

GEM Committee Minutes – March 7, 2012

1. **Attendance:** Paul Riley, Ross Mertlich, Kent Lyons, Ron Gleason, Steve Clarke.
Excused: Eric Householder, Jennifer Graham. (attendance was unusually low – please plan for the next meeting)
2. **Minutes** of the January 4th meeting were approved as corrected and distributed.
3. **Planning Commission Report:**
 - a. **Ari-tourism ordinance status** – The Planning Commission has spent the last two work meetings going over this draft ordinance (available in the packet for the March 6 work meeting). Staff will make final changes and bring it to the Planning Commission for approval soon. They will set a public hearing as the next step. ***GEM's role will be for each of us to read the ordinance, develop our opinions, and invite friends to develop their opinions and to attend the public hearing.*** The viability of this ordinance DEPENDS on enforcement of the farm's status of a working agricultural property. Otherwise we run the risk of encouraging commercial activity in the entire valley. Steve's opinion is that this is an ordinance of great importance to the Valley's future.
 - b. **Helicopter landing area application** – the Planning Commission recommended a conditional approval of the application. (See Ron Gleason's comments below.)
 - c. **Assisted Living Center rezone for CV-1 and CV-2** – the Planning Commission recommended approval of the rezone for assisted living including rehabilitation and nursing. The County Commission has announced they will hold the public hearing on March 27th. We believe the applicant, Dan Phelps, also works for JUB Engineering.
4. Paul Riley offered an additional study of ***most favorable growth options for Cache County*** <http://www.countywideplanning.org/index.php?id=23> to add to GEM's recommended list of reference material for the node (village) feasibility study being started by the County staff.
5. **Powder Mountain Sale** – we compared notes on information regarding contacts with Summit Series and ***conclude that Summit Series has paid approximately \$10 million for first refusal rights on the sale. The Committee decided to continue pursuing contact with Summit Series to***
 - a. ***Invite them to discuss their plans***
 - b. ***Extend an invitation to participate in GEM***
6. **Sign Ordinance** – Steve observed that the planning staff does not intend to prioritize discussion of modifying the sign ordinance to exclude or limit use of internally lit signs this year. The Committee agreed that few things can impact the rural atmosphere of the Valley as much as the signs permitted. ***Steve was asked to draw on his earlier research and prepare draft ordinance***

changes as part of a formal application to modify the sign ordinance. (Note: Steve will discuss this with Fred.) ***We will approach Huntsville Town (Richard Sorensen) to see if they will support and reflect such changes in their ordinances. We will seek input from the Planning Commission to understand their openness to the issue.***

7. **Jon Griener** as County Commission candidate – Ron Gleason asked for opinions on Jon’s candidacy/viability as a candidate. Steve observed that he had been supportive during the Powder Mountain Town legislative process and he had a favorable impression.
8. **Heliport appeal** – Ron Gleason discussed a possible basis for appeal of the Planning Commission’s conditional approval of Tim Charlwood’s application. After discussion of the issues it seemed an appeal of the description of conditions as being “not adequately specific” would be the strongest case.
9. **Wally Huffman** – Kent Lyons reported that Wally Huffman (well known to the GEM Committee for his work on the Snow Basin Master Plan and leadership role at Sun Valley) has retired but will continue as the Holding’s representative to Morgan County and to Ogden Valley relative to the TDR discussion.
10. The **next meeting** will be April 4th at 5:00 pm in the Huntsville Library
11. The meeting was adjourned at 6:15 pm.