

## GEM Committee Minutes of March 9, 2006

Steve Clarke conducted. Those who had requested to be excused were: Helene Liebman, Steve Roberts, Pam Kramer, Benjamin Bishop, Sharon Holmstrom, Paul DeLong, Marsha Rasmussen, and Joan Blanchard.

In attendance were: Lowell Peterson, Brian Carver, Ron Gleason, Kevin Hamilton, Jeff Burton, Kirk Langford, Shanna Francis, Jamie Lythgoe, Bob Smith, and Steve Clarke.

Steve extended thanks to Kirk Langford and Kim Wheatley for preparing the Commissioners update letter. It was distributed to the Commissioners, the Planning Commissioners, and Planning Staff. Copies were distributed to those in attendance.

Thanks were extended to Jack Wright, Pamela Danner, Marsha Rasmussen, and those others who helped prepare and mail the invitation. The committee felt Jack and Pamela had done a particularly nice job of preparing the invitation.

Phone tree invitation follow-up assignments were made using the mailing label printout. Those assigned took a page of the listing (30 names) and agreed to contact as many as reasonable. Following are the assignments: (name/page number) Jamie/1, Bob/2, Ron/3, Elsa/4, Shanna/5, Steve C./6, Jeff/7, Kirk/8. Art Roscoe will follow-up with additional assignments as necessary.

The Landowner meeting agenda was reviewed: (**Please check your assignments**)

The committee is to be there at 6:30 pm to assure last minute setup and to visit with those who come early.

A setup crew will be needed at 5 pm to setup chairs, A/V, and miscellaneous tables and chairs. The maps should also be set up at this time.

The meeting begins at 7:00 pm and will conclude by 8:30 pm in the Snowcrest Gym.

5 min	Opening Video
2 min	Welcome, introductions (committee will be asked to stand) – Tim W.
20 min	TDR introduction – Tim Watkins
20 min	TDR in the Ogden Valley with examples – Kim W.
30 min	Q&A with Panel (discussed as members Jim Hasenyager, Kim W., Kirk L., Tim Watkins) the panel will consist of 3 members with a moderator.
1 min	Summary, Call to Action, Reminder to sign up for the next meeting, feedback sheets, sign the attendance roster – Tim

Committee members will remain for a few minutes to clean up.

There was a desire to have consistency in the things presented about the TDR as well as in any remarks made about the pending cluster ordinance and use of TDR with cluster.

Ron Gleason will take responsibility to collect names, etc. of attendees on a sign up sheet. Handouts will be given at the end of the meeting.

Other assignments: (where appropriate we agreed to make 100 copies of handouts)

1. Committee Info Sheet – Steve C.
2. Frequently asked Questions – Ron
3. Feedback Sheet – Jack
4. TDR and Value Model Handout – Kim
5. We discussed but did not arrive at an action plan to use copies of the video.
6. Maps from the County – Sharon
7. Sign up for the 2<sup>nd</sup> meeting (Recreation Element Plan) – Steve C.
8. Budget: Expense receipts to be turned in to Bob Smith along with a \$20 donation.

Brian Carver extended an invitation to members of the Committee to join in the Utah Quality Growth Commission meeting to be held at the Wolf Creek Clubhouse on **Wednesday 3/22** at 11 am. Since lunch will be served those attending should call Brian at 801-538-1153 as soon as possible and let him know they plan to attend.

Kevin reported that the contract for development of the TDR and Sensitive Land Ordinances is expected to be signed soon. It is now in the hands of the contractor for review. He indicated this contract was very high priority with the Commissioners and that they had provided extra funding and personnel to his office to make it happen quickly. The Planning Staff has also redirected considerable funding to this contract to get it underway.

Kevin reported that the impact fee proposal looks good but has not come to the Commissioners yet. The Committee expressed the desire to see impact fees collected to support development of parks and open space as well.

Kevin reported that the new Cluster ordinance should be presented to the Commissioners on April 18.

Jeff Burton reviewed with the Committee things he has learned about planning as they relate to the Valley from George Shaw, who is the Director of Planning for Sandy and a professor at the U of U. He focused on the need for flexibility in planning since none of us can accurately predict needs very far in the future. Of particular interest is promoting a family friendly environment in the Valley. We discussed the possibility of inviting Mr. Shaw, Miles Rademan (Park City), and others to address the Committee. The suggestion was made to Kevin that the Planning Dept. host a “citizen planner” seminar series for people in the Valley.

Lowell Peterson expressed the opinion, and many agreed, that in the Landowner meeting we be careful *not to hold up the TDR concept as the answer to all our problems.*

The next meeting will be held in the Library at 3 P.M. on Thursday **April 13**. The meeting was adjourned at 5:00 pm.