

GEM Committee Minutes – June 1, 2011, update 6-7

1. Attendance: Rob Thomas, Kent Lyons, Jennifer Graham, Cheryl Ferrin, Ross Mertlich, Eric Householder, Laura Warburton, Frank Cumberland, Shanna Francis, Richard Webb, Steve Clarke.
2. Minutes of the May 4th meeting were approved as written.
3. The May 24th Planning Commission meeting was reviewed. Items included:
 - a. Fred Smullin's work with the Therapeutic School ordinance text amendment. Discussion will begin during the June 7th work meeting which begins at 5 pm in the Commission chambers. All are encouraged to attend.
 - b. The recommendation of GEM regarding curb, gutter, and sidewalk deferrals was discussed. Cheryl Ferrin and Steve Clarke will formulate a plan for lobbying the County Commission on the issue.
 - c. The Home Occupation ordinance changes were approved by the Commission with controversy about occupations requiring "skin to skin" contact. Frank Cumberland, Shanna Francis, and Steve Clarke will recommend a GEM position to the County Commission.
 - d. The Orenco Systems letter to Mayor Truett was circulated and discussed. Steve will talk with Ron Gleason to determine the need and plan to communicate with the County Commission.
 - e. The issue of specifying zones or places and conditions for heliports is expected to be on the June 7th work meeting. Again attendance is encouraged.
 - f. Drafts of the Agri-Tourism ordinance were distributed by email. Send comments to Scott Mendoza and/or Steve Clarke.
4. A meeting with Planning Division Director Rob Scott is scheduled Friday June 3rd at 9am in the Planning Offices. Rob Thomas, Shanna Francis, Ross Mertlich, Kent Lyons, Richard Webb, and Steve Clarke indicated a desire to attend. Subjects will include:
 - a. Finding the way to work together to obtain a TDR ordinance.
 - b. Kim Wheatley's summation of permitted and conditional uses in the various zones.
 - c. Progress on the trails plan.
5. Jennifer Graham gave a brief report on her continued efforts to move forward on organizing recreation planning.
6. The "USE by ZONE" summary spreadsheet was discussed. Paul Riley's duplication analysis was distributed. The majority of the discussion centered on identifying those analyses which would be productively used. We concluded that trying to identify uses which could result in very undesirable development would be unproductive. We chose 4 approaches as most beneficial:

- a. For each zone develop a set of boundary conditions relative to “sound, smell, sight, and light” which can filter objectionable uses.
- b. Continue asking the County to lead a General Plan review which would update zone definitions and uses. Laura Warburton suggested GEM focus on funding a consultant who would be able to develop a plan the County would adopt. The Committee was uncomfortable that such a plan would be acceptable to the County. Laura will check with Chris Allred to see if there would be any legal problems.
- c. Proceed to review the spread sheet for those uses which will never occur in the Valley or in a given zone and also those which we think are unsuitable. Attempt to develop common language for as many uses as possible across the different zones.
- d. Analyze each ordinance for recommended changes.

There was general agreement that the very complicated relationships which exist in the spread sheet make high level conclusions difficult.

7. Frank Cumberland noted that VCRD reimbursed Fred Smullin \$200 to defray the cost of submitting the ordinance text amendment application. GEM applauds VCRD for this decision.
8. The next meeting will be held July 6th at 5 pm in the Huntsville Library.
9. The meeting was adjourned at approximately 6:30 pm.