

## **Special Meeting**

### **Planning & Land Use Commission**

**Tuesday, September 19, 2006,**

**at the Community Building, #2 CV Drive**

[Clerk note: This was the fourth public meeting in the General Plan review process and is a workshop to design survey questions to be used to gather public opinion on the General Plan.]

**Call to Order. Meeting called to order by Michael Peck at 7:00 PM.**

**Member present: Michael Peck, Marie Hawkins, Gil Gonzales, Vickie Kress.**

**Others Present: Cris Coffey, Tom Noce, Laura Kamala, Dave Erley, Steve Meleski, Karen Nelson, Ed Derdarian, Skip Ambrose, Christy Williams, Joan Sangree, Mary Rees, Aaron Davis, Scott Brackett, Ryan Anderson, 1 other.**

**Town Clerk: Rebecca Martin**

Laura Kamala, Grand Canyon Trust, reported on the status of the federal land exchange. This exchange involves 80,000 acres. In Castle Valley, over 5,000 acres currently under Trust Lands administration would be conveyed to the BLM as open space. Agreement has been reached on language for a withdrawal of oil and gas leasing in our water shed (applause). Laura expressed hope that this will move easily through both house and senate. She commented that our watershed is an area of vulnerability and recommended being very proactive with the BLM who are currently in the process of re-writing their management plan. Critical wildlife habitat is one BLM focus. Learning whether recreational development is of interest to them, and expressing a desire to keep it as it is, may be important. Laura provided a list of lands included in the exchange.

Dave spoke in support of the exchange, said this is a good opportunity, and noted that CV may have missed opportunities to partner with the agencies in the past.

Laura suggested petitioning the BLM to become a cooperating agency and will do some footwork to learn what steps might be necessary to do this. She explained that Grand Canyon Trust is exploring purchasing some oil & gas leases which would expire in 2013.

Gil spoke in favor of the new PLUC Board working on cooperation.

Michael reported on progress with water board people in SLC at his recent training; he has put CV on the list for a water quantity/quality study to be done at no expense to the Town.

**1. Adoption of Minutes: August 31, 2006, Special Meeting, Town Council & PLUC, General Plan, Draft of Revisions.**

**Vickie moved to accept these minutes as final up until the 7:20 break. Gil seconded. Motion passed unanimously.**

**2. Discussion and possible action re: Reviewing 2006 General Plan Review Work to date.**

Michael explained the PLUC met with the TC on the general Plan for several meetings before it was determined that a process was not being followed correctly. So now the PLUC is gathering opinions from the public, getting information together, and passing something on to the TC.

Cris asked if there is any consensus about what needed changing. A draft is being pulled together compiling TC and PLUC opinions. Michael noted that topics generating discussion included definitions such as “agriculture”, “rural”, and “rural vs. residential”.

Vickie said the 1987 survey questions could be used with some additions. Karen cautioned against using the 1987 survey because people felt the questions were leading. Karen worked with a professional in Logan, in creating a survey, to avoid this problem. Dave agreed the '87 survey was viewed as biased and worked with Dave Bell in creating a survey that could be considered statistically significant. Ryan Anderson offered to help; he has experience getting information using well crafted questions.

Discussion ensued about watershed protection issues with comments from Gil, Dave, Michael and Steve Threats to the watershed were discussed, such as livestock damage to water/land/neighbor relations, septic tanks, and others listed by the UGS study ( ) Dave commented on the demographic effects if everyone moving in would be able to afford a water system. Michael advocated incorporating upgrades into new building permits that would take effect on the sale of the property or would have to happen before a sale. Steve noted that the monitoring wells will bring in new information.

Karen commented that a lot of studies have been done in CV and everyone must read the studies to avoid relying on hearsay.

**Dave will write up something for the General Plan on water.**

Christy presented a proposal for bio-fuel busses to shuttle to/from town and for the larger area. Comments were made by Christy, Michael, and Dave about survey questions on general transportation values, possible available funding, adding this to the General Plan, asking the TC to champion this project, polling people about actually using and/or supporting this, possible costs, involving river companies, and County-level discussion of this concept.

Ryan Anderson commented that they are seeing a decline in water flow and suggested a survey question on a community well. Steve suggested that a limit be placed on how

much water anyone could take at one time and that traffic, noise, and associated impacts would occur at the location of the well. Dave suggested the best places would be the Placer Creek drainage and above the upper 80 as non-polluted areas and warned that this issue was a huge challenge to the water working group. 1,500 feet setbacks would be required all around it. He described a New Mexico community that avoided chlorinating their water by working together to prevent negative water quality tests. He suggested re-creating the water working group. He commented that Steve Clyde, water attorney for the Water Conservancy District, said we should drill a well and then we would have something that can be protected.

Ryan Anderson commented on the increase in ambient light from Grand Junction and Moab. Discussion ensued about light pollution from homes affecting the neighbors with comments from Steve, Karen and Dave.

Dave suggested a referendum in 2008 asking whether people are willing to enforce against their neighbors to protect the watershed.

Karen suggested that everyone write draft questions. Michael commented that the TC and PLUC and Mayor are working well together and this is a good time to

Ed Dardarian expressed concern about water quality as “a downstream user with a shallow well”.

Marie suggested that there should be a separate meeting(s) focusing on water.

Mary Rees reported that she had a case of potential water contamination less than 30 feet from her well. Mary would like to submit a comment eventually. She heard that someone at a recent meeting said things worked out well, but she doesn't know if it has polluted her well. She tested as a benchmark; no hydrocarbons were found; they tested for other things as well. She said the Department of Environmental Quality was supposed to do the clean-up, and suggested that a third party verification of the clean-up is needed.

Joan commented on a proposal to eliminate agriculture from the general plan and asked if anyone has answers no what the impact of that would be. She pointed out differences in water use between residential and agricultural uses.

Dave commented that as long as CV has a (complaint-based enforcement) system of neighbors against neighbors we will end up with a water system. He pointed out that the (proposed) nuisance ordinance is still based on citizen complaint. He said many people would support the town taking over the water protection.

Marie suggested a higher level of enforcement for (watershed protection).

Cris suggested defining the terms when you ask the questions so people are answering the same questions.

Scott suggested determining what people may be willing to fund, and suggested the POA as a funding source. It was agreed that the survey will go out to outside property owners (as well as residents).

**Suggestions for areas to ask survey questions about included:**

- **water**
- **septic**
- **fire**
- **roads**
- **enforcement, enforcement/complaint process, and level/number of rules people desire**
- **bio-fuel public transportation**
- **livestock limits**
- **agriculture**
- **community well and/or water distribution system**
- **light pollution including from outside town and from neighboring homes**
- **alternative energy mechanisms including(compressor windmills**
- **a maximum square footage limitation**
- **commercial uses**
- **speed limits on dirt roads**
- **cemetery care including herbicide/pesticide use**
- **herbicide/pesticide use**

**3. Discussion & possible action re: Surveying the Public about the General Plan.**  
Handled under item 3.

**4. Discussion & possible action re: Possible Date for a PLUC Public Hearing on the General Plan.** No public hearing date was set yet.

**A Special meeting on water issues was set for Wednesday, November 8, at 7:00 PM, at the Community Building.** Dave suggested inviting the public, Bruce Keeler, and the Town Council.

**Adjournment.**

**Vickie moved to adjourn. Gil Seconded. Motion passed. Meeting adjourned at 8:59 PM.**

**Attest:**

**Approved:**

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**Denise Lucas, Town Clerk**

**Marie Hawkins, Acting PLUC Chair**

