

GEM Committee Minutes – January 4, 2012

1. **Attendance:** Jim Ormsbee, Kent Lyons, Eric Householder, Laura Warburton, Richard Webb, Fred Smullin, Steve Clarke. Visitor: Jim Truett
Excused members: Ross Mertlich, Jennifer Graham, Paul Riley, Ron Gleason, Rob Thomas, Frank Cumberland.

2. **Mayor Truett** showed the architectural sketches and layout of the plans for development of the “old elementary school property” recently purchased by the Town. He sought input. Our comments were positive, suggesting a plan might be laid for expansion of the town shed (which looks like a nice barn) to include space for administrative offices for the park/park programming/or other town needs. The ball field location was discussed, with the indication that it might be a ball field or an assisted living center, or something else. The Mayor was excited about the plan for commercial space. They look for an anchor restaurant tenant. Second street (now running in front of the property) is shown rerouted in a curving manner with parking on both sides.
A public meeting to present the plan and have public input is scheduled for February 2nd at 6 pm in the Huntsville Town Hall.

3. The **minutes** of the November meeting were approved as distributed.

4. **Planning Commission Work Meeting Report :**
 - a. The Planning Commission meeting was a **landmark day for GEM**. A work plan leading to a long-sought TDR Ordinance is beginning. The County Commission has set aside \$30,000 to fund work on evaluating the use of nodes (or mixed-use Villages) in the valley. Director Scott’s staff will gather data to answer the infrastructure and economic questions about the feasibility of nodes and then review with the Commission the plan to conduct the public process. The feasibility of nodes and the corresponding infrastructure is the first step to the TDR ordinance.
Steve reviewed the meeting last night, when he was able to speak to the Planning Commission about the letter asking them to prioritize a TDR Ordinance as a top need in 2012. He and Laura Warburton reported the enthusiasm with which the Commissioners received the idea and expressed their desire to accept that goal.
 - b. The 2012 work plan will be presented on January 24th.
 - c. The Planning Commission elected Kevin Parson as Chair and Pen Hollist as Vice Chair.
 - d. GEM requested the work plan also include consideration of excluding internally lit signs in the Valley.
 - e. Subdivision Ordinance, Chapter 4 modifications will be considered for adoption by the County Commission on Tues. January 10.

- f. Pat's Place restaurant was approved administratively as it was an addition of less than 10,000 square feet.
5. **County Commission Report** – Ordinance amendments to support the Heliport use were approved unanimously. Craig Dearden announced he would not seek re-election.
6. **Therapeutic School Petition Progress Report** – County legal is seeking help it needs to formulate a new ordinance. This is likely a process which will take several months.
7. **GEM Role in node study** – Discussion of the things GEM can do to support the study of nodes brought us to the conclusion that we should identify and consolidate the available data, especially regarding infrastructure, to support the study. We should continue dialogue with the County Commissioners regularly, and Richard Webb suggested the importance of air quality considerations.
8. We agreed to invite the **Ogden Valley Land Trust** to present an update to the GEM Committee to review their recent work and goals. Steve Clarke will extend the invitation.
9. **Kent Lyons** explained that the Holding family has recently reorganized management of their 6 hotels and 2 resorts, bringing all of them under one manager into the Hospitality Group. Kent will leave his post as GM of Snowbasin to take on a new role with the Hospitality Group and will be based out of the Grand America in SLC. He expects it will take a month or so to select and orient a new GM for Snowbasin. He will encourage the new GM to be active in GEM. We wish Kent well in his new assignment and sincerely thank him for his participation and contributions to GEM over the last several years. He is a good friend.
10. The **next meeting** will be held **February 1, 2012 at 5 pm** in the Huntsville Library.