

Minutes Wednesday August 22, 2007
PUBLIC HEARING & SPECIAL MEETING
PLANNING & LAND USE COMMISSION

Date: Wednesday, August 22, 2007

Time: 6:30 PM

Place: #2 CV Drive, Castle Valley Community Center

Present: Karen Nelson, Greg Halliday, Dave Erley, Marie Hawkins Absent Gil Gonzales

Other Present: Bob Neff, Aaron Davies, Hugh Curtis

CALL TO ORDER: by Karen at 6:35 pm

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

Bob Neff recently purchased a home on 329 Keogh. It has a decent house but someday he wants his dream house- nothing huge but will want garage, shop etc. Understanding maximum heights, but the roof size limits would hurt him. He wants 50x60 garage (3000 sf) + 1800-2000 house and other accessory buildings his total would be over 6100. He thought the limit was 7500, with accessory buildings 2100 sq ft and asked if that includes garage?

Karen noted the moratorium currently has no limit on outbuildings. We are looking into setting them.

Greg asked Bob what did he think limits were? Bob thought it was 7500 sq ft seen on online.

Bob says he will live in the house there now while building. Later he would like to make it into a private photography studio. He would like to see maximum roof coverage limit at 7500 sq ft

Greg noted that many outbuildings are barns and as agricultural they cannot count towards the limit. However, Karen remarked the County has final say on what is an agricultural building.

Aaron is curious about the reasons for the three changes. Why square footage, heights and roof coverage?

Dave reported we had held a meeting two weeks ago that was posted incorrectly, thus we are holding this second public hearing.

Greg stated it was the survey results that helped with the numbers; the majority asked for the limits. It was not only sent to the residents, but also the registered voters and every property owner.

Marie remarked we are not limiting the number of outbuildings but trying to make it more flexible for owners. Trying to keep to scale, have seen success in other areas with this.

Karen said the County has in their Land Use Policy, the size of the outbuildings is limited to 40% of the primary residence. We are clarifying our definitions, as in Basements to be the same as International Building Code's. Concerning setback requirements, our biggest issue is visual impact- pushing development more towards the center of the lot gives extra buffer for neighbors. Wells and septic setbacks stay same.. Heights are an important visual impact issue. We did not want to limit to one story houses.

Aaron didn't think heights were on the survey, Survey was flawed.

Greg says we did the best we could with what we had.

Karen states we heavily weighted on the answers from the direct questions. We looked at previous surveys too. The view shed is repeatedly a concern.

Aaron does have an understanding of why the changes. What about drainage, water, energy, etc.?

Karen states there was a petition for limits; this was a message from the community. Most feedback has been positive on wanting some limits.

Dave says it is supply and demand. We have 441 lots and it would be difficult for current residents if the huge homes come in. They will want the water, energy etc for their homes, providing that may take from others that are already here.

Karen says we got the idea for these limits from a subdivision in Eagle, Colorado, where we got the umbrella effect of roof, heights of outbuilding big enough for largest RV. They have had no opposition so far..

Marie reported many from out of town did respond and want limits also. We are trying to protect all the property owners and residents. The survey results are our only form of democracy- those that speak up are heard.

Karen says the specifics of language and definitions give owners maximum flexibility to do as they like but still address the visual impact. Basements under the 2 ft above ground limit will not be counted. Attached garages are counted because they are easily turned into living space. The 4500 sq ft house limit and the 2500 sq ft accessory building limit is a generous umbrella.

PLUC is set on their numbers. After this hearing they will make necessary changes and give to Town Council for approval and/or action. They must also schedule a public hearing prior to voting.

Hugh states it can be a water issue too; large houses use large amount of water. Worried the water table may drop from over use. House size limit will also in part protect water table.

Karen says we have one aquifer that supplies the valley; closer to rim it is saltier. As the water table lowers the salt will go down towards valley floor. As a whole the ordinance must be revised. It has many important things in it but it is unorganized. It is PLUC's priority to clean it up. Clarification and simplifying of the wording in the ordinance. It started as a small ordinance and then kept being added on to.

ADJOURNMENT OF PUBLIC HEARING: 7:35 pm by Karen

OPEN SPECIAL MEETING at 7:35 pm by Karen

- 1. Discussion and Possible Action on Amendment of the Town of Castle Valley Ordinance #85-3 regarding property setbacks, building height limits, building sizes and related definitions.**

All italicized wording in document is to be removed before final draft.

Take I.1 grade plane definition and move to O 1, deleting what is there..

Under Q-height of building, PLUC recommends “see section I.5.3” remain in bold print and capitalized. Greg suggested that we should replace the word “building” with the word “structure” in our building height limit section to avoid things like a 100 ft rappelling tower. Marie reminded them that things like antennas, steeples, windmills, flagpoles etc are CUP issues. Karen says this needs to be revisited in revision process.

Karen asked to entertain a motion to accept this version as amended. This vote supersedes last vote in this matter from last meeting. Marie made the motion as stated, Greg seconded all voted “aye”.

Dave motioned to adjourn the meeting. Greg seconded. All voted” aye”.

ADJOURNMENT at 7::52 pm

PLUC Chair _____ Date _____
Karen Nelson

Attested

Town Clerk _____ Date _____
Denise Lucas