

**Ogden Valley GEM Meeting Minutes  
February 2, 2006, 3:00pm Huntsville Library**

**Members Present:** Steve Clarke, Steve Roberts, Kim Wheatley, Kevin Hamilton, Art Roscoe, Lowell Peterson, Brian Carver, Marsha Rasmussen, Jack Wright, Pamela Danner, Sharon Holmstrom, Bob Smith, Benjamin Bishop, Jeff Burton, Pam Kramer, Shanna Francis, Kirk Langford

**1. Meeting of Large Landowners—Steve Clarke**

Meeting kicked off with a review of a short video by Jack Wright and Pamela Danner which, they explained, would be similar to a video they would produce for a meeting of large landowners.

Steve Clarke has asked Tim Watkins from Envision Utah to run the meeting.

There was discussion about the proposal to have tables of specialists available to answer questions/discuss specifics with families after the meeting. One suggestion was to replace the tables of specialists with a panel of individuals with expertise in various relevant areas who can provide answers to questions.

Lowell Peterson suggested that we post our objectives prominently so that attendees get a clear understanding at the outset. He suggested that these should be:

Preserve Our Valley's Open Space, While:

- Protecting Property Rights 100%
- Providing the Opportunity for Economic Benefit to Land Owners
- Keeping Participation Voluntary

After much discussion on the issue, it was agreed that we would begin the meeting with the Wright/Danner video that would address our vision and then cover TDRs. Jack Wright and Pamela Danner will prepare video with Kim Wheatley's input. There will be no "tool tables;" just questions and answers at the end handled by a panel of specialists.

**2. Ogden Valley TDR Program—Kim Wheatley**

Kim distributed copies of his latest paper on TDRs in Ogden Valley. Key point in latest version is that the only way one can get a bonus in a cluster is by purchasing a development right.

**3. Recreational Resort Zone Ordinance (Draft)—Steve Roberts**

This draft stresses the need for a master plan for a large area; with the resort zone being the core of this large area/plan where one would have both commercial and high density.

There was some discussion of the issue of affordable housing. Shanna Francis suggested a potential approach that would tie a cluster bonus to affordable housing. Some of the committee members pointed out that her suggestion is similar to approach by County.

**4. Action Items**

- Jack Wright and Kim Wheatley will work on a video of the GEM vision.
- Lowell Peterson will get a mailing list of large land owners from the County.

The meeting adjourned at 5:50pm.

The next meeting will be in the Huntsville Library Auditorium at 3:00pm on February 16, 2006.