

GEM Committee Minutes – November 2, 2011

1. Attendance: Paul Riley, Shanna Francis, Ross Mertlich, Richard Sorensen, Frank Cumberland, Fred Smullin, Eric Householder.
2. Minutes of the September meeting were read and approved.
3. Steve Clarke reported on the Planning Commission work meeting:
 - a. Miradi is a project management application developed by the County which is available to the public. Every application and many other staff projects are tracked on Miradi. Most data available in the Planning Commission packet is available for view. It seems to be a valuable way to provide information to all of us.
 - b. The Planning Commissioners gave direction to staff (Sean Wilkinson) on the Heliport/Helistop/Private Airport issue as follows:
 - i. Remove the Heliport use from CV-2.
 - ii. Restrict Heliports to elevations of 6200 feet or greater.
 - iii. Heliports remain a conditional use available in the DRR-1 zone or F40 zone.
 - iv. The setback in F40 zone parcels was left undecided. The Commission was considering a fixed distance setback from the property line. Frank Cumberland suggested using a “dba” setback which could consider circumstances like dense stands of trees or unusual landscape features. Frank will write a letter to Mr. Wilkinson outlining this idea.
 - v. Use of Helistops will not be considered.
 - vi. There is no desire to remove use of private landing fields where they are currently being used.
 - c. Chapter 1 of the Subdivision Ordinance modifications:
 - i. Preliminary approval to be for 18 months followed by a maximum of 2 extensions of 18 months each.
 - ii. Administrative approval of subdivisions of 10 or fewer units (homes) will be granted to the Planning Director unless debatable issues are present. GEM agreed to submit a letter encouraging a number lower than 10 as we believe parcels of 30 or more acres are substantial enough the Planning Commission should be fully aware of the circumstances.
 - iii. Notice to adjacent landowners when a subdivision approval is being considered will be provided for subdivisions of 3 or more homes.
4. The Therapeutic School ordinance will be the major focus of the Nov. 22 Planning Commission work meeting. GEM members are encouraged to attend.
5. The Agri-tourism draft ordinance MAY be part of the Nov. 22 work meeting.

6. Shanna Francis presented research indicating that the term General Plan and the term Master Plan are interchangeable in planning use. She will make the reference information available to the Committee. Shanna also will provide the Committee language used by some Counties which make the General Plan binding. Shanna referenced a text called "Planning with Complexity", which she felt was useful. Commissioner Zogmaister has agreed to inform Steve Clarke as soon as a decision is made regarding funding for General Plan modifications. Steve also asked for a commitment of the Commissioners to participate in meetings to look for funding should that be necessary.
7. The December Planning Commission meeting will be combined with Western Weber County on December 6th.
8. The next meeting of the GEM Committee will be held on Wednesday January 4, 2012 at 5 pm in the Huntsville Library. NO DECEMBER REGULAR MEETING WILL IS PLANNED.
9. The meeting was adjourned at 6 pm.