

Minutes of Public Hearing for General Plan

July 5, 2007 at 6:30 PM  
Castle Valley Community Center  
2 Castle Valley Drive

Called to order by Marie at 6:36 pm

PLUC members Present: Marie Hawkins, Karen Nelson, Greg Halliday,

Other Present: Mayor Damian Bollerman, Valli Smouse, Jeff Anderson, Leta Vaughan, Dana Rogers, Marybeth Fitzburgh, Ranna Bieschke, Elaine Pinkowski Steve Meleski, Mark Webster

Marie invited the public to comment on General Plan, Version 2. .The PLUC has used Survey results as a guide to what is important to the residents, the majority said is to keep it much as it is here in Castle Valley.

Comments from Public;

Jeff Anderson- As farmer he wants to know what is defined as low impact agriculture for Castle Valley? He mentioned the UC Davis website that has examples, definitions and lists of most effective practices for agricultural areas.

Karen- This is open for discussion low impact agriculture has not yet been defined, we are interested in getting ideas. Any input on definitions is encouraged for we need somewhere to start.

Mary Beth - Castle Valley needs to keep encouraging sustainability issues with standard educational tools. A downfall listed on survey was the long commute to Moab. The General Plan is an overriding all vision and instead of making changes need to preserve the diversity. Preserving diversity.

Karen- Standards and restrictions are listed and encouraged. A brochure has been available to new residents.

Damien – The state and county has policies for environmental concerns, like domestic livestock and limiting the number on 5 acres. If Castle Valley is adopting county's policies the General Plan should use the word "May" instead of "Will".

Karen-Agrees GP should use the words "Consider or May"

Dana - Voiced his concern on limiting livestock and asked what was the numbers on the survey against livestock. And what would the limits be? Needs to be reasonable.

Marie-What is reasonable? On the survey the majority was 85 in favor 25 strongly agreeing to limiting livestock

Greg- Survey says do not want something like a chicken farm.

Elaine- We are Residential/Agriculture zoning, that is what the Castle Valley webpage is advertising and people may get the wrong idea from that. So how many have cows, horses, goats, llamas etc will be allowed on properties?

Marie-Something like a feed lot etc would never happen because that is commercial and the CUP would be tuned down.

Karen-Looking out your window shows CV is not a pro agriculture town but more residential, webpage needs to emphasize this more.

Steve – What about the lot with 13 horses on it with tons of manure, flies and smells.

Marybeth- The language needs to stay as residential zoned and what agricultural uses are allowed.

\*A group discussion began concerning the impact on the watershed with many people making comments at the same time. Most of the comments were on protecting the watershed and ways to conserve. Some of the comments made are:

Jeff-start w/livestock, water must be protected. Encourages growing a garden than having lawns. Water not used can be lost.

Steve M -Water is an issue, we have a shallow aquifer,

Jeff A- Good reason to change flood irrigation process here in the Valley.

Dana-State irrigation has said valley has more than enough water available in middle.

Steve M- What are the figures of water from wells, from farming in the past.

Dana-each 5 acre lot has 5-6 acre ft .of water.

Gregg- Irrigation ditches were abandoned.

Karen- Change in water over years. Water testing, water budget. Saltier, will know after a study is done.

Gregg- We do need an in depth- water study.

Jeff A- other counties in the state will not issue a well permit w/o study done first.

Marie- This is the desert, no rain? Doesn't matter what state says, we must conserve water.

Jeff-Must prove you use it or lose it.

Karen- Your water rights can be challenged and you can lose them if you are not using them.

Dana - All water belongs to the State of Utah, you must show how much water you want, then you have so many years to show what amount you've used. You've may have used 20 acre ft for irrigating in the past but now you are no longer gardening. Right now 6.7 acre ft is norm for CV lots.

Marybeth – We need to encourage sustainable standards. What is appropriate for CV, like having livestock, businesses, etc? Need to find the most creative ways to conserve.

Steve M-Everyone else is conserving water why not CV too?

Marybeth-House size limit also can conserve resources, larger homes use more water.

Dana- What about preserving open space, is this personal property or part of the town?

Gregg- along creek is open space and the undeveloped properties.

Karen- and the lands above River ranchos, development to subdivide

Dana- Energy standards- Low e, in designing. New construction must comply now framing must have 2x6 instead of 2x4. Much stricter standards.

Jeff A- Concern on Solar Power and encouraging others to use it to save electricity.

Karen- the Town has been encouraged to use alternative power. More people are in favor, many neutrals too on the survey.

Greg- The Power Co will assist in installing solar,

Marybeth-You can get tax credits for using alternative power for your home.

Jeff-quicker payback, return on your investment.

Mark W- Section 8 & 9 Water-ordinance needs to be more defined, quality & quantity on CUP. What if more water rights are given and how would these been given out? By CUP?

Karen- When someone comes asking for huge Water rights like for agriculture, the Town would look into how much will they need in water rights, will it be permanent or

when agriculture done? Do you let 1 or 2 people take huge amounts? The GP can set a standard

Mark- So will the Town encourage less Agriculture to more residents?

Greg-when a CUP applies, the Town must look into issues that there is no contaminating of the water shed.

Steve-when someone applies for water rights, does the Town deny them if it is not feasible.

Mayor- Town now does not issue the water rights. The resident applies from state and if denied can challenge them.

Steve- Such as a large agricultural commercial operation applies.

Karen- Yes the Town can contest and stop that.

Mark- Anyone can contest and the courts will decide.

Mayor-You must prove the interference.

Jeff a-Case histories will show what is appropriate.

Mark-Down the road, there could be motorium on wells,

Steve-Especially if water table is dropping

Dana- must have data to support this, not assumptions

Marybeth- That is what the studies and tests will show.

Jeff A- All over country you will get different answers.

Jeff- What about gray water issues, being tainted? You can easily separate the septic water and use your gray water on lawns, trees and gardens,

Karen- In is in the GP to encourage you here to use rain and grey water.

Damian- It is cost effective and an option, to separate the plume.

Jeff- Rather see fruits & vegetables planted then see acres grass or alfalfa fields, ponds too would be a concern, sucking the water from others.

Steve- Many cities are banning lawns now. Phoenix, Santa Fe, Las Vegas are some.

Dana- This is mainly in large populated areas, where they must monitor the water usage.

Marybeth-what are biggest changes on the General Plan.

Karen & Marie- Will be adding more on Water, Energy, and Roads.

Mark- Needs to define in zoning what is “low-impact agriculture”

Marie-State has their definition.

Mark-What does CV define as Agriculture?

Jeff – The state definition is very short and broad.

Mark- What about the fence ordinance?

Elaine-We are zoned agriculture now and people are attached to that.

Jeff-different areas in the state have the agriculture zone as a protected zone. People know before moving in.

Gregg motioned adjourned

Karen seconded

All Aye.

7:39 pm

Attest

Approved

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Denise Lucas

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PLUC Chairman