

**Ogden Valley Stakeholders' Meeting Minutes  
September 8, 2005, 2:00pm Huntsville Library**

**Members Present:** Cindy Beger, Joan Blanchard, Steve Clarke, Paul DeLong, Sharon Holmstrom, Kirk Langford, Helene Liebman, Jamie Lythgoe, Steve Roberts, Art Roscoe, Tim Watkins (technical consultant), Kim Wheatley

**1. Minutes from August 25 meeting**

Helene Liebman read the minutes from the August 25 meeting. There were no additions or corrections.

**2. Follow-Up on Action Items**

a. Steve Clarke spoke to Jim McKay, Mayor of Huntsville, to explain study and invite the City to appoint a member.

b. Steve Clarke, along with Helene Liebman and Lowell Peterson, met with Commissioner Bischoff on September 12 to discuss the impact fee study. Commissioner Bischoff was not able to report status of last request (draft ordinances); he suggested we reschedule meeting for week of September 26 (after planning staff had returned from time off). Kirk Langford raised a question in connection with this—will we discuss PDR's with Bischoff (as part of the impact fee issue). This led to a discussion of PDR's versus TDR's; how important it is to use as many tools as we can. Steve Roberts pointed out that land prices in the Valley have gone up in past year; that perception is that landowners will be able to transfer densities; that this is driving prices up even higher and may drive TDR prices up.

Discussion led Steve Clarke to ask Sharon Holmstrom about status of Recreation Study as it concerns the Planning Commission. Sharon stated that the Planning Commission has been told they have limited time, and that action might be taken at the next meeting. There was consensus among those present of the importance of getting the Study recommendations implemented correctly. Also, that it is crucial that the County must avoid increasing density. Paul DeLong noted PDR program in Telluride. Kirk Langford stressed the County Commissioners must never cave to increasing density. Kirk continued that he believes it is important that implementation of Study recommendations include defining a resort zone; drafting TDR and PDR ordinances; enacting the sensitive lands ordinance; and enacting impact fees and resort zone tax. Steve Roberts noted that he thinks we need a Valley Plan with sending and receiving zones; that this plan should include identification of zones based on civil engineering and landscape architectural input.

Kim Wheatley stressed that we need to make this an economic argument; that higher density will increase traffic, pollution, etc., and will kill the economic engine.

Sharon Holmstrom suggested that we make a presentation to each of the Commissioners; that the entire Stakeholders' Committee go to each presentation.

Steve Clarke said that he thinks we should have a Public Hearing where this is the only item on the agenda; that we hold this meeting at Snowcrest so that it is convenient for many Valley residents to attend.

Steve Roberts will set up meetings. Kim Wheatley, Kirk Langford, and Tim Watkins will put together a presentation. Steve Clarke scheduled a special meeting for September 15 to review the draft of this presentation. Steve Roberts will begin scheduling meetings with Commissioners starting September 26.

c. Kim presented three proposals for a committee name:

- The VALUE Committee (Valley Accord for Land Use Excellence)
- The GEM Committee (Growth and Excellence Mandate)
- The GOOSE Committee (Growth Options for Open Space and Excellence)

Committee voted unanimously for GEM.

d. Helene Liebman reported that Envision Utah has few resources related to planning for rural areas; open space; etc. Tim Watkins explained that, to date, their focus has been on urban areas, walkable communities, transit-oriented development. They are now developing a TDR tool box. Tim also reported on David Renkert's concept for land pooling, and he distributed material on Mr. Renkert's idea. Discussion led Jamie Lythgoe to note that she will get information on TDR's from New Jersey. Steve Clarke asked Joan Blanchard to read land pooling information and give us her reaction at next regular meeting.

f. Paul DeLong reported on his continuing research into resort zones, saying that he found little except in the direction of open space, TDRs, PDRs, environmentally sensitive lands, and berming (which, several members noted would be a good approach for Ogden Valley). Steve Clarke asked Paul DeLong to contact Jim Gentry to find out if Jim got any more direction from Commissioner Bischoff. Paul reported that he spoke to Chris Sands and discussed topics of conserving natural resources, preserving the environment, more compact development, and indigenous designs. Paul concluded that it sounds like resort zoning is not a single ordinance; it's more of a collection of ordinances. Steve Roberts suggested that Paul meet with him as Wolf Creek Resort is having an engineering group research the issue now.

#### **4. Action Items:**

- Kim Wheatley, Kirk Langford, and Tim Watkins will draft a briefing to present to Commissioners.
- Steve Roberts will make appointments with Commissioners for presentation of briefing (beginning week of September 26).
- Paul DeLong will meet with Steve Roberts to get more information on resort zoning.

The next regular meeting will be at 2pm on October 13 in the auditorium of the Huntsville Library.

Meeting adjourned at 4:10 PM