

Ogden Valley Stakeholders' Meeting Minutes
August 25, 2005, 3:00pm Huntsville Library

Members Present: Joan Blanchard, Steve Clarke, Paul DeLong, Pam Kramer, Helene Liebman, Lowell Peterson, Steve Roberts, Art Roscoe, Justin Rowland, Kim Wheatley

1. Minutes from August 11 meeting

Helene Liebman read the minutes from the August 11 meeting. There were no additions or corrections.

2. Make-up of the Committee and Miscellaneous

Time Watkins and Brian Carver suggested that they serve as technical consultants to the committee versus members. The group concurred.

Tim Watkins suggested to Steve Clarke that we invite Huntsville City to send a member. Steve Clarke will contact Mayor McKay with this invitation. Lowell Peterson suggested that we also invite member of County to be consistent; Steve will also handle this.

Kim Wheatley took as an action item to come up with a different name for the committee.

See landpooling.com on the web for an alternative to TDR's.

3. Follow-Up on Action Items

a. Impact Fee Study (Helene Liebman)—Patti Ross from Wikstrom Associates is doing the study for the County. Park and open space could be included according to State law, but is not. Kim noted that Study recommends that we start buying land now for parks. Wikstrom submitted 3 population projections, from which the County must select one that will, in turn, determine level of spending on items in impact study (e.g., trails, roads, etc.). The group concluded that we should ask the Commissioners to include parks and open space as two separate elements under impact fees. Helene also contacted the Sonoran Institute about resources available; they referred her to the National Association of Counties (NACO) and their planned training course scheduled for early in 2006. She followed up with NACO and is on their mailing list for registration.

b. Research into Park City/Summit County Open Space Programs (Art Roscoe)—Art and Steve Clarke met with Miles Rademan. Art prepared and distributed a report for committee members. He summarized findings into 4 key areas: (1) use every tool available to preserve open space; (2) form citizen committees to identify and pursue acquisitions; (3) be opportunistic, i.e., pursue whatever opportunities arise; and (4) we will need lots of money. Also stressed need to develop an open space ethic or culture throughout the Valley.

Art's report prompted discussion of issue of clustering and how to promote without increasing overall number of units. Also, some members noted that it is a myth that people do NOT want to buy in clustered developments. Lowell Peterson noted that we can promote clustering only if developers can buy development rights from someone/somewhere else.

c. Meeting with Bischoff (Lowell Peterson)—Planning Staff will come up with a draft ordinance for TDRs and resort zoning. We will be the entity to work them over. Regarding need for funds to address requirements in Study (e.g., create master plan for Valley, identify sending and receiving zones, identify what Valley should/would look like, etc.), Bischoff said if County puts the money up front, they will want it back within one year. County is planning to hire a lobbyist; this individual could identify sources of funds.

d. Meeting with County Assessor (Kim Wheatley)—on his own, Kim met with Joe Olson to learn more about tax laws—how they work, who has authority to tax, and how open space would impact the tax base. Diane Sculley on Assessor's staff lives in the Valley (Ski Lakes); Joe suggested that Diane be their

representative to the Committee. He is sympathetic to our goals, though, he noted that some State tax laws are inconsistent with what we're trying to achieve. FAA (Farmland Assessment Act) designation—supportive of open space; drops property taxes on parcel to as little as 6% of what tax would be otherwise; land must be actively farmed. In another area, County can only exclude one acre in primary residence tax rate; in a 3-acre zone, only one acre is designated as primary residence; so pay full tax on other two acres of parcel. We should consider contacting Joe Murray about changing this law; he tried in previous session but failed. Kim suggested that we should develop some models that explain tax issues in connection with open space. Finally, there is no current designation for open space or wildlife habitat, so the only tax relief is to put the land in a conservation easement.

e. Definition of a Resort (Paul DeLong)—Paul did not get return phone calls, so he came up with a definition of a resort on his own to start. He distributed his ideas. He will continue to pursue.

4. Issue of Commercial Development

Kim raised issue of projections in Study for over 15,000 units in the Valley as currently zoned. He pointed out that if we are able to raise \$400,000,000 for land acquisition and everything goes our way, we would be lucky to reduce this to 11,000. So, we're off by a factor of two from the Valley General Plan. Where do we put commercial to support all of these people? Kim's idea is to determine that number of acres needed for commercial; then to have County put out a Request for Proposals whereby landowners could propose their parcel(s). Lowell's idea is to look at existing commercial and determine if it can be expanded. Steve Roberts noted that we need a master plan to identify receiving/sending areas; that commercial would be a part of that.

5. Wolf Mountain Case Study

Steve Roberts showed a concept for Wolf Mountain development and noted that current ordinance that controls resorts is inadequate (the Ogden Valley Architectural, Landscape, and Screening Standards, Chapter 18C). Justin suggested that we ought to look at the ordinance that controlled development of Empire Canyon near Deer Valley; Justin will get a copy and bring to next meeting. Steve pointed out that several property owners adjacent to his property have indicated an interest in selling/jointly developing with Wolf Creek.

Kim stated that our first priority should not be TDRs. He thinks it should be to define resorts; draft an ordinance; etc. Joan thinks we need both; that we should break into subcommittees and work on both simultaneously. Kim said we should go after the low-hanging fruit: (1) adjacent property owners combining properties and moving around development rights (as in Wolf Mountain); (2) single property owner moving development rights from one piece of his/her property to another piece of his/her property (as in Snowbasin, which owns property along reservoir). Kim says that we need to identify these opportunities; package them; market them.

6. Stakeholder Committee Objectives (Version 2, August 25)

Steve Clarke distributed an updated list of Committee Objectives and asked members to provide input on how we can improve.

The group decided to break into two subcommittees:

Resort Zoning—Steve Roberts, Paul DeLong, and Justin Rowland will serve here. Paul will initiate work of this group.

Open Space—Joan Blanchard, Art Roscoe, Kim Wheatley, and Helene Liebman will serve here. Kim will initiate work of this group.

7. Action Items:

- Steve Clarke will extend invitations to representative from Huntsville City and the County to join committee.
- Kim Wheatley will come up with suggestions for a better name for the committee.
- Justin Rowland will bring to next meeting a copy of ordinance that controlled development of Empire Canyon.
- Steve Clarke, Lowell Peterson, and Helene Liebman will meet with Bischoff to discuss modification of Impact Fee Study.
- Kim Wheatley will invite Diane Sculley to join the group.
- Kim Wheatley will contact Joe Murray about revising law on approach for taxation of primary residence.
- The Open Space subcommittee will take on the task of identifying all tools available to preserve open space.
- Helene Liebman will contact Tim Watkins at Envision Utah about their tools/resources for planning.
- Kim Wheatley will work with the Library to hold information associated with our work (e.g., all of the County's zoning ordinances; a copy of the Study).

The next meeting will be at 2pm on September 8 in the auditorium of the Huntsville Library.

Meeting adjourned at 5:30 PM