

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

Date: Wednesday, January 8, 2020

Time: 6:30 PM

Place: 2 CV Drive, Castle Valley Community Center

Present: Ryan Anderson, Marie Hawkins, Bill Rau, Lee Stoddard, Colleen Thompson

Absent: None

Others Present: Jack Campbell, Unidentified Person

Clerk/Recorder: Faylene Roth

CALL TO ORDER REGULAR MEETING

Rau called to order the Regular Meeting of the Planning and Land Use Commission (PLUC) at 6:30 P.M. He welcomed Lee Stoddard as a new member of the PLUC.

1. Discussion and possible action re: annual election of chair and vice-chair.

Stoddard nominated Rau as PLUC Chair for 2020. Thompson seconded the Nomination.

Anderson, Hawkins, Rau, Stoddard, and Thompson approved the Nomination. The nomination passed unanimously.

Rau nominated Anderson as Vice-chair for 2020. Hawkins seconded the Nomination.

Anderson, Hawkins, Rau, Stoddard, and Thompson approved the Nomination. The nomination passed unanimously.

2. Open Public Comment.

Campbell observed that this is the 10-year anniversary of the Town's "worst blunder"- the animal units amendment which still allows 30 adult hogs [on a single lot]. He said it is up to the Town to ask the PLUC to address this issue. PLUC Members agreed that the current Water Ordinance and General Plan, and especially the 2019 Survey, provide the necessary authorization to proceed with this issue. Rau suggested they consider doing some initial research prior to beginning the amendment process. The matter was deferred to the next Meeting.

3. Approval of Minutes.

- Public Hearing and Regular Meeting of December 11, 2019.

Anderson moved to approve the Minutes of December 11, 2019. Hawkins seconded the Motion. Anderson, Hawkins, and Rau approved the Motion. Stoddard and Thompson abstained. The Motion passed with three in favor and two abstentions.

4. Correspondence—none.

5. Town Council (TC) Meeting – Roth submitted a report of TC activity at their last Meeting.

6. Building Permit Agent Report.

- **Permit Activity** – Thompson submitted a report showing the approval of the building permit for the addition of a shed to a nonconforming underground wellhouse.

- **Updates on Recent Applications** – Thompson said she has done a Certificate of Occupancy inspection on Lot 245 which required a modification to meet the Lighting Ordinance. She is waiting for final signatures.

7. Procedural Matters.

- **Legislative Update** – Roth provided copies of Utah Code Sections 10-9a-102, -104, -502, and -504, effective 5/14/2019, pertaining to general land use authority and regulation.

- **General Plan Survey Update - Brief Discussion on Next Steps** – Rau asked all PLUC Members to send their General Plan drafts to Roth by next Monday [January 13, 2020]. He directed Roth to merge the drafts into a coherent form with minor editing and to add appropriate graphs. He asked Stoddard to review the draft to assess how well it responds to the sentiments expressed by property owners and residents who returned surveys. Rau will present the full draft to PLUC Members at the February Meeting for review and edits. He hopes to hold a Public Hearing for the General Plan Update at the March Meeting.

Rau directed Roth to post the survey results for quantitative and qualitative questions on the Town website next week.

NEW BUSINESS – None.

UNFINISHED BUSINESS – None.

CLOSED MEETING - None.

ADJOURNMENT

Thompson moved to adjourn. Anderson seconded the Motion. Anderson, Hawkins, Rau, Stoddard, and Thompson approved the Motion. The Motion passed unanimously. Rau adjourned the Meeting at 6:56 P.M.

APPROVED:

ATTESTED:

Bill Rau, Chairperson

Date

Faylene Roth, PLUC Clerk

Date