

GEM Committee Minutes – July 7, 2010

1. Attendance: Kim Wheatley, Sharon Holmstrom, Kent Lyon, Jim Ormsbee, Ron Gleason, Kathy Allen, Frank Cumberland, Jennifer Graham, Steve Clarke, Paul Riley, Richard Webb, Jeff Burton.
Visitors: Doug Gregory, Dana Gregory, Cord Pack, Lisa Pack, Commissioner Jan Zogmaister.
2. Minutes of the June 2nd meeting were accepted as written.
3. Announcements:
 - a. John Howell and Laura Warburton have been named as new Ogden Valley Planning Commission members. We congratulate them and look forward to supporting them. We also applaud Sharon Holmstrom for applying for the position.
 - b. The Ogden Valley Alternative Futures 2030 report was circulated for viewing. Jim Ormsbee has offered to print color copies of the 164 page document for approximately \$50.00 each in his new copy center. Steve Clarke will send the link to the report by email. (Jim has it on his computer at the copy center.)
 - c. Snowbasin is holding an Open House on July 15th from 3:30 to 6:30 pm at Earl's Lodge to give the public an opportunity to view and ask questions about the proposed master plan. All are encouraged to attend.
Steve Clarke announced that the Committee received two copies of a CD containing the exhibits for the rezone, e.g. water, sewer, traffic study, etc. They are in possession of Kimbal Wheatley and Ron Gleason at the moment. Members are encouraged to prepare their comments regarding the rezone. (Ed. note: in a conversation with Scott Mendoza today we were encouraged to review the rezone carefully to see if constructive ideas on how to improve the plan emerge prior to the public hearing.)
 - d. The Planning Commission will hold the **public hearing** on the Snowbasin rezone request **Wednesday August 4th at 6 pm** **Rob Scott indicates the hearing will begin at 5 pm – I've asked for clarification.** The meeting will start at 5 pm. No Planning Commission work meeting will be held on Tuesday August 3rd.
 - e. The next GEM meeting will be held on August 11th at 5 in the Huntsville Library. (No meeting will be held on August 4th.) Professor Darwin Sorensen and his research team will present an update on their work of the last year studying **water quality in Pineview Reservoir** and the watershed. The public is invited.
 - f. The sewer study for the South Fork area by Sunrise Engineering is underway and the "kickoff" public meeting will be held during the first two weeks of August. The date, time, and place are not yet announced.
 - g. Jennifer Graham gave a report on formation of the County led Recreation Committee or Advisory Board. She is working with County planning and legal to determine how the Committee/Board will be formed and described. She indicated that current thinking is that members will be those who own "dirt" which is involved, e.g. County, Forest Service, Division of Wildlife Services, Weber Pathways, etc. Each member would be

responsible to draw input from users.

4. Commissioner Zogmaister led a question and answer session of items posed by attendees. A partial list includes:
 - a. Ordinance status – since becoming a commissioner the Sensitive Lands and Destination Resort Zone ordinances have been adopted. The TDR ordinance ~~has had much work done on it but awaits about \$50,000 funding for study work to define it more completely~~ requires additional research, study, and input and this would come from the planning dept of the county and is not a specific budget item. Getting these ordinances completed was a challenge she accepted from the GEM Committee at the time of the previous election. TDR is at the top of her list.
 - b. She gets many comments from people who feel they don't have a voice – listening to county residents is her persistent top priority and she wants to know if someone feels frustrated in this regard.
 - c. In response to the GEM desire to see traffic, water, and air quality studies completed coincident with the 2010 census she responded that she has tried unsuccessfully so far to find funding for such studies. Because Weber County is now an EPA impaired nonattainment area air quality county she believes there may be another opportunity which she will pursue. This is a term that we will hear much more about in the future.
 - d. In response to the comment that Chapter 7 of the General Plan is badly out of date and causes readers to lose confidence in the overall plan she voiced agreement and indicated that the \$50,000 funding mentioned earlier is targeted at this update.
 - e. With regard to the Recreation Committee and Valley issues with funding recreation facilities used by nonresidents, she outlined a new proposal being developed in another County for a Recreation Zone which would permit collection of fees and taxes from users. This may have promise in our area and she promised to keep us updated on developments.
 - f. The issue of information from the County flowing easily to those who need the information, e.g. web site updates, rss feeds, etc. was raised. Commissioner Zogmaister responded that it is an accepted issue, the web site is being improved, she noted the request.
 - g. She receives comments from Valley residents that we pay more in taxes than the cost of services we receive. She explained how the County Municipal fund is set up and how difficult it is to provide normal municipal services within the budget. A follow-up question was whether we should incorporate to receive better services. She responded that cities and towns have different state laws which make it easier for them to provide municipal services to residents, but that incorporation would require considerable study.
 - h. Regarding the question of whether sewer availability will affect zoning in her opinion she paused to reflect and then said she wasn't sure how to answer.
 - i. ~~She still believes master plan work for the Valley will be beneficial.~~ The Master Plan is very important and will require \$50,000 to be budgeted to complete.

- j. What can be done to eliminate Dyers Woad? – It seems the County’s law permits County staff to remove Dyers Woad from property at the owners expense if the owner refuses to do so himself. She did not commit to this strategy.
 - k. She was asked how she felt about alternate forms of County government which increase the number of elected officials, e.g. 7 Commissioners or a Mayor/Council form. She has experience with these other forms by watching Morgan County and Cache County and others in the State. Her feeling is that as long as the 3 commissioners listen to the residents and are available to the residents the costs of these other forms are not justified. Each form of government has its drawbacks. (It would have been interesting to spend much more time on this subject.)
 - l. Commissioner Zogmaister was thanked for her service.
5. Steve Clarke distributed a draft OVN article regarding the planning strategy for Residential Treatment Centers and asked whether the GEM Committee wished to get involved in working on these ordinance modifications. Members were reluctant to commit one way or the other, although in after meeting comments it was 2 favoring involvement and 2 against. **Members are requested to email Steve their opinion.**
By ~~July 9th~~ the first of the week of the 12th a draft of ordinance modifications will be posted on the County website for public review and comment by July 20th. **Members are encouraged to watch for the modifications and to make suggestions.**
 6. Steve Clarke distributed a draft letter requesting clarification on what the term “expansion of recreational opportunities” means to the Commissioners. The Committee agreed the letter should be sent. Steve will mail it.
 7. The **next meeting will be held on August 11th at 5 pm** in the auditorium of the Huntsville Library.
 8. The meeting was adjourned at 7 pm.

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