

## GEM Committee Minutes – October 6, 2010

1. Attendance: Kent Lyons, Paul Riley, Ross Mertlich, Scott Blank, Ron Gleason, Rob Thomas, Richard Webb, Steve Clarke. We welcomed Rob Thomas, Managing Partner of Wolf Creek Utah as a member of the Committee.
2. Minutes of the September 1, 2010 meeting were accepted as corrected.
3. Announcements:
  - a. Planning Commission Work Meeting Oct 5<sup>th</sup> – discussion of proposed ordinance changes so Board of Adjustment does not consider flag lot issues and other simplifications. Flag lots handled administratively except in cases where public hearing is needed.
  - b. Sharon Holmstrom’s husband David injured in bike accident – now has a new hip.
  - c. Snowbasin rezone public hearing with County Commission planned Oct. 26, 10 am.
  - d. Perry/Willard Sewer Plant Tour conclusions from Steve Clarke’s visit.
    - i. Takes 4 acres plus a 1.5 acre pond, total cost \$14.5M
    - ii. Large concrete screening and settling structures plus 2 buildings
    - iii. Isolated from residential (almost)
    - iv. Built for 5,000 connections, now about 2,000.
    - v. Less expensive than MBR facility like Wolf Creek.

Discussion points were that this facility is located far from residential areas, is relatively large and unsightly (except to a civil engineer). There is no logical place in Ogden Valley with those characteristics. It makes much more sense to recommend an “MBR system in a Barn” with a small holding pond for winter effluent in our case.

4. Jennifer Graham was not present to present an update of the Recreation Planning Committee.
5. The Committee walked through the 2011 work plan for the Planning Division staff. We noted the following:
  - e. Subdivision Ordinance changes – unknown, but policy related. – Steve Clarke to research.
  - f. Board of Adjustment – simplification, move flag lot consideration to administrative review, notification policy statement. – No position recommended.
  - g. Pathways ordinance – make county-wide. – Steve Clarke to talk with Justin.
  - h. Home Occupation – completed – We believe this change is concluded.
  - i. Cluster Ordinance – to be considered as soon as Snowbasin rezone consideration is complete. (Important for TDR.) – This is a high priority item. We need to discuss it with Scott Mendoza. Plan to develop a recommendation in next month’s meeting.
  - j. Conditional Use – completed.
  - k. Nodes for Ogden Valley – budget request submitted, possible 2011 item.

- I. County-wide trails element – General Plan language on website now. Consolidated map available (without legend).
  - m. Moderate Income Housing Plan update – consultant being engaged. We believe this is a significant work item which could impact us at the General Plan level. We will watch closely.
6. Helipad at Red Moose Lodge – (update) Petitioner has come to Planning Staff showing interest in pursuing project. No formal application, no modifications to prior application submitted. Initial application is well past period for which it was tabled.
7. Green Acres Residential Treatment Academy – Rumor it will be pursued again. No new action with Planning Division reported. Those following the issue feel it is likely to be resubmitted as an application for a school (permitted use).
8. Signs with internal lighting – The Committee discussed this at length and concluded we should prepare a letter to the Planning Commission asking for a change to the existing ordinance which would not allow new internally lighted signs. Steve Clarke will prepare a draft. We will review the letter with OVBA since businesses will be affected. Ron Gleason will discuss the issue with Jim Ormsbee (OVBA) to see if there are major issues we did not discuss. (note: Ron reported OVBA members are focused on issues with use of A-type temporary signs and use of trucks and trailers as temporary signs)
9. Sewer Study Update – Ron Gleason reported that Sunrise Engineering is conducting a mostly paper study using zoning maps, topographical maps, and input from the engineering department. By the end of October he expects they will have a document for public input which presents several options, including a facility like the Perry-Willard plant and an MBR option. Ron will notify us when the study is available for review. We may need a special meeting to develop our position on this project.
10. GEM High Priority List – The summary of last month’s discussion on priorities concluded:
  - a. TDR
    - i. Ordinance implementation – this seems to be in the hands of the County Commissioners.
    - ii. PDR option as part of the TDR Ordinance – this also seems to rest with the County Commission.
    - iii. TDR in the Cluster Subdivision Ordinance (THIRD) – This will be the subject of our meeting next month.
  - b. Sign Ordinance update to require externally lighted signs (FIRST) – we will get a letter to the Planning Commission urging externally lighted signs only in preparation for their November 2<sup>nd</sup> meeting.
  - c. Sewer implementation that supports a continued rural atmosphere (SECOND) – We will take a position on this and may require a special meeting in October or early November.

- d. Open Space initiative similar to Salt Lake and Summit counties. – This rests with the County Commission
- e. Use of a public process to explore feasibility of Village nodes and development of a Transportation master plan. – This rests with the County Commission.

Since so many of these high priority items seem to need a push from the County Commissioners, we discussed the idea of developing a presentation for them to refocus attention on the need for Ogden Valley planning at this level. No decision was reached.

11. The next meeting will be held November 3<sup>rd</sup> at 5 pm in the Huntsville Library.

12. The meeting was adjourned at 6:30 pm.