

GEM Committee Minutes – February 7, 2008

1. Attendance: Scott Blank, Sharon Holmstrom, Jamie Lythgoe, Steve Clarke, Denzel Rowland, Pam Kramer, Sharon Vause, Kim Wheatley, Ken Camello, Richard Webb, Kathy Allen, Buck Froerer, Julie Mertlich, Ross Mertlich.
2. Minutes of the January meeting were read and approved.
3. Steve Clarke offered an update on the 3 ordinances:
 - a. Sensitive Lands – Adopted January 15 by the Commission.
 - b. Resort Zone – Planning Commission work session scheduled February 12, 5 pm.
 - c. TDR – Planning Commission hopes to start on this in the February 12 work session.
4. Steve Clarke observed that the GEM Committee has not taken a position as a Committee on the proposed incorporation, even though he and others on the Committee have done so personally. The role of the Committee was discussed. Jamie Lythgoe was of the opinion that the Committee might host an information session for the public. The Committee decided not to do anything that might seem to position us as in favor of the incorporation.
5. Steve Clarke reported that he and Art Roscoe attended the session with the Commissioners where they had invited Sherrie Christensen, Director of Community Development in Morgan County, to present the process and result of Mountain Green's effort to define a "village center". The Commissioners were enthusiastic about starting this type planning for Ogden Valley, in which a team of independent architects gathers input from the public and others and in a period of a few days develops a concept plan for village centers. The proposal is that in Ogden Valley 5 village centers would be desired (Liberty, Eden, Eden Historical, "east" Huntsville, and the Trappers Loop area). The Commissioners assigned planning staff to contact the AIA and begin the process with a report in about 2 weeks. Sharon Holmstrom emphasized the risk of this type of planning if for any reason the tools to hold to the 17,000 full buildout number were not in place with a strong commitment to hold to that number. The Committee agreed.
6. After some discussion the Committee agreed to try moving our meeting time with the Commissioners **from 2/26 to the morning of March 4** (Tuesday). Steve will confirm and notify everyone by separate note. This move allowed more members to attend.
7. Subcommittee meetings – Since several of the subcommittees had only a few attendees it was decided to listen to the report of each group as a body.
 - a. Tourism – Jamie Lythgoe represented Jim Ormsbee; she reported no real progress. Sharon Holmstrom and others suggested the need for a statistical base from which

projections could be made. Steve Clarke encouraged the subcommittee to meet and begin articulating the vision.

- b. Public Lands – Pam Kramer represented Terry Davis (whose daughter was having a birthday party). She discussed the spread sheet the group has prepared showing users and needed facilities, etc. and asked for input on users who might be not be represented. The vision is within reach for this group.
 - c. Community Recreation Facilities – Ross Mertlich indicated the group was focused on the Vision statement that had been developed last year, with some additions. Julie Mertlich was asked to work with this group to provide an equestrian facility vision. The vision is within reach for this group.
 - d. Private Facilities group – Scott Blank spoke for Paul Riley, as Paul was held in Logan by the snowstorm (that makes 2 months in a row we’ve had a snowstorm on our meeting night). The group is accumulating descriptions of the private camps and making decisions on possible sharing. Steve Clarke encouraged the group to bring each of the resorts into the discussion asap. The group is making good progress. A shared vision has yet to be formulated by this group.
 - e. Management and Funding - Kim Wheatley indicated that the group is seeing a need for a coordinating group of some kind, and thinks user fees could provide the basis for funding contributions by non-Ogden Valley residents. Sharon Holmstrom suggested the foundation which exists in Jackson Hole could be a role model. Denzel Rowland suggested that the organization needs to be able to receive and use funds generated by events.
8. Special meeting for subcommittee chairpersons – The group proposed **Feb 21 at 5 pm** at the Library as the date for a work meeting for getting the Commissioner presentation together. Steve will contact each chair to firm up the details.
9. Other items:
- a. During the discussion of village centers several other points were made:
 - i. Kim Wheatley and Sharon Holmstrom observed that the Commission seems ready to “open the General Plan” adopted in 1998, meaning that the 3 acre zoning could be at risk. Steve Clarke shares that opinion. It is essential that the Committee be actively involved with the Commissioners to keep focused on quality planning and preserving the rural atmosphere and rural life style, as well as other goals of the current General Plan.
 - ii. Kim Wheatley reported that he has asked Commissioner Zogmaister to focus on 2 things:
 1. Starting an air quality study in the Valley right away using a monitoring station.

2. Conducting a “real” traffic study in the Valley, focusing on a true peak day (as opposed to the current Fehr and Peers study conducted for Powder Mountain in late April).
 - b. The Committee concluded we should draft a letter to the Commission endorsing these needs and recommended actions. Steve Clarke will make an assignment to get a letter to members for comment.
 - c. Jamie Lythgoe suggested the Committee should be proactive in urging the County to update the CVR1 ordinance (mixed use development). She used as an example the proposed development on Hwy 39 and Old Snowbasin Road. Steve Clarke will discuss this with Planning Staff.
10. The next meeting will be held **March 6th at 5 PM** in the Huntsville Library. We adjourned at 6:40 pm.