

GEM Committee Minutes – April 6, 2011

1. Attendance: Ron Gleason, Jim Ormsbee, Fred Smullin, Kim Wheatley, Frank Cumberland, Ed Adair, Richard Webb, Laura Warburton, Richard Sorensen, Steve Clarke.
2. Minutes of the March meeting were approved as written.
3. Items covered in the March 5th Planning Commission work meeting were reviewed:
 - a. Sewer – The County Engineer, Curtis Christensen, handed out a brief summary of the study report and offered brief comments. Ron Gleason reported he has requested a copy of the handout and that Curtis indicated the County Commission looked to Huntsville town to make the decision as to whether the study would be acted upon.
 - b. Agri-tourism – Laura Warburton reported her enthusiasm for the concept and the goals of the draft ordinance. The draft of the ordinance was distributed to the committee earlier and Steve encouraged members to read it carefully as it has many land use implications.
 - c. The Home Occupation Ordinance draft – Steve reported he had read the draft contained in the packet and found it a big improvement over prior versions. It is much less arbitrary and restrictive.
4. Sewer Discussion and Plan – Ron Gleason will lead the Committee's response to the report. There was discussion as to what form the response should take, many questions of understanding, and Jim Ormsbee provided 2 additional copies of the report. Anyone desiring a copy can get one from Jim (801)791-5544 at a cost of approximately \$24.00. A printed version is very desirable to read the maps and tables.

The Committee decided a work meeting was needed and Ron Gleason will call the meeting. Those willing to participate are to continue studying the report and to read the earlier GEM Committee report to be found on the web site www.ogdenvalleygem.org.

The next public meeting will be held April 20th at 7 pm at the Library. We feel it is important to be well prepared for that meeting and to have exercised our questions with Sunrise Engineering, Huntsville Town, and County Engineering prior to that meeting.
5. Zoning Analysis – Kimbal Wheatley presented a remarkable report on current Valley zoning. He constructed a table listing 300 land uses mapped against each zone. It is a stunning accomplishment and sheds light on duplicative uses with slightly different definitions, uses in zones where one might question the use, and what appears to be a lack of coordination of uses. The committee agreed to carefully study the report in an attempt to:
 - a. Note uses that seem not to make sense in the zone, or in the Valley.
 - b. If the use seems important – where would it be best placed.

6. The land use summary table will be redistributed to members of the Committee in pdf form. Members are encouraged to bring comments to the next meeting.
7. Therapeutic School zoning – Fred Smullin presented to the Committee work he has led to write a modification to the zoning ordinance justifying Therapeutic Schools in only the CV-2 zone. Short of a civil suit there seems nothing more to be done about the Green Valley Academy. The Committee suggested to Fred the possibility of a formula that would require acreage for the use proportional to the number of residents, staff, and visitors who are part of the facility. The modification would provide substantial buffering from adjacent uses and would help preserve open space. Fred was encouraged to review the draft report with Commissioner Gibson. Fred was congratulated on his excellent, thorough approach and thoughtful result. We observed that future land use changes might well be expected to use a similar format. We thank Laura Warburton and Gage Froerer for their work to formulate and pass legislation clarifying the definition of therapeutic schools and their relationship to other types of schools.
8. Heliport at Red Moose Lodge and Removing Heliport from CV-2 zone – The County Commission voted 3 – 0 to uphold the Planning Commission denial of the application to have a heliport at Red Moose Lodge. David Holmstrom and Lee Schussman have filed an application to remove the Heliport as a conditional use in the CV-2 zone which will be heard by the Planning Commission April 26th at 5 pm. We learned the County Commission will be reluctant to have the heliport use unavailable in Ogden Valley, so Steve Clarke is preparing a suggested change to the Resort Zone Ordinance which will permit use of the heliport (conditional use) for flights outside of the resort. Ron Gleason and Richard Sorensen will modify the text of the amendment before it goes to the County.
9. Other Items:
 - a. Ron Gleason observed that the Planning Commission seems very driven to react to applications submitted, and suggests GEM will be well served to submit applications for TDR or other issues we feel are not being addressed aggressively.
10. The next meeting will be **May 4th** at 5 pm in the Huntsville Library
11. The meeting was adjourned at approximately 7 pm.