

## GEM Committee Minutes – July 19, 2007

1. Attendance: Joan Blanchard, John Klisch, Art Roscoe, Jim Ormsbee, Kim Wheatley, Steve Clarke, Ron Gleason, Sharon Holmstrom, Lowell Peterson, Louis Cooper, Steve Roberts. Visitors: Larry Zini, Sharon Zini, Ellen Fowers (Liberty), Janet Cox.
2. John Klisch presented an update on the Impact Fee effort. With John’s encouragement the Commissioners asked Planning Staff to draft the ordinance. John obtained the draft and reviewed it briefly with the Committee. It is noteworthy that those fees which seemed unrealistically low in the consultant effort now look more reasonable. John will continue to analyze the draft.
3. The Committee voted not to read minutes of the June 7 meeting.
4. The majority of the meeting time was spent reviewing the action on the ordinances. Steve Clarke distributed a letter he sent to the Commissioners expressing dissatisfaction with the disconnection of the public process of the last year with the education being provided to the Planning Commission. The Committee concluded that Stakeholders/GEM should ask to present to Planning Staff on each ordinance and then to the Planning Commission in the work session. In addition we should ask to have Bio-West support the work meetings. Assignments were made as follows:
  - a. Sensitive Lands – Steve Clarke lead, Shanna Francis, Ron Gleason, Sharon Holmstrom, Joan Blanchard.
  - b. Resort Zone – Kirk Langford requested to lead, Steve Roberts, Jim Ormsbee, and Brooke Hontz.
  - c. Transfer of Development Rights – Kim Wheatley lead, Kirk Langford, Ron Gleason, Art Roscoe, Ellen Fowers.

5. The schedule for Ordinance Reviews is:

Ordinance	Aug 8	Aug 28	Sept 12	Sept 25	Oct 10	Oct 23
Sensitive Lands	2 <sup>nd</sup> work session	Public hearing				
Resort Zone	1 <sup>st</sup> work session		2 <sup>nd</sup> work session	Public hearing		
TDR			1 <sup>st</sup> work session		2 <sup>nd</sup> work session	Public hearing

5. Powder Mountain has requested a rezone instead of continuing to wait for the Resort Zone Ordinance. The Committee did not have enough detail on the petition to develop a work plan. Kim Wheatley will research the density

implications of the request; Shanna Francis and Jim Ormsbee will review the request in more detail and they will develop a position and response by the Committee for the special Planning Commission meeting August 1 at 4:30 pm.

6. It was announced that the Commissioners will hold a public hearing on the petition to approve a new MV-2 zone (heavy industrial) in the Valley and to approve adding small cement batch plants to the MV-1 zone as a conditional use. Members are encouraged to attend this meeting on August 7<sup>th</sup> at 6 pm.
7. The desire to coordinate with other citizen groups in the Valley was expressed although time did not permit real discussion of the new groups and their priorities. This will be done in a future meeting. Ellen Fowers represented the Liberty Bell group and Zini's represented the Valley Citizens for Responsible Development.
8. The Committee reviewed but did not have time to discuss the suggested priorities:
  - a. Ordinances
  - b. Impact Fees
  - c. Sewer
  - d. Parks/Recreation Recommendation
  - e. Other?
9. Election of new officers was postponed until a future meeting.
10. The next meeting will be held on **August 2<sup>nd</sup> at 5:00 pm** in the Library.
11. The meeting was adjourned at 5:30 pm.