

EMERGENCY MEETING—JANUARY 22nd, 2009

Minutes of the Huntsville Town Council Emergency Meeting held in conjunction with the Huntsville Town Planning Commission at the Huntsville Town Hall at 8:00 p.m. January 22nd, 2009.

Present: Council Member Truett, Mayor Pro Tempe
Council Member Sorensen
Council Member Johnson
Council Member Ferre'
Legal Council Jerald Engstrom
Clerk/Recorder Gail Ahlstrom

Excused: Mayor James C. McKay

Commissioner Jack Cox
Commissioner Carol Stoker
Commissioner Suzanne Ferre'
Commissioner Paul Newey
Commissioner Sandy Hunter

Citizens:	Ruston McKay	Steve Clarke	T.J. Stirland
	Dave Holmstrom	Sharon Holmstrom	Art Roscoe
	Chris Stevenson	Kristin Johnson	Cheyenne Johnson
	Mary Stirland	Lewis Johnson	Artie Powell
	Steve Roberts	Clint Ensign	

Jim Truett called the meeting to order. He excused Mayor McKay who is handing out awards at a Fire Department Dinner. This meeting is being held with the GEM Committee. At the last Town Council meeting on January 15th, 2009, the Council passed a Resolution. CM Truett read the resolution. **“WHEREAS:** The GEM Committee is planning to create an Ogden Valley Parks District, **WHEREAS:** The Huntsville Town Council is not interested in being a part of the GEM committee’s proposal, nor has Huntsville Town ever officially appointed a Town representative to sit on the GEM Committee, **WHEREAS:** The Huntsville Town Council does not support the GEM Committee’s proposals, **WHEREAS:** The Huntsville Town Council will NOT surrender the rights of the Huntsville Town Park to an Ogden Valley Park District for the following reasons: Lack of control and increased taxes. CM Truett turned the time over to Steve Clarke, the GEM Committee Chairman.

Steve Clarke, thanked the Council for the opportunity of being here tonight to be able to respond to accusations made about the GEM Committee in a previous Town Council meeting. Mr. Clarke commented that it’s hard when you have worked hard on something and then it appears that it has been misrepresented. He would like to clarify different issues and make sure the council understands what the GEM Committee is proposing. Mr. Clarke presented a power point presentation with an agenda for this meeting. The first issue he wanted to address was the motivation and goals of the GEM committee, second, parks and recreation recommendations. The GEM Committee’s recommendation to the commissioner’s is that the commissioners

invite Huntsville Town to be part of a Park's District and then make a decision at that time.

The discussion of parks and recreation can wait until the commissioners think about the recommendations. If they decide to move ahead then Huntsville can voice their opinion. GEM stands for Ogden Valley Growth with Excellence Mandate. They are a committee that doesn't believe in throwing up all types of roadblocks for developers, but recognizes that growth will occur and they would like to manage the growth.

(See Attachment #1) Mr. Clarke continued by going over the roster of the GEM committee. This committee has been in place for four years and people have come and gone. Mr. Clarke has been the chairman of this committee; Art Roscoe is the vice chairman. Clint Ensign, who is a representative for Snowbasin, he has been working with the GEM Committee the past two years. Mr. Clarke wanted to defend himself after listening to the town council's last meeting, that's why he is here tonight. Mr. Clarke explained that the founding members of the Stake Holder's were appointed by the county commissioners, when they speak on the issues they were appointed for, they speak as representatives of this group. CM Johnson clarified, the county commissioners appointed the GEM Committee? Mr. Clarke replied no, they appointed Stake Holder's. Stake holder's either had a lot of land, owned a resort, or were active in some type of government organization. Later on the county appointed another set of stake holders. Most of these people remained as GEM Committee members. Sharon Holmstrom explained that what was happening four years ago was that the county was embarking on another study of the Ogden Valley, and they needed to pull together a committee for this.

Artie Powell stated that he is confused; he has heard several different explanations on who the GEM Committee is within the last five minutes. Mr. Clarke has stated that the W.C. Commissioner's started a Stake Holder's group, and then he stated that the county commissioners also appointed members to the GEM Committee, Artie understood that the GEM Committee is a separate group that just continued on their own. Artie asked under whose authority is the GEM Committee functioning? Mr. Clarke replied, their own. Artie asked what legal status the GEM committee has. Mr. Clarke replied that they are a citizen's committee.

Artie remarked that to represent citizens you have to be registered with the state. Mr. Engstrom clarified that this is not a county sponsored committee.

Mr. Clarke commented that anyone who attends one of the GEM committee meetings is treated like a member. CM Sorensen asked if Buck Froerer is a member of the GEM committee, Mr. Clarke replied that Buck is an advisor from the school board. Technically he is not a member of the GEM committee. The GEM Committee maintains a website, where you can find the minutes of their meetings, and the dates of their next meetings, they also do newspaper articles from time to time. Mr. Clarke read from "Fight for our Valley".

(See Attachment #2)

Ogden Valley is 3% of the population of Weber County, with a need for planning and support well beyond that ratio of the county resource.

There was a need to be heard to make it easier for the county to move ahead with planning. In 2005, the county presented the Ogden Valley General Plan. It was then that the GEM Committee was organized. They are a citizen committee, not elected, not appointed; just concerned citizens who do not want to become an invisible generation. Sharon replied that the committee does not want to force anything but wants to keep the line of communication with the county commissioners open and continue to let them know how much we love this valley. It has taken one year of working with Commissioner Jan Zogmaister to get her to agree that the county needs to pay attention to what is going on in the Ogden Valley. Sharon commented that there are thousands of acres on the outskirts of Huntsville that make up the ambiance and character of the whole valley. We have to care about it all, not just our little corner of the valley.

Steve went over the history of the GEM committee starting back in 2005 and ending with February 3rd, 2009. Who does the GEM committee represent? Mr. Clarke answered themselves. Mr. Clarke can't remember ever saying that he represented all the citizens in Ogden Valley. Ruston stated in the past meeting that all three county commissioners were under this impression. Mr. Clarke defended himself, and apologized if he unintentionally did this. Ruston replied that it was implied that the valley residents are in favor of the GEM Committee recommendations.

(See Attachment #3) Artie asked about a slide on the front page of the power point presentation. There are about 13 logos on this slide. Artie asked if the GEM Committee has a letter from each of these organizations allowing their logo to be used on a GEM document. MR. Clarke replied, no. Artie suggested that this is a misrepresentation of their endorsements. Ruston agreed it implies that they are in agreement and endorse all the GEM Committee recommendation. Mr. Clarke acknowledged this error in his presentation and will correct it.

Mr. Clarke continued with his rebuttal. In a previous meeting held with the town council and Mr. Clarke the subject turned to nodes. Mr. Clarke began his comments by saying he heard Jack Cox, the Huntsville Planning Commission Chairman, talk with energy and enthusiasm to make the point that Huntsville Town was losing their old people and it's young people, and was becoming a bedroom community for the rich. Mr. Clarke stated that the same thing is happening all across the whole valley. High density, mixed use development is one way to address this issue. Mr. Clarke proceeded to defend himself. He has done 21 presentations on the GEM Committee's recommendations for the Ogden Valley, and has asked for input from each group. He had no intent to be under the table with their recommendations. What he has learned is that there is a role for activism, but the most productive role is to get involved with the county's planning, so they understand that you care and are encouraging them to take action.

Steve Roberts explained further about the question whether there was an unspoken motivate between the GEM committee and the resorts. Steve Roberts represents Wolf

Creek Resort. Steve commented that he was invited to be a part of the stakeholder committee to represent the resorts.

They were allowed to express their opinions about what they would like to see happen in the valley. At the stake holders meetings they all recognized that they all wanted the same goal, to preserve the valley. What he values is the rural feeling you get when you come to the valley. Wolf Creek is in the process of putting property into perpetual easements, which will protect wild life. We had better plan or we will kill off the wildlife, have a hodgepodge of development, and traffic and pollution problems.

CM Johnson mentioned that there has been concern from this community that the focus of the GEM committee is that the Ogden Valley region becomes a world class destination. This is quoted from the first paragraph in their document.

CM Truett brought up a couple of issues that have gotten Town residents concerned. First, is management of the parks, and the statement that management of the parks could be more equitable and efficient if all parks, including Huntsville Park were under common management. Huntsville Town has worked hard to create a beautiful park, and it is not interested in giving up control of the use and maintenance of it. Second, is that Huntsville Town created a committee to fight to keep the Valley Elementary School in Huntsville. The GEM Committee proposals have included the possibility of purchasing the school or the ground it's on. The Town feels that we are now fighting for the school or its property with the GEM Committee. Some of the things the GEM Committee is doing the town applauds. We share common goals, to preserve the valley. But the town feels that the GEM Committee is speaking for the town, but the town has had no say on the matters.

Steve Roberts remarked that Mr. Clarke has done an amazing job recruiting people with diverse interests and backgrounds to serve on the GEM Committee. Mr. Clarke has done a fantastic job in leading this group.

Cm Truett feels that we are going down parallel paths with the same goals, but no one has really asked the town for its opinion, and now the town is included in valley wide recommendations. Steve Roberts commented that this discussion tonight is good. We can argue and disagree but let's move forward. Sharon remarked that all along the committee knew that Huntsville is incorporated and is its own entity. Their intent with the school was to put something there that would further the acquisition of the land for the Huntsville Park, they thought they were being helpful. GEM committee wasn't aware that Huntsville was making plans for the Valley Elementary School property.

Mr. Clarke asked Clint Ensign to speak on the relationship with the Snowbasin Resort and the GEM Committee. Clint became involved with the GEM committee two years ago. Snowbasin wanted to update their master plan so they met with the Ogden Valley Planning Commission. They recommended that Clint attend the GEM meetings. At that same time Clint and his administrative assistant contacted Huntsville Town but they received no response. Jack Cox replied that he has never had any contact from Snowbasin, and would have welcomed the discussion. At this point Clint had never

been through the valley and Mr. Clarke took him to see the monastery, various water shed areas, development pods, etc.

They have never been demeaning or condescending, but have been respectful and very open. The GEM Committee Hammered home to Clint that this is a unique area that they want to preserve. That the density and build out that the county is projecting is way too high.

They want to preserve the monastery, farms, open space, habitat, parks, and walking trails. Transportation is a huge concern. The GEM Committee emphasized that growth will be better in certain areas. They asked Snowbasin to partner with them to help achieve similar goals. They wanted Snowbasin to transfer most of the proposed density on the valley floor up to Snowbasin. Snowbasin owns 4200 acres in Weber County, 90 % of that is at Snowbasin, 10% is down on the valley floor. The impact of developing at Snowbasin would be less. In Snowbasin's Master Plan, 80% of land owned in Ogden Valley, will remain as open space. Snowbasin has lessened their overall density projections, originally they had planned on 3500 units, this has been dropped by 1000 units.

Clint's last point was about a discussion that took place with Design Workshop, an architecture group, who helped Snowbasin with their master plan, this past year. Becky Zimmerman, who is the president of Design Workshop, said to Mr. McKay when he asked about the planned development for the old church farm, their plans were for some retail, homes, condos, and open space. Clint stated that he doesn't have any illusions that the GEM committee is the only one who speaks for the valley.

Mr. Clarke introduced Art Roscoe, Art has lived here for 10 years. He wanted to get involved here in Ogden Valley, because he witnessed what took place in Park City and the Kimball Junction developments. Sharon expressed her concerns with the enormous growth that was projected for the Ogden Valley that had already been approved. The question is what sort of vehicles can we put in place to control density and put it where it belongs. This is where the idea of TDR's came into play (transfer of development rights). CM Truett remarked that Huntsville is very much against density. We share a lot of the same goals. The town council was being represented in the master plan without town participation, and we don't agree with.

CM Ferre' would like any reference made of Huntsville Town and a parks district removed from the GEM's report, as well as the mention of the Valley Elementary School property. Lewis Johnson commented that you are talking about a taxing district, and everyone mentioned in it will become a part of a taxing entity. All Valley residents will become an official taxing district directed through Weber County. Then you lose control, just like valley residents did with our property taxes. Weber County says we don't establish the laws we just enforce them. Artie mentioned the GEM document and what it does or doesn't say. Artie recommended to Mr. Clarke, before you commit to doing any editing on this document, they need to decide whether Huntsville Town is endorsing this document. This is a critical issue. Sharon remarked that people are

moving to the valley, the zoning is in place. As of today, the amount of acreage there is for parks is grossly inadequate. The park system needs to be expanded in this valley.

Jack said that somebody has to stand up for the citizens of the valley and complimented Mr. Clarke on the efforts of the GEM Committee, without them there would be nothing. The meeting was opened up for further discussions.

Ruston wanted to say that he applauds the amount of work and effort that the GEM committee has put into preparing their recommendations. Ruston has drawn his conclusions from the facts in their document. The devil is in the details, if the GEM Committee makes this proposal to the commissioner's it implies that the Town of Huntsville is in favor of all the proposals, and the Town is not. The Town doesn't want to be included in a special parks district. Ruston is very emotional about this because he feels strongly about it.

Ruston commented on GEM's meetings, if they are public meetings then people should know about them. Implication is powerful, and there are implications for the valley and for Huntsville Town in the GEM document.

The GEM document still states that they are recommending the Valley Elementary School be included in the Ogden Valley parks district. Sharon replied that they wanted Huntsville to have the elementary school, not the taxing district. Ruston pointed out that this is not what the document says. Ruston asked them to take out any reference at all to the Valley Elementary School. It's easier to stop something than to go back and get it changed. The GEM document is still including Huntsville Town in their parks and recreation district, and Huntsville Town is not interested. There are four areas in the document where Huntsville is mentioned. Sharon suggested just deleting any mention of Huntsville from the document.

Artie reiterated his caution, before the Town Council commits themselves to editing this document, and then give it back to the GEM Committee who in turn will give it to the county commissioners; they need to be very clear on how they represent the Town's participation on this.

Mr. Clarke plans to present on Feb 3rd, but will deliver the document to them by Jan. 26th, so they have time to review the document prior to their meeting. He would like to have changes in place before then. CM Sorensen asked Chris Stevenson for his opinion on the GEM Committee, Chris attended GEM committee meetings a couple of years ago. He recalled discussions about a sewer system. Chris's impression is that they are starving for involvement from citizens to be on their committee. No one wants to get involved.

CM Sorensen remarked that as he sees it there are two directions the Town can take, one, is to join in the proposed district, two, is to speak publically against the GEM Committee and oppose their efforts. CM Sorensen felt that the Resolution passed by the Town Council was premature and should be rescinded. CM Sorensen has attended

a number of the GEM committee meetings and feels that the community is well represented.

CM Sorensen made a motion to rescind the Resolution passed on Jan. 15th until further input from council members. The meeting was opened for discussion. CM Sorensen stated that the Resolution was not listed on the agenda as an action item for that particular meeting. There was no second on the motion. The motion dropped.

CM Truett made a motion to close the meeting. CM Ferre' seconded. All votes aye.

Meeting is adjourned at 10:30 p.m.

Gail Ahlstrom, Clerk/Recorder

James C. McKay, Mayor