

**Ogden Valley GEM Meeting Minutes  
December 15, 2005, 3:00pm Huntsville Library**

**Members Present:** Benjamin Bishop, Brian Carver (technical consultant), Steve Clarke, Shanna Francis, Ron Gleason, Kevin Hamilton (County Rep), Pam Kramer, Helene Liebman, Lowell Peterson, Steve Roberts, Art Roscoe, Bob Smith, Kim Wheatley, Jack Wright

**1. County Funding—Brian Carver**

The Quality Growth Commission approved \$10,000 to Weber County to develop ordinances in connection with Recreation Element study. Brian noted that the application had strong support from the County which he sees as a direct result of the GEM Committee.

**2. Minutes from November meeting**

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

**3. December 13 Commission Meeting**

Steve Clarke opened the floor to comments about the Commission meeting. Overall, everyone in attendance agreed that it was very positive for the Recreation Element study and associated recommendations. Steve Roberts noted that he is concerned about Gaye Creager's comments during the public hearing about TDRs. He stressed that we must get more information into the newspapers; that there is too much "they say." Lowell Peterson said he was impressed with Commissioner Cain's logic that the County must work on these issues from the ground up. Lowell said he spoke to her about using "deliberate speed" and that Cain agreed. He also stated that the committee will need to be persistent; to keep on top of the County.

The discussion turned to the issue of addressing large land owners. Lowell Peterson got numbers from the County on such owners:

- Total of 340 who own 10 acres or more on the Valley floor
- Of these 340--200 own 20 or more acres
- Of these 340—105 own 40 acres or more

The County can provide us with a mailing list of these owners. Lowell emphasized that he agrees with Steve Roberts' concern over the "they say;" that the fear is that people will be forced into something they may not want.

Ron Gleason pointed out that it is important that we understand the rumor mill. Ron has heard that there will be a building moratorium while these ordinances are being developed. The committee needs to answer and defuse questions. He also asked how individuals are to get comments to Commissioners with the 2-week delay in voting on the study recommendations. Lowell Peterson said that individuals should call the Commission offices at 399-8406 and ask for them directly.

Steve Clarke noted that perhaps we should put this on our web site. Pam Kramer asked about putting in the paper, but Steve Clarke noted that we don't have an issue of the Ogden Valley News scheduled to come out before December 27.

Steve Clarke concluded discussion here by noting that the final vote will be December 27; that he didn't hear anything during the public hearing that indicates that this will not pass. Lowell Peterson complimented the group for "having sense enough to keep your seats" during the hearing.

**4. Preparation for recommending sending and receiving areas—Kim Wheatley**

Kim presented his ideas on how to prepare for recommending sending and receiving areas. Explained that we need to overlap planning districts (i.e., planning districts used in the study) with zoning maps to

identify where the density is. In addition, we need to identify critical wildlife areas and other sensitive zones from DWR, Weber Basin, and anyone with an opinion about what is protected. Then, we need to figure out how much of the backcountry is buildable. Kim suspects that a large number of units (say 6,000 to 7,000) are away from developed roads. (Lowell noted that we need to take a stand on these units; that they should not be sending areas.) Kim continued that anything that takes density off the Valley floor is probably a good thing. He said we need to think through such questions as: what if someone wanted to build a cluster subdivision in the backcountry; and perhaps ordinances should allow for transfer of density to these developments.

Kim also noted that sensitive lands should also not be receiving areas (i.e., shorelines, streams, watersheds, wildlife areas, etc.).

He continued that we also need to take into account future plans for large developments, with Radford Hills an example of what he means by a large development. He said that traffic flow will be an issue, especially since there are no major traffic arteries planned for the Valley floor.

Kim thinks we should consider all of these issues (and others) and put our analysis into the room across the hall; have meetings to get public input on our analysis. Steve Roberts thinks we should write a statement of work (i.e., contract) to have Chris Sands/Bio-West do a lot of this work.

Kevin noted that what people will be looking for is implementation. He thinks we can get a lot done with the \$10,000 from the QGC. He will have their intern identify appropriate locations for development (identified by Bio-West) on the map; Chris Sands will be able to facilitate two public meetings in the Valley for input on sending and receiving areas. Bio-West will tabulate public input. The issue in Kevin's mind is whether the County can modify the Bio-West statement of work or whether it has to go with open bidding on this \$10K. Approach will determine how quickly we can get started.

Kevin also pointed out a web site for TDRs—[www.realtor.org/libweb.nsf/pages/fg804](http://www.realtor.org/libweb.nsf/pages/fg804). Shanna Francis recommended that we get help from the National Resource Conservation Service. They are located in the Ogden Industrial Park.

Steve Clarke brought the discussion back to Kim's point—that there are fundamental questions about the guidelines for identifying sending and receiving areas; a "doctrine."

Lowell Peterson asked how the Committee can identify a receiving area that has not already been established. To do otherwise forces developers to put in infrastructure, for example, and to take units off the Valley floor. Kim noted that we can't do this under current zoning; also that anything that creates clusters is probably better than something that does not. Lowell agreed that we should establish guidelines.

Steve Roberts noted that we should look at how development normally happens—that developers use clusters without TDRs; for example, Wolf Creek with over 70% of total land as open space. We should be careful not to stop what would normally happen. We should determine how to incentivize developers. We should look to tax incentives; we should identify current incentives and not forget them.

Kim concluded that we should work on broad principles here. He will lead a group comprised of Shanna Francis, Steve Roberts, Ben Bishop, and Helene Liebman to identify these principles.

## **5. Outreach Planning—Art Roscoe**

Art presented his draft outreach presentation, for which he got input from Brian Carver, Steve Roberts, a Park City planner, and five different large landowners in the Valley. He found a lot of suspicion among landowners; fear this will be a taking. All owners want to be heard; all have different issues. He thinks individuals can be educated so that they behave with "enlightened self-interest." Committee members provided input.

Art suggested that the Committee invite the large landowners noted at beginning of meeting (340) and that we have our first meeting no later than February. Meetings could be large, with members of the Committee available at the end to discuss issues one-on-one with anyone interested in providing input. Also, individuals with expertise in tax planning, investments, and charitable gift remainders could be present to provide assistance. (After this GEM meeting, Steve Clarke had the idea to invite Commissioners to sit in on meetings and suggest they stay after to hear concerns.)

Jack Wright will help Art prepare a final presentation.

Kevin Hamilton urged Art not to forget the haste issue; he will be working on ordinances and intends to keep moving ahead here.

#### **6. Resort Ordinance Development—Steve Roberts**

Steve Roberts requested volunteers to form a small group to help Kevin with the resort ordinance. Shanna Francis, Bob Smith, and Steve Roberts will form this group. Steve Clarke will ask Jamie Lythgoe and Paul DeLong to join this group (and they have agreed to participate). Kevin requested feedback quickly. He pointed out that the section on uses is not the problem; the issue is scale.

**7. Kim Wheatley brought up the issue of keeping score.** Ron Gleason noted that he was going to bring this up. Kim continued that there are key indicators already tracked by various groups—traffic numbers, air quality, water quality, amount of open space, percentage of second homes, etc. Ron Gleason will take the lead in developing a report card of quality indicators. Committee members urged Ron to talk to Rick Vallejos at the Forest Service for his ideas/input.

**8. Benjamin Bishop commented on TDR research** and said he would distribute work to members of the committee.

The meeting adjourned at 5:30pm.

The next meeting will be in the Huntsville Library Auditorium at 3:00pm on January 19, 2006.