

GEM Committee Minutes - September 1, 2010

1. Attendance: Steve Clarke, Ron Gleason, Paul DeLong, Kent Lyons, Kathy Allen, Frank Cumberland, Richard Sorensen, Eric Householder, Scott Blank, Richard Webb, Ernie Goff, TR Morgan.
2. Minutes of the August 11 meeting were approved with the correction that Frank Cumberland was in attendance.
3. Announcements:
 - a. Commissioner Dearden's son died in a single engine aircraft accident. Cindy Beger is recovering from operations on her hands.
 - b. Commissioner Dearden is orchestrating a meeting to include representatives of Powder Mountain, Snowbasin, Gage Froerer, Allen Christensen, possibly Scott Jenkins, and himself to make a plan for legislation to re-open the path for using Real Estate Transfer Fees in the Resort Zone Ordinance.
 - c. The USU Water Quality power point presentation is now available.
 - d. The Planning Commission reviewed modifications to the Conditional Use ordinance and will likely vote on them in the next regular meeting. See Chapter 22C on the home page of the Planning Commission website.
 - e. On Tuesday September 7th at 5 pm the Planning Commission will hold a combined work/regular meeting. Chapter 34, Home Occupations modifications will be discussed and a decision made on approval of minor road improvements to Via Monaco Drive.
4. T.R. Morgan, Democratic candidate for Commission Seat A spoke to the group about his platform. It included, representing the constituent opinions more accurately, putting the public first, tightening up the budget of County departments, and providing a check and balance on the Commission. He noted a plan for a September 22 "meet the candidates night", and there was mention of a plan for a debate between Jan Zogmaister and Drew Johnson in which he might be involved. T.R. was non-committal when asked about his feelings on a County Commission with more members.
5. The following list of items was discussed at some length with the goal of selecting the highest priority items for our near term work:
 - a. TDR Ordinance implementation
 - b. PDR option as part of the TDR Ordinance
 - c. Open Space initiative similar to Salt Lake and Summit counties
 - d. Sewer implementation that supports a continued rural atmosphere
 - e. Recreation Board for recreation master plan creation/ownership
 - f. Formation of a Valley-wide Special Parks and Recreation District.

- g. Baseline studies of air quality, traffic, water quality and use, and wildlife to coincide with the 2010 census.
 - h. Use of a public process to develop Village concepts and enabling law.
 - i. Use of a public process to form the Transportation Master Plan.
 - j. Use of TDR in the Cluster Subdivision Ordinance (modification planned this year)
 - k. Use of internally lighted signs (November work session)
6. The discussion concluded that we should group items a, b, and j together as they are all **PDR** related and that they become our highest priority item. Item d (**sewer**) will see a study report available for public comment about the end of October with a decision by Huntsville Town and the County about the end of the year, so item d will be a high priority item. In a similar way, item k (**internally lighted signs**) will be discussed in the November work meeting, so it becomes a high priority item. Since item h (**public process looking at Village concepts**) is the County's highest priority item it was felt that should also be included in our high priority list. We also felt the transportation master plan should be addressed as part of item h. We agreed item c (**Open Space initiative**) was also a high priority and especially so since the County is now investigating the steps to begin such a process.
7. Ron Gleason volunteered to be the point person to keep the Committee apprised on the sewer study progress and issues. The Committee was encouraged to review the GEM recommendation on Sewer in Ogden Valley.
8. Kirk Langford has suggested we look at having an architectural guidelines ordinance and review board for the Valley. The pros and cons were discussed but it did not rise to the level of other high priority items. (Correction: (9/4/2010) Kirk reported that John Mortensen (Diamond Peak) had suggested such an ordinance. Kirk does not support such guidelines beyond limited commercial applications.)
9. The Committee spent considerable time debating the merits of item g (Baseline Studies). The desire is to establish Valley carrying capacity of development units. We finally concluded that we all desire to have better, more quantitative data. We should pursue studies done by competent, independent experts, but the financial, political, and practical realities are such that it is not one of our highest priority items.
10. The next meeting will be October 6th at 5 pm in the Conference Room at the Huntsville Library.
11. The meeting adjourned at 6:30 pm.