

MINUTES, Regular Meeting July 11, 2007

Planning & Land Use Commission

Date: Wednesday, July 11, 2007

Time: 6:30 PM

Place: #2 CV Drive, Castle Valley Community Center

Call to Order by Marie 6:40 pm

Present-Greg Halliday, Karen Nelson, Marie Hawkins

Absent-Gil Gonzales

Others Present: Damian Bollerman, Elaine Pinkowski, Dave Erley

1. Election of Chairman to replace Michael Peck, who recently resigned Gil has asked Marie to table until he attends. Karen motioned to elect Marie as Chairman. No second was made, Greg motioned to table. Karen seconded the motion. All "Aye".

2. Communications from the Public

Karen commented on the wildfires going on in the state- just food for thought because fire affects us all. Neighbors, firefighters, and the community need to take a stand because this is a health & safety issue. The community needs to take responsibility for fire safety. We need to be fire defensive. Suggestions were made such as having metal roofs etc- any wild fire that hit us could be too late.

Approval of Minutes:

3. Approval of Minutes: Regular Meeting of March 7, 2007 Tabled

4. Approval of Minutes: Regular Meeting of April 4, 2007 Tabled

5. Approval of Minutes: Regular Meeting of May 2, 2007 Karen motioned to approve minutes; Greg seconded All "Aye"

6. Approval of Minutes: Regular Meeting of June 6, 2007 Tabled

7. Approval of Minutes: Joint Town Council/PLUC Workshop of June 28, 2007 Greg motioned to approve the minutes from workshop; Karen seconded All "Aye".

8. Approval of Minutes: Public Hearing of July 5, 2007 tabled

Clerk is to email to PLUC members copies of minutes before meeting

Reports

9. June Building Permits Update

Brown Lot # 225 Miller- House

Rogers Lot # 229 Miller -House, Barn, Greenhouse

Lamison Lot # 90- Temporary Dwelling Permit

New Business

Karen motioned to move directly to #12 for the General Plan discussion. Greg seconded the motion. All "Aye"

12. Discussion & possible action re: General Plan: Damian did a count showing 219 dwellings with the potential at build out of 441. Jim Lindheim questioned on what the number of teardowns could be by taking down old structures & putting up new. While discussing teardowns, the temporary trailer on Lot 3 was mentioned. Damian says a contract was signed to remove the current dwelling within a certain amount of time once the house is built. TC needs to look at Lot 3 to remove the temp trailer. It needs to be torn down or dragged off.

Karen does want to add brief note that tear downs could increase the number of "new" dwellings. Trends show, this is increasing in many areas. . Marie - This increase could double the population to 1000; we can assume all lots could have at least one dwelling.

Some (mostly minor) changes to the general plan document were suggested by the PLUC and the public and will appear in the revised version to be posted on the town website soon.

Karen motioned a recommendation to send the amended General Plan to Town Council. Greg seconded the motion.

All voted in favor.

10. Discussion & possible action re: Amendment of Town of Castle Valley Ordinance #85-3

Karen said most of the revisions are just moving it around, making more understandable. In her copy the Red ink is what should be deleted, blue is adding to the ordinance.

Setbacks-Strike B paragraph and substitute "50 feet from all sides",

Dave asked: if I have plans (original plans had included plans for addition) for addition to my home at 35 ft and want to implement those plans, what would happen?

Karen answered that variance would be needed just as she had to get. Dave worried why does it matter on undivided lots- helps neighbors, hurts him. Karen responded it wouldn't matter if your property backs up to BLM, or is undeveloped it but it would matter backing up to the Greenbelt it needs to protect the open space. Decided to suggest that language change to allow 30 foot setbacks where property backs up to BLM land or currently unsubdivided lands at workshop.

The way of measuring heights are changed. See attached drawings.

Maximum height of any dwelling should be 24 ft. Measuring from lowest point to highest protects visual impact. Example : Castle Valley Fire station is 2500 sq ft and approx 18 ft in height.

Maximum size limit of a primary dwelling would be 4500 sq ft including all garages and basements. Comments from the public included questions on how the definitions of walkout basements, stairwells, window wells, basement below grade were made. Dave mentioned that on Keogh and Taylor Lanes hillside homes could easily have walkout basements. Karen will clarify our definition of basement & attached garage.

Karen asked if a workshop is needed with Town Council or not? Put on Town Council agenda for August Meeting?

Karen motioned to table and have workshop and public hearing before August PLUC meeting. Marie reminded that a two week notice is needed for Public Hearings and the newspaper has a Monday deadline

Greg second the motion

All voted in favor.

11. Discussion and possible action re: Lamison application for Temporary Residence on Lot 90

Karen motion to approve, Greg second All voted in favor

Old Business

13. Report & possible action on streamlining Conditional Use Permit Process (tabled)

14. Discussion & possible action re: Update of Aquifer Protection Ordinance/Fuel Storage Ordinance (tabled)

15. Report and possible action on updating Deer Fencing Ordinance (Gil Gonzales) (tabled)

16. Discussion & possible action re: Town Council request to review all Town Ordinances for consistency and effectiveness of all enforcement and penalty provisions(talbled)

Karen motioned to adjourn the meeting

Greg Second

All voted "Aye"

Meeting adjourned at 8:07 PM

_____ Date _____

PLUC Chair Karen Nelson

Attested

_____ Date _____

Town Clerk Denise Lucas