

MINUTES
REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION

Date: Wednesday, February 3, 2016

Time: 6:30 PM

Place: #2 CV Drive, Castle Valley Community Center

Present: Jocelyn Buck, David Harris, Bill Rau

Absent: Mary Beth Fitzburgh, Marie Hawkins

Others Present: Jack Campbell, Wayne Newton

CALL TO ORDER

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

1. **Open Public Comment** – None.

2. **Approval of minutes.**

Regular Meeting of January 6, 2016.

Buck moved to approve the Minutes of January 6, 2016, as presented. Harris seconded the Motion. Buck, Harris, and Rau approved the Motion. The Motion passed unanimously.

3. **Reports.**

Correspondence – None.

Town Council Meeting – Fitzburgh.

Roth reported that a fee increase was approved at the last Town Council Meeting. Septic and Electrical Permits were increased to \$15.00; Temporary Dwelling Permits were increased to \$30.00, and Building Permits were increased to \$75.00 for structures from 200 S.F. to 3500 S.F. and to \$100.00 for structures from 3500 S.F. to 7000 S.F. The new fees will go into effect after the Town Council passes a Resolution to adopt the increased fees at its February Meeting.

Permit Agent.

Roth presented the Building Permit Report for January 2016 which includes a deck for supporting a yurt on Lot 341 (Taylor) and a greenhouse attached to an existing residence on Lot 53 (Lazaris).

Procedural Matters.

Roth reported that about 25 new property owners have been identified over the last two year period. She and Town Clerk Fuller will arrange a mailing later in February to inform new owners of current zoning regulations as outlined in the Zoning Regulations document approved by the PLUC last month. Roth said that Fuller has suggested sending the zoning document to all property owners on the Town email list and then following up with a mailing to any new owners who are not on the email list and to lot owners who may need to meet the requirements for approved sewage handling. Roth thought the email list might cover about two-thirds of property owners.

Harris inquired about the feasibility of working with local realtors to disseminate information about local zoning regulations. Campbell replied that has not been successful in the past. Harris



said that his realtor, Rick Lamb, had provided him with local zoning information when he purchased his property.

Rau suggested that the Town explore ways to keep property owners informed of current zoning regulations, either through mail or periodic meetings for new owners.

Campbell said that the email list could be a great cost-saving measure in keeping property owners informed. Roth will confirm the number of email addresses in the database.

Buck reported that Fuller had recently used the email list to send a link to the BLM website for registering comments about a proposed cell tower on BLM land across the valley.

Rau expressed his hope that the Town would submit a comment on this request and asked others who are interested to submit their comments to Fuller.

NEW BUSINESS

4. Discussion and possible action re: comments to Grand County Planning Commission on the Resource Management Plan.

Rau reported that the Utah State Legislature has asked all counties to develop Resource Management Plans (RMP) to identify extraction resources. He said that Zacharia Levine, Grand County Community Development Director, had requested comments from Castle Valley about its concerns. Rau said that Fitzburgh, who had attended the last Town Council (TC) Meeting, told him that the TC wanted Castle Valley watershed protection to be included in the RMP and had requested further comment from the PLUC. Castle Valley comments will be submitted to the Grand County Planning Commission. Rau suggested postponing this discussion to the next PLUC Meeting when Fitzburgh will be present.

UNFINISHED

5. Discussion and possible action re: revising Septic Permit Application to clarify the application process between Castle Valley and the Southeastern Utah Health Department (tabled).

Harris moved to untable Item 5. Buck seconded the Motion. Buck, Harris, and Rau approved the Motion. The Motion passed unanimously.

Roth presented the revised Septic Permit Application which included input from Orion Rogers, State Sanitarian, on Step 2.

Harris moved to approve the Septic Permit Application as revised. Buck seconded the Motion. Buck, Harris, and Rau approved the Motion. The Motion passed unanimously.

6. Discussion and possible action re: recommendation to Town Council regarding a nonroutine conditional use permit application for a soil amendments business on Lot 186 (tabled).

Buck moved to untable Item 6. Harris seconded the Motion. Buck, Harris, and Rau approved the Motion. The Motion passed unanimously.

Buck reported that she, Rau, and Roth visited the proposed site on Lot 186 to review the facilities and the products to be sold. She noted that the business repackages and resells materials

(carbon and zeolite) that they purchase in bulk. She reported that a dust collection system is used during repackaging and reported that they discussed potential impacts from noise, dust, and traffic.

Rau reported that the applicant, Wayne Newton, had submitted a revised application and letter, as requested at the last PLUC Meeting, which identify the full scope of the proposed product use. He submitted a list of six (6) conditions to attach to the application and asked for comment from other PLUC Members.

Buck asked for clarification of whether the 1st condition, which restricts the number of deliveries to three (3) per week, impacts the restriction on the number of visits to the business site. Roth explained that Ordinance 85-3 separates deliveries from the number of visits to the business site so they can be considered separately.

Rau reported that Fitzburgh (absent) had said she supports approval of recommendation of the CUP request.

Newton agreed to the six (6) conditions.

Harris moved to recommend to the Town Council to approve the Conditional Use Permit application with the attached conditions. Buck seconded the Motion. Buck, Harris, and Rau approved the Motion. The Motion passed unanimously.

7. **Discussion re: future amendments to Ordinance 85-3** (tabled).
8. **Discussion and possible action re: regulations for solar panels, windmills, and other alternative energy structures** (tabled).
9. **Closed Meeting** (if needed).

ADJOURNMENT

Buck moved to Adjourn the Meeting. Harris seconded the Motion. Buck, Harris, and Rau approved the Motion. The Motion passed unanimously.

Rau Adjourned the Meeting at 7:00 P.M.

APPROVED:

ATTESTED:

Bill Rau, Chairperson

Date

Faylene Roth, PLUC Clerk

Date