

**VISION DIXIE
EXECUTIVE COMMITTEE
MEETING MINUTES NOVEMBER 21, 2006**

Chairman James J. Eardley, Washington County Commissioner, opened the meeting at 1:03 p.m.

Members of the Executive Committee in attendance:

James Eardley, Washington County Commission
Alan Gardner, Washington County Commission
Jay Ence, Washington County Commission
Kenneth Sizemore, Five County Association of Governments
Amanda Smith, The Nature Conservancy
Gary Esplin, City of St. George
Daren Barney, Mayor, Ivins
Ron Thompson, Washington County Water Conservancy District
Karl Wilson, Mayor, LaVerkin
Brad Barber, Oquirrh Institute
Scott Hirschi, Economic Development Council
Rick Rosenberg, City of Santa Clara
Lee Caldwell, Dixie State College
Lorri Kocinski-Puchlik (formerly) St. George Chamber of Commerce
Jim Crisp, Bureau of Land Management
Frank Lojko (for Dr. Lee Caldwell), Dixie State College

Agenda

The proposed Agenda for this meeting was as follows:

- Welcome and Introductions Chairman Jim Eardley
- Approve Minutes from 9/28/06 meeting Committee
- First Report on Workshops Alan Matheson, Envision Utah
- Budget Report Jerry Rasmussen, Washington County
- Report on Land Bill Presentation in Washington, D.C. Alan Gardner
- Assignments/Other Business Jim Eardley
- Set Next Meeting Date/Adjourn Jim Eardley

Approval of Minutes

MOTION: Motion by Daren Barney to approve Executive Committee Meeting Minutes of 9/28/06, as submitted. Motion seconded by Brad Barber and carried by unanimous vote, with all present voting aye.

First Report on Workshops:

Alan Matheson, Executive Director of Envision Utah, reported that all thirteen (13) workshops have been completed, and that attendance was excellent: more than 1,100 people participated, not counting facilitators. Several observations emerged from the workshop process:

- Most people found the growth-planning process to be more difficult than they had anticipated
- Most people found the experience to be educational and also fun
- Most people were grateful for the opportunity to have their voices heard

The next step is to digitize each of the 100 workshop maps. Overlaid on each map are clear sheets of plastic with grids on them. This information will be in GIS form, and then they will overlay these maps electronically and quantify the results to establish some meaningful trends and patterns.

Budget Report:

Washington County Assistant Administrator Jerry Rasmussen distributed a budget to the committee members (copy attached). Those entities who have submitted their contributions are: Washington County (\$25,000), LaVerkin City (\$2,000), Santa Clara City (\$2,000), St. George Chamber of Commerce (\$5,000), The Nature Conservancy (\$100,000), School and Institutional Trust Lands (\$50,000), and Washington County Economic Development Council (\$10,000).

Southern Utah Homebuilders Association has pledged a contribution of \$10,000, and the Washington County Board of Realtors is asking the State Board of Realtors for a contribution of \$5,000 which it will then match. Alan Matheson and Ted Knowlton have asked the Utah Department of Transportation (UDOT) for a contribution, and indications are that one will be forthcoming. The Metropolitan Planning Organization (MPO) has cut a check for \$5,000 and another \$5,000 will be coming from Five County Association of Governments.

Washington County has pledged a total contribution of \$50,000, having already deposited \$25,000. The County is in the process of calculating in-kind contributions for the remaining \$25,000. Considerable expenses (postage, office supplies, etc.) that have been paid by the County will be reflected in these in-kind contributions.

Ron Thompson of The Washington County Water Conservancy District said that as soon as the County sends him an invoice, he will ensure that the \$10,000 contribution is sent in.

Alan Matheson pointed out that Envision Utah has committed to a contribution of \$50,000, which will ultimately be reflected in a reduction of its bill and/or in-kind contributions. One-half of the first bill of \$62,000 has been paid; and Envision Utah has designated its September bill, in the amount of \$20,000, as its first in-kind contribution.

Jerry Rasmussen said that he will make sure that all in-kind contributions are reflected on the next budget print-out.

Report on Land Bill Presentation in Washington, D.C.:

Washington County Commissioner Alan Gardner reported on his experience in Washington, D.C. last week during the hearing on the Washington County Growth & Conservation Act of 2006 before the Senate. This hearing was held in conjunction with the White Pines, Nevada, bill, which dealt with nearly one million acres of wilderness study area. The Wilderness Society testified in favor of the White Pines Bill and against the Washington County Bill. Commissioner Gardner testified in favor of the bill, while Peter Metcalf testified against it, saying that 18,000 acres have been released by the BLM over the past 10 years, implying that the acres had been sold. What he didn't say was that the majority of that acreage had been exchanged, and in the process the BLM has acquired nearly 18,000 acres of land. When asked about the fact that the Outdoor Retailers Association had come out against the bill when, in fact, that group had a person on the committee, Mr. Metcalf responded that the person on the committee was not actually chosen by the Outdoor Retailers, despite the fact that the person's name was submitted by that group.

Commissioner Gardner said that the testimony was largely favorable. The bill can now move forward, as Senator Bennett will attempt to attach both the Washington County and White Pines bills to other legislation and move them forward through Congress, hopefully before the end of the year.

Assignments/Other Business:

Chairman Eardley asked if any committee members had any comments or suggestions about the workshop process. Jim Crisp said that he attended the Santa Clara workshop and said the participants were very enthusiastic. However, the public is greatly lacking in knowledge about land-use concepts. Many tables who did not have a knowledgeable person in one of the seats seemed to flounder. He suggested trying to educate the public more about the specifics of land-use planning in order to encourage their further participation. Brad Barber said that he attended the Enterprise meeting (approximately 160 people) and encountered a lively dialogue among the participants. In most cases, it was growth vs. anti-growth discussion. Ken Sizemore said that there was a common misperception among many citizens that this was their one and only chance to express their opinions, rather than simply the first stage in the Vision Dixie process. Lorri Kocinski-Puchlik said that she attended the St. George, Santa Clara, Hurricane, and Ivins workshops and was pleasantly surprised at the turnout. The biggest dispute she saw concerned the Western Corridor and a proposed road through the Red Cliffs Desert Reserve. Scott Hirschi said that the workshops were excellent in that people were educated and engaged, although he did observe some tables where the participants refused to place chips on BLM land. Additionally, he objected to the lobbying of certain people who went from table to table trying to convert others to their way of thinking.

Alan Matheson said that perhaps there was simply too much to do in a 2-hour framework. His people attempted to explain that this was just the first step and that citizens would have an opportunity to revisit the process with specific scenarios and more information.

Chairman Eardley asked Alan Matheson when some official information would be forthcoming from the planning groups. Alan responded by delineating what steps will occur next, saying that there will not be much happening publicly during the next two months, but a great deal will be going on behind

the scenes, including:

- Digitizing the contents of the maps
- Creating the themes that will be tested in the scenarios
- Working with the Steering Committee on what goals should be addressed
- Winston Associates will draft scenarios (approximately \$35,000)
- InterPlan will prepare a transportation scenario, upgrading the working model, and start inputting the quantifiable guidelines received from the workshops (approximately \$25,000)
- SPG, the housing consultant, will be doing its entire job during the next few months - analyzing demographics, projecting the housing market in five years and then in thirty years, and comparing those projections against baseline patterns (approximately \$40,000)
- Envision Utah will develop a newsletter that summarizes the scenarios and get it ready to be distributed (approximately \$30,000)

Upcoming expenses, then, through the end of January 2007, will approach \$135,000.

Alan suggested that the Steering Committee should meet again in mid-December to provide input as to the themes that the scenarios will be testing. Ron Thompson said that the Water District has been conducting extensive research in recent weeks on the ratio of primary to secondary homes in the county. So far, statistics show a ratio of approximately 75% primary to 25% secondary. He asked how the planning process allows for this trend, citing the fact that the transient population places a great demand on a community's infrastructure (water, sewer, transportation) for five to six months out of the year. Alan said that the housing consultant group will obtain as much of this information as is available and work it into the process.

Alan said that a meeting with the Technical Advisory Committee would be helpful in early January to make sure that the scenarios being developed are plausible and represent what is likely to happen. Then in late January the Executive and Steering Committees should meet again and discuss well-drafted scenarios to get final input before presenting them to the public.

There are four contracts that require approval by the Executive Committee. Chairman Eardley said that the original agreement with Envision Utah provided for the Executive Committee's approval of all expenditures (including contracts) before they occur, based on revenue projections. Alan Matheson clarified that the amount under consideration is \$135,000 which would include payments to Envision Utah, Winston Associates, Strategic Planning Group, and InterPlan. This amount is based on the scope of work that has been authorized by the Executive Committee, which, in turn authorized the Fund-Raising/Finance Committee to review and make payments on these contracts.

MOTION: Motion by Lorri Kocinski-Puchlik to approve up to one hundred and thirty-five thousand dollars (\$135,000) as a financial ceiling, as long as funds are available, to make payments toward contracts with Envision Utah, Winston Associates, Strategic Planning Group, and InterPlan, through the month of January 2007, based upon the review and approval of the Fund-Raising/Finance Committee consisting of Scott Hirschi, Lorri Kocinski-Puchlik, Brad Barber, Ron

Thompson, and Washington County Staff. Motion seconded by Ron Thompson and carried by unanimous vote, with all present voting aye.

Set Next Meeting Dates:

Chairman Eardley said that the next Steering Committee meeting will be on December 21, 2006, at 2:00 p.m., at the Dixie Center. If deemed necessary, the Executive Committee will meet thirty minutes before the Steering Committee, or at 1:30 p.m. on December 21, 2006. The standard schedule for the Vision Dixie committees has been:

Executive Committee	2nd Thursday of each month, 2:00 p.m.
Steering Committee	3rd Thursday of each month, 2:00 p.m.

This schedule will continue until decided otherwise.

Ken Sizemore asked to make a comment before adjournment. The Governor's Office of Planning & Budget regularly holds meetings in Washington County to review population projections. The next meeting will be December 5, 2006, at 1:00 p.m. at the offices of Five County Association of Governments. The information from this meeting may assist this committee in determining population estimates.

Chairman Eardley mentioned that, in a related item, he has been advised that next week Washington County will receive its official designation as a Second-Class County.

Adjourn:

Chairman Eardley adjourned the meeting at 2:05 p.m.