

MINUTES
REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION

Date: Wednesday, January 7, 2009

Time: 7:00 PM

Place: #2 CV Drive, Castle Valley Community Center

Present: Mary Beth Fitzburgh, Greg Halliday, Lou Taggart, Dave Erley, Marie Hawkins

Others Present: Jack Campbell

CALL TO ORDER: at 7:00 PM by Mary Beth

1. Communications from the Public:

None

APPROVAL OF MINUTES

2. Regular meeting of December 3, 2008

Greg motioned to table the minutes, and Lou seconded the motion. Marie, Dave, Lou, Greg and Mary Beth approved the motion. The Motion passed unanimously.

3. Special Meeting of December 15, 2008

Greg motioned to approve the minutes as amended, and Dave seconded the motion. Greg, Dave and Mary Beth approved the motion. Marie and Lou abstained. The Motion passed with three in favor and two abstaining.

REPORTS

4. Building Permits Update

One permit each was issued to Lot # 186 and Lot # 154

NEW BUSINESS.

5. Discussion and possible action re: election of new chair person

Term for Chairperson expired Dec 31, 2008.

Marie motioned for Mary Beth to continue as Chair person. Lou seconded the motion. Greg, Dave, Lou, Marie and Mary Beth approved the motion. The Motion passed unanimously.

OLD BUSINESS

6. Discussion re: reviewing and amending town ordinances that limit the number of livestock which can be kept on 5 acres of land (Greg) tabled

Left tabled.

7. Discussion and possible action re: reviewing and amending our definition and language for second dwellings, tabled

Lou motioned to untable the item. Dave seconded the motion. Greg, Dave, Lou, Marie and Mary Beth approved the motion. The Motion passed unanimously.

Members discussed having a clear definition of dwelling unit and to keep it simple and easy to understand. It was agreed that the definition should only allow one dwelling with one kitchen & bath per lot. Lou read the definitions for kitchen and second dwelling from Ventura, CA. Mary Beth has found similar definitions online from Provo and Park City. Lou will email the definition for members to review. Access from inside the dwelling only was also discussed. Jack comments that only one dwelling unit is allowed, and to look at it from a legal aspect. He also recommended using the term non-habitable space for accessory buildings. It was discussed if we need to define sleeping space. It was agreed that the ordinance must state that no duplexes are allowed, and that only one dwelling unit be allowed per five acres.

Dave motioned to retable the item. Lou seconded the motion. Greg, Dave, Lou, Marie and Mary Beth approved the motion. The Motion passed unanimously.

8. Discussion and possible action re: updating the Deer Fencing Ordinance (Greg Halliday), tabled

Greg motioned to untable the item. Dave seconded the motion. Greg, Dave, Lou, Marie and Mary Beth approved the motion. The Motion passed unanimously.

The spreadsheet sent by Dave with exclusionary fencing lengths was reviewed and discussed. Continuous fencing was discussed, as to what is the maximum length a lot can have fenced, limits set for height, for any fencing over 4 feet will exclude deer. Greg suggests shielding (Privacy) fencing have a limit of 300 feet and be a certain distance from house with a maximum height of 8 feet. He also suggested that privacy fencing is not the same as exclusionary fencing and that we should include another section in the ordinance for privacy fencing. Fencing must be non-encumbering to allow the movement of deer. Marie expressed concern that the penalty section was not clear enough. Lou will research this and see what is in our nuisance ordinance and Grand County's or other community's policies.

Dave motioned to retable the item. Greg seconded the motion. Greg, Dave, Lou, Marie and Mary Beth approved the motion. The Motion passed unanimously.

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

Left tabled

Greg motions to adjourn. Lou seconded the motion. Greg, Dave, Lou, Marie and Mary Beth approved the motion. The Motion passed unanimously.

ADJOURNMENT at 8:42 PM by Mary Beth

APPROVED:

Mary Beth Fitzburgh, PLUC Chair

Date

ATTESTED:

Denise Lucas, Town Clerk

Date