

**MINUTES
TOWN COUNCIL & PLUC SPECIAL MEETING
THURSDAY, AUGUST 31, 2006,
AT #2 CV DRIVE**

This was the third Town Council/Planning & Land Use Commission meeting in the 2006 General Plan review process.

Call to Order: Damian called the meeting to order at 6:06 PM.

Council Members Present: Damian Bollermann, Valli Smouse, Ranna Bieschke. Jim Lindheim was present after 6:25.

Council Members absent: Alice Drogin.

Planning & Land Use Commission Present: Michael Peck, Vickie Kress, and Marie Hawkins.

Planning & Land Use Commission Absent: Gil Gonzales

Others Present: Dave Erley, Pam Hackley, Darrell Meyer, Mary Beth Fitzburgh, Leta Vaughn, Jeff Johnston, Tom Henry, Ken Johnson,

Ranna moved to suspend the order of the agenda to handle item #5. Valli seconded. Motion passed unanimously.

5. Discussion and possible action re: Creating a Revised Draft of the General Plan for Public Consideration.

Damian reported that people took sections of the General Plan to integrate ideas from the last two meetings and bring to this meeting.

General Plan comment letters from Cris Coffey and Jake Burnett were read aloud (copies included).

Marie's suggested introductory section was read by Damian (copy included). Valli suggested saying the Town would "encourage" rather than "facilitate" home-based businesses (paragraph 2). Carpooling was discussed with comments from Michael and Marie. Marie spoke in favor of Town-facilitated cooperative gardening. **The Council agreed on the wording, "low-impact home-based businesses, cooperative gardening and carpooling will be encouraged"**.

Extensive discussion ensued (throughout the meeting) about the exclusion of the word "agriculture" from the General Plan with comments by Marie, Damian, Mary Beth, Dave, Jim, Darrel and Jeff. Damian noted that input from the public has been coming in about keeping "agriculture" in the General Plan. Mary Beth suggested allowing only low-impact agricultural that does not adversely affect/negatively impact the watershed. The changes were noted over time from the wording "agricultural residential" to "residential agricultural" to "rural residential". Darrell spoke in favor of including agriculture as a main focus in keeping with the 100 year history, keeping a greenbelt, not encouraging an Arizonan desert or Park City scene, with perhaps less emphasis on residential. **The Council agreed to use the wording "all agricultural/residential lots are 5 acres or larger" and "all land use activities are expected not to have an adverse affect on Castle Valley's watershed"**. Marie commented that people's legal rights must be considered in requiring organic methods/passing something about pesticide use.

Dave spoke on related watershed protection issues and identified risks to our aquifer and suggested that agricultural uses can be used as a buffer for residential water to be shut off first in

case of drought. A maximum limit to livestock was discussed including a possible ban on boarding and/or a possible future reduction in numbers with comments by Dave and Pam. The amount of water used by pools and the pros and cons of placing restrictions on in-ground pools were discussed by Marie, Dave and Jeff. **Damian and Michael suggested placing watershed and air quality priorities in the overview section.**

Jim expressed concern that the Town does not know if there is enough water to support agriculture, and that more people will be developing in the future. Michael noted that not all lots can get water. Jim would like to see the Plan emphasize “rural” not “agricultural”. Discussion continued about rural and open space values.

Damian and Michael suggested that no one is going to buy land at today’s prices for a hog farm. Michael commented that houses also produce waste.

Valli commented that farming and self-sufficiency is hard work, and she sees a gradual decline in grapes, hay and livestock, suggesting that agriculture is not everyone’s main focus.

Pam referred the Council to State Statutes specifying that **a General Plan review process is supposed to initiate with the PLUC, starting with a public forum, to first gather the public’s opinion before making changes.** Vickie noted that the first General Plan meeting was an open public meeting. Pam suggested bringing the public into the process in a conversational sort of way, and tying Ordinance work into General Plan work. She noted that funds for general plan facilitation are available from a variety of sources, and her suggestion for a budget item for consulting was to hire someone to help with this process. She presented a ULCT document outlining how the General Plan process should go, and an example General Plan document from Rockland, UT (copies included).

Valli suggested passing on the current work to the PLUC. Ranna suggested having PLUC generate a survey. Rebecca will compile the current suggestions from the TC and PLUC into a single document and give it to the PLUC. Methods to encourage as much public involvement as possible were discussed with comments by Jim, Mary Beth, Valli, Michael, Jeff, Dave and Damian. Jim has experience creating surveys. Rebecca and Dave noted that surveys have been part of the General Plan and CRC processes all along, and the information is available in the files. **A poll of the room indicated that most people (but not all) would be in favor of a written survey.** The POA mailing was discussed as a possible avenue for mailing out a survey.

Jeff commented that the residents are not the biggest demand on water in the watershed, that severely restricting the residents may not solve anything, and that agriculture is what attracts some people to the Valley. Comments were made by Jeff, Jim, and Damian about nitrate counts in the lower end of the Valley and finding ways to implement water protections such as those in the watershed ordinance without creating an adversary relationship with others in the Valley/watershed.

There was discussion of the State’s opinion that there doesn’t seem to be a threat to water quantity vs. some empirical evidence indicating that well and spring levels are dropping and snow pack is diminishing, with comments from Dave, Jeff and Damian. Damian noted that the monitoring wells are giving us some data about the aquifer through static level measurements.

Dave, Jim and Damian commented on water quantity and quality issues. Damian noted a collective desire to influence what is happening with our neighbors. He said expert hydrologist, Geoff Freethey, is willing to work with CV on these issues.

[There was a break at 7:20 PM]

1. Re-Adoption of Minutes: June 21, 2006, Regular Meeting, Town Council.

Damian explained that, due to a computer problem, these minutes will have to be re-adopted.

Jim moved to adopt the June 21 minutes as presented today. Ranna seconded. Motion passed unanimously.

Ranna suggested the following changes:

- Item 7, sentence 3: sentence to read "...donation came in during this fiscal year".
- Item 7, at the end: remove "XXX".
- Page 2, par. 2, 2nd sentence: remove typo "ishere".
- Change "Diane Vaughn" to "Diana Vaughn" throughout document.
- Page 3, item 31: Should read item "30" (outdoor furniture).
- Page 3, item 26: Should read item "25" (voting methods)
- Item 25: Add back in "The Town will draft a resolution to have the Town use paper ballots for the next meeting."
- Item 20, par.1: Strike "Rick Lamb".
- Item 23: correct typo: replace "maybe" with "may be"
- Item 24: Replace "PLUC" with "P&Z" throughout.

Jim moved to adopt the June 21 minutes with these changes. Ranna seconded. Motion passed unanimously.

Ranna moved to table the following 3 sets of minutes. Jim seconded. Motion passed unanimously.

2. Adoption of Minutes: August 1, 2006, Special Meeting, Town Council & PLUC, Complaint Resolution & Ordinance Enforcement Resolution Workshop (tabled 8/16/06). Tabled.

3. Adoption of Minutes: August 1, 2006, Special Meeting, Town Council & PLUC, General Plan Review. Tabled.

4. Adoption of Minutes: August 15, 2006, Special Meeting, Town Council & PLUC, General Plan, Draft of Revisions. Tabled.

6. Discussion & possible action re: Setting Date for Public Hearing and Other Methods of Gathering Public Input on Proposed Changes to the General Plan.

This was handled during Item 5 above.

7. Discussion & possible action re: Basketball Court Bid Process & Recreational Service District.

Ranna reported that, on the second round of bidding, no bids were received at all.

Ranna moved to go forward with soliciting bids for Basketball Court. Jim seconded. Damian commented that these should still be sealed bids. **Motion passed unanimously.**

Adjournment. Ranna moved to adjourn. Jim seconded. Meeting adjourned at 7:49PM.

ATTEST:

Rebecca Martin, Town Clerk