

MINUTES
TOWN COUNCIL, TOWN OF CASTLE VALLEY
JANUARY 10, 2011 WORKSHOP MEETING OF THE TOWN COUNCIL FOR DISCUSSION OF PROPOSED
REVISIONS TO ORDINANCE 85-3: THE CURRENT ZONING ORDINANCE INCLUDING, BUT NOT LIMITED TO,
DISCUSSION OF THE DEFINITION OF AGRICULTURAL AND ANIMAL UNITS
MONDAY, JANUARY 10, 2011 AT 6:30 P.M.
CASTLE VALLEY COMMUNITY CENTER
2 CASTLE VALLEY DRIVE

1. Call to Order: 6:36 P.M.
2. Discussion of Revisions to Ordinance 85-3: The Current Zoning Ordinance.

The discussion focused on any loose ends, but particularly how we came to the number of animal units in this Ordinance.

Mary Beth said that the people who attended the meetings felt that the numbers allowed were representative of a good balance.

Dave said that the proposed dairy produced a massive amount of negative feedback from the property owners immediately adjacent to it. He also said that the latest effort at acquiring a large amount of water rights by one individual was driven by this individual wanting to have a 30-50 head herd of organic beef cattle. The effort at acquiring the large amount of water rights was met by strong local resistance and ultimately denied by the state engineer.

Mary Beth said that, while there is a limit on numbers of livestock, there are also other considerations such as runoff, setbacks, etc. to be considered.

Tory said that her initial reaction was that this was a huge number of animals. However, she feels that people should be allowed to do what they like with their land, within reason, and that the permitted number of animals are enough to keep us in an agricultural country setting. She would hate to see Castle Valley become what she feels it is going to become, which would mean excessive regulations.

Valli questioned the use of a Conditional Use Permit as a mechanism for allowing more animal units on a lot while at the same time giving the Town a mechanism to regulate such activity. She expressed concern about both the total number of animal units on a lot, as well as the ability of the Town to enforce such rules. Mary Beth pointed out that Conditional Use Permits are reviewed annually, thus giving the Town a clear direction in enforcement.

Aaron commented that he can accept everything but the definition for Agriculture. He feels the definition should match that of the state and the county, which should be the traditional definition of Agriculture. It was finally agreed that the definition for Agriculture should remain, “the work of producing crops and raising of livestock”.

There was agreement that Sec. 4.2, Permitted Uses in the RAR-1 Zone, is the proper place to identify limits on the number of livestock allowed by right.

Discussion on the TAD section of the ordinance covered the experiences to date in order to better understand the needs of the property owner as well as the community’s need to keep the structure from becoming a de facto secondary dwelling.

Section 4.10.1 should be broken into A, B, C, etc. instead of bullets to make references clearer.

Mary Beth will send out completed copies with all of the proposed changes. Dave asked Denise to have these printed in color by the Moab Copy Center and distributed to the Town Council by this weekend.

Aaron motioned to adjourn the meeting. Tory seconded the Motion. Dave, Aaron, Valli and Tory all approved the Motion. The Motion passed unanimously.

Adjournment: 7:38 P.M.

APPROVED:

ATESTED:

Dave Erley, Mayor

Denise Lucas, Town Clerk