

**FINAL**  
**March 21, 2007, 6:30 P.M.**  
**Minutes of Regular Meeting of the Town Council of**  
**Castle Valley**

**Call to Order.** Meeting called to order at 6:35 P.M.

**Council Members Present:** Damian Bollermann, Ranna Bieschke, Alice Drogin, Jim Lindheim, Valli Smouse.

**Others Present:** John Taggart, Lou Taggart, Ron Drake, Tom Kolar, Karen Nelson, Steve Meleski, Dave Rhoads, Laretta Rhoads, Elaine Pinkowski, Cris Coffey, Michael Peck, Laura Cameron, Alison Sayers, Greg Sayers, Joan Sangree, Aaron Davies, Marie Hawkins, Sheri Simmons, Greg Halliday, Rick Fulham, Jim Tharp, Daryl Myers, Mary Beth Fitzburgh.

**Asides:**

Introduction of new Town Clerk, Denise Lucas.

Mayor Bollermann requested that those present refrain from mentioning Agenda items during the Open Public Comment segment in order to avoid discussing items twice. He suggested that waiting for specific Agenda items to be called before commenting would allow a full discussion to take place at that time.

**1. Open Public Comment:**

Ron Drake stated that he brought a petition to the meeting that would allow voters to choose whether or not Utah should have a voucher program that would allow tax subsidies to private schools. Interested parties were to see him after the meeting.

Karen Nelson suggested a walkway be created in front of the Town building, between the lights and the railroad ties, to make walking to and from the building easier at night.

**2. Approval of Minutes: February 21, 2007 Town Council Regular Meeting:**

Ranna noted that there were three items to be corrected (four names misspelled and one typo). Denise to make those corrections. Jim moved to approve the Minutes, Alice seconded, the motion passed unanimously.

**3. Approval of Minutes: March 2, 2007 Town Council Special Meeting:**

Ranna moved to approve the Minutes.

Jim had a question. These were typed up with Alice Drogin's name as Acting Town Clerk. He thought it should be Denise Lucas, since all she attests to is the signature of the Mayor at the appropriate time.

Ranna amended her motion to show Denise Lucas as the Town Clerk, Alice Drogin seconded, the motion passed unanimously.

**4. Approval of Minutes March 9, 2007 Town Council Special Meeting:**

Ranna moved approval of Minutes, with Denise Lucas replacing Alice Drogin, Jim seconded, the motion passed unanimously.

**5. Reports:**

**A. Planning Commission:**

Michael Peck stated that the Planning Commission approved, and recommended for the Town Council's approval, Dave Erley's Conditional Use Application for a windmill. Michael stated that Dave subsequently spoke with Eveline and Fred Bruenger, his neighbors, to obtain their consent to the windmill. Eveline and Fred have now indicated their consent in writing once they realized it would not be generating electricity.

Michael also sent a recommendation for a temporary moratorium on maximum square footage for residential dwellings to the Town Council. This will be covered under new business.

Michael said that Judy Simms gave a presentation on alternatives for new septic systems. Michael had a previous meeting with Judy, and has given Denise copies of two DVD's (one from each of Judy's presentations) for anyone who would like to copy this for their own information.

There is currently a lot for sale with two dwellings on it. Damian and Michael have both spoken with Jeff Whitney, who assures them that at no period of time was this all right, and therefore it cannot be grandfathered in.

General discussion of the survey and what it will cover. Survey should be back to Planning Commission by April 15, 2007. The Planning Commission should have a **DRAFT** General Plan to the Town Council by June at the earliest, the end of Summer at the latest. There are between 450-600 mailings.

**B. Water Department:**

Water rights discussion with Gerry Kinghorn (Mayor Bollermann ) indicated that we will have Kinghorn draft a due diligence document.

**C. Watershed Protection:**

Alice Drogin asked about Jennifer Mengel's question regarding proving up the water rights through the Town again in five years. In lieu of evidence to the contrary, the State assumes the Water Right is in use. We need to determine what steps should be taken to document use.

The County is creating a watershed zone. Alice has tried repeatedly to contact Richard Grice. She has given documents to Denise to fax to him, and hopes to establish a relationship with him.

**D. Roads:**

The Town purchased a new piece of equipment and undertaken road and drainage repairs with it.

Valli Smouse is stewarding the Road Committee and they are going out Saturday, March 24, 2007 to assess condition of roads.

Dave Rhoads is doing maintenance on the Town equipment.

We need gravel and Mayor Bollermann will work with the Road Committee to prioritize the highest traffic areas in order to rebuild those areas that were destroyed last fall.

At this time, there are two applicants for job of Road Supervisor. The Road Committee will be handling the interviews and giving recommendations for filling that position.

**E. Building Department:**

There were two building permits issued since the last meeting. One for a new dwelling of approximately 5,000 square feet on Lazaris, and one for a remodel near the mailboxes on Castle Valley Drive.

**New Business**

**6. Conditional Use Application for Lot 328, Dave Erley, for a windmill:**

Mayor Bollermann read Dave Erley's letter aloud.

Valli motioned to approve Dave Erley's Conditional Use Permit, Alice seconded, the motion passed unanimously.

**7. Appointments to the Road Committee:**

Valli Smouse, Karen Nelson, and Joan Sangree were appointed to the Road Committee. Jim moved, Ranna seconded. The motion passed with four in favor. Valli abstained.

**8. Temporary Moratorium Regulating Maximum Square Footage of Residential Construction:**

Many people are concerned about their property taxes pricing them out of their homes. Some are concerned about global warming, energy use, view blockage, etc.

Steve Meleski presented a petition with 81 signatures. The petition requested that the Town limit the square footage on new residential buildings. Discussion followed, with most members of the audience in favor of this petition. Many of the audience requested that the Town Council put a Moratorium on issuing new building permits for residences of 5,000 square feet or larger so that the Town can research this issue. The Town Council agreed to contact Gerry Kinghorn about the procedures on establishing an ordinance for temporary land use regulation and to set a special meeting next week.

**9. Best Available Technology for New Septic Systems.**

In her presentation of March 15, Judy Simms said that as of last May new septic system technology is now legal in Utah. Jim Adamson would need to cooperate. Michael Peck has talked with him and he seems amenable.

Jim Lindheim discussed incorporating this into the Five Year Plan.

**10. Spring Cleanup Day:**

Spring cleanup day will be scheduled with Bob Hawks. The Town's new front end loader will be very helpful in this process. Ranna will schedule with Bob Hawks and Tom Henry.

**11. Letter to the Bruengers:**

Gerry Kinghorn stated we are not party to the sale. If the sale is completed, that does not set a precedent on guest houses.

Ranna moved to send a letter to both the agent and the sellers saying that the guest house is not a permitted use and cannot be used as a rental or a long-term stay. Jim seconded. The motion passed with four ayes. Valli Smouse opposed.

**12. Castle Valley Calendar:**

Alice Drogin asked for those interested in helping to create a Castle Valley Calendar to get in touch with her.

The Castle Valley Water/Alternative Technologies Library is up and running. Anyone willing to serve as an advisor to those looking for direction in your area of expertise please contact Alice.

**13. Hiring a New Building Permit Agent:**

Mayor Bollermann asked if anyone was interested in being the new Building Permit Agent.

**14. Road Supervisor and Equipment Operator Positions:**

Mayor Bollermann stated that we currently have two operators, and probably will hire two more.

Valli Smouse will handle setting up Supervisor interviews.

**15. Nuisance Ordinance:**

Marie Hawkins stated that she hadn't noticed any enforcement provisions. Jim pointed them out.

Alice offered kudos to Jim and Ranna regarding their work on the Ordinance.

