

MINUTES
WORKSHOP MEETING OF THE TOWN COUNCIL OF CASTLE VALLEY FOR THE PURPOSE OF DISCUSSION
OF REVISIONS TO ORDINANCE 85-3: THE CURRENT ZONING ORDINANCE
MONDAY, NOVEMBER 29, 2010 AT 6:30 P.M.
CASTLE VALLEY COMMUNITY CENTER
2 CASTLE VALLEY DRIVE

Town Council Members Present: Dave Erley, Aaron Davies, Valli Smouse, Tory Hill. **Absent:** Brooke Williams.

Others Present: Mary Beth Fitzburgh.

1. Call to Order: 6:31 P.M.
2. Discussion of Revisions to Ordinance 85-3: The Current Zoning Ordinance.

The discussion on animal units allowed per five acre lot will be handled in another meeting, which is currently scheduled for Monday, December 6, 2010 at 6:30 P.M.

Restructuring

The first topic was the restructuring issue, which everyone agreed was good. Discussion about clearly labeling each page of the document ensued. It was agreed that section headings were preferable to page numbering due to future changes in the document becoming more cumbersome if page numbers are used instead of labeling.

In addition, Tory had gone over the General Plan and found that everything in the Ordinance is supported by the General Plan.

The reason for addressing Animal Units was discussed, including the 69% of the most recent survey who supported some form of livestock limits.

Discussion ensued with regard to the wording for the Temporary Accessory Dwellings (TAD's) for Medical Purposes (Section 4.11 – 4.11.5), including if a live-in caregiver should be allowed as well as some realistic scenarios of how TAD's may play out. The discussion included whether or not the actual TAD dwelling should be the one to be removed from the lot when the need for it is over or if the lot owner may choose between the original and the TAD dwelling as being the one to remain on the lot. Mary Beth said that currently the way the ordinance is written there is no way to switch the dwellings, and the TAD dwelling must be the one removed. Tory felt that we should make it as easy as possible to allow the property owner to make the choice on which dwelling to keep. She also commented that most people in this country send their old people away and that we should try to make it easy to "do the right thing".

Valli cited an example of grandma needing care so you put up a doublewide on your lot. Then the grandson and granddaughter move in to take care of grandma. Six months later grandma dies but the grandson and granddaughter are there for years. How do you handle this? Your children cannot live in a separate residence on your lot. Tory suggested that there be a two-year review of the TAD as a way of prohibiting people from taking advantage of the situation.

Nuisance

There was also discussion on wording on Section 8.2 (Refuse, Debris and Junk) and 8.6 (Trash). It was recommended to use the exact wording from the Nuisance Ordinance for both of these items.

Mary Beth will make the recommended changes discussed and send the related pages back for the Town Council's approval.

Valli motioned to adjourn the meeting. Tory seconded the Motion. Dave, Aaron, Tory and Valli all approved the Motion. The Motion passed unanimously.

Adjournment: 8:34 P.M.

APPROVED:

ATTESTED:

David D. Erley, Mayor

Denise Lucas, Town Clerk