

**Ogden Valley GEM Meeting Minutes  
November 10, 2005, 3:00pm Huntsville Library**

**Members Present:** Benjamin Bishop, Joan Blanchard, Brian Carver (technical consultant), Steve Clarke, Kevin Hamilton (County Rep), Sharon Holmstrom, Pam Kramer, Kirk Langford, Helene Liebman, Jamie Lythgoe, Lowell Peterson, Marsha Rasmussen, Steve Roberts, Art Roscoe, Bob Smith

**1. Minutes from October 13 meeting**

Helene Liebman read the minutes from the October 13 meeting. They were approved as amended.

**2. Conservation Finance**

Helene Liebman distributed materials from the Trust for Public Land's Conservation Finance program, where TPL works with local governments to assess viability of bond issues to raise money to purchase open space. It was suggested that we have Shauna Kerr from TPL (head of Utah projects) come to address committee. Kevin will pass along to Commissioners; we'll be interested in getting their reactions.

**3. Commissioners' Workshop**

Art Roscoe reported on the Commissioners' Workshop on the Recreation Study (which he attended as GEM rep). Chris Sands gave the presentation; Bischoff and Caine were in attendance. They both were complimentary of the presentation and of the GEM Committee; they are especially pleased about the representation on the committee with its diversity.

It is important to have a good turn out for the Public Hearing on December 13 at 6pm.

Commissioner Caine also stressed that it is important to keep a consultant involved. Funds could be a problem for that, but the County should make it a priority to find the funds. It was decided to submit a grant application to the Quality Growth Commission for \$15,000. Kevin Hamilton reported that this application is ready for submission. He added that these funds will be used to complete the sensitive lands ordinance, especially getting public input. Also, County wants consultant help on ordinances for drafting TDR and recreation/resort zone ordinances. Kevin also wants to get the GEM Committee involved in TDR ordinance, particularly getting consensus on sending and receiving zones.

Commissioners are very sensitive to private property rights. Sharon Holmstrom pointed out that the Commissioners need evidence that the Community wants TDRs/PDRs/open space in order to enact any such ordinances.

Kirk Langford pointed out that when the Commissioners down-zoned in Ogden Valley, they allowed grandfathering; should consider doing this with the sensitive lands ordinance in order to get it passed quickly. Kevin Hamilton pointed out that parts of sensitive lands have been passed; and stream corridors, for example, should be passed soon. Kirk suggested that the County clarify in the ordinance that existing uses would be grandfathered. Steve Clarke pointed out that the GEM Committee wants to see the entire sensitive lands ordinance passed, and offered any help that we could provide.

Kirk Langford took opportunity to compliment the County on responding to the requests from this committee—TDRs, sensitive lands, resort zoning, and new planning staff.

Kevin noted that we'll see a rewritten cluster subdivision ordinance; something to reduce sprawl. This led Jamie Lythgoe to ask how the County would handle open space with clusters; for example, who would pay the taxes? Kevin said open space could be part of an estate lot, used for agriculture, used for horses, etc. Steve Roberts pointed out that this open space should be handed over to a land trust; that would eliminate the problem with taxes and ensure that the land would always stay open. Lowell Peterson noted that if a conservation easement was put on the property, the issue of ownership could be addressed separately. Kevin said that he wants to see open space locked up as open space. Sharon Holmstrom suggested that we should work to get contiguous open space. Kevin said that the challenge

will be to figure out what bonus amount will motivate developers to include more open space. Kirk pointed out that we don't necessarily need to give a large bonus, and Lowell said that we don't need to make a bonus automatic. Kevin agrees with both, but said must make a bonus based on something measurable, such as percent of open space, adjacent to existing open space, etc.

Art concluded his report on Commissioners' Workshop to say that much of the discussion above was covered in the talks after the Workshop between Kevin, Chris Sands, and Tim Watkins.

#### **4. Review of Zoning/Unit Data as Preparation for Planning**

Steve Clarke asked Kevin if County would make available large-sized zoning maps that we could use to review zoning/unit numbers in the Study. Steve suggested that we will use a committee to analyze distribution of units and help answer the questions that Kim has been posing about accuracy of 17,000 units and why the big discrepancy between the General Plan's 6,300 units and the Study's 17,000 units.

Steve Clarke distributed chapter 2 of the study and suggested that we make ourselves familiar with the tables. Kim Wheatley will lead us through an exercise to analyze where the housing units are by rights, and effects of different TDR strategies. Steve Clarke also made available copies of Mapleton and West Valley TDR ordinances for those interested.

#### **5. Supporting the December 13 Public Hearing**

Sharon Holmstrom said it will be important that we convince the Commissioners that we are a priority and suggested that we cover issues like enhanced economic value, density impact, and our specific objectives (e.g., visual open space, large tracts of open space, less density, etc.). Lowell Peterson pointed out that what we do depends on the number of people present. After much discussion, Steve Clarke agreed that he would contact Kevin (who had left by this point) and find out what the Commissioners expect. We decided to assign areas that a committee member will cover in the event that it is decided that we need to get up and speak. The assignments are:

- Pam Kramer—wildlife
- Kirk Langford—economic vitality (goose that laid the golden egg)
- Brian Carver—provide data to any of us who need
- Jamie Lythgoe—resort/real estate issues
- Art Roscoe—open space preservation in Green Hills
- Kim Wheatley—density impact
- Helene Liebman—cost of sprawl
- Lowell Peterson—sweep at the end

#### **6. Outreach Planning**

Marsha Rasmussen will take this on. Kirk Langford suggested that we modify briefing we showed the Commissioners. Lowell Peterson agreed and said we should cover options available to large landowners. Steve Clarke asked Marsha and Lowell to develop a list of people to whom we should present. He asked Kirk, Jamie, Marsha, and Art to modify the briefing, with Art taking the lead.

#### **7. TDR Ordinances**

Benjamin Bishop, Marsha Rasmussen, Kirk Langford, Joan Blanchard, Bob Smith, and Helene Liebman took copies of TDR ordinances (see #4 above). Steve asked them to review these ordinances and provide GEM input for Kevin as needed.

The meeting adjourned at 4:50pm.

The next meeting will be in the Huntsville Library Auditorium at 3:00pm on December 15, 2005.