visiting fifteen cities with the Utah League of Cities and Towns, to talk about the report. She stated that each city is required to have a moderate-income housing plan. They are also going to look at many different housing options rather than having just one housing option.

There was discussion held among the committee.

ACTION: CEDS Project: Morgan County [Recording 1:21:43]

Tina Cannon, Morgan County, said that currently Mountain Green is served by a half interchange, and this project would enable it to have a full interchange. In order to do this, they would need to shift the interchange to the east near the location of the current rest area. This new freeway interchange would be from the I-84 rest area one mile south of Trappers Loop and Highway 167. Ms. Cannon commented that this is a regional corridor for the Ogden Valley.

There was discussion held among the committee.

Abby Osborne, The Salt Lake Chamber, moved to add the Morgan County project to the CEDS project. This was seconded by Commissioner Jim Smith, Davis County.

Round-table Discussion [Recording 1:32:37]

Ty Bailey, Morgan City, said that he was excited to learn more about the regional plan, and commented on planning for jobs in specific areas.

Scott Hess, WFRC, reported on the upcoming Golden Spoke Rides and Event.

Ted Knowlton, WFRC, said that we will send the link to the survey and encourage the committee to send it to everyone that they feel would benefit from this.

Commissioner Milne, reminded the committee that the special CEDS meeting will be held on July 30, 2018. A calendar invitation will be sent out to the committee.

Chris Sloan, Group 1 Real Estate, suggested that the WFEDD committee meet more frequently. Commissioner Milne said that he will leave this to Scott Hess to facilitate.

Other Business:

Commissioner Milne entertained a motion to adjourn. Stuart Clason, Salt Lake County, motioned to adjourn, and it was seconded by Ty Bailey, Morgan City.