

Minutes of Special meeting of PLUC, Aug 3, 2007

Call to order: 4:17 pm

All PLUC members present

No public showed up

Discussed the problem of having the public notice state:

“Open Public Hearing re: Amendment of Town of Castle Valley Ordinance #85-3 regarding property setbacks, building height limits, and building sizes.”

...when we also had reorganizational changes, a new section about “Drainage Changes”, some rewording of definitions and one new definition.

The PLUC decided to recommend the version of the amendment to 85-3 that was posted on the website and available at the public hearing, with any changes made during this meeting and that the PLUC would include a note of clarification to the Town Council. The Town Council may decide that what the PLUC has done was ok, or they may decide that the Town can only make the changes as specified in the notice of the PLUC's public hearing. In which case, the Town Council may just make the property setback, building height limits, and building size changes to the existing version of the Ordinance.

After much discussion on including basements in the measurement of how much square footage a house has, the PLUC members decided that if someone can build a basement that has almost no visual impact, they should be allowed to with it not being counted in the total square footage. This decision was based on visual impact. If a house is on a steep lot, a basement, especially a “walk out basement”, could have a great impact on those residents in other areas of the valley.

Greg made a motion that we recommend the version of the Zoning Ordinance 85-3 as posted on the website and available at the Public Hearing with the following change to **I.5.4 MAXIMUM BUILDING SIZE:**

A. Primary dwellings: 4500 sq ft.

This is measured from exterior wall to exterior wall and includes all attached garages and all basements *where more than two (2) feet of basement exterior wall (as measured from the bottom of the main floor's joists down) is exposed above grade on one (1) or more walls.*

Gil seconded

All voted in favor

Gil made a motion that we adjourn at 4:45

Marie seconded

All voted in favor

Attested _____ PLUC Chair _____
Debbie Officer Karen Nelson

Date _____ Date _____