

Ogden Valley GEM Meeting Minutes
October 13, 2005, 3:00pm Huntsville Library

Members Present: Cindy Beger, Benjamin Bishop, Joan Blanchard, Brian Carver (technical consultant), Steve Clarke, Paul DeLong, Kevin Hamilton, Sharon Holmstrom, Pam Kramer, Helene Liebman, Jamie Lythgoe, Pam Mitchell, Lowell Peterson, Marsha Rasmussen, Steve Roberts, Tim Watkins (technical consultant), Kim Wheatley

1. Minutes from August 25 meeting

Helene Liebman read the minutes from the September 8 meeting. There were no additions or corrections.

2. Follow-Up on Action Items

a. Meetings with Commissioners—Kim Wheatley reported results of three meetings. He said he believed we engaged them; opened their eyes considerably. They had not reviewed the plan; will have a workshop after they get through the budget cycle. Steve Clarke complimented Kim and Kirk Langford on an excellent presentation.

Marsha Rasmussen attended the last briefing and thinks we should show the presentation to people throughout the Valley. Marsha volunteered to chair an outreach committee.

Steve Clarke pointed out that Sharon made the motion in Planning Commission to approve study with “call to action.”

3. Web Site

Pam Mitchell has agreed to develop a GEM web site. One expense is hosting, but Pam will donate space to GEM on her site. We will need to cover the cost of a domain name--\$12/year. Pam will post the information. She will do this at no cost for the next year or so. Pam will check on available names; suggestions included OV-GEM.org; OgdenValleyGEM.org. She will set up a direct link between the GEM site and the study on the County site.

Steve Clarke asked everyone to send material to Pam via email. Put GEM in the subject line so Pam knows it's from us.

4. Draft Land Pooling Ordinance

Tim Watkins presented his draft of a proposed land pooling ordinance. He explained that it is like non-contiguous cluster development. In land pooling, though, the landowners form a partnership. One way it could work is that landowners, in return for their property, would get a share in resort development. This would be beneficial to a landowner who is interested in developing his property but does not have the capital for up-front costs.

Steve Roberts pointed out the problem is that gains from this arrangement would be straight income; whereas gains from TDR's or selling the land would be a capital gain. This was described as a “possible show-stopper.”

Tim pointed out that we could do both—land pooling and TDRs. Advantage to County of land pooling is that it requires less administrative oversight. Also, a problem with TDRs is that every TDR ordinance has extra density built into it, so this will only exacerbate the problem of too many units in the Valley. We could cut down number of units by going to “conservation estate lots,” very large lots with a single residence on them.

Tim's final recommendations:

- Define sending/receiving areas with land pooling and TDRs
- Hire Neil Lindburg from Provo to draft a TDR ordinance; it should cost between \$3,000 and \$5,000.

Steve Clarke asked Joan for her reaction to the Land Pooling materials from David Renkert. She said, "It made me mad." She said it came across as a sales pitch. Tim encouraged us to consider land pooling as one tool; that it would promote equitable treatment of landowners. Renkert's number, in case we want more information, is 415-247-9938.

5. Meeting with Summit County Senior Planner

Kim Wheatley reported on meeting that he and Art Roscoe attended with Nora Roberts of Summit County. Kim said "we came away fairly depressed." Reason—TDRs in Summit County has involved density bonuses. In Summit County, they down-zoned in four phases (1 house per 20 acres; 1 per 40; 1 per 120; and now 1 per 160). Roberts said to be successful with TDRs, the County must give something back to the developers (density). Kim pointed out that the politics in Summit County are very different than those in Weber County. For example, they have passed 2 \$10 million bonds to buy open space.

Kim observed that if we don't have the carrying capacity, it's a good reason for a down-zone. He got a good list of references/points of contact for information on TDRs, down-zoning, etc. Kim also noted that he was beginning to wonder if some of the land on top of the mountains would ever be developed, even though it technically could be, and that TDR may transfer density to the valley floor that would not be there otherwise. He also is starting to wonder how accurate the 17,000 unit number is and feels we should do work to validate it.

Lowell Peterson pointed out that we need to survey Valley landowners to see what are their interests/plans. For example, do they want to use their land for their retirement financing, turn it over to their kids, etc.? Jamie Lythgoe pointed out that it might be difficult to pinpoint this since most land decisions will involve a large family, and there are issues with family dynamics, group decision making, tax consequences, etc.

Steve Clarke suggested that we consider doing such a survey. Discussion then on how to do this; agreement that one person should conduct all of the interviews.

Kim continued report on meeting with Roberts to say that Summit County has approved two building moratoriums in the past; each was for 6 months. Also, that Lindburg from Provo points out that Summit County problem with TDRs is that they do not have an ordinance; they negotiate each deal separately. Finally, Kim pointed out the advantage to smaller sewer districts to promote smaller development; the County could pay for the up-front costs and developers could reimburse the County over time.

6. Kevin Hamilton reported status of work in County Planning Office at this point. The County has hired two new planners, and Kevin will now begin to work on ordinances for cluster development and resort zones. He will begin TDR ordinance drafting in January. He thinks it's important that the ordinance identify sending and receiving zones.

7. Resort Zones

Paul DeLong and Steve Roberts will meet to consider issues. It was pointed out, though, that the current ordinances are written more for commercial development. Also, that we need a better multi-use zone.

8. Action Items:

- Marsha and Kirk will think about making small presentations
- Lowell will keep in touch with Commissioners and report back on what they're thinking in terms of the study.

The next regular meeting will be at 3pm on November 10 in the auditorium of the Huntsville Library.

Meeting adjourned at 5:20 PM