



**MINUTES**  
**REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION**  
**TOWN OF CASTLE VALLEY**

**Date:** Wednesday, June 1, 2022

**Time:** 6:30 PM

**Place:** Electronic Meeting Due to COVID-19

**Electronic Meeting Determination**

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), Ryan Anderson, Chairman of the Town of Castle Valley Planning and Land Use Commission issues this Determination supporting the decision to convene an electronic meeting of the Planning and Land Use Commission via Conference Call without a physical anchor location. Due to the COVID-19 pandemic Meetings at the anchor site may present substantial risk to public health and safety. Taking into consideration public health orders limiting in-person gatherings, the average "at risk" age of Town residents and the limited space in the Town building, the Planning and Land Use Commission will continue to hold meetings by electronic means. This determination expires 30 days after the day on which the Chairman has made the determination. The public can join the Conference Call Meetings or submit comments through emails.

Commission Members Present: Ryan Anderson, Julie Baird, Colleen Thompson, Jeff Whitney, Marie Hawkins

Others Present: Jazmine Duncan, Peter Mlyarnic, Anna Banasova, Joel Anderson, Lenore Beeson

Clerk: Jessica Maw

**CALL TO ORDER REGULAR MEETING -**

Chairman Ryan Anderson called to order the Regular Meeting at 6:32 PM.

1. Adoption of Agenda:

Jessica indicates we do not have an update on the Dark Sky application so we should remove item #6. Whitney moves to adopt agenda with Agenda Item #6 removed, Baird seconds. Motion passes unanimously.

2. Open Public Comment: None

3. Approval of Minutes Regular Meeting 5.4.2022: Colleen says we should remove the weird icon after the dates at the top of the page. Baird moves to approve as amended, Whitney seconds. Hawkins abstains. Motion passes.

4. Reports:

- Correspondence: None
- Town Council Meeting(s) - given by Thompson and included in meeting packet. Jessica asks if spraying for tent caterpillars is necessary if vegetation is re-leafing. Colleen says this will be discussed later this summer.
- Building Permit Agent Report - postponed
- Procedural Matters: None

**NEW BUSINESS**

5. Discussion and Possible Action re: Variance Application Lot 260.1 West Pope Lane – Jessica reads through the steps and timeline required for a variance request per 85-3. Colleen goes over the application and explains why a variance is being requested. Ryan asks if cairn on property is marker of property line. Anna indicates it is not. Colleen asked Joel to have property line marked. Not sure if it’s done, but on site plan you can see where electrical meter is and can roughly judge where the property line is from there.

Jessica reads narrative submitted by applicants explaining their reason for requesting the variance.

Lenore indicates she is the real estate agent for the applicants. When they were in their due diligence period, she spoke with a representative from the town confirmed that the setback in the town’s ordinance applies to adjacent platted lots. Colleen indicates she doesn’t know who she spoke with at the town, but Colleen confirmed that BLM land is platted so the setbacks do apply to this property. Other properties in the town that are backed up to BLM land do not have buildings encroaching on the 30’ rear setback.

Jeff says regarding building code, if a residence is within 5’ of the property line, they can’t have openings in the wall near the property line. The applicants are proposing to build their home 12’ from the property line, so from a building code standpoint, their request is reasonable. Because they would be abutted against BLM land, no other town member would be affected by this.

Marie asks if there will be more dirt work done to be able to use the existing gazebo location.

Anna says they have no plans to develop that area further. Joel says they would be maintaining the trails but not further developing.

Julie says she feels this is a reasonable request given the terrain and the letter of support from the neighbor. Jessica indicates we have not received any feedback from BLM. Jeff says the BLM has never voice concerns when buildings are built throughout the county next to their property line.

Joel indicates this variance request is very specific to this lot and hopes that is made clear in the narrative that was submitted.

Whitney moves to send a favorable recommendation to the Town Council, Baird seconds. Motion passes unanimously.

**UNFINISHED BUSINESS - none**

**CLOSED MEETING – none**

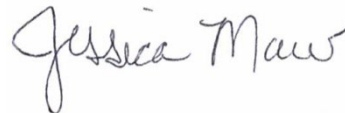
**ADJOURNMENT - Thompson moves to adjourn, Whitney seconds. Motion passes unanimously.** Chair Ryan Anderson adjourns the Regular Meeting at 7:19 PM.

Approved:



Ryan Anderson – Chair

Attested:



Jessica Maw – PLUC Clerk