

GEM Committee Minutes June 7, 2007

1. Attendance: Lowell Peterson, Ron Gleason, Cindy Beger, Art Roscoe, Joan Blanchard, Brian Cowan, Steve Roberts, Jamie Lythgoe, Louis Cooper, Steve Clarke. Visitors: Larry and Sharon Zini.
2. Steve Clarke reported that he, Kim Wheatley, and Kirk Langford hosted Stephen Holding and Clint Ensign, Sinclair Oil Executives, on a one day tour of Ogden Valley. A wide range of development issues were discussed with special focus on those issues being addressed by the TDR, Resort Zone, and Sensitive Lands ordinance drafts. Earl Holding joined the group for lunch and the tour of the Liberty area. Clint Ensign will get their suggestions on the TDR ordinance to us by email.
3. Sewer Recommendation Discussion:
 - a. Ed Macauley (DEQ) suggested that all existing onsite septic systems have a required annual inspection (EPA Level 2 management). The committee felt the existing proposal making it the option of the homeowner for existing onsite systems was adequate.
 - b. Art Roscoe offered a rewrite of the Green Hills Sewer District's example which was accepted.
 - c. Ron Gleason offered several comments:
 - i. Adding a complete list of existing sewer districts which includes various categories of information.
 - ii. Adding financial management to the list of issues with existing sewer districts.
 - iii. Adding Citizen concerns to the list of major issues.
 - iv. Adding a statement of intent for the new sewer district to work with the County to develop a Valley wide sewer master plan.

All these ideas were accepted by the committee.

- d. There was considerable discussion about the definitions of the various forms of Districts, e.g. Special, Improvement, and the role of the County and the State in each. Steve Clarke agreed to talk with Mark Anderson, and County legal staff for more clarification.
- e. Brian Cowan requested clarification in the paragraph outlining the homeowner awareness seminars which have been conducted for existing onsite users. It will be added in the next draft. Brian also clarified the role of Weber/Morgan health with the new district. He indicated the Health Dept. would be responsible for permitting and inspecting new onsite systems but other things would be negotiated with the new district.

- f. Lowell Peterson suggested clarification of the Pineview Reservoir Pollution paragraph, which was accepted. He also suggested rewording the “reuse of culinary water” paragraph, and other wording changes.
 - g. Jamie suggested that financial obligations of existing districts would be a major barrier in seeing annexation of existing districts to the new district.
 - h. Ron suggested the use of a currently authorized impact fee for sewer as a way of funding the Interlocal Board and District.
 - i. Several Committee members suggested improvements in the way we analyze the existing districts. Steve Clarke will get with Curtis Christensen to make sure our analysis of the current districts matches that of the County.
4. Committee priorities were discussed and the group felt that we should continue with:
- a. Ordinances
 - b. Sewer Recommendation
 - c. Impact Fees
 - d. Parks Recommendation
5. **The date of the next meeting is changed to July 12** to avoid conflict with 4th of July commitments. The time will be 5 pm; the place will be the Huntsville Library. Please plan your calendar to attend.
6. The meeting was adjourned at approximately 7 pm.