

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

Date: Wednesday, July 6, 2011

Time: 7:00 PM

Place: #2 CV Drive, Castle Valley Community Center

Present: Laura Cameron, Mary Beth Fitzburgh, Marie Hawkins

Absent: Eddie Morandi

Others Present: None

Clerk/Recorder: Faylene Roth

CALL TO ORDER at 7:08 P.M.

1. Open Public Comment.

None.

APPROVAL OF MINUTES

2. Regular Meeting June 1, 2011.

PLUC members reviewed changes made in versions 2 and 3 of the Working Draft Minutes for the June 1, 2011, PLUC Meeting. Mary Beth asked that the request to include "Closed Meeting (as needed)" on each Agenda be changed to read "Closed Meeting (if needed)" in order to conform with the language used by the Town Council. Laura suggested the following re-wording in Item 7, paragraph 3: end the first sentence after the word "Towns" and delete the rest of the sentence. Substitute the following: "The Utah Land Use Institute, which is a nonprofit organization, recently published a handbook and checklist for impact fees. Laura suggested that the Town acquire a copy."

Faylene will make the corrections in the Final Minutes.

Marie motioned to approve the Minutes of the June 1, 2011, PLUC Meeting as amended. Laura seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

REPORTS

3. Town Council Meeting – Chair.

Laura reported that she spoke to the Town Council at its last meeting regarding the PLUC's decision to address septic system concerns through education of property owners rather than through ordinances. She has continued to pursue the arrangement of a local workshop with David Snyder of the State of Utah's Department of Water Quality. The

Mayor suggested holding the workshop during the upcoming Gourd Festival. After discussion, Mary Beth suggested gathering sign-ups for the workshop at the Gourd Festival and scheduling it for a later date. PLUC members wanted to avoid offering a workshop if residents were not interested in attending. Laura has been unable to contact Jim Adamson, Utah State Health Inspector, but still plans to meet or talk with him.

According to Mary Beth, the Mayor had said that he is aware of organizations that provide grants for low-income homeowners to help them with expenses, such as pumping septic tanks at risk.

Mary Beth reported that the Town Council appointed Lynn Henry to finish the remainder of Valli Smouse's term on the Council. She also reviewed the Town Council discussion regarding dissolution of the Property Owners Association and the question of whether Town Ordinances supersede POA Covenants. According to the Mayor, the Town's attorney stated that the ordinances do supersede the covenants. However, after the Meeting, Jack Campbell, POA Director, told her that he did not agree with that assessment.

#### 4. Building Permit Agent.

Faylene approved one electrical permit for a solar installation.

#### 5. Procedural Matters.

Mary Beth reported that she may be out of town during the August PLUC Meeting. She asked if Marie or Laura would chair the meeting. Marie offered to do so if she is able. Arrangements will be made before the August Meeting.

#### NEW BUSINESS

None.

#### OLD BUSINESS

#### 6. Discussion and possible action re: assessing building permit fees (tabled).

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

Mary Beth presented a proposal for raising building permit and related fees based on discussions at previous Meetings. Her proposal raises the building permit fee from \$40.00 to \$55.00 in order to cover the time required for drainage reviews. The building permit fee would include the electrical permit fee, unless an electrical permit was required in advance of the building permit. In that case, the electrical permit fee would be set at \$10.00 to cover the expense of issuing the permit, and the fee would not be deducted from the building permit fee when the building permit was issued. A lower

building permit fee for simple structures was discussed. It was suggested that structures of 200 S.F. or less be charged \$30.00. The fees for septic permits and Certificates of Land Use Compliance (CLUC) were set at \$10.00. Faylene questioned whether Grand County charged for a CLUC. She will contact the Building Department before the August Meeting.

Mary Beth will re-write the fee sheet with suggested changes and present it at the next PLUC Meeting for further discussion.

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

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

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

Mary Beth had invited Rob Soldat to this Meeting to discuss issues related to solar power installations, but he did not show up. It was suggested that she meet with him by phone before the next Meeting. Brian Murray has also offered to consult with her by phone. She did talk with Bruce Keeler, who serves as the “Official Energy Information Officer” for Castle Valley.

According to Bruce, Rocky Mountain Power expects the cost of power to double over the next 10 years. He sees a lot of new alternative energy technologies on the horizon (solar windows, solar roofing material) that we cannot foresee and therefore cannot account for in any new regulations created at this time. They discussed the differences between tall, narrow panels and short, wide panels. Bruce also said that an average solar system for two people would range from 4-5 KW. This is what he has to power a 1200 S.F. home with a workshop, two refrigerators, swamp cooler, and irrigation system. He has three trees, and each tree (set of panels) is about 20 feet wide. Town ordinances should accommodate systems that do not tie into the grid. Systems that are off grid and require batteries, which are necessary in the Upper 80, may need to be bigger.

Members generated the following list of questions for further consultations with Bruce, Brian, and Rob.

1. how wide, how tall is a typical system
2. identify off-grid standards for upper 80
3. how to mitigate glare
4. what angles are required for each season and its effect on glare
5. how construction and trees affect solar access
6. explore standards for a conditional use permit
7. compare cost difference between building wider or taller
8. what about collective systems

Mary Beth asked that members call her to add additional questions to the list.

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: reviewing and amending Ordinance 96-1: Watershed Protection Ordinance (tabled).

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

Mary Beth suggested that PLUC members set up a station at the Gourd Festival to survey local interest in a septic workshop. Each member could staff the station for 30 minutes. There was general agreement for this idea. Mary Beth will talk with Eddie to see if he would be available to assist. Faylene offered to help. She will also talk with Cris Coffey who is part of the Gourd Festival planning committee. Mary Beth asked that Laura find out if David Snyder has printed information that could be distributed.

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

9. Closed Meeting (as needed).

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

ADJOURNMENT at 8:24 P.M.

**APPROVED:**

**ATTESTED:**

\_\_\_\_\_  
**Mary Beth Fitzburgh, Chairperson    Date**

\_\_\_\_\_  
**Denise Lucas, Town Clerk    Date**