

MINUTES
REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION

Date: Wednesday, February 1, 2017

Time: 6:30 PM

Place: #2 CV Drive, Castle Valley Community Center

Present: Marie Hawkins, Harry Holland, Bill Rau

Absent: Ryan Anderson, Mary Beth Fitzburgh

Others Present: Pam Hackley

Clerk/Recorder: Faylene Roth

CALL TO ORDER 6:33 PM

Rau called the Regular Meeting of the Planning and Land Use Commission (PLUC) to Order at 6:33 P.M.

1. Discussion and possible action re: annual election of chair and vice-chair.

Hawkins moved to delay action until a full contingent of Members is present. Holland seconded the Motion. Hawkins, Holland, and Rau approved the Motion. The Motion passed unanimously.

2. Open Public Comment.

Hackley appealed to the PLUC to become an integral part in developing the 40-year water plan included in the current draft of the proposed Water User Ordinance under consideration by the Town Council. She told PLUC Members that she has encouraged John Groo, Water User Agent, to pare down the water user agreement so that it focuses only on water use and to remove the planning aspect from this ordinance and present it separately to the community to formulate a water plan. Hackley said that the high priority given to water quality issues in the Town's General Plan should necessarily involve the PLUC in the development of a water plan.

Rau suggested that the Town might handle this planning process in a similar manner to the Hazard Mitigation Plan by establishing a committee. He said it seemed to him that the PLUC should be involved but noted that it was a Town decision.

Hackley said that she wanted to be sure that public input comes before presentation of an ordinance.

Rau said her comments will be presented to the Town Council.

3. Approval of minutes.

Regular Meeting of December 7, 2016.

Holland moved to approve the Minutes of December 7, 2016, as presented. Hawkins seconded the Motion. Hawkins, Holland, and Rau approved the Motion. The Motion passed unanimously.

January 4, 2017, Regular Meeting was cancelled.

4. Reports.

Correspondence – None.



Town Council Meeting – Fitzburgh.

Rau reported that Fitzburgh was not in attendance at this Meeting. He said that he attended the water user agreement portion. He said that a number of people expressed concerns about the draft of the water ordinance, especially its draconian language. He commented on the deliberative process taken by the PLUC to find appropriate language to fit the needs of Castle Valley residents. He noted that Meetings do not get much turnout during discussion which makes Public Hearings important in getting public feedback. He said that approximately 12-15 property owners were in attendance at the Public Hearing held by the Town Council on the proposed Water Ordinance. According to Rau, the Town Council will be redrafting the Ordinance and will hold another Public Hearing. The new draft, he said, will be posted on the Town website.

Hackley added that Groo has posted a five-page response on the website to answer concerns raised at the Town Council Public Hearing.

County Resource Management Plan Report (CRMP) – Rau

Rau reported that he has received no updates regarding the CRMP. Hackley said that she recently received an email from the consulting group for the CRMP asking if she would participate in an interview next week as a former Grand County Planning Commission member during the last County General Plan update. She said that she had forwarded the email to Rau, Roth, and Buck.

Rau said that he has made Grand County Community Development Director Zacharia Levine aware that Castle Valley wants to provide input to the plan and asked Hackley to remind the consultants of this during her interview with them.

Hackley said that there is a link provided in the forwarded email to what the group has done so far. She also said that she has heard they will host an open house next week.

Permit Agent – Roth.

Roth reported one Certificate of Occupancy review for Lot 47 (Buchanan).

Procedural Matters - None.


NEW BUSINESS

5. Discussion of an outline of issues/questions re: group and/or Town solar energy.

Rau said that he has been considering for the past year the idea that the Town should take a look at solar on a wider scale than individual home application. He would like to ask the Town to do a formal assessment of solar application in Castle Valley. He identified three aspects for consideration: (1) individual property owners, (2) group solar, (3) community-wide solar array. He also provided an outline of items to consider in a broader sense and asked the following questions of the PLUC.

- 1) Does community solar sound feasible?
- 2) Do we want to even ask this or would it be waste of time and/or money?
- 3) Does the PLUC want to recommend this to Town Council?
- 4) How to improve this document.

Holland asked what the PLUC's role would be in this process and how it might assist. Rau replied that any land-use issues would come back to the PLUC. He said the Town would likely form a committee if interested in proceeding.



Hawkins commented that anything that would make power cheaper for residents might work in the community; although she noted that the way properties are spread out would make group solar projects difficult.

Holland asked what would be the reason for proposing this. Rau responded that it was unlikely to save money initially, but noted that he does hear of interest and talk within the community regarding sustainability in food, energy, water, etc.

Holland reported that he had attended a Moab City Council Meeting where representatives from Park City [Utah] spoke about projects they were pursuing with Rocky Mountain Power (RMP). He also noted that it was reported that Salt Lake City has a goal of 100% renewable energy use by 2030. He also noted that Park City has a goal to be net-zero carbon and run on 100% renewable electricity for city operations by 2022, and for the whole community by 2032.

Hawkins commented that Moab is more densely populated than Castle Valley and that they have the opportunity to make solar part of new development.

Holland noted that the way solar is now done is to put it back into the grid and it doesn't "come back" to Castle Valley. Hackley, however, did cite new Tesla technology with batteries that hold some promise for sustainable solar or the potential to have both options.

Discussion followed about what role the Town might take in promoting solar: serve as bulk buyer for equipment, form a committee to do preliminary investigation before taking on the expense of a consultant, establish a rural electric cooperative, purchase electrical infrastructure from RMP, follow progress of RMP lobbying with the Utah Public Utility Commission to increase charges to solar users, tie in with efforts within Moab.

Roth suggested that this would be a good issue to include in the next General Plan survey. She observed that some residents within the community do not favor infrastructure projects that would increase their property taxes.


Roth also suggested that small-scale wind power should be included in any study done. Hackley confirmed that her small wind generator has successfully added to their battery storage during this past windy winter. She did report that it can be a little noisy, although the sound of theirs does not, she said, spread beyond their lot.

Further discussion continued regarding the local solar industry. Roth reported that recent solar applications within Castle Valley are being done by contractors outside Grand County. She noted that the local University Extension offers solar tech training but there doesn't seem to be any contractor in Grand County focusing on solar installation where trained techs can work. Hackley reported on solar companies that put solar on your roof which you pay for but don't own. Holland reported on efforts in Boulder, CO, to let property owners borrow against their property tax for conservation and power related projects. However, he noted that lenders Fanny Mae and Freddie Mac would not allow Boulder to do that.

Hackley suggested promotion of solar hot water heaters, but Roth reported that one of the solar installers earlier contacted by the PLUC said that the increasing efficiency of solar panels made it cheaper to cover the cost of water heating by adding extra solar electric capacity.

Rau said that he has learned that grants and low interest loans are available for solar assessments and noted that lots of ground work can be done in advance by a committee to reduce associated costs. He asked for more discussion on this topic when absent PLUC Members are present.

Hawkins move to table Item 5. Holland seconded the Motion. Hawkins, Holland, and Rau approved the Motion. The Motion passed unanimously.



Hackley asked if the PLUC would be willing to scan its information packet on the Town web page before each Meeting. She said that she has also asked the Town Clerk if she would do so for Town Council Meetings.

UNFINISHED BUSINESS

6. Discussion and possible action re: updating Ordinance 2011-1 to adopt the most recent building codes used by Grand County (tabled).

Left tabled.

7. Discussion and possible action re: amendments to Ordinance 85-3 to establish regulations for solar panels (tabled).

Left tabled.

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

Left tabled.

9. Closed Meeting (if needed) – None.

ADJOURNMENT

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

Rau adjourned the Meeting at 7:34 P.M.

APPROVED:

ATTESTED:

Bill Rau, Chairperson

Date

Faylene Roth, PLUC Clerk

Date

APPROVED