

GEM Committee Minutes – August 2, 2007

1. Attendance: Art Roscoe, Paul DeLong, Joan Blanchard, Steve Clarke. Visitor: Brandon Fuller
2. The Committee decided not to read the minutes of the July 19 meeting.
3. Impact Fees were briefly discussed, we will wait for John Klisch's report.
4. The Powder Mountain Rezone request was discussed. The Planning Commission tabled the request to have time to analyze the data they have recently received and to obtain and review additional material, notably the UDOT response to the access issues. The Committee discussed many issues but quickly zeroed in on the dangerous nature of the single access road as the key issue to public health, safety, and welfare. It was concluded that the Chairman would contact Louis Cooper and Commissioner Zogmaister to emphasize our concern that a careful access analysis be completed prior to making a decision. We will recommend the Commission(s) ask for a study of accidents and fatalities on Hwy 158 going to Powder Mountain compared to roads leading to other major ski resorts. One member commented that it would only take a single runaway cement truck crashing into Wolf Creek facilities to cause a public outcry.

The Planning Commission will hear the request again on the Sept. 24th agenda.

5. Members were reminded of the work meeting at 5:00 PM on August 8 in the Chambers on Sensitive Lands (2nd) and on the Resort Zone Ordinance.
6. Members were reminded that the plan calls for the public hearing on Sensitive Lands to be held on August 28.
7. The Planning Commission requested Chris Sands, Bio-West, be asked to moderate future work meetings on the ordinances. Staff indicated they would pursue this. The Committee is pleased to see movement in this direction. The three sub-committees organized to present on the ordinances will not be required if Mr. Sands is engaged. However sub-committee chairs should evaluate the ordinances to see if substantial changes will be needed for approval and if so be prepared to contribute such language.
8. All members of the Committee are strongly requested to submit written letters to the Planning Commission and the Commissioners with their personal opinion and

analysis of each ordinance.

9. The MV-1 modification and MV-2 creation public hearing with the Commissioners will be held August 7th at 6 PM in the Chambers. Steve Clarke reported that he had been to see the rock crusher in operation. He observed that the track hoes and front loader made more noise than the crusher. He was surprised to learn that the crusher only accepts rock up to about 18" in diameter along with a large amount of dirt. In one pass the product is a fill material that can be compacted for a sub-base used in many types of building. Steve also reported that the County Commissioners have been to see the crusher in operation. Cindy Beger indicated that in Switzerland she had seen such industrial use where the operation could not be seen or heard from residential sites very near the operation. Under such conditions it was not objectionable.
10. There has been no progress on the sewer presentation; Steve Clarke indicated that it might be prepared by late August.
11. The Committee elected Steve Clarke as Chairman to serve one more term.
12. The next meeting will be held the second Thursday of **September, the 13th at 5 PM**, pending confirmation of the Planning Commission work meetings on the ordinances moving to the 1st Thursday starting in September.
13. The meeting was adjourned at 6:15 PM.