



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

Date: Wednesday, July 6, 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, Jeff Whitney, Colleen Thompson (Marie Hawkins excused absent)

Others Present: Clay Maw, Andrew Hodge, David Smith

Clerk: Jessica Maw

CALL TO ORDER REGULAR MEETING -

Chairman Ryan Anderson called to order the Regular Meeting at 6:30 PM.

1. Adoption of Agenda:

Baird moves to adopt agenda with removal of tentative, Whitney seconds. Motion passes unanimously

2. Open Public Comment: None

Thompson advises name in last paragraph should be Joel. Jessica will fix year to 2022. Whitney moves to approve with corrections, Thompson seconds. Motion passes unanimously.

4. Reports:

- Correspondence: Email from Jocelyn notice of variance hearing PLUC reviewed at last meeting. Colleen got a letter of support from Jim O'Conner, he said he supports the non-routine CUP request in front of the PLUC today. They have been good neighbors and they will do everything they can to limit the impact of property.
- Town Council Meeting(s) - Given by Thompson, included in meeting packet. Jeff indicates state law is 200 sq. ft. Our ordinance should match state law when it comes in front of the PLUC. Ryan says we should add this to a future PLUC agenda. Ryan also advises PLUC should listen to TC recording regarding the variance request before the upcoming public hearing.
- Building Permit Agent Report - Given by Thompson, included in meeting packet. Ryan asks if permit for roof deck previously discussed by PLUC has been signed. Colleen

indicates it has been signed, along with agreement made with George at that PLUC meeting. Barn needs square footage added, bedroom addition square footage falls under >19' because that's the size of the existing house.

- Procedural Matters: None

NEW BUSINESS

5. Discussion and Possible Action re: Non-routine Conditional Use Permit – Lot 381 Homestead Road

PLUC reviews application included in packet. Andrew says filming has been cut down to two days, August 29-30 2022.

Colleen says PLUC would need to send a recommendation to Town Council and may suggest conditions. Colleen indicates PLUC should consider numbers 4 & 7 in the ordinance regarding number of vehicles allowed on the property and number of employees that don't reside on the property allowed when performing business-related activity.

Ryan gives chair to Julie. Ryan indicates vehicles came up his driveway and talked with him for a bit. They were asking for permission to enter the box canyon behind the Smith lots. Ryan suggested contacting the Smiths for permission. He encouraged them to park in his driveway instead of parking on road to prevent blocking traffic. Ryan felt they were open to listening to his concerns as a property owner and a neighbor. One concern is location of filming not getting out considering this is a neighborhood with private properties, and we don't want people who follow filming inundating the valley. He suggested if they need additional parking, Ryan has quite a bit of space to accommodate the crew, along with the Smith's property. Another concern is identifying indicators of this area not be included in the film. He was told the filming would be specific to the box canyon and none of the identifiable landmarks would be filmed. The response he was given alleviated his concerns. Julie asks Ryan to declare that he has no financial remuneration, to which Ryan obliges.

Julie turns Chairship back to Ryan after his comments.

Julie indicates there will be 75 members of the crew onsite, which conflicts with #7. Ryan suggests that we recognize the number of the crew and waive #7. Colleen wonders if we have flexibility with number of employees considering the timeframe for filming is so short. Ryan says considering what we have seen historically with Town Council decisions, anything we discuss ahead of time and include in recommendation will be helpful to the Town Council. Jeff suggests we explain PLUC's recommendation in a way that understand there is a violation of #7, but the extreme temporary nature of the request makes it less impactful.

Whitney moves and Baird seconds to recommend approval of the Non-routine Conditional Use Permit to the Town Council. PLUC acknowledges that the use technically violates Ordinance 85-3 Chapter 4.8.3 (4) & (7). However, due to the extreme temporary nature of the use (i.e., 2 days), the impact on the town will be minimal and acceptable. PLUC recommends we include conditions requiring fire safety and law enforcement personnel during filming. PLUC also recommends that no scenery or landmarks popularly or commonly identifiable as Castle Valley are included in the film.

UNFINISHED BUSINESS

6. Update on Dark Sky application - Colleen states we turned in our application to Dark Sky Association, it was reviewed and they had further requirements. One was more public outreach,

which has been difficult during COVID. At 4th of July town barbecue, there was a table with more information on Dark Sky lighting. A list was kept of members of the community that were talked to. There is some more work on other improvements that need to be made. Dark Sky Association wants a 5-minute limit to motion sensor lights in ordinance, for example. They also wanted us to forbid street lights, even though town doesn't allow them. Most comments were directed towards larger communities. Dark Sky committee will be chipping away at these items.

CLOSED MEETING – none

ADJOURNMENT - Baird moves to adjourn, Thompson seconds. Motion passes unanimously.
Chair Ryan Anderson adjourns the Regular Meeting at 7:34 PM.