

**DRAFT Minutes**  
**Regular Meeting**  
**Planning & Land Use Commission**

Regular Meeting  
Planning & Land Use Commission

Date May 2, 2007  
Time 6:30 PM  
Place:#2 CV Drive, Castle Valley Community Center

Called to Order:6:35 pm

Planning Commission Members Present: Michael Peck, Vicki Kress, Greg Halliday, Marie Hawkins, Gil Gonzales

Other Present: Valli Smouse, Alice Drogin, Laura Cameron, Ranna Bieschle, Karen Nelson, Jim Tharp,

1. Communications from the Public

Jim Tharp asks if the General Plan will be posted on the website, also why no PLUC meeting minutes have been posted since Sept 06, Michael Peck answers with staff changes and no recorder available some minutes may be lost. Commission has Mar & April draft minutes and will look for minutes may be recreated by Commission members notes, Valli Smouse will work with Debra Officer to update the PLUC book with agenda and approved minutes.

2. Approval of Minutes: Regular Meeting 3/07  
No Minutes are available -Tabled

3. Approval of Minutes : Regular Meeting 4/04  
No Minutes are available -Tabled

Reports:

4. Building Permit Update  
Simmons Lot #58 Addition  
Erley Lot # 328 Studio  
Willoughby # 194 Studio

New Business

5. Discussion & Possible Action re: Survey Responses  
Report was given by Greg Halliday on returned surveys. Approx 600 surveys were sent to Local and Out of Town property owners and registered voters residing in the Town, estimated response is 50% a total of 285 were returned and 40 were undeliverable.

Commission discussed the top responses and comments:

Plan use conditions, Septic systems to meet standards, Keep Rural, stay min 5 acres, Limit Livestock, Nuisance Ordinance, Lighting Ordinance, Favored Max sq ft 3000 -6000, Non toxic herbicides, Limit outbuildings.

Copies of results will be available for Town Council Meeting.

Jim Tharp asked if the results will be available to the Public to review. Gil Gonzales will look into the possibility of having the Grapevine newsletter publish the survey results.

Michael Peck says the Commission is still working on the finished results, in time all surveys will be available to public. Greg Halliday was praised for the nice report with colored charts and percentages presented to the Commission.

6. Discussion & Possible Action re:General Plan

Michael Peck thanked Karen Nelson for the General Plan Draft and thanked Alice Drogin for her work on the water section. Michael Peck said PLUC & TC met together to discuss

water issues and had questions to put on survey. Survey results show a great concern for water.

Jim Tharp asked if this GP draft was written before survey done. Michael Peck said Karen will now use the survey for input. Survey responses have only be coming in the last two weeks. Karen Nelson's draft is original with other councils input. Michael Peck reminded the commission that no work has been done on the GP for 6 months; the survey was done to assist in drafting the GP. Marie Hawkins mentioned the GP has been kept on agenda so not to be dropped.

7. Discussion & Possible Action re:CUP for Davis Rhoads Lot #430  
Rhoads was not present, item to be tabled for Alice Drogin-wanted to respond

Old Business

8. Discussion & Possible Action re:Update of Aquifer Protection Ordinance  
Fuel Storage Ordinance:  
No motion to open -Tabled

9. Discussion & Possible Action re: Update of Deer Fencing Ordinance  
Marie-open\Vicki 2nd All Aye  
The current ordinance is inadequate, complaints are that the charts are confusing, needs better wording and visuals. Make the ordinance more understandable. Also discussed was the need for a CUP with the fencing ordinance 2003-3. this needs revising. Karen Neilson asked if one person could to take care of it before next mtg. Gil Gonzales will take on fencing ordinance.  
Suggestions: 50 ft setback, when sold must meet current ordinances, take out figures, barb wire must be removed. Once Gil has it ready, the ordinance will be presented to Town Council.  
Tabled until Gil has completed his draft.  
Marie Hawkins motioned to table Gregg 2nd All aye.

10. Discussion & Possible Action re:Town Council request to review all  
Town Ordinances and resolutions for consistency and effectiveness of all enforcement and penalty provisions.  
Not Opened ?Tabled

11. Discussion & Possible Action re: Revising the Conditional Use Permit Process  
Certain Conditional Use Requests are so minimal with no impact. Many residents depend on having a home based business. Karen Nelson suggested the need to simplify the form.  
Marie Hawkins will work on this.  
Gil Gonzales motioned to table, Vicki 2nd All aye

12. Discussion & Possible Action re: Proposal to initiate a 5,000 sq ft above grade house  
size limit.  
Not Opened -Tabled.

Vicki gives her resignation. She is thanked by commission for a job well done.

Greg will keep the surveys and results until ready for Town Council Meeting, May 16

Adjourned: 8:00 pm

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_ Date: \_\_\_\_\_