

**PLANNING AND LAND USE COMMISSION MEETING**

**Wednesday, April 4, 2007**

**6:30 P.M., Castle Valley Town Hall**

**2 Castle Valley Drive**

**Meeting called to order: 6:35 P.M.**

**Planning Commission Members Present: Marie Hawkins, Vicki Cress, Michael Peck, Greg Halliday.**

**Others: Valli Smouse, Jack Campbell.**

**1. Communications from the Public.**

No communications from the Public.

**2. Approval of Minutes: Regular Meeting of February 14, 2007.**

There are no Minutes available from the February 14, 2007 Meeting, hence no approval.

**3. Approval of Minutes: Regular Meeting of March 7, 2007.**

There are no Minutes available from the March 7, 2007 Meeting, hence no approval.

**4. Building Permits Update.**

Tabled.

**5. Discussion and Possible Action re: Hiring PLUC Clerk.**

Offer will be made to Debbie Officer and Michael Peck will train her.

**6. Discussion and Possible Action re: PLUC Counting Returned Survey Responses.**

There is a bag of returned responses. The Planning Commission will assemble next Thursday, April 12, at 4:00 P.M. to begin tabulating the Surveys. Vicki will set up an Excel spreadsheet before then. She thinks completion date of the tabulation should be June.

**7. Discussion and Possible Action re: CUP for David Rhoads Lot #430.**

Tabled until next meeting.

**8. Discussion and Possible Action re: the Castle Valley General Plan.**

The General Plan has been tabled until the Survey has been tabulated.

**9. Discussion and Possible Action re: Update of Aquifer Protection Ordinance/Fuel Storage Ordinance.**

Vicki motioned to untable. Michael Peck will email Greg Halliday a copy of the Ordinance. The City has a concrete pit -- in case of diesel spill oil cannot get into the ground. Should the Town have fuel storage and have a place where people can come to get fuel?

Vicki motioned to retable, Greg seconded, all in favor. Motion to retable passed unanimously.

**10. Discussion and Possible Action re: Update of Deer Fencing Ordinance.**

Vicki motioned to table, Greg seconded, all in favor. Motion to table passed unanimously.

**11. Discussion and Possible Action re: Town Council Request to Review all Town's Ordinances and Resolutions for Consistency and Effectiveness of all Enforcement and Penalty Provisions.**

Greg motioned to table, Marie seconded, all in favor. Motion to table passed unanimously.

**12. Discussion and Possible Action re: Revising the Conditional Use Permit**

**Process.**

All in favor of untabling. Discussion opened. Point was taken that this Process ensures that we have a source of revenue for residents and we have control -- that's why we stipulate to the 85-3. However, it was also mentioned that you allow people to make money, but you also possibly open the door for other businesses. Synergy was cited as an example.

Vicki mentioned that this issue and the deer fencing would not take long to handle and get them off the table.

Greg motioned to retable, Marie seconded, all in favor. Motion passed unanimously to retable.

**13. Discussion and Possible Action re: Proposal to Initiate a 5,000 Square Foot Above-Grade House Size Limit.**

Vicki untabled. All agreed. Vicki needed information on the Moratorium. A copy was presented for her review. Valli Smouse said it will die if something is not done by September 29, 2007, and that the Planning Commission needs to actually draft the ordinances.

Vicki motioned to retable, Greg seconded, all in favor. The motion to retable passed unanimously.

**Adjournment: 7:50 P.M.**

Attest

Approved

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Denise Lucas

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Michael Peck