



**REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY**

Date: Wednesday, August 20, 2021

Time: 6:30 PM

Place: Electronic Meeting Due to COVID-19

Electronic Meeting Determination

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), Ryan Anderson, Chairman of the Town of Castle Valley Planning and Land Use Commission issues this Determination supporting the decision to convene an electronic meeting of the Planning and Land Use Commission via Conference Call without a physical anchor location. Due to the COVID-19 pandemic Meetings at the anchor site may present substantial risk to public health and safety. Taking into consideration public health orders limiting in-person gatherings, the average "at risk" age of Town residents and the limited space in the Town building, the Planning and Land Use Commission will continue to hold meetings by electronic means. This determination expires 30 days after the day on which the Chairman has made the determination. The public can join the Conference Call Meetings or submit comments through emails.

Commission Members Present: Ryan Anderson, Julie Baird, Marie Hawkins, Colleen Thompson, and Jeff Whitney.

Absent: None

Others Present: Mayor Duncan, Russ Cooper, Pamela Gibson

Clerk: Jessica Maw

CALL TO ORDER

Chairman Ryan Anderson called the Meeting to order at 6:32 PM and delivered the Determination, and Maw took roll call.

Anderson gives instructions on best practices during a virtual meeting: 1) Mute yourself when not speaking; 2) Use the Raise Hand prompt if you would like to comment; 3) Turn off camera while speaking to avoid interference; 4) State your name when you begin speaking to allow others to know who is speaking; 5) Share comment time with others by not interrupting or speaking over each other; 6)

1. Open Public Comment: None

NEW BUSINESS

2. Discussion and Possible Action re: Permitted use of Internal Accessory Dwelling Unit

Anderson lists goals for tonight's meeting: 1) Read through draft language thoroughly to ensure that we have covered requisite language to meet requirements stated in HB 82; 2) Ensure that we have essential language to maintain and secure the quality of life for residents of Castle Valley now and in the future; 3) Co-create a final draft that can be posted August 23, 2021 in the Public Hearing packet and Regular Meeting packet for September 1, 2021.

Julie suggests to capitalize all definitions throughout document.

Jeff states there may be conflict in the language with existing detached structures with a bedroom and if an IADU is allowed. Ryan indicates that HB 82 states it must be within the footprint of the main dwelling, but we may need to discuss detached structures at a later date. Place an asterisk near the word *footprint* so we may define it further at a later date.

Colleen points out the possible conflicts in the language where the word Dwelling is used, suggests using Primary Dwelling when referencing the main dwelling per its definition. Jeff states concern of how we determine if a residence is someone's Primary Dwelling. Colleen indicates per her discussion with the County, the assessor makes this determination, which we will use as the basis for the definition of Primary Dwelling. Julie suggests adding to the definition: "...occupied by owner of record and the primary residence, as recognized by the Grand County assessor." Jessica suggests also adding to the

Primary Dwelling definition: “For the purposes of an IADU...”

In the Short-term Rental definition, Julie suggests removing the phrase “in this ordinance,” but Jeff states it’s important to reiterate here to make it clear Short-term Rentals are not allowed. Julie states it may cause confusion that outside of the ordinance, it may be permitted. The phrase is removed.

On Page 19 4.4-E, Jeff reiterates confusion over whether accessory structures are considered a Dwelling. Ryan indicates Town Council has asked PLUC

UNFINISHED BUSINESS

3. None

CLOSED MEETING

4. If Necessary

ADJOURNMENT

Whitney moved to adjourn, Baird seconded, motion passed unanimously

Ryan Anderson (Chairman) adjourned the Meeting at 7:59 PM