

**Ogden Valley Stakeholders' Meeting Minutes**  
**August 11, 2005, 3:00pm Huntsville Library**

**Members Present:** Cindy Beger, Joan Blanchard, Brian Carver, Steve Clarke, Paul DeLong, Sharon Holmstrom, Kirk Langford, Helene Liebman, Chris Littlefield (representing Justin Rowland), Jamie Lythgoe, Larry Nalder, Lowell Peterson, Art Roscoe

**1. Minutes from July 14 meeting and Assignments/Results**

There were no additions or corrections to the July 14 minutes.

Steve Clarke asked Chris Littlefield to remind Justin Rowland that he was going to provide a point of contact for Sun Valley, Idaho.

Steve Clarke reviewed results of presentation to County Commissioners and Planning Commissioners. Commissioners were supportive with the caveat that the committee not create more work for the Planning Staff. Steve and Helene Liebman met separately with Craig Dearden, who was enthusiastic about the concepts but had not read the report. He asked Steve to get back to him in September. The Planning Commissioners were supportive, especially Cooper and Rounkles.

Cindy Beger researched TDR ordinances and found a lot. Lowell Peterson suggested that we might find a model ordinance from the National Association of Counties (NACO). Helene Liebman observed that The Sonoran Institute might also be able to provide technical assistance.

**2. Discussion of How to Proceed**

Steve Clarke suggested that group break up into three or four groups to discuss Committee objectives and how to proceed.

The Group stayed together, though, as the discussion revolved around how to get the County to spend money now to jump-start open space initiatives/ordinances. Lowell Peterson pointed out that Kelly Grier is retiring at the end of the year, and that we might ask the County to assign her to draft ordinances for TDR and PDR before she leaves (Kelly is knowledgeable on drafting ordinances). Also, that with Kelly's retirement, we might be able to convince the Commissioners to hire a planning staff member dedicated to Ogden Valley. Steve pointed out that the report necessitates one person on the planning staff dedicated to open space ordinances.

Steve also pointed out that some people have been critical of the report because it does not address recreation. It does address recreation, however, most of the discussion has dealt with open space.

Cindy Beger believes that we should embrace the idea that Ogden Valley is a recreation area.

Kirk Langford agrees and believes that we need to talk details; that if we stay too general we will end up with a community we don't want to live in.

Sharon Holmstrom would like to see the language in three of the proposed Committee objectives changed from "support" to "explore." Specifically, objectives 3, 5, and 7.

Helene Liebman asked what is the meaning of "resort zoning ordinance" (objective #7). Others explained that this is a zone that, in essence, ignores the zoning; where resort owners bring detailed development plans which are then approved or not. Cache Valley has a resort zone. Kirk believes that if we recommend a resort zone, we should also recommend that the County identify what kind of amenities would qualify a location for such. For example, just naming a facility a resort zone is not adequate; would need a minimum in recreation amenities.

Referring back to the Committee objectives, Steve Clarke said that we need to identify few enough objectives so we can get into details.

Sharon offered that we do not need to accommodate everyone who wants to recreate in Ogden Valley. Lowell said that they're coming anyway so we had better accommodate them. There was some discussion on this, with no conclusion but an observation that we can control by putting limits on things like size/parking at trailheads, capacity for reservoir, etc.

Cindy Beger said we need to think about what we want the Valley to look like. For example, do we want to keep open land? Should we consider combining rural and recreation, such as with petting farms or dude ranches?

Kirk pushed for going to the County with a recommendation for a "recreation package." A comprehensive plan that addresses issue of resort zone, TDRs, and investment in a planner. Sharon said that we should also focus on other ordinances that are being considered but not yet passed; she mentioned the sensitive lands ordinance.

Timeline—Planning Commission will take action on the plan on August 23 (4:30 meeting at Huntsville Library). They were supposed to have a public workshop before that date, but Sharon Holmstrom (who is on Commission) said she had heard nothing about it.

There next was discussion on what to recommend to County. That they not vote to adopt the plan without the necessary investment? That we provide sources of funding? There was observation that we need to make a compelling case for the plan. Lowell Peterson stated that we would hurt our credibility and plan's credibility if we recommend that they not adopt it without the investment. Jamie Lythgoe said we should recommend adoption but with a call to action. The Group liked that approach.

Lowell Peterson explained that we could push for the resort tax and impact fees as a source of revenue. Question arose—can County impose resort tax without a vote? Also, what does it take to qualify as a resort?

Group concluded that we should push for a TDR ordinance. Also, that we should explore idea of using resort tax and impact fees to finance up-front requirements for the plan. Also, that we request that Kelly Grier be assigned to draft a TDR ordinance between now and when she retires.

### **3. Action Items:**

- Helene Liebman will contact Patti Ross at Wikstrom to get details on how resources from impact fees can be spent (Wikstrom is doing the County' impact fee study now).
- Art Roscoe will get details on what's going on in Summit County with open space initiatives/funding.
- Steve Clarke, Kirk Langford, and Lowell Peterson will meet with the County Commissioners (one at a time) to promote ideas and stress call to action. They will also request that Kelly Grier be assigned to draft an ordinance that will only be seen internally. Steve will schedule the meeting.
- Paul DeLong will do research on what qualifies as a resort.
- Chris Littlefield will remind Justin Rowland about providing Sun Valley contact.

The next meeting will be at 3pm on August 25 in auditorium of Huntsville Library.

Meeting adjourned at 5:20 PM