

MINUTES
JOINT WORKSHOP MEETING OF THE PLANNING & LAND USE COMMISSION
AND THE TOWN COUNCIL FOR DISCUSSION OF THE WORKING DRAFT OF
THE 2012 CASTLE VALLEY GENERAL PLAN SURVEY FOLLOWED BY THE
REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION

Date: Wednesday, March 7, 2012

Time: 7:00 P.M.

Place: Castle Valley Community Center, #2 Castle Valley Drive

JOINT WORKSHOP MEETING OF THE PLANNING & LAND USE COMMISSION
AND THE TOWN COUNCIL FOR DISCUSSION OF THE WORKING DRAFT OF
THE 2012 CASTLE VALLEY GENERAL PLAN SURVEY

Present: Laura Cameron, Alice Drogin, Dave Erley, Mary Beth Fitzburgh, Marie Hawkins, Tory Hill, Tom Noce

Absent: Lynne Henry, Eddie Morandi, Brooke Williams

Others Present: Greg Halliday, Bruce Keeler, Jil Kulander, Ron Mengel

Clerk/Recorder: Faylene Roth

1. Call to Order: 7:03 P.M.
2. Open Public Comment: None.
3. Discussion of the Working Draft of the 2012 Castle Valley General Plan Survey:

Mary Beth began the discussion with a review of the process of revising the General Plan.

Step 1 – identify problems, issues, visions, upcoming issues, possible solutions, resources (ordinances, etc.).

Step 2 – obtain community input through a survey about growth, development, needed services, and community goal setting (what the community wants to see in five years) which will include public hearings.

Step 3 – analyze survey information.

Step 4 – synthesize survey information and determine what is achievable.

Step 5 – write a General Plan, hold a public hearing, and submit a draft to the Town Council for consideration.

The PLUC, TC, and others present reviewed each section of the March 2007/2012 Working Draft of the Castle Valley General Plan Survey which reflects the revisions made to date by the PLUC. Changes suggested or made to the current Working Draft are listed below.

Dave felt the survey would be easier to interpret if open-ended questions were avoided. He encouraged the PLUC to provide multiple choice responses wherever possible.

Section A – Water & Septic

The purpose of Section A is to determine the quality of Castle Valley well water for drinking by asking whether residents drink their water straight from the well or whether it required treatment before drinking. It was noted that some people choose to treat their water through distillation or reverse osmosis by choice even though the water is safe to drink. Those present agreed that it was also important to determine specifically what treatments were being used by residents because some treatments can adversely affect water quality by introducing high salt concentrations into the water table.

The third question in Section A is a duplicate and will be deleted.

Question A2 asking residents whether they support further funding for water quality studies and monitoring will be deleted. It was agreed that the previous Utah Geological Survey study continues to be valid so does not require an update. It was also noted that the Town, as a water provider, already has a program to monitor test wells throughout the valley which would reveal activity or special events (including septic contamination) that could jeopardize the quality of the aquifer.

Laura noted that even though Question A3 will be deleted, there are plans to educate residents about the maintenance of septic systems that do not require funding; such as, a Power Point presentation that will be added to the Town website.

Best practices for septic maintenance and the effect of gray water systems (which are allowed in Castle Valley) on septic operation were discussed, but no specific questions were formulated. It was agreed that the Town should focus on how **not** to let septic systems contaminate the water table, rather than whether there was a better system.

Those present supported the question regarding certification of septic pumping upon sale of a property but decided to rephrase it to allow certification of pumping within the last three to five years. It was also considered important to demonstrate that the system was properly functioning

The question regarding installation of septic risers on new construction will delete the reference to cost.

A question regarding support for monitoring holes at the end of drain fields will be added.

Mayor Erley suggested including a statement at the beginning of this section that informs residents of the potential threat of septic systems to our water quality.

Question A5 regarding support for a Town well to provide drinking water will be revised to read "...for property owners with wells not producing potable water."

Question A6 will be deleted as noted in the discussion regarding Question A2.

The last question in Section A regarding the reasons why residents have not signed Water User Agreements with the Town will be deleted.

Mary Beth asked Ron whether there were any long-term water plans projected for Castle Valley that should be included in the General Plan as goals. Ron responded that currently the Town has not developed any plans for future projects but funding is available for such projects. He said that including a water policy in the General Plan would enable Castle Valley to access the funding. No questions were proposed, but there will be further consideration of this matter. Mary Beth asked Ron to consider further questions regarding water that should be included in the survey.

Section B – Roads & Drainage

The first two questions will be deleted because there is now an acting road committee which has the responsibility to search for potential road problems.

Question B1 will be rephrased to ask if residents favor “increased taxes” for road and drainage work.

Questions B2 and B3 will be deleted, as suggested by Greg. Issues around the flood control ponds have been resolved and drainage issues are already considered by the Road Committee.

The questions regarding dust control will be retained but will include possible options, yet to be decided.

According to Mayor Erley, education regarding noxious weed control referred to in Question B5 could be considered part of the Town's fiduciary responsibility.

Section C – Agriculture & Livestock

It was agreed to delete questions C2 and C3 regarding livestock restrictions since they were addressed in the last revision to Ordinance 85-3.

Section D – Other Health and Safety

The discussion focused upon the threat to water quality that could result from the use of toxic herbicides and pesticides. Those present felt it was important to promote the use of nontoxic chemicals to protect water quality and to find out through the survey how many people currently use non-organic herbicides and/or pesticides. Question D3 which asks about a valley-wide response to grasshopper control was discussed, but no decision was made on whether to retain or to delete this question. Some members thought there was no nontoxic solution. Some reported that there was interest within the Town for a valley-wide toxic spray response. Mayor Erley cautioned about asking questions that could raise unrealistic expectations about what the Town could accomplish.

Section E – Quality of Life

Questions about the value of the Town's 5-acre minimum lot size and single-family density will be retained. Question E3 regarding the Town's response should the BLM land swap fail will be rephrased to ask whether residents would “favor the Town pursuing options to keep the land for conservation purposes.”

Section F – Economy

Question F1 will be rephrased for clarity. It is the number of **new** businesses that is being sought. Question F3 will be rephrased to say “Do you favor the Town pursuing and supporting policies and programs that enable a diversity of income levels continuing to live in Castle Valley.

Section G – Ordinance & Enforcement

Questions added in Section G regarding changes to the Town's Animal Control Ordinance and support of spending Town money to enable Castle Valley residents to utilize Moab/Grand County animal control services will be revised to reflect current discussions (as they develop) between the Town of Castle Valley and the City of Moab and Grand County.

Section H – Community Life

The question added about cell phone service in Castle Valley will be rephrased to read “Would you like to **have** cell phone service...” The last question added which asks about support for a traveling or periodic health clinic in Castle Valley will be reconsidered after Laura determines the feasibility of such services.

Section J – Housing

Deletions regarding square footage and outbuildings were deleted since they have already been addressed in recent revisions to Ordinance 85-3. The questions regarding support for senior housing were approved.

Section K – Government

It was agreed that question K1 regarding spending Town money to enforce ordinances should be deleted. Those present did not think it would produce a viable solution to enforcement. The question regarding support for the Town to take proactive stands on regional and national issues will be split into two questions to segregate regional concerns from national concerns. The questions will be rephrased to focus on issues “that have the potential to affect our quality of life in Castle Valley.” Added questions regarding communication about Town issues and participation in Town government were approved.

A last question will be added that asks if respondents found any questions unclear or ambiguous. It was felt that this would be an aid in evaluation of the survey.

Section L – Let Your Voice Be Heard

Town Council Members thought the question about interest in a Valley trail system should be retained. Mary Beth suggested that the line which says “Zoning” should be clarified.

In general discussion, Ron noted that there was nothing in the survey about emergency preparedness, emergency services, evacuation policies, etc. Tory wondered if a question should be added about willingness to raise taxes to aid the fire department. Mary Beth asked Ron to solicit input from the fire commissioners about what they think should be included in the survey. Bruce added that he did not see anything in the Grand County Solid Waste 5-Year Plan that needs to be considered by the Town at this point.

Marie motioned to adjourn the Workshop. Laura seconded the Motion. Laura, Mary Beth, Marie, and Tom approved the Motion. The Motion was passed unanimously.

4. Adjournment: 9:21 P.M.

REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION

Present: Laura Cameron, Mary Beth Fitzburgh, Marie Hawkins, Tom Noce

Absent: Eddie Morandi

Others Present: Dave Erley, Jil Kulander

CALL TO ORDER: 9:23 P.M.

1. Open Public Comment

None.

APPROVAL OF MINUTES

2. Regular Meeting February 1, 2012.

Laura motioned to table approval of the Minutes. Tom seconded the Motion. Laura, Mary Beth, Marie, and Tom approved the Motion. The Motion was passed unanimously.

REPORTS

3. Town Council Meeting – Chair.

Mary Beth welcomed Tom Noce as a new member to the PLUC.

4. Building Permit Agent.

The February Building Permits Report included two electrical permits, one septic permit, and two Routine-Conditional Use Permits. Faylene explained her decision to consider the application on Lot 180 as Routine even though two responses to the Application Questionnaire were positive. Her decision was approved and she was directed to change the application form to read: If the answer to ANY of the above questions is “Yes”, you must go to Form B unless the land-use authority determines the impact is no more than would occur through a residential

use of land. Mayor Erley asked that she send an email to Town Council Members with details of any such determinations and request a response to her within 15 days about any concerns they may have.

5. Procedural Matters.

None.

NEW BUSINESS

6. None.

OLD BUSINESS

7. Discussion and possible action re: General Plan Review (tabled).

Left tabled.

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

Left tabled.

9. Discussion and possible action re: reviewing and amending Ordinance 96-1: Watershed Protection Ordinance (tabled).

Left tabled.

10. Closed Meeting (if needed).

None.

Marie motioned to adjourn. Tom seconded the Motion. Laura, Mary Beth, Marie, and Tom approved the Motion. The Motion was passed unanimously.

ADJOURNMENT: 9:34 P.M.

APPROVED:

ATTESTED:

Mary Beth Fitzburgh, Chairperson Date

Jil Kulander, Town Clerk Date