

**FINAL MINUTES
PUBLIC HEARING
ON MASTER DRAFT OF THE 2020 GENERAL PLAN UPDATE
and
REGULAR MEETING
OF THE PLANNING AND LAND USE COMMISSION**

Date: Wednesday, March 4, 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: Jocelyn Buck, Laura Cameron, Jack Campbell, Stephen Curtis, Susan Curtis, Jazmine Duncan,
John Smith

Clerk/Recorder: Faylene Roth

CALL TO ORDER PUBLIC HEARING

Rau called the Public Hearing to Order at 6:30 P.M.

1. Open Public Comment

Rau explained that the General Plan Update document under review is a draft which the PLUC hopes to finalize soon and send to the Town Council for their review and approval. He told the public the most helpful comments to the PLUC would be to note areas of particular strengths or weaknesses and to point out gaps or inconsistencies within the draft. He said that each PLUC Member had worked on different sections and would take the lead in discussion of their sections.

Laura Cameron thanked the PLUC for an excellent job and said she appreciated the graphs and charts that displayed survey results, especially those that demonstrated differences between resident and nonresident respondents. She said she felt the document would provide a good read for newcomers to get a sense of the nature of Castle Valley. She expressed particular interest in the concept of a Naturally Occurring Retirement Community (NORC) and how that might apply to Castle Valley. She recommended, however, that the statement regarding possible certification of the town as a NORC be removed because she found no evidence of a governing body that makes that determination.

PLUC Member Thompson explained that the concept of a NORC came from a survey respondent. She said there was a related designation of a Naturally Occurring Retirement Region (NORR) which focused less on Town infrastructure.

Cameron continued with a question regarding the Town's commitment to the Community Renewable Energy Act (CREA) to achieve 100% electric energy from renewable sources which is described in the Environmental Concerns section. She asked whether participation in Rocky Mountain Power's Blue Sky program would contribute towards this goal. PLUC Members confirmed that it would be included.

John Smith added his concerns about the CREA (a.k.a HB411) commitment and its requirement that individuals who did not want to participate must opt out. Thompson explained that the process is outlined in State law. She said the Town is agreeing to participate in the planning stages with other communities in Utah and monthly reports on progress will be provided at Town Council meetings. She pointed out that the General Plan includes this information as one of the Existing Conditions within the Town. Public concerns should be directed to the Town Council as they study whether or not participation is valuable and/or cost effective for Castle Valley residents.

Jack Campbell suggested adding other complaint issues such as odor and light to Town Government Policy #6. Thompson suggested, instead, the option of removing the specific target of noise pollution which would open the policy up to any complaint.

Campbell added that he thinks two crucial studies done by the Utah Geological Survey—"The Unconfined Aquifer" and "Septic Density"—should be cited in the General Plan Water section. The latter, he said, is important because it references their determination that the current septic density of one system per five-acre lot exceeds the capacity that can be handled by measured water flow through the aquifer. He said their study recommends one septic per 15-acre lot, especially in the lower part of the Town.

In the Land Use section, Campbell suggested removing the "politically charged" term "property rights" used in Policy #5. PLUC Member Hawkins suggested that the whole phrase be removed since it is describing a goal. In the Community Goals section, Campbell objected to the second bullet point that singles out "commercial store-front business." He said that the Town does not allow any commercial activity. Thompson and Duncan disagreed with that interpretation, but everyone agreed that the Town does not have a definition of what commercial business activity means. Duncan suggested deleting "store-front businesses" and replacing it with "including the absence of commercial zoning."

Campbell also requested that paragraph 7 in the Introduction: Nature of Castle Valley be expanded to include clean air and water. He added his concern that Castle Valley's designation as a Rural Agricultural Residential zoned community does not reflect the reality of Castle Valley which is, he said, 90% residential with very few residents raising livestock and only some domestic gardening. He requested that Castle Valley's zoning be addressed in the next survey.

Susan Curtis said she appreciated the PLUC's work on the General Plan.

Stephen Curtis added his support and willingness to help.

John Smith asked about the discrepancy between the Land Use section, paragraph 3, which states that hunting within the Town boundaries is restricted to archery only and the signs in the Upper 80 that state muzzle loader and shotguns are allowed. Duncan and PLUC Members briefly described the confusion and disagreement between the Town and State government entities that regulate hunting on BLM and Utah Open Lands that are within the Town Boundaries. They reported that the Town is actively working towards a solution.

Jocelyn Buck suggested that the Environmental Concerns section include an acknowledgment of Castle Valley being the first town in the state to have all its Town building energy use supported by alternative energy. She added that the complaint resolution process is not anonymous (Town Government section, paragraph 2) and that the six percent (6%) transfer (paragraph 3) from previous year's budgets is not an accurate representation. Everyone agreed the 6% amount could be added to the previous category of "donations, grants, and interest."

2. Adjournment Public Hearing.

Stoddard moved to adjourn the Public Hearing. Thompson seconded the Motion. Anderson, Hawkins, Rau, Stoddard, and Thompson approved the Motion. The Motion passed unanimously.
Rau adjourned the Public Hearing at 7:17 P.M.

Rau added that the PLUC hopes to finalize the General Plan Update draft at its April 2020 Meeting and to forward it to the Town Council for their review and approval.

CALL TO ORDER REGULAR MEETING

Rau called the Regular Meeting of the Planning and Land Use Commission to order at 7:18 P.M.

1. Open Public Comment.

John Smith said he has heard that a pond is planned on Lot 438 and wondered where the water would be sourced. He said he was concerned about water scarcity where he is, which is on Upper Shafer. Hawkins said that the property owner has 10 acre-feet of water rights. Building Permit Agent Thompson added that the reference pond was most likely the concrete holding tank on the property which receives water from the irrigation ditch.

2. Approval of Minutes.

Regular Meeting of February 5, 2020.

Thompson moved to approve the Minutes as presented. Anderson seconded the Motion. Anderson, Hawkins, Rau, Stoddard, and Thompson approved the Motion. The Motion passed unanimously.

Workshop Meeting of February 17, 2020.

Anderson moved to approve the Minutes as presented. Hawkins seconded the Motion. Anderson, Hawkins, Rau, Stoddard, and Thompson approved the Motion. The Motion passed unanimously.

3. Reports.

Correspondence - None.

Town Council Meeting - Thompson reported that the Town Council is working on a prioritized list of goals for 2020. She added that the Town Clerk is seeking State resources to help with ordinance review to

avoid spending from the Town's legal budget. Thompson also reported that Diane Ackerman was appointed to be the Town representative on the Solid Waste Special Service District. In addition, Thompson reported that the Town Council discussed how to protect the Big Tree at the corner of Lot 417, which is primarily in the Town road easement. She said the Council decided that a resolution would be the best approach for this in order to ensure that the easement is properly maintained for emergency vehicle access. The Council, she added, will also research precedents established in other areas where historical objects like trees or buildings may be in the roadway in order to protect the Town from any liability. According to Thompson, the Council is also rewriting Ordinance 2001-1 which prohibits the obstruction of roadways and easements within the Town, which would include moving a manufactured home into the Town. The ordinance rewrite was approved for legal review.

Permit Agent.

Permit Activity - Thompson reported a solar permit at 187 Shafer.

Updates on Recent Applications - None.

Procedural Matters - Rau announced that Roth has resigned her position as PLUC Clerk. He said she will continue to work through the May 2020 PLUC Meeting. He thanked her for her service.

NEW BUSINESS

Discussion and possible action re: Master Draft of the 2020 General Plan Update.

PLUC Members reviewed the Master Draft page by page and considered changes and edits proposed by the public and by individual PLUC Members. Each PLUC Member will make the changes agreed upon for the sections they prepared and will submit them to the PLUC Clerk one week before the April 2020 PLUC Meeting so that a final draft can be prepared for final review. Stoddard will complete the Environmental Concerns section which was begun by former PLUC Member Pamela Gibson. PLUC Members agreed that the word "survey" should be capitalized throughout the document whenever it refers to a specific survey such as the 2019 Survey. They also agreed to confirm that references to the Road Committee are consistent as requested by the Road Committee. Roth will ensure that these corrections are made. Rau also asked that the bar graphs be modified to use patterns rather than color so that the document can be printed in black & white.

Rau restated that the plan is to finalize the 2020 General Plan Update for recommendation to the Town Council at its April 2020 Meeting.

UNFINISHED BUSINESS - None.

CLOSED MEETING - None.

ADJOURNMENT

Anderson moved to adjourn the Meeting. Thompson seconded the Motion. Anderson, Hawkins, Rau, Stoddard, and Thompson approved the Motion. The Motion passed unanimously.

Rau adjourned the Meeting at 8:52 P.M.

APPROVED:

Bill Rau
Bill Rau, Chairperson

6/15/20
Date

ATTESTED:

Susan Curtis 6/15/20
Susan Curtis, PLUC Clerk Date