



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

**Date:** Wednesday, September 1, 2021<sup>[L][SEP]</sup>

**Time:** 6:30 PM<sup>[L][SEP]</sup>

**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, Mary Wakeley, Tory Hill

Clerk: Jessica Maw

**CALL TO ORDER PUBLIC HEARING**

Chairman Ryan Anderson called the Meeting to order at 6:36 PM and delivered the Determination, and Maw took roll call.

1. Public Comment re: Shipping Container Language Update to 85-3: None
2. Public Comment re: IADU Language Update to 85-3: None

**ADJOURNMENT**

Baird moves to adjourn, Whitney seconds, passes unanimously. Ryan Anderson (Chairman) adjourns the hearing at 6:44 PM.

**CALL TO ORDER REGULAR MEETING**

Chairman Ryan Anderson called the Meeting to order at 6:44 PM and delivered the Determination, and Maw took roll call.

1. Adoption of Agenda: Baird moves to amend agenda re: HB 82 to allow additional IADU language to be considered. Per Robert's rules, we want to be sure we include additional proposed language since last PLUC meeting, in order to finalize Ordinance language this evening. Thompson seconds. Motion passes unanimously.
2. Open Public Comment: None
3. Approval of Minutes from August 4, 2021 & August 20, 2021.  
Thompson motions to approve with corrections - second page, 3rd paragraph, item 7 clarify "anything in separate building should be IADU". Two paragraphs down, "temporary dwelling units are recorded..." should have TAD added to that section. Two paragraphs down, "Colleen did quick search of state law, no language re: insurance," change to "HB 82" instead of "state law". Item 8, 2nd paragraph "Colleen states..." remove portion re: colleen cross referencing with GC ordinance. Baird seconds. Motion passes

with edits unanimously.

4. Correspondence: None

### **NEW BUSINESS**

5. Discussion and Possible Action re: Proposed Change to 85-3 Shipping Container Ordinance language Colleen: Background on why the changes are proposed - ordinance already mentions shipping container's setback requirements. County building inspector doesn't require building permit for use as shed, but we are within our rights to require a zoning permit. Suggested language is only to include shipping containers and portable sheds for zoning permit. 5.2 mentions shipping containers, we would just be adding portable sheds. 5.7 add "including metal shipping containers and portable sheds" and "if required, a permit from GC building inspector before commencing..." Grand County may require permit for portable shed depending on size and some other factors. Purpose of adding language is just so we know it's here and we can track it. No requirements for aesthetics.

Baird motions to approve suggested language to modify 85-3 regarding shipping containers. Thompsen seconds. Motion passes unanimously.

6. Discussion and Possible Action re: Permitted use of Internal Accessory Dwelling Unit language within ordinance 85-3 as required by HB 82, including additional draft language in appendices.

Edits to definitions include Accessory Structures, Dwelling, and Dwelling Unit to be in line with IRC 2018 definitions. Updates throughout 85-3 to correct language based on these definition edits. Within 4.10.7, remove "number of permitted dwellings" and add "one dwelling per lot requirement of this land use ordinance." 5.10.5 add language drafted by Julie. Baird moves to approve proposed amendments to Ordinance 85-3 as required by HB 82, including the changes made this evening to advance to Town Council for approval. Marie seconds. Motion passes unanimously.

### **UNFINISHED BUSINESS**

7. None

### **CLOSED MEETING**

8. If Necessary

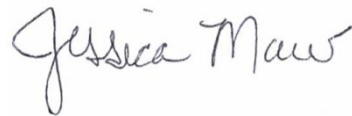
### **ADJOURNMENT**

Hawkins moves to adjourn, Baird seconds. Motion passes unanimously

Ryan Anderson (Chairman) adjourned the Meeting at 8:21 PM



Ryan Anderson – Chair



Jessica Maw – PLUC Clerk