

GEM Committee Minutes – March 2, 2011 Revision 1

1. Attendance: Chris Hogge, Jim Ormsbee, Kent Lyons, Rob Thomas, Steve Clarke, Ron Gleason, Ron Tymcio, Lee Schussman, Kim Wheatley, Richard Webb.
2. Minutes of the February meeting were approved as modified and published.
3. Kim and Steve reviewed the GEM Strategy meeting held with Rob Scott (Richard Webb also attended). They found a receptive attitude to have GEM follow the prescribed public process of submitting text amendments to ordinances. A new automated system is being tested which will provide ability to provide a list to those who ask of any and all pending applications and the status of applications. This may help in 6 months to a year to provide us a better early warning. The staff will always welcome discussions in their office regarding filed applications, or of ordinance issues we wish to discuss. Beyond that there is no interest in having GEM work more closely with Staff. Steve and Kim felt the suggested GEM Strategy of working on a comprehensive review of ordinances would be productive and helpful in the event the planned General Plan update occurs.

Later in the meeting Kim offered to analyze all the chapters of the zoning ordinance and construct a large table which maps each use and zone. It is believed no one has a complete understanding of this data and it should provide a base for our work on ordinances. Ron Gleason and Steve Clarke volunteered to help Kim in this substantial project.

4. Steve reviewed the March 1 Planning Commission meeting:
 - a. A text amendment to the Board of Adjustment chapter was approved which would give Staff administrative authority to deal with routine Flag Lot reviews.
 - b. The Commission asked that a committee be formed to update the proposed Trails Element of the Ogden Valley General Plan to consider more uses, e.g. motorized trails, snowmobile trails, Nordic ski trails, etc. They referred to the Sun Valley trails map as a good example. GEM was asked to provide suggestions as to scope and committee members. Steve Clarke responded separately with a copy to GEM members. Steve was asked to check with the County regarding trails in subdivisions which have been approved and recorded.
 - c. GEM members with an interest in Home Occupations were invited to review the Home Occupations text amendments proposed as available on the County Website. The review of that chapter was cancelled from the agenda by the County.
 - d. The County Commission requested the Planning Division to analyze alternatives in the matter of deferral of curb, gutter, and sidewalks County-wide. Currently curb, gutter, and sidewalks are required to be deferred in Ogden Valley. GEM members are asked to read the analysis (circulated by email prior to the 3/2 meeting) and let County Commissioners know your comment. Please copy Steve Clarke and a decision will be

made if a consolidated response is useful. We believe the circulated memo will be presented to the County Commission this week.

5. CV-2 Zone Amendment Application – Lee Schussman and Ron Tymcio reviewed with the Committee their conversations with Planning Staff (Scott Mendoza) and the application process to request a text amendment to Chapter 18 which would delete the heliport as a conditional use. There were several considerations:

Chapter 22-4-C, which provides the considerations for a conditional use, was unexpectedly changed on 3/2. No presentation to the Planning Commission occurred to our knowledge, which is a concern and is being pursued independently by Steve, Kimbal, and Ron Gleason. **Revision: (researched by Ron Gleason) September 28, 2010 meeting agenda**

Regular Agenda

- **Old Business**
 - 3-1. ZP 2010-03 Consideration and/or action on Zoning Petition #2010-03 by Snowbasin Resort Company to rezone approximately 3,808 acres, at Snowbasin Resort, from Forest Valley-3 (FV-3), Forest--5 (F-5), and Forest-40 (F-40) to the Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- **New Business**
 - 3-2. CUP 2010-17 Consideration and action regarding a request for approval of a Conditional Use Permit for Alpine Liquor Agency, a Utah state contracted packaged liquor store, located at approximately 2393 North Highway 158; Bruce Balducki, Applicant
 - 3-3. ZONORD 2009-13 Consideration and action on the staff recommendation regarding amendments to the Weber County Zoning Ordinance Chapter 22C Conditional Uses
 - a. See minutes at http://www.co.weber.ut.us/mediawiki/index.php/Ogden_Valley_September_28,_2010 and the packet is still available. The agenda item starts on page 69.

So this change was presented and approved by the OVPC

- b. There are two approaches, (1) just delete the heliport as a use, and (2) delete the heliport as a use and suggest another area which might be more appropriate than CV-2. After some discussion the Committee concluded to pursue deleting the heliport as a use with no further recommendation.
- c. Kent Lyons is in discussion with Diamond Peak Helicopters about using land at Snowbasin for a heliport. It would serve ~~within the resort, skiers coming from Park City,~~ **and also** the use under discussion if it reduced impact on the valley and permitted them to be profitable – skiing on the Cache County side of Powder Mountain. Lee Schussman

pointed out that the DRR-1 ordinance permits “in resort” use of helicopters...Kent will double check the development agreement. **Kent indicates that at sometime in the future it may serve clients of Snowbasin.**

- d. Rob Thomas reported conversations with Diamond Peak Helicopter several months ago about their using land in the Snowflake subdivision as a heliport. No further consideration of that site has been reported except for a passing reference in the recent public hearing.
 - e. Steve solicited input from Rob Scott regarding our application. His advice is to:
 - i. Explain the Relationship of CV-2 to the General Plan.
 - ii. Note the broad parameters of the zone.
 - iii. Submit an analysis of the heliport use and reasons it should be omitted.
 - f. The ACTION PLAN is that Lee Schussman will continue to draft the application and will then send a softcopy to Steve Clarke who will circulate it to the Committee for input/review. The goal is to have this process completed by mid-March.
 - g. David Holmstrom has volunteered to pay the fee required for filing. We all owe Dave a big THANK YOU.
6. The Board of Adjustment appeal of the Green Valley Academy will be heard in the Commission Chambers on March 17 at 4:30 pm. It will be interesting to attend but no public input will be permitted.
7. Ron Gleason presented an update on the South Fork Sewer proposal progress. He has been informed that there are 5 options included, there will be a public meeting held in mid-April and a softcopy of the proposal will be available 30 days earlier. GEM members are encouraged to be familiar with the proposal and provide comment and input. The USU Water Quality study work was briefly discussed with no conclusion.
8. Richard Webb reported on the meeting held with Rob Scott relative to using an outside experienced development agreement person to help in developing the material being drafted now by the County. Mr. Scott checked with Comm. Dearden and County Legal and concluded that it was premature to involve outside people. He would let us know when they were ready for that help.
9. Other Items:
- a. Richard Webb made the point that Rob Scott’s position on the TDR ordinance is that he is unwilling to move ahead with the draft until receiving areas for TDR’s are clearly identified (beyond resorts). We understand this to mean he is waiting for a modest update of the General Plan.
10. The next meeting will be held **April 6th at 5 pm in the Huntsville Library.**

11. The meeting was adjourned at approximately 6:30 pm.