

GEM Committee Minutes – September 5, 2007

1. Attendance: Paul DeLong, Joan Blanchard, Chris Stevenson, Larry Zini, Sharon Zini, Sharon Holmstrom, Art Roscoe, Ron Gleason, Jim Ormsbee, Ellen Fowers, Cindy Beger, Steve Clarke
2. The Committee voted to not read the minutes of the August 2nd meeting.
3. Progress on Impact Fees was discussed. Steve Clarke will ask John Klisch to check on the process of requesting modifications in the ordinance as well as to check on the current debate over the effective date of the ordinance and to report to the Committee.
4. Sewer:
 - a. Art Roscoe and Steve Clarke presented the recommendation to Curtis Christensen, Brian Cowan, and Chris Allred. Curtis commented on the need to incent developers to be willing to build a facility suitable for regional use. Brian commented on the difficulty in getting onsite users to report failure of their system. Chris asked if we had heard anything about Central Weber being the entity to manage the district. We had not. The other questions are not definitively answered in the current environment or in the recommendation. Art, Ron, Jim Ormsbee, and Steve plan to present to Nate Pierce, Director of Operations on Monday the 10th.
 - b. The entire Committee is encouraged to attend the presentation to the Commission on Tuesday September 11 in a meeting starting at 10 A.M.
5. Regarding Ordinances:
 - a. Resort Zone
 - i. Snowbasin execs have sent a document offering a number of modifications to the Planning Commission and several other people. Kirk Langford, Steve Roberts, Kim Wheatley, and Steve Clarke met with Stephen Holding and Clint Ensign this morning (5th) to discuss the impacts of the suggested changes. The most serious impacts are felt in the suggestions that minimum area for a resort be 50 acres and the fact that density be granted by rezone but the mitigating contributions to the rural character of the Valley do not approach that of the TDR approach. Snowbasin was strongly encouraged to modify or position their document before the meeting Monday September 10.
 - ii. October 11 is the current date for the next work meeting on the Resort Zone.
 - b. Sensitive Lands
 - i. A new date for the **PUBLIC HEARING** has been established as Monday **September 17th at 5 P.M.** All Stakeholders and Committee members are encouraged to be present and to be

prepared to comment. Email and or letters to the Planning Commission well before the meeting will be an excellent way to communicate. The Ordinance as modified by the Planning Staff is now on the Planning Commission homepage in Word or Wordperfect format along with the Map. (ed. Note: Word 2007 was unable to open this document...I will call County to see what can be done.)

- c. TDR
 - i. The first work meeting on TDR is planned for October 11.
6. Powder Mountain rezone request:
 - a. September 25th is the date for the hearing to be resumed. Steve Clarke reported that he read the transportation report for the rezone. It was performed by a consultant with Jack Johnson Co. as the client. UDOT has not been involved to this point. The report analyzes intersection loading and delays by phase with suggested modifications to turn lanes, stop lights, etc. It does not analyze the safety of Hwy 158.

The Committee is of the opinion that road safety is the most important issue, wildlife impact the second. Steve Clarke will call UDOT contacts to see how they can be energized to take a position. He will contact the Sheriff to see if accident studies can be made available and ask for the support of the Commission in the matter. Sharon Holmstrom and Paul DeLong will try involving the Rocky Mountain Elk Foundation to take a position.
 - b. Larry Zini discussed the perceived conflict of interest Jamie Lythgoe has on this rezone due to the fact that she is a realtor and was also a prior owner of the resort. Larry will continue with this issue.
7. The Committee received a copy of the draft vision for Valley Parks and Recreation and discussed the importance of renewing our efforts. Members will read the draft and next month we discuss recommendations on the work plan. There was general consensus that this item should receive considerable energy from the Committee.
8. The Committee was invited to re-open the election of Chairman for the next two years but decided to let the election of Steve Clarke stand.
9. The next meeting of the Committee will be **October 4th at 5 PM** in the Huntsville Library.
10. The meeting was adjourned at approximately 6:30 PM.