



MINUTES
REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION

Date: Wednesday, November 4, 2015
Time: 6:30 PM
Place: #2 CV Drive, Castle Valley Community Center

Present: Jocelyn Buck, Mary Beth Fitzburgh, Marie Hawkins, Bill Rau,
Absent: None
Others present: Jack Campbell

CALL TO ORDER

Rau called the Regular Meeting of the Planning and Land Use Commission (PLUC) to Order at 6:34 P.M.

1. Open Public Comment.

Campbell expressed his appreciation to Fitzburgh for her personal efforts apart from her PLUC activity in monitoring the Utah Community Impact Board (CIB). Rau expressed his agreement. Fitzburgh noted that the CIB will meet at Red Cliffs Lodge on Thursday, November 5, at 8:00 A.M.

2. Approval of minutes.

Regular Meeting of October 7, 2015.

Fitzburgh moved to approve the Minutes of October 7, 2015, as presented. Hawkins seconded the Motion. Fitzburgh, Hawkins, and Rau approved the Motion. The Motion passed unanimously with four in favor. Buck joined the Meeting later during the Permit Agent Report.

3. Reports.

Correspondence. – None.

Town Council Meeting – Fitzburgh.

Fitzburgh reported that Jim Lindheim asked the Town Council (TC) to direct the PLUC to move forward on developing solar permitting guidelines. According to Fitzburgh, Lindheim was concerned about visual impact and glare from a solar installation on a property adjacent to his. He said that, even though it was too late to change the impact of this situation, he thought the impact issues should be investigated in order to govern future installations.

Hazard Mitigation Committee (HMC) – Rau.

Rau reported that the HMC held a Public Hearing at their October Meeting. According to Rau, several people provided input at the Meeting in addition to written comments received from the PLUC and other property owners. He said, for the most part, PLUC comments were incorporated into the draft. Rau said that a final draft will be approved at the November 11 HMC Meeting. A final copy will then be prepared for submission to the Town Council. After TC approval, the HMC will prepare an operational plan to direct implementation of the Hazard Mitigation document. Rau said that most of the proposed strategies are recommendations only. PLUC action will not be required unless the TC or the PLUC decides to pursue a particular strategy that involves land-use issues.



Permit Agent.

Roth presented the October Permit report which included an Electrical Permit for Lot 341, a Septic Permit for Lot 110, and a Temporary Dwelling Permit for Lot 415 for a travel trailer for residential use during construction. Roth confirmed that a routine-Decommissioning Contract would be required before issuance of a building permit for the residence.

PLUC Members reviewed and approved the revisions and updates to the Building Information Sheet and the Building Permit Procedures Outline to reflect recent policy changes regarding electrical installations, forms, and procedures. Roth will provide a copy of the information sheets to the TC and will update the building information packets and the website. Rau suggested that the Town provide this revised information to all property owners in order to increase everyone's awareness.

PLUC Member Buck arrived during the Permit Agent Report.

Procedural Matters.

Roth asked about a previous request to include a December Agenda item regarding the PLUC chair position for 2016. PLUC Members agreed that a December discussion would not be necessary. The election for PLUC Chair for the 2016 calendar year will occur at the first January 2016 Meeting.

NEW BUSINESS

4. Meeting Dates for 2016.

PLUC Members reviewed a 2016 calendar in order to establish next year's Meeting schedule. The first Wednesday of each month was selected. Roth will prepare a 2016 Meeting Schedule and make it available to the Town Clerk for publishing in the Moab Times-Independent (TI) along with the other Meeting schedules for the Town.

Fitzburgh asked whether the Town was aware that the TI has different publishing rates for different types of documents. Roth will consult with the Town Clerk and the Fire Commission about the rates.

UNFINISHED BUSINESS

5. Discussion re: upcoming conditional use permit (CUP) and business license (BL) renewals.

Roth provided a copy of the pending list for CUP and BL renewals for 2016. The PLUC recommendation to the TC for approval of renewals is scheduled for the December 2, 2015, PLUC Meeting. Fitzburgh reported that she reminded the TC at its last Meeting to include CUP/BL renewals on their December Agenda. Roth will remind the Town Clerk.

6. Discussion re: future amendments to Ordinance 85-3 (tabled).

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

Fitzburgh moved to untable Item 7. Hawkins seconded the Motion. Buck, Fitzburgh, Hawkins, and Rau approved the Motion. The Motion passed unanimously.

Fitzburgh provided a document summarizing information regarding solar installations and some approaches taken by different municipalities in regulating their installation. She asked PLUC Members to review the document before the next PLUC Meeting. PLUC Members suggested regulating permits by capacity or height or by use of conditional use permits. Fitzburgh will draft some proposed language for discussion at the next Meeting.



Rau referred to a recent article in High Country News that discussed large-scale solar power installations and different types of structures based on new technology. He raised the question of whether Castle Valley solar guidelines should address new technologies, including even battery storage, battery disposal, and decommissioning of older installations.

Campbell suggested the use of vegetative screening on the non-sun side of solar arrays, as well as nonreflective matte finishes on the reflective side.

Fitzburgh observed that new solar technology has focused on developing panels that absorb light rather than reflecting light.

Other discussion included the Town's taking a lead role in mitigating the visual impact of solar panels; roof-mounted panels and membranes; installations that reduce visual impact with long, low profiles or with a stacking arrangement.

PLUC Members agreed that they did not want guidelines that would reduce efficiency or make the cost prohibitive. One approach used in Breckinridge, CO, was a priority list of recommended installation approaches.

Fitzburgh moved to retable Item 7. Buck seconded the Motion. Buck, Fitzburgh, Hawkins, and Rau approved the Motion. The Motion passed unanimously.

8. Closed Meeting (if needed).

ADJOURNMENT

Fitzburgh moved to adjourn the Meeting. Hawkins seconded the Motion. Buck, Fitzburgh, Hawkins, and Rau approved the Motion. The Motion passed unanimously.

Rau adjourned the Meeting at 7:39 P.M.

APPROVED:

ATTESTED:

Bill Rau, Chairperson

Date

Faylene Roth, PLUC Clerk

Date

APPROVED