

**VISION DIXIE
STEERING COMMITTEE
MEETING MINUTES JUNE 28, 2007**

Chairman James J. Eardley, Washington County Commissioner, opened the meeting at 1:06 p.m.

[Note: Copies of all brochures and handouts referred to in these minutes are available for review in the Washington County Commission Office.]

Members in attendance:

James Eardley, Washington County Commission
Alan D. Gardner, Washington County Commission
Denny Drake, Washington County Commission
Gary Esplin, City of St. George
Barbara Hjelle, Washington County Water Conservancy District
Ron Thompson, Washington County Water Conservancy District
Carol Sapp, SUHBA
Jane Whalen, Hurricane
Mike Empey, Congressman Matheson's Office
Rick Rosenberg, Santa Clara Mayor
Lorri Kocinski-Puchlik
Jeff Feldman for Lin Alder, Citizens for Dixie's Future
Judy Gubler, Ivins
Scott Hirschi, Economic Development Council
Jim Crisp, Bureau of Land Management
Brad Barber, Oquirrh Institute
Ken Sizemore, Five County Association of Governments
Lee Bracken, Enterprise Mayor

Others in Attendance

David L. Patterson, Deputy County Attorney
Ron Whitehead, Washington County
Julie Cropper, Planning Commission
Debra Christopher, Planning Commission

Agenda

The agenda for this meeting was as follows:

Welcome
Chairman Jim Eardley
Approve Minutes from 4/26/07 Meeting
Committee
Public Response to Scenarios and Planning Strategies
Alan Matheson, Envision Utah
Next Steps / Progress report update
Alan Matheson
Schedule to Conclude Vision Dixie
Alan Matheson
Other Business
Committee
Schedule next meeting; adjourn
Jim Eardley

Approve Minutes from 4/26/07 Meeting

At the beginning of the meeting, there was not a quorum for purposes of ratifying the previous meeting's minutes. However, later in the meeting there were sufficient committee members present to vote on the approval of the minutes.

MOTION: Motion by Scott Hirschi to approve the minutes from the 4/26/07 Steering Committee Meeting, as presented. Motion seconded by Jim Crisp and carried by unanimous vote, with all members present voting aye.

Public Response to Scenarios and Planning Strategies

Alan Matheson of Envision Utah narrated a PowerPoint presentation, a hard copy of which is available in the Washington County Commission Office for review. A meeting was held earlier today between Envision Utah and the Washington County Commission, and a proposed schedule for concluding the Vision Dixie process was approved and distributed during this meeting. That schedule is printed in its entirety at the end of these minutes.

Public input has been received and assimilated from three different processes: the Dixie Dialogue Meetings, an on-line survey, and a Dan Jones survey. In total, approximately 1,750 people participated. The surveys attempted to tabulate participants' responses to issues such as growth, transportation, infrastructure, and so forth. Some considerations are:

The results have yet to be weighted; this is just broad data.

The surveys are not necessarily representative of the total population of the county. The polling done by Dan Jones will be more accurately representative.

Those people who participated in person received more detailed data on which to base their opinions than those who participated via telephone surveys.

Because of the nature of the events, some of the questions were slightly different in the different processes.

In the online survey, 14% of the respondents were not county residents.

In all three survey approaches, the average age of participants was 45.

In the surveys, Envision Utah attempted to create trade-off situations, so that people responding were aware that their choices had consequences. Certain planning questions were designed to solicit people's responses to the idea of cooperation among cities, municipalities, and other entities in providing for Washington County's growth.

Scott Hirschi expressed concern that people are answering questions and providing opinions that they attribute to their neighbors, rather than committing themselves to certain housing or transit choices. Alan said that he wasn't aware of any way to prevent that type of response. Gary Esplin said that he has trouble comparing the surveys and results of the Wasatch Front with those of Southern Utah. Further, many of the same people seemed to attend the workshops and the Dixie Dialogue Meetings, and are therefore voting in more than one forum. Alan said there is no such thing as a perfect poll, and collecting data from more than one source is preferable to having only one source.

Jim Crisp said there will be very different responses throughout the County to the same questions, and Ken Sizemore agreed, saying that there was no clear mandate from the participants on any of the questions in any of the survey methods.

Next Steps

Alan Matheson said that there has been interest shown in having a summary of what emerges from this process. This summary would be in the form of a brochure, with an introductory statement of what Vision Dixie is, what its goals are, who the decision-making body consists of, etc. The process would be reviewed (workshops, scenarios, dialogue meetings, surveys, lessons learned, etc.) and then four general products would be revealed:

Statement of broad goals that are important to the people of Washington County (e.g., efficient transportation system, economic development, adequate housing);

General strategies to help accomplish those goals (e.g., mixed-use concept in housing);

Vision scenario/map that would take the principles that have emerged from the process and formulate a picture of what Washington County would look like and use this picture as a reference point;

More detailed implementation strategies or tools to measure progress (e.g., model ordinances and codes that a community could review, adopt, modify, reject, or whatever).

Barbara Hjelle asked whether a summary brochure such as this is budgeted for, and Alan said that

it is. Additionally, a sponsor may be obtained to pay for printing costs and graphic design. Carol Sapp wanted to ensure that the model ordinance development and other strategies currently under review by the Dixie Area Workforce Housing Affordability Committee (DAWHAC) would not overlap those of Vision Dixie. Chairman Eardley said that this concern has been present since the inception of the Vision Dixie process, and steps have been taken to make sure there is no duplication of effort and cost between the two processes. Commissioner Denny Drake said that in his view, an overall general plan will come out of the Vision Dixie process; the implementation of the actual ordinances and specifics will come from the individual cities and the County. The Vision Dixie Executive Committee, which is largely comprised of mayors and sponsoring entities, will review general ideas, develop general goals, and work on affordable housing issues to create ordinances that are workable for each city; DAWHAC, however, will focus more on details and specifics.

Alan Matheson said that one of the underlying principles of the process was that Vision Dixie would respect local decision-making and attempt to facilitate it by providing tools and strategies.

It has been expected all along that the mayors and sponsors (the Executive Committee) would act as the Implementation Committee. It will be crucial for the success of the process that they accomplish the groundwork necessary to ensure that every community's elected officials, staff, appointed officials, etc., develop a method to demonstrate implementation strategies to the 14 different municipalities in the County.

Schedule to Conclude Vision Dixie

The schedule of Steering and Executive Committee meetings is as follows:

2007:

June 28, 2007	Steering Committee
1:00 pm	Results
Dixie Center	What did we hear?
	Next Steps
July 11, 2007	Chamber Luncheon (presentation by Envision Utah)
12:00 pm	Results
Holiday Inn	What did we hear?
	Next Steps
July 26, 2007	Steering Committee
10:00 am	Draft Goals and Strategies
Dixie Center	Draft Vision Scenario
July 31, 2007	Mayors Summit / Executive Committee

12:00 pm Implementation Discussion
Dixie Center

August 16, 2007 Steering Committee [**NOTE: CHANGED TO AUG 17**]
1:00 pm Finalize Vision
Dixie Center Review Draft List of Implementation Tools

September, 2007 Release Vision to Media
Start Community Visits

Sept. 20, 2007 Executive Committee & Mayors
1:00 pm Finalize Document
Dixie Center

October, 2007 Release Implementation Strategies to Media
Dixie Center Release List of First Communities to Adopt Goals and Strategies
Hold Full-Day Training Session / Media Event

2008: Begin Working with up to Four (4) Demonstration Cities

Other Business:

Ron Thompson asked about the public land issue and whether it is going to be considered in the Vision Dixie process. Chairman Eardley said that there is majority support for incorporating public land into communities as long as (1) it is within their incorporation or annexation plans, and (2) it is logical to do so. There was not much support for large tracts of land. Alan said that the results revealed limited support for conversion of public land into private ownership. Vision Dixie will take the density that fits into the most favored scenario and model the projected population in those areas that are most appropriate for development, whether it is public or private. The land should be adjacent to existing development, possibly in annexation areas, and avoid the sensitive lands, flood plains, and steep slopes.

Jim Crisp said that it is BLM's intent to adopt this vision as its own, where it is appropriate and consistent with federal policy. Right now, BLM is trying to set up a major plan amendment with the St. George Field Office Resource Management Plan which tentatively looks like it will happen in FY 2009. Under that scenario, BLM would develop a new land tenure adjustment package which would include exchanges; sensitive lands, particularly along rivers and in other sensitive areas; and task forces working locally on endangered species populations in the County. BLM would look for disposals within the urban zones that meet the needs of the communities for expansion, growth, etc., and for public purposes (parks, greenbelts, etc.). BLM intends to make these efforts consistent with this vision.

Adjourn

Chairman Eardley adjourned the meeting at 2:38 p.m.