

MINUTES
REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION

Date: Wednesday, June 4, 2012

Time: 7:00 P.M.

Place: #2 CV Drive, Castle Valley Community Center

Present: Laura Cameron, Mary Beth Fitzburgh, Marie Hawkins

Absent: Tom Noce

Others Present: None

Clerk/Recorder: Faylene Roth

CALL TO ORDER: 7:04 P.M.

1. Open Public Comment.

None.

APPROVAL OF MINUTES

2. Regular Meeting May 2, 2012.

Marie motioned to approve the Minutes as presented. Laura seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

REPORTS

3. Town Council Meeting – Chair.

Mary Beth reported that the Town Council held a Public Hearing before its May 2012 Meeting to receive comments on the 2012-13 Town Budget. She said that funds for professional fees (such as attorney and consulting fees) set aside in previous budgets for use by the PLUC had been removed because they had not been used. She asked that these funds be returned to the Budget since the PLUC should have access to the funds when needed. The Town Council agreed to do so.

Mary Beth reported that the Road Committee is working on a revision of the Culvert Ordinance. They are considering a permitting process before wells and/or any dirt work can be done. The Road Committee will present a draft to the PLUC.

4. Building Permit Agent.

Faylene reviewed Building Permits approved in May 2012 which included the steeple for the LDS church (approved by PLUC and TC at their April 2012 Meetings), an electrical permit for a solar installation, the Town Road Shed, and an attached shed on a garage currently under construction.

5. Procedural Matters.

Faylene will attend the Open Meetings Training session on June 21, 2012, and will report to the PLUC at the next Meeting.

Mary Beth reported that an attorney in Gerry Kinghorn's law firm will serve as Town Attorney for the immediate future, subsequent to Kinghorn's sudden death.

Laura suggested delaying the date for the General Plan Visioning Process to be conducted by Christy Williams in consideration of the recent fire on her property. Other Members agreed to delay setting a date for this.

Mary Beth reported that Mayor Erley had asked her to review the Conditional Use Permit section that relates to fire hazards in Ordinance 85-3 to determine if the General Operating Requirements were adequate for fire mitigation. She read the following paragraph from Section 4.8.2(14).

If the home or premises occupation requires activities, equipment, or uses materials that pose a fire risk, fire suppression equipment must be on site that is rated suitable to suppress a potential fire caused by the type of materials being stored or the type of activity being employed. Such activities shall be performed inside a building or within a graveled area with at least a 60 foot radius with a set back of at least 15 feet from the edges if conducted outdoors.

Members briefly discussed possible electrical and fire risk inspections for home and premises occupations as well as general fuel storage requirements.

NEW BUSINESS

None

OLD BUSINESS

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

Laura motioned to untable Item 6. Marie seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

Mary Beth provided a working draft of the General Plan Survey that showed changes made at the last Meeting plus a final draft without edit notations that exhibits the final format.

Initial discussion was held regarding the length of the Survey. The 2008 Survey consisted of 50 questions; the 2012 revision includes 85 questions. Members decided to look for questions that were duplicates or nonessential at this time as they reviewed the working draft and agreed to consider deleting Section K.

PLUC Members felt the questions in Section A were important to retain as presented with the following exceptions. Question 5 was reduced to the following: do you use a water softener to treat your water? In A8 (and J12) the reference to “all property owners” was deleted to include “residents” who are not property owners.

Question B1 was deleted since it was repeated in question J3. Question B2 was moved to the Quality of Life section. Question E4 regarding Town policies and programs to enable a diversity of income levels will be deleted. Question F4 is addressed in Section J so it will be deleted here. The choices in F10 will be deleted and respondents will be asked to list the Town regulation that pertains to any complaint/resolution process in which they were involved.

The Section G heading has been changed to “Community Life & Sustainable Living.” Question G1 regarding the Town's promotion of renewable energy technologies will be combined with G2 which asks about regulating alternative energy structures. Choice will be given asking which type of regulations are favored. Mary Beth will consult Mayor Erley about deleting question G3 related to the Town's role in helping the community opt out of the use of “Smart Meters.” Questions G4 regarding improved cell phone service will be deleted. Questions G5 and G6 regarding support for commuter van/bus service are addressed in Section J so will be deleted here. Question G7 regarding recycling services will be deleted and reworded in section J. Questions G8 and G9 regarding community events will be combined.

Mary Beth related that the Town Council did not like the question in Section H pertaining to zoning changes to allow a part-time medical center in Castle Valley. They suggested a question asking for support of van service to medical clinics in Moab. Mary Beth had placed this question in Section G, but it was decided to delete it here since it is included in Section J. The remaining two questions regarding senior housing options were moved to Section D – Quality of Life. Question I1 asks about support for an emergency preparedness plan, including evacuation policies. Mary Beth will check with Mayor Erley regarding Town responsibility for such a plan and whether it is already planning to pursue this. Question I2 regarding support for Emergency Medical Services in the Valley is included in Section J, so will be deleted here. Question I7 regarding participation in local government will be deleted since Question I8 addresses the issue.

Mary Beth will reformat Section J to make it more concise. Question J1 regarding repavement of Castle Valley Drive is already budgeted, so it will be deleted. Questions J2 and J4 regarding improvement of Castle Valley Drive and additional equipment for the Road Department will be reworded for clarification. The phrase “senior citizen” in Question J7 regarding van/bus service to Moab Regional Hospital will be deleted. In Question J8 regarding improvements to the bulletin boards and mailbox area, the phrase “shuttle service” will be deleted from the reference to a covered waiting area. Question J11 regarding support for monthly recycling pickup will be reworded.

The question grid in Section K will be deleted. PLUC members reviewed the section to select items/issues that are not addressed elsewhere in the Survey. The items identified—fire protection and suppression, glare from solar panels, and a valley trail system—will be transferred to other sections. Other items not listed elsewhere in the survey from this grid are - water quality, air quality, protection of the aquifer, scenic views, open space, tranquility/silence, wild life habitat, sustainable community practices, and housing types & sizes allowed. Questions K6 and K7 overlap and will be deleted.

Marie motioned to retable Item 6. Laura seconded the Motion. Laura, Mary Beth, and Marie approved the Motion. The Motion passed unanimously.

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

Left tabled.

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

Left tabled.

9. Closed Meeting (if needed).

None.

ADJOURNMENT

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

The Meeting was adjourned at 8:50 P.M.

APPROVED:

ATTESTED:

Mary Beth Fitzburgh, Chairperson Date

Alison Fuller, Town Clerk Date