

**MINUTES**  
**REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION**

Date: Wednesday, November 2, 2011

Time: 7:00 PM

Place: #2 CV Drive, Castle Valley Community Center

Present: Laura Cameron, Mary Beth Fitzburgh, Marie Hawkins, Eddie Morandi

Absent: None

Others Present: None

Clerk/Recorder: Faylene Roth

CALL TO ORDER: 7:03 P.M.

1. Open Public Comment.

None

APPROVAL OF MINUTES

2. Regular Meeting September 7, 2011.

After correcting a spelling error, Marie motioned to approve the Minutes of September 7, 2011, as amended. Laura seconded the Motion. Laura, Mary Beth, Marie, and Eddie approved the Motion. The Motion passes unanimously.

Regular Meeting October 5, 2011.

Eddie motioned to approve the Minutes of October 5, 2011, as presented. Laura seconded the Motion. Laura, Mary Beth, and Eddie approved the Motion. Marie abstained. The Motion passed with three approving and one abstaining.

REPORTS

3. Town Council Meeting – Chair.

Mary Beth reported that representatives from Rocky Mountain Power had attended the last Town Council Meeting to provide information about the automated meters that have been installed on most of the lots in Castle Valley and to answer questions from concerned residents about the meters. She shared Mayor Erley's summary comment to RMP that many residents felt that RMP was indifferent to their concerns about the safety and health issues surrounding the meters, as well as being indifferent to its past promises to address power issues; such as, brown-outs, in Castle Valley.

According to Mary Beth, Mayor Erley has initiated discussions with the Grand County Sheriff and County Attorney regarding an interlocal agreement that would provide animal control services to Castle Valley residents. She also reported that the Grand County Planning

Commission is proposing substantive changes to the Colorado River Road Management Plan in its General Plan Update. She said that the Town is writing another letter to the GCPC requesting recommendations that would more accurately reflect the intent of the RRCP in the General Plan and to help strengthen watershed protection.

#### 4. Building Permit Agent.

Faylene submitted a report on permit activity in October 2011. She also reported on the status of building permits and structures on Lot 248 and has included a note in the Lot file regarding future residential construction. Faylene and Mary Beth reviewed the Town's response to Grand County's concern about structures within Castle Valley that are being used and/or advertised for sale as dwellings without proper permits. Mayor Erley is drafting a letter to send to property owners with questionable structures. Bill Hulsey, Grand County Building Inspector, is investigating a "rustic cabin" category for dwellings.

#### 5. Procedural Matters.

None.

### NEW BUSINESS

#### 6. Meeting Dates for 2012.

PLUC Members chose to continue meeting on the first Wednesday of each month in 2012, with the exception of the July Meeting. The July meeting will be held on July 11, 2012, the second Wednesday of the month

Faylene will arrange to post the 2012 PLUC Meeting Schedule for 2012 in the Moab Times-Independent, as well as on the Utah Public Meetings website, and the Town's website.

### OLD BUSINESS

#### 7. Discussion and possible action re: General Plan Review.

Members reviewed survey questions and responses from the 2007 General Plan Update. They considered questions for retention, revision, or deletion in the 2012 survey. It was decided to retain questions that reflect basic community values and to delete questions that had already been addressed through ordinances or other Town Council decisions during the past five years. Questions that address upcoming issues that would require ordinances or would provide support for future ordinances will be added.

Members agreed to the following:

- Continue to include questions inquiring about the continued support for priority community values such as one dwelling per 5 acre lot, no commercial development, and watershed protection.
- Inquire about: septic system pumping, where property owners get their drinking water from, if they treat/filter their well water, grasshopper control, use of pesticides/herbicides,

