

Minutes July 24, 2007

Planning and Land Use Commission Workshop

Date: Tuesday July 24, 2007 Time: 7::00 PM

Castle Valley Community Center

#2 Castle Valley Drive

Called to Order by Marie at 7:01 PM

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

Maps from Grand County Courthouse were reviewed. One has the boundaries and the other is the original subdivision with the roads and easements but does not have the power lines or right-of-ways. It was suggested Karen talk with Eric Johanson from Keogh Surveying and they may have all we need on their computer. Dave says the county has a GPS copy and we can work with that also.

Karen is worried about cost. Marie doesn't think it should take long; some scanning and CAD work- maybe a few hundred dollars or less.

Dave wants a base map to start. Karen thinks one map should do it and Greg wants it official with Prominent Geological domains which may need overlays. What about SITLA lands, do they have maps? David Vaughan may have these to use a digital as a base and fill in as needed to meet requirements.

Greg presented the list of Base Map guidelines:

Must be to scale with Property lines, Pipelines, Easements, Streets, Right of Ways, Boundaries, Power lines, Domain Natural Features, Central line Alignments Sidelines.

Karen asked Dave to take this up with Keogh.

Short discussion ensued on easements and right-of-ways. Both definitions were looked up in dictionary for clarification. Were there negotiations with DWR, OUL for a waterline? Mayor Keeler would know and think he might be included in next workshop...

The short term plan is to get an official map to Town Council for the General Plan.

Discussion on control of the undeveloped lands bordering Castle Valley: it is zoned RG-15, and the BLM land along rim is all Geohazard. Karen asked if this has been addressed and written down. Was there a public hearing? Greg asked for it to be found and make sure it has been legalized. Town needs to have contingencies set before moving forward.

The subdivision ordinance is posted on website. It is lengthy and should address the 15 acre lots.

Marie read article from LA Times concerning height and house limits in mountain towns in California. Many areas are seeing the same problem with large homes. Averages house size grew from 3000 sq ft average in 1990 to 6500 in 2006.

Dave sees the need to justify the limits for different area, from the flats to the hillsides. Dave discussed scale of house vs. lot size.

Dave says short term rentals could easily be friends and family staying so we should strike out last sentence-“The short-term rental of property as defined herein is a commercial use of property. “B& B's are prohibited by Ordinance 97-1 and Castle Valley Inn is grandfathered in. CV I now has contract with the town.

Changes to Ordinance:

Setbacks-50 feet except for those lots bordering BLM & undeveloped land.

Heights lowered from 30 ft to 24 on dwellings. For accessory buildings a limit of 18 feet, tall enough for the largest of motor homes.

Drawings need to make it plainly clear. Can drawings be reduced and inserted into the ordinance?

Temporary Accessory Dwelling section- already has been done; no changes for now. Needs to be consolidated and moved into separate section.

Building Size limits- have now as 2500 square foot limit on accessory building and 4500 square foot on the dwelling. Adds up to 7.000 sq ft but total limit under roof on any one lot is 6500 sq ft. At first glance, this is confusing and we need to explain it better and put 6500 in BOLD. Instead of limiting the number of outbuildings (which had good support on the general plan survey) this allows more flexibility for the owners to decide how to best use their limits (4500 sq ft for a house and 2500 sq ft in accessory building).

Have definition of dwelling clear. Is there a hardship appeal or variance process? Yes, it goes to Board of Adjustments.

Drainage- must have overlay for maps of hazardous and historic flood zones. We recognize there are drainage issues .awaiting a comprehensive drainage study update..

PLUC is ready for Public Hearing Aug 1

High priority next is the unsubdivided SITLA lands. Will take direction from Town Council.

Karen made a motion that we adjourn and Greg second

All voted in favor.

Marie adjourned at 8:10 pm

PLUC Chair_____ Date_____

Karen Nelson

Attested_____ Date_____

Denise Lucas Town Clerk