

**MINUTES**  
**PUBLIC HEARING ON PROPOSED AMENDMENTS TO ORDINANCE 2007-5, AN**  
**ORDINANCE TO AMEND ORDINANCE 2006-5 ADOPTING THE 2006**  
**INTERNATIONAL BUILDING CODE, ETC., BY THE PLANNING AND LAND USE**  
**COMMISSION OF THE TOWN OF CASTLE VALLEY, UTAH ON**  
**WEDNESDAY, APRIL 6, 2011, AT 7:00 P.M.**  
**and**  
**REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION**

Date: Wednesday, April 6, 2011  
Time: 7:00 PM  
Place: #2 CV Drive, Castle Valley Community Center

**PUBLIC HEARING**

Present: Laura Cameron, Mary Beth Fitzburgh, Eddie Morandi  
Absent: Marie Hawkins  
Others Present: None  
Clerk/Recorder: Faylene Roth

1. Call To Order at 7:02 P.M.
2. PUBLIC HEARING ON PROPOSED AMENDMENTS TO ORDINANCE 2007-5, AN ORDINANCE TO AMEND ORDINANCE 2006-5 ADOPTING THE 2006 INTERNATIONAL BUILDING CODE, ETC.

No public comment.

Laura motioned to adjourn the Public Hearing. Eddie seconded the Motion. Laura, Mary Beth, and Eddie approved the Motion. The Motion passed unanimously.

3. Adjournment of Public Hearing at 7:03 P.M.

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

Present: Laura Cameron, Mary Beth Fitzburgh, Marie Hawkins (left at end of discussion of Item 8), Eddie Morandi  
Others Present: None  
Clerk/Recorder: Faylene Roth

CALL TO ORDER at 7:03 P.M.

1. Open Public Comment.

None

## APPROVAL OF MINUTES

### 2. Regular Meeting March 2, 2011.

Members reviewed the changes to the Minutes of March 2, 2011, submitted by Laura and by Mary Beth. Marie pointed out the misuse of the term “complainant” in Item 8. Mary Beth proposed inserting a note in parentheses, dated 4/6/11, after the term “complainant” stating that the intent of the term “complainant” is the person in violation. Faylene was asked to clarify at the next PLUC Meeting the procedure for correcting mistakes of this kind in the Minutes.

Eddie motioned to approved the Minutes from March 2, 2011, as amended. Laura seconded the Motion. Laura, Mary Beth, and Eddie approved the Motion. Marie abstained. The Motion passed with three in favor and one abstaining.

## REPORTS

### 3. Town Council Meeting – Chair.

Nothing to report.

### 4. Building Permit Agent.

Faylene approved two electrical permits for solar installations in addition to the Certificate of Land Use Compliance and the Routine-Conditional Use Permit listed on the Building Permit Report for March 2011. The electrical permits will be recorded on next month's Building Permit Report.

PLUC members briefly discussed the language in Ordinance 85-3 that applies to setback requirements for solar installations. Mary Beth also related the question that was raised with the Certificate of Land Use Compliance issued in March, which relates to setbacks and distances from dwellings. The word “or” needs to be changed to “and” in order to clarify the intent of the Ordinance, which is to keep livestock and animal shelters a minimum of 100 feet from any existing or potential dwelling.

### 5. Procedural Matters.

Faylene had found some errors in the current fee sheet and had suggested making other changes to clarify when building permits are required. A draft of the changes and an email from Mary Beth discussing the changes were reviewed and discussed. It was decided to separate the fee information from building permits details. PLUC members will consider these changes at the next meeting. Faylene will check with the Grand County Building Department to determine whether their fact sheet and website stating that a structure up to 200 S.F. does not require a building permit should read 120 S.F.

## NEW BUSINESS

### 6. Discussion and Possible Action Re: Communication with the public and real estate agents regarding zoning regulations via the Town website and by other means.

Mary Beth reviewed the intent of this Agenda item and how to better communicate information to the public through the Town website. Two documents were provided for review. The Land

Use and Construction document currently appears on the website as the page “Land Use and Construction.” The Livestock Limit Information Sheet was prepared by Mary Beth for inclusion on the website. PLUC members discussed simplifying and reordering the information as well as using embedded links to the sections of the Ordinance for clarification.

Eddie motioned to table Item 6. Laura seconded the Motion. Laura, Mary Beth, Marie, and Eddie approved the Motion. The Motion passed unanimously.

#### OLD BUSINESS

7. Discussion and possible action re: amending Ordinance 2007-5 to adopt the 2009 International Building Code, etc (tabled).

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

Mary Beth noted that the title of the Ordinance will be changed from 2011-1 to 2011-4 to indicate the month in which it was approved by the PLUC. PLUC members reviewed and discussed the changes.

Eddie motioned to pass on the Ordinance, as amended, to the Town Council for approval. Laura seconded the Motion. Laura, Mary Beth, Marie, and Eddie approved the Motion. The Motion passed unanimously.

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

Laura motioned to untable Item 8. Marie seconded the Motion. Laura, Mary Beth, Marie, and Eddie approved the Motion. The Motion passed unanimously.

Laura reviewed the Power Point presentation from Judith Sims that is available on the PLUC computer at the Town office and related her meeting with David Snyder, who works for the State of Utah's Division of Environmental Quality. He is currently working with the community of Bluff, Utah, where all residents use septic systems. They are facing pollution of their water table from septic contamination.

Laura suggests that the Town of Castle Valley begin to address its septic concerns through education on topics such as how to monitor proper functioning of a septic system. Knowing when to pump a septic tank is an important way to control contamination and could also save residents money by only pumping when needed. According to Laura, David Snyder is available for workshops to show people how to monitor their systems. She will also review the “Don't Flush List Guidance” sheet currently provided with the Building Information Sheet and make suggestions for bringing it in-line with best-use information available today.

Mary Beth reported that she and Dave Erley are reviewing the Bureau of Land Management's current and alternative management plans to help them in preparing potential memorandums of understanding between the Town of Castle Valley and the BLM and FS regarding protection of Castle Valley's watershed.

Eddie motioned to retable Item 8. Laura seconded the Motion. Laura, Mary Beth, and Eddie approved the Motion. Marie left before the Motion was made. The Motion passed unanimously.

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

ADJOURNMENT: 8:33 P.M.