

GEM Committee Minutes – Meeting January 19, 2006

Members Present: Benjamin Bishop, Steve Clarke, Paul DeLong, Shanna Francis, Ron Gleason, Sharon Holmstrom, Kirk Langford, Jamie Lythgoe, Lowell Peterson, Steve Roberts, Art Roscoe, Bob Smith, and Kim Wheatley. New Members: Randy Shepherd, Scott Layton, and Elsa Svenson. Advisors: Brian Carver, Kevin Hamilton.

1. Minutes of the December 15 meeting were approved as received. Since our last meeting the Commissioners formally accepted the new Recreational Element of the Ogden Valley General Plan.
2. Steve Roberts presented a summary of the work of the Resort Zone (including CVR1) group. Some division of responsibility for TDRs was negotiated with the TDR ordinance group. The committee accepted this work as an excellent beginning and encouraged the Resort Zone group to proceed with haste.
3. Discussion of “Score Keeping” by Ron Gleason was postponed until a future meeting.
4. Kim Wheatley presented a summary of the TDR doctrine his workgroup has developed. Lowell Peterson complimented the work as dealing with reality. Kirk Langford stimulated a discussion about whether the receiving areas could be restricted to the established resorts as opposed to “downtown Eden”. The committee observed that the resorts would not need to purchase TDRs for several years as each has enough by right now to do considerable development. Kim discussed the concept of neighborhoods which could be expanded with compatible TDR enabled units (e.g. Radford Hills). Kirk asked for a more complete modeling of tax implications in the examples used for illustration. Shanna Francis suggested the need for a “scientific” analysis of sending and receiving areas in terms of soils, water, faults, etc. Ron Gleason observed that a glossary of terms would be invaluable to those not as familiar with the terminology being used in the discussion. The need for real life examples was discussed. Randy Shepherd agreed to use his case as such an example. The group discussed the Sensitive Lands Ordinance and Kevin Hamilton observed that maps exist for all but the ridgelines and entry corridors. He is expecting a Dept. intern to pull the maps together soon. As part of the TDR topic several Committee members observed that the 17,000 units referred to in the plan is likely an accurate number of entitled units but does not represent what will likely be built in the foreseeable future. Accessibility and weather considerations will make many of the units in the mountains unlikely to be built. Kim outlined how this affects the strategy of sending and receiving areas. The TDR group was encouraged to move as quickly as possible to a more formal definition of sending and receiving areas.
5. Kevin Hamilton led a discussion on the proposed new Cluster Subdivision Ordinance which had been distributed to the group in the last meeting. There was

a strong negative reaction to the minimum lot size and to the maximum possible bonus. The group complimented Kevin for focusing on achieving substantial open space but railed at the idea of generating even more units than would be generated by the existing ordinance. There was considerable discussion of justification for a zero bonus, but that was not a generally held opinion.

6. With regard to “outreach planning” the group decided that the target of February 23 for the large landowner meeting was too ambitious. We planned to meet on February 2 at 3 P.M. with that as the only agenda item. Sharon Holmstrom suggested the need for ongoing outreach to the Planning Commission. While accepted as a need no plan was decided in this meeting. The suggestion was made to include a “booklet” which outlined the “tools” or options to be discussed with the invitation. Kevin thought we might be able to have Tim Watkins lead the meeting to help keep local personalities out of the discussion. Art Roscoe gave the outline of the vision presentation developed by Jack Wright to be included as an attachment to these minutes. (Ed. Note: This proposed clip is an inspiring way to capture the vision and introduce the meeting.)
7. The Commissioner Liaison Discussion was postponed to a later meeting.
8. The meeting was adjourned at approximately 5:15 P.M.
9. **The next meeting is scheduled for February 2, 2006 at 3:00 P.M. in the Huntsville Library.**

Attachments: Vision Presentation Script, Proposed Large Landowner Meeting Agenda, TDR Doctrine, Resort Zone Notes.