

**GRAND WATER & SEWER SERVICE AGENCY**  
**SPECIAL MEETING**  
Operating Committee  
**May 7, 2007**

The meeting was called to order by President Dan Pyatt at 3:56 p.m. at the Agency office, 3025 East Spanish Trail Road, Moab, Utah. Other Agency Board members present were: Gary Wilson, Brian Backus, Mike Holyoak, John Hartley, Lance Christie, Kyle Bailey, Rex Tanner, Tom Stengel and John Keys. Those present established a quorum. Absent were Jerry McNeely and Dan Holyoak.

Others present were: Terry Sykes, Dana Van Horn, Ron Georg, John Weisheit, William Love, Sarah Fields, Joette Langianese, Ken Davey, and Donna Metzler.

**Discuss, consider, approve amending Will Serve Letter policy** Motion to approve amended Will Serve Letter policy as presented by Gary Wilson. Second by Tom Stengel. Dan Pyatt-Aye, Gary Wilson-Aye, Brian Backus-Aye, Mike Holyoak-Aye, John Hartley-Aye, Lance Christie-Aye, Kyle Bailey-Aye, Rex Tanner-Aye, Tom Stengel-Aye, John Keys-Aye. MOTION CARRIED.

**Discuss unanticipated growth in sewer applications** Dan Pyatt and Rex Tanner recused themselves from the discussion and vote on this agenda item. Gary Wilson acted as chairman for the remainder of the meeting. The board discussed potential capacity issues of the city's wastewater treatment plant. Given the number of new developments being brought to the Agency for will serve letters, the potential for density increase if the new accessory dwelling ordinance is approved and the commitment letters that are already in circulation; Terry recommended that the board consider not accepting any more requests for service until the wastewater study is completed by Sunrise Engineering in August. Kyle Bailey said that the growth has been going on for six years and that is why the City approached the Agency to enter into a new agreement to plan for future expansion of the plant. He also said that it is good that the Agency is finally "taking this seriously." Donna Metzler said that the exact expansion capacity of the current plant is unknown since the Agency chose to have its own study completed which forced the City to postpone its own feasibility study. It was mentioned that San Juan County is interested having sewer services for its residents also. Motion to accept Terry's recommendation that the Agency not accept any more applications for sewer service for accessory dwellings, new subdivisions, and commercial or residential development of more than one ERU until the results of the study are in by John Hartley. Second by Lance Christie, Gary Wilson-Aye, Brian Backus-Aye, Mike Holyoak-Aye, John Hartley-Aye, Lance Christie-Aye, Tom Stengel-Aye, John Keys-Aye. MOTION CARRIED. Kyle Bailey abstained. Motion to take questions from the public presented by John Keys. Second by John Hartley. Joette Langianese asked the board if the current study involved the City's plant. It was explained that the study has a dual purpose of both determining the future needs of the district (including San Juan County) and the feasibility of a new treatment plant somewhere in the valley. Joette then asked how many Will Serve letters are currently "out there" and how many ERU's they represented. Terry replied that there are a couple hundred ERU's out there right now. There was discussion about the process that new subdivision developers must go through for preliminary plat approval. Terry agreed to supply the council with a list of subdivisions that already have a Will Serve Letter. John Weisheit asked for clarification on the capacity of the City's wastewater treatment plant. He then asked about the build out study. Lance gave information on the origins and purpose of the 1999-2000 study. His final question asked about Cloudrock and the source protection. The board explained zone two protection and advised him on where to obtain a copy of the current development agreement. Finally, Bill Love expressed concerns about the overlay and the planning and zoning issues and asked how we could ever plan for such demand. The board agreed with Mr. Love and reiterated that there is not a problem now, but the board is trying to be proactive and find more capacity.

President Pyatt declared the meeting adjourned. Hearing no objections the meeting adjourned at 4:50 p.m.

ATTEST:

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Dan Pyatt – President

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Gary Wilson – Vice President