

MINUTES
REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION

Date: Wednesday, September 7, 2011

Time: 7:00 PM

Place: #2 CV Drive, Castle Valley Community Center

Present: Laura Cameron, Mary Beth Fitzburgh, Marie Hawkins

Absent: Eddie Morandi

Clerk/Recorder: Faylene Roth

CALL TO ORDER at 7:11 P.M.

1. Open Public Comment.

None.

APPROVAL OF MINUTES

2. Regular Meeting August 3, 2011.

Laura motioned to approve the August 3, 2011, Minutes as presented. Marie seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

REPORTS

3. Town Council Meeting – Chair.

Mary Beth reported on the last Town Council Meeting. Council decisions that pertain to the PLUC were approval of the new Building Permit Fee Sheet and agreement to participate in the Moab Watershed Partnership.

4. Building Permit Agent.

Faylene reported that one septic permit, three building permits, one electrical permit, and one routine conditional use permit were issued in August 2011. A copy of the Routine CUP application was provided to members.

5. Procedural Matters.

Faylene reviewed current procedures in maintaining the PLUC binders. The binders will retain Agendas, Minutes, and Building Permit Reports for three months. Draft documents and finished business will be recycled and/or moved to the back of the binders for members to archive.

NEW BUSINESS

6. Discussion re: Grand County Animal Control Ordinance.

Mary Beth reported that she was told that the Grand County Animal Control Officer and Animal Shelter services are not available to Castle Valley residents since the Town of Castle Valley has not approved the Grand County Animal Control Ordinance and does not have an interlocal agreement with Animal Control. She will investigate this problem further and will contact the City of Moab to find out what kind of agreement they have with the County on animal control issues. She will report at the next PLUC Meeting.

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

7. General Plan Review.

Mary Beth asked for input from Marie and Laura about how the survey for the current General Plan was developed. They suggested that development of a new survey begin by examining the questions from the previous survey, looking for what has changed in the last five years, and projecting what the community might face in the coming five years. The General Plan provides support for new policies and new ordinances that are required to address issues that arise in the near future. PLUC members want the General Plan to address watershed, sustainability, solar panels, and septic issues. Laura will consult with Michael Peck who was the PLUC Chair at that time about the survey. Mary Beth will consult with Karen Nelson to determine how the current General Plan deviates from what the PLUC proposed in 2007 to see what issues were dropped that might be appropriate now. Faylene will have copies of the previous survey ready for the next Meeting. Commission members will review the General Plan before the October Meeting.

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

OLD BUSINESS

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).

Laura motioned to untable Item 9. Marie seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

Mary Beth reported that she and Dave Erley will begin meeting on a regular basis to start background research for letters of understanding between the Town and government entities for lands outside the Town's jurisdiction. She reported that the Grand County Planning Commission has recommended that the Moab Area Watershed Partnership (MAWP) group be responsible for creating a watershed protection zone on county land in Castle Valley's watershed. The Town was able to get the County Planning Commission to include fracking as a potential hazard to watershed in the background information section of the County Draft General Plan.

Marie and Laura noted that MAWP is working on a three-year timeline. Marie did not want the Town of Castle Valley to wait three years before addressing local watershed issues.

Laura questioned how the Town should proceed with planning the septic workshop. Members proposed scheduling the workshop for Saturday, November 12. Laura will talk with David Snyder, Division of Environmental Quality for the State of Utah, who will conduct the workshop, to determine his availability.

In further discussion, members noted that the Town's current watershed ordinance does not allow mining and drilling within Town boundaries. A Town ordinance cannot restrict what can be done on federal, state, and county land. Agreements with and Letters of Understanding will be pursued by the Town Council with these government entities about what can be done on lands outside Castle Valley's jurisdiction. There are federal laws that impose restrictions on sole-source aquifers.

Marie motioned to retable Item 9. Laura seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

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

10. Closed Meeting (if needed).

None.

ADJOURNMENT: 8:05 P.M.

APPROVED:

ATTESTED:

Mary Beth Fitzburgh, Chairperson Date

Denise Lucas, Town Clerk Date