

January 9, 2008 Minutes

REGULAR MEETING

PLANNING & LAND USE COMMISSION

Date: Wednesday, Jan, 9, 2008

Time: 6:30 PM

Place: #2 CV Drive, Castle Valley Community Center

Present: Karen Nelson, Mary Beth Fitzburgh, Marie Hawkins, Dave Erley Absent Greg Halliday

Others Present: Leta Vaughn

CALL TO ORDER at 6:33 by Karen

1. Communications from the Public: None

Approval of minutes:

2. Regular meeting of June 8, 2007

Need to make changes in 2nd paragraph after Karen mentioned “Castle Valley does not have an affordable Housing Study because CV is exempt” Last sentence also after “General Plan will not include the study because it is not necessary for a community the size of CV.

Marie asked if she could review the minutes and revise them for next meeting.

3. Regular meeting of Nov. 7, 2007

Dave had question if Conditional Use and Building Permit are required for the slab with a Yurt. It is not required, Yurt is considered a tent, not dwelling. Dave motioned to accept minutes Mary Beth 2ND All Aye

4. Regular meeting of Dec 5, 2007

Under Old Business #8 Mary Beth asked to change sentence at “If in non compliance after passing inspection, move to nuisance committee.” Also after Karen add “said”

#9 The word and animals needs to be removed. And take out (iii) livestock as defined by 59-2-102;

Mary Beth motioned to accept as amended, Marie 2nd Dave abstained

REPORTS

5. Building Permits Update -November 2007

Jeff Anderson Lot 230 enclose porch

Jay Ogilvy Lot 419 Addition to home

Rick Wolcott Lot 250 Carport addition to garage

6. Conditional Use Permit Renewals Update

The renewal letter and application was sent to 37 property owners, as of today's date 25 have been returned

NEW BUSINESS

None

OLD BUSINESS

7. Discussion and possible action re: Land exchange between lots 261 and 262 tabled

8. Discussion and possible action re: reorganization and revision of Zoning Ordinance 85-3 tabled

9. Discussion and possible action re: Decommissioning of second dwellings. (Ranna), tabled Marie motion to open Mary Beth 2nd All aye

Wording needs to state what is considered decommissioned is it removing the stove, all plumbing Dave asked if it is a septic issue? What is considered a full bath, full kitchen? Some owners may want their accessory buildings to have shower/bathtub but no toilet. Mary Beth states the oven/range or refrigerator be removed, and full bath facilities-shower/tub or toilet.
DEFINE BATHROOM

The time frame is 30 days after occupancy or receipt of certificate of occupancy from Grand County Building Inspector.

Marie thinks the \$500 fine is it excessive, Karen says that is a standard construction fine. Should a maximum fine be set? Town Council can decide.

Mary Beth motions to accept the document with the amended changes, send on to Town Council Marie 2nd All aye

10. Report, discussion and possible action re: updating the Deer Fencing Ordinance (Greg Halliday), tabled

Dave motion to untable for discussion Mary Beth 2nd all aye

Discussing the proof of irrigation Mary Beth states this will demonstrate the need for water on property, 1.1.3- why do they need this installed? Karen says to show investment.

Start with standard Section 3.3 move to #1. Some of the language needs reorganizing, some clarification. Dave is to find industry standard, and the issue of the Conditional Use Permit being run with the land. Need a definition solid fencing, Diagrams need redone. Field fencing shows 6 inches from ground.

2.2.4 about roads-Karen says roads are not all in easements, thus suggested term use: Road platform. We could use the term road easement as applicable Property Owner is responsible to know where easement is. Is 25 ft excessive? Dave will ask Damian to ask attorney. Penalties for noncompliance (what are other community's penalties?) Mary Beth asks if solid fencing over a certain number of feet to be considered a wall and what constitutes a fence? Also need to address what is considered screening. Karen will speak to Jeff Whitney on County's fencing ordinance.

Marie thinks the Preamble is redundant can we take it out? The “Whereas” are clear enough. Karen will reorganize the order of the ordinance for the next meeting.

Dave motioned to retable, Marie 2nd All Aye

11. Discussion and possible action re: Town Council's request to review all Town Ordinances for consistency and effectiveness of all enforcement and penalty provisions, tabled

Marie motioned to adjourn, Dave 2nd

Adjournment at 7:45 pm

APPROVED:

KAREN NELSON PLUC CHAIR

DATE

ATTESTED:

DENISE LUCAS, TOWN CLERK

DATE