

June 1, 2022

Report to PLUC on 5/18/22 Town Council meeting

Executive reports:

Water Agent and Water Committee Report—John Groo/ CM O'Brien

In April there was a field trip for monitoring sites at both ends of the valley. Goal is to convince DWR to close our aquifer to further development. JG was asked to stay for the SITLA discussion later in the meeting.

Planning & Land Use Commission—Lot 260.1 Variance—Colleen Thompson

Tory did a site visit, and asked me to ask the owners to mark the property line with stakes [I did].

Fire District—M Duncan, Chief Drake

Danger now HIGH, no more burn permits.

5. Administrative Matters & Procedures:

Town letters

SITLA notified Grand County of an application to lease 480 acres above Castleton for residential development. There was so much discussion. Castle Valley wants more info. Is it in our aquifer? Jazmine asked the Water Committee to work on this. There's a time limit for comments—7 more days. Only Grand County and the SE Utah Association of Governments were notified — not the state water people, not Rocky Mountain Power, not the Town of Castle Valley. We heard about it through a county commissioner. JG says there should be public record of applications for water. Jazmine brought up septic density. Ryan suggests public meeting with SITLA. Jazmine did talk to Brian Torgerson, the local SITLA guy. Many details are withheld due to "business confidentiality". Apparently when someone applies for a lease, SITLA opens the same parcel to bids, after which more details are divulged. The Town will write a letter nonetheless. Other residents did also.

New business:

6. Discussion and Possible Action re: Spraying Tent Caterpillars.

Lots of debate. Mostly pro. It was claimed that BT (a bacterium which was sprayed here before) is tweaked to *only* affect tent caterpillars (not confirmed). It's too late for this year; Merrill Brady wants Castle Valley to plan for next year. Jazmine pointed out we have time to get more info & have a public hearing.

7. Discussion and Possible Action re: Recycle Center Sponsorship.

Council voted to renew our \$500 sponsorship.

11. Discussion and Possible Action re: Resolution 2022-3 Resolution to Adopt Permit Application and Fee Schedule.

Tabled till next month. We will present a clean copy in the meantime.

—submitted by Colleen Thompson

#260.1 Variance Request

Calendar, tentative

May 1—At least 30 days prior to PLUC meeting, application submitted to PLUC clerk for review of completeness

May 10—PLUC clerk certifies completeness *in a timely manner*

May 11—14 days prior to PLUC meeting, PLUC clerk sends complete application along with attachments to abutting neighboring properties as part of notification process

June 1—PLUC reviews application at their regular meeting and makes a recommendation to Town Council

June 15—Town Council reviews application at their regular meeting and makes a recommendation to Variance and Appeal Hearing Officer (Zachariah)

June 16 (approx)—Town Clerk notifies Officer of Town's recommendations and sends Variance Application and all supporting documents

TBD—At least 14 days prior to Public Hearing, Officer notifies Town and Applicant of date & time of Public Hearing

TBD—At least 10 days prior to Public Hearing, Town sends notice of Public Hearing to Parties of Interest

TBD—At least 10 days prior to Public Hearing, Town posts notice of Public Hearing in accordance with state law

TBD—Officer presides over Public Hearing

TBD—Within 10 business days of decision by Officer, written notice of final decision shall be given to Town and Parties of Interest

TBD—Legal review?

TBD—Town Clerk files hard copy marked as Final with the adoption date, along with minutes and other associated documents from the meeting

Lot 260.1 Variance Request

File sizes of some attachments in the first packet had been reduced for emailing. If you can't see the detail you need, here are higher-resolution versions of selected documents.

Grade Review with site plan & photos

<https://www.dropbox.com/s/q0ct9s0s6gg370h/220425%20%23260.1%20Mlynaric%20Grade%20Review%20redacted.pdf?dl=0>

Lot 259-B Amended (elevations [side view] hi res)

<https://www.dropbox.com/s/02qhp8jqlizz0zy/Elevs%20A-3A-%20Lot%20259-B%20Amended%20%28Hi%20res%29.pdf?dl=0>

Lot 259-B Amended (aerial & plot plan hi res)

<https://www.dropbox.com/s/yob7p7tg34h64e6/SP-1-%20Lot%20259-B%20Amended%20%28aerial%20%26%20plot%20plan%20hi%20res%29.pdf?dl=0>

Lot 259-B Amended (site plan hi res)

<https://www.dropbox.com/s/elwg2ame8qim0qj/SP-2-%20Lot%20259-B%20Amended%20%28site%20plan%20hi%20res%29.pdf?dl=0>