

DRAFT Minutes from OVPSA Board Meeting

3 February 2025, 8:00 pm Board Meeting, Eden Bowery OVPSA

Board Members: Lon Child, Chris Phipps, Greg Graves, Tim Brown, Charlie Graff, Artie Powell, Emily Phillips, Heather Lowe, and Marshall McGonegal.

Welcome and Introductions: Tim Brown

Roll call:

Lon Child - present
Chris Phipps - present
Greg Graves - present
Charlie Graff - present
Artie Powell - present
Emily Phillips - present
Heather Lowe - absent
Marshall McGonegal - present
Tim Brown - present

Elect Officers (vote)

- Chair
- Vice Chair

Board member vote for Chair:

Motion stated as: Tim Brown as Chair

Motion made by: Charlie Graff

Motion seconded by: Greg Graves

Lon Child - yes
Chris Phipps - yes
Greg Graves - yes
Charlie Graff - yes
Artie Powell - yes
Emily Phillips - yes
Heather Lowe - absent
Marshall McGonegal - yes
Tim Brown - yes

Board member vote for Vice Chair:

Motion stated as: Greg Graves as Vice Chair

Motion made by: Chris Phipps
Motion seconded by: Lon Child

Lon Child - yea
Chris Phipps - yea
Greg Graves - yea
Charlie Graff - yea
Artie Powell - nay
Emily Phillips - yea
Heather Lowe - absent
Marshall McGonegal - nay
Tim Brown - yea

Greg Graves left after the vote.

Ogden Valley General Plan - Janet Wampler (presentation)

Janet provided background on the general plan. It was completed in 2016 and is used to help guide zoning in the valley. The intent was to get ahead of development. The point of the plan was to anticipate what would happen if no zoning changes happened and homes were developed every 3 acres. The goal of the OV general plan (OVGP) is to direct development into 7 villages, creating density in those areas and preserving open spaces elsewhere through Transfer Development Rights (TDR).

Villages inform where infrastructure should go. For instance, where sewers should go. It's been signed off by the County and for the rest of this year they will make their decisions based on whether developments align with the general plan.

The OVGP is due for an update.

Prior the meeting board members were given the opportunity to ask questions. The questions submitted are below.

What is the general plan and why should OVPSA know about it?

It's a guiding star for development in the valley..

Chris asked how Huntsville is treated. Janet explained that it's mentioned in the plan, but the plan doesn't address Huntsville given their status as a town.
Emily asked if ordinances are included. They are not.

Artie asked how Janet anticipates the new city impacting the OVGP. Simply conveyed, it depends on who gets elected and the ordinances they adopt.

Will there be business districts, and if so, what's the proximity of those and to housing?

There are commercial centers. They are set up with concentric circles with density near the core and property sizes get larger as they get further from the center.

Does the general plan recommend additional parks in the future?

It does recommend parks, but doesn't state where to put them. Be careful not to overstrain existing parks.

Regarding the recreation map - Please clarify recreation trails - both proposed and existing (brown) and Multiuse Pathway - both proposed and existing (blue).

This question is in regard to a specific map (active transportation map) listing dirt paths, bike paths, etc. There's a 2005 recreation plan that was included in the OVGP. Brown is dirt path, blue is multiuse.

It would be great to have someone coordinate trails in the valley (Lisa, member of the public asked).

Who maintains the existing paved pathway and with what funding?

It is unclear. Currently pathways in front of developments are the responsibility of the development. Homeowners do it through their generous, volunteer energy.

Who is responsible for developing new recreational trails and pathways in the valley and what funding is available for future expansion?

Some non-profits help, some developers also do this.

What does it take to acquire impact fees from the county for multiuse pathways?

This is not a question for which Janet feels she can answer appropriately.

Public Comment

A member of the public explained why he submitted a GRAMA request and shared many of his concerns about how the board has functioned.

Another member of the public expressed dismay at how poorly the public has been notified of meetings and generally kept in the loop.

Other comments included questions about the status of surveys and comments the public made, how the board could make better use of technology, and how the budget had been approved.

The board choose to discuss the budget and agreed to hold a public hearing on Wednesday, February 19th at 7pm. All board members will receive a copy of the budget that was presented in December, and all are encouraged to ask questions or seek clarification has appropriate.

Charlie had to leave at 9:35pm.

Days, times, and duration of future meetings

Artie made a motion, seconded by Marshall, that we meet on the 1st Monday of the month at 7pm. All present voted in favor of the motion.

The board then voted to adjourn.

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