



MINUTES
REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY

Date: Wednesday, June 5, 2019
Time: 6:30 PM
Place: #2 CV Drive, Castle Valley Community Center

Present: Ryan Anderson, Pamela Gibson, Marie Hawkins, Bill Rau, Colleen Thompson
Absent: None
Others Present: Russ Cooper

CALL TO ORDER REGULAR MEETING

Rau called this Regular Meeting of the Planning and Land Use Commission of the Town of Castle Valley to Order on Wednesday, June 5, 2019, at 6:30 P.M.

1. **Open Public Comment** – None.
2. **Approval of Minutes.**

Regular Meeting of May 8, 2019.

Anderson moved to approve the Minutes of May 8, 2019, as presented. Gibson seconded the Motion. Anderson, Gibson, Hawkins, Rau, and Thompson approved the Motion. The Motion passed unanimously.

3. **Reports.**

Correspondence – None.

Town Council Meeting – Thompson.

Thompson reported that there will be two openings for Town Council (TC) seats for next year. She said the candidate declaration period ends June 7. She also reported that the PLUC recommendations to the Town Council for the nonpermanent conditional use permit applications for livestock exceeding the permitted animal units on Lots 54, 55, and 429 was forwarded to the Town Council. According to Thompson, the TC postponed a decision until their next Meeting at the request of the applicant. She said there was some initial discussion and said that a couple corrections were presented plus a suggestion from her that the word “eliminate” should replace the word “mitigate” in a couple of the conditions. It was noted, though, that this language was not considered at the last PLUC Meeting when the final recommendations were made.

Permit Agent – Building Permit Agent - Thompson

- **Permit Activity.**

Thompson reported that a Certificate of Occupancy on Lot 445; an electrical permit for lot 438; and Temporary Dwelling Permits (TDP) for Lots 118, 311, 331, and 367 were issued during the past month.

- **Updates on Recent Applications.**

Thompson informed the PLUC that a conditional use permit application is in the works and that the TDP for Lot 66 is in limbo until the status of the road easement is determined.

Procedural Matters.

- **General Plan Survey Update.**

Rau reported that 102 surveys have been returned to date. Roth added that she picked up an additional survey from the mailbox when she arrived at the Meeting. He asked PLUC Members to participate in the tabulation process to ready the results for analysis by Town Council Member Bob O’Brien. Thompson has experience with databases and will help out however she can. Susan Roche has also volunteered to help with tabulation. Roth will find the tabulation documents from the previous survey to help determine how to set up the tabulation process. Rau will put out a request for additional volunteers from the community.

- **Discussion regarding Grand County Building Department procedures for building permits that do not have zoning issues.**

Thompson reported that in working with Grand County Building Department (GCBD) as the Castle Valley (CV) Building Permit Agent, she has discovered a discrepancy between CV procedure and GCBD procedure regarding which GCBD building permit applications require CV zoning approval. The general assumption here has been that all GCBD building permit applications require CV zoning approval. However, Thompson has

