

MINUTES
REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION

Date: Wednesday, February 8, 2012

Time: 7:00 P.M.

Place: #2 CV Drive, Castle Valley Community Center

Present: Laura Cameron, Mary Beth Fitzburgh, Marie Hawkins

Absent: Eddie Morandi

Others: None

Clerk/Recorder: Faylene Roth

CALL TO ORDER: 7:03 P.M.

1. Open Public Comment.

None

APPROVAL OF MINUTES

2. Regular Meeting December 7, 2011.

Two minor corrections were made in Item 3.

Marie motioned to approve the December 7, 2011, Minutes as amended. Laura seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

REPORTS

3. Town Council Meeting—Chair

Mary Beth reported that the Town Council had approved all the Conditional Use Permit renewals which the PLUC had presented at the December 2011 Town Council Meeting. She also related a discussion of the 2010 census data regarding the number of lots within Castle Valley which was included in the PLUC report to the Town Council. The current general plan lists 441 lots, but Mayor Erley disagreed with this number. According to him, there are 448 lots, but some have been absorbed into the Town Greenbelt and others may have been apportioned to neighboring lots. The discrepancy will be investigated by examining Grand County records.

Since there was no PLUC Meeting in January 2012, there were no additional PLUC issues discussed at the January 2012 Town Council Meeting.

4. Building Permit Agent.

Faylene submitted reports for December 2011 and January 2012. One Certificate of Occupancy, one Certificate of Land Use Compliance, and one building permit were issued in December 2011. The lot number for the building permit to Janet Willoughby was corrected to Lot #194, not #154 as recorded. One building permit for a shed was issued in January 2012.

5. Procedural Matters.

Mary Beth reported that Tom Noce applied to be a new PLUC Member and the Town Council will vote on this at the next Town Council Meeting.

The March 2012 PLUC Meeting will occur on the first Wednesday of the month, following the published schedule.

NEW BUSINESS

6. Discussion and possible action re: annual election of chair and vice-chair.

Marie nominated Mary Beth Fitzburgh to be chair. Laura seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

Laura nominated Marie Hawkins to be vice-chair. Marie seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

OLD BUSINESS

7. Discussion and possible action re: General Plan Review (tabled).

Marie motioned to untable Item 7. Laura seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

Documents from the last General Plan and Survey relating to water and road issues were provided to PLUC Members with comments made by Ron Mengel, Water Rights Agent, and Greg Halliday, Road Manager. Mary Beth said that she had also requested comments from Mayor Erley regarding issues that the Town deals with directly. Mayor Erley asked that the Town Council meet with the PLUC at the March 2012 PLUC Meeting for a workshop in order to provide broader input than just his own. Mary Beth will invite Ron Mengel, Bruce Keeler, and Greg Halliday to attend the Workshop.

Mary Beth provided a detailed summary of changes made to date to the 2007 General Plan Survey for review and further discussion. An introductory section has been added to indicate whether survey respondents are permanent residents, part-time residents, or non-resident property owners. PLUC Members discussed the logistics of getting the survey to renters, since their addresses may not be known to the Town. They further discussed whether renters' responses should be identified to separate them from property owners' responses.

The introductory section also includes a question regarding household income. Laura indicated that this information could be important to the Town if it were to apply for grants or programs that depend on income levels within the community. 2010 American Community Survey (ACS) data, provided by Jil Kulander, Town Clerk, records income distribution in \$5000 increments.

Faylene will provide copies of the ACS Data for PLUC Members to review at the next PLUC Meeting. Laura will examine the document before the Meeting and report her findings at that time.

Section A – Water & Septic has been revised to gain information about whether residents use their well water for drinking water. Questions have been added to determine whether residents who drink their well water are treating it and/or filtering it before drinking it. Members discussed the value of this information to the Town. Most felt that it would be important information in gauging whether the Town needed another source of water—such as a community well—to provide drinking water for residents. They decided that there was no need to ask how the water was treated or filtered.

Members noted that many questions in the Survey asked whether residents would “favor the Town spending money ...” to accomplish a particular goal. They decided to use the phrase “Do you favor ...” but also explored alternative language to emphasize that “spending money” could mean “raising taxes.” Mary Beth will talk with Council Treasurer Hill about tax issues for the Town.

PLUC Members discussed whether questions regarding septic maintenance were eliciting information of a personal nature rather than general opinions about the Town of Council Valley. Mary Beth noted that the purpose of the Survey is to provide information that could indicate the need for additional ordinances and general information to help guide future Town policy decisions. A section could be added at the end of the Survey to inquire about questions gathering personal information, but it was decided to leave these questions in Section A.

Questions relating to septic tank risers and a new water quality study will be revised to include information about their purposes. A question about interest in a Town well for drinking water was reworded to indicate that it could serve residents without potable water, as well as residents without wells.

PLUC Members discussed whether the final question in this Section about who has not signed—and why—a Water Users Agreement with the Town was necessary. They decided to ask Ron Mengel for his opinion.

In Section B - Roads & Drainage, PLUC Members decided to retain the first question which asks whether there is support for a road committee. They rephrased the second question so that the identification of the lot owner would not be revealed. The written input submitted by Greg Halliday suggests that questions B1-B5 should be deleted from the new Survey. PLUC Members agreed that question B4 should be replaced with a general question about whether dust control was a concern to residents. They decided to ask Mayor Erley about question B5 to determine what has been done to date about education and removal of invasive noxious weeds. A question to determine support for the Town to sponsor a weed removal project was considered.

In Section C- Agriculture & Livestock, the first question was split into three questions to determine the relative value that residents give to the presence of agriculture and livestock, rural character, and natural landscaping in Castle Valley. The overlap of these characteristics was discussed and it was decided to combine rural character and natural landscaping into a single question.

In Section D – Other Health and Safety, PLUC Members decided in question D2 to ask only whether non-organic herbicides and/or pesticides were used and to delete the request for “how often and what kinds.” In question D3 “non-toxic” will be added to characterize the type of valley-wide grasshopper control to be considered.

Mary Beth expressed her feeling that it was important to continue to ask the questions in Section E – Quality of Life pertaining to the minimum 5-acre lot size in Castle Valley. It was again noted to replace the wording of questions that begin “would you favor” with “do you favor.” PLUC Members agreed to defer question E3, which regards the Town's response if the BLM land swap is not funded by Congress, to the Workshop.

Question E3 in Section F – Economy was rephrased to “Do you favor the Town supporting policies that encourage economic diversity...”

In Section G – Ordinance & Enforcement, the references to interior/exterior lighting in question G4 was deleted to make the question more clear. Question G5, asking about support of the Town's Animal Control Ordinance was deleted, but it will be replaced by questions asking for local support for utilizing and paying for Grand County's Animal Control Services. Further discussion was deferred.

Questions have been added in Section H – Community Life about community reaction to Smart Meters, cell phone service, van/bus service to Moab, and community gatherings.

PLUC Members rephrased question H4 to ask whether the Town should “support” more community gatherings rather than “creating” them.

Section J – Housing poses two questions about community interest in senior housing. Laura will investigate health clinic options that could be offered in Castle Valley. If feasible, a question to determine community interest would be included in Section H or J.

In Section K – Government, as above, questions with “would you favor” will be rephrased “do you favor.” In addition, questions asking about support of the Town spending money, will be rephrased to indicate the possibility of a tax increase. PLUC Members agreed to rephrase question K1 and reviewed the change in question K2 which emphasize “communication” between the Town government and the community. They decided to remove “If no, why not?” from the next to last question. The final question asks for suggestions to encourage more participation in Town government.

Marie motioned to retable Item 7. Laura seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

8. Discussion and possible action re: regulations for solar panels, windmills and other alternative energy structures (tabled).

Left tabled.

9. Discussion and possible action re: reviewing and amending Ordinance 96-1: Watershed Protection Ordinance (tabled).

Left tabled.

10. Closed Meeting (if needed).

None.

Laura motioned to adjourn the Meeting. Marie seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

Adjournment: 9:06 P.M.

APPROVED:

ATTESTED:

Mary Beth Fitzburgh, Chairperson Date

Jil Kulander, Town Clerk Date

