

MINUTES  
SPECIAL MEETING OF THE TOWN COUNCIL  
TOWN OF CASTLE VALLEY  
WEDNESDAY, MARCH 26, 2008 AT 5:45 P.M.  
CASTLE VALLEY COMMUNITY CENTER  
2 CASTLE VALLEY DRIVE

**Town Council Members Present:** Damian Bollermann, Jim Lindheim, Ranna Bieschke, Valli Smouse and Aaron Davies.

**Others Present:** Jack Campbell, Jim Tharp, Dave Erley, Mary Beth Fitzburgh, Leta Vaughn, Ron Drake, Fay Roth, Joan Sangree, Paul Lessig.

1. Call to Order: 5:48 P.M.
2. Discussion and Possible Action re: Proposed Amendments to the Land Use Ordinance.

The 25 Foot Height Limit

After much discussion, the Town Council agreed on the 25 foot height limit.

Damian stated that his biggest concern is that we do something, and that what we do is relatively simple and workable.

The 7,000 Square Foot Limit

Jim went on record as saying that he feels the limit should be higher, as 7,000 square feet on a five acre lot is not terribly generous.

Damian feels that excluding agricultural buildings would simplify the building permit process.

After some discussion, the Town Council agreed to leave the 7,000 square foot limit, including agricultural buildings.

The Finished Grade

The discussion on finished grade focused on its complexity, and Leta Vaughn asked if there would be drawings to make it clear. The Council agreed that there should be drawings, probably as part of the Ordinance.

Jim will ask Craig Call about why he suggested alternative language on finished grade.

Setbacks

While some Council members said they were in favor of setbacks, the entire Town Council concurred that, of all the items, setbacks would be the easiest to give up. The consensus was that setbacks can be a give-up.

Point System

Mary Beth Fitzburgh had presented an alternative approach to the Council where height and size were traded off but setbacks were ignored. Jim said that he felt that Mary Beth’s system was simpler in many ways from the point system, but not necessarily simpler to administer

After some discussion, the Town Council agreed to ask Craig to craft language that would drop the point system in favor of the approach presented by Mary Beth.

Damian feels we have defined our next step in terms of getting a draft from Craig.

Follow-Up

Jim will do a draft for the Council to review, then send it to Craig. The Town Council will get back the draft and hold a meeting with the potential of voting on it. Jim will also suggest to Craig that illustrations would be helpful. Jim will ask if the drawings become an official part of the ordinance, and will ask Craig if he has any drawings on file.

If Craig does not have any drawings on file, Leta said that she can do the drawings.

Ranna motioned to adjourn the meeting. Valli seconded the Motion. Damian, Jim, Ranna, Valli and Aaron all approved the Motion. The Motion passed unanimously.

- 3. Adjournment: 7:50 P.M.

**APPROVED:**

**ATTESTED:**

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**Damian Bollermann, Mayor**

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**Denise Lucas, Town Clerk**