

**MINUTES  
REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION**

Date: Wednesday, April 1, 2009

Time: 7:00 PM

Place: #2 CV Drive, Castle Valley Community Center

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

Others Present: None

**CALL TO ORDER REGULAR MEETING**

Call to Order: 7:04 P.M. by Mary Beth.

**1. Open Public Comment**

None

**APPROVAL OF MINUTES**

**2. Public Hearings and Regular Meeting of March 4, 2009**

Minor corrections to the minutes were made. Dave motioned to approve the March 4, 2009, Minutes as amended. Marie seconded the Motion. Dave, Marie, and Mary Beth approved the Motion. Greg and Lou abstained. The Motion passed with three in favor, and two abstaining.

**REPORTS**

**3. Building Permits Update**

No building permits issued.

Mary Beth outlined preliminary plans presented at a meeting with her, Damian, and Faylene for a bermed garage/workshop on Lot 329 (Keogh) presented by Bob Neff. Committee members agreed that this project was a nonroutine application requiring approval by PLUC. The committee directed Faylene to inform Bob Neff that his project will require PLUC approval. She will suggest that he discuss his plans with Jeff Whitney, County Building Inspector, and then schedule a preliminary discussion with PLUC members at a future meeting to clarify his understanding of how CV Ordinance 85-3 applies to his building plans. PLUC approval or denial cannot be given until final plans are submitted.

## NEW BUSINESS

### 4. Discussion regarding time line for draft agenda and minutes

Committee members discussed the timeline for communication from the PLUC Clerk regarding meeting agendas and draft minutes. It was agreed that Faylene would email a draft agenda to members on the Tuesday of the week prior to the next PLUC meeting. Members will respond to Faylene by midnight the following Friday with any additions or corrections to the agenda or to the draft minutes from the previous meeting. Agenda items can be added by notifying Mary Beth or Faylene. Faylene will email the final agenda to members and post the meeting agenda on the Tuesday immediately preceding the Wednesday meeting. Draft minutes of the meeting will be emailed approximately one week after the PLUC meeting.

Committee members requested that the PLUC Clerk transfer approved documents to Item 12 in their binders. Members will file or dispose of documents as they wish. Final documents will be archived in the PLUC binder.

## OLD BUSINESS

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

Left tabled.

### 6. Discussion and possible action re: amending Ordinance 85-3 regarding the prevention of second dwellings and definitions

The Committee discussed changes to definitions of the following terms: *combined square footage, story, floor area, attic space, roof, and basement*. Changes included clarification that *floor area* is measured from exterior wall to exterior wall and includes unfinished spaces, stairwells, closets, and non-habitable space that has a ceiling height of five feet or more. Other changes define *roof* as “anything that covers a building or structure” and adds the following restriction to the definition of *basement*: “...provided that finished grade is no more than three feet above natural grade.”

A Public Hearing on the change to the definition of *basement* will be held at the next PLUC meeting, scheduled for May 6, 2009.

Dave motioned to retable Item 6. Greg seconded the Motion. Greg, Dave, Lou, Marie, and Mary Beth approved the Motion. The Motion passed unanimously.

7. Discussion and possible action re: updating the Deer Fencing Ordinance) (tabled)

Left tabled.

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

Left tabled.

**ADJOURNMENT**

Greg motioned to adjourn. Lou seconded the Motion. Greg, Dave, Lou, Marie, and Mary Beth all approved the Motion. The Motioned passed unanimously.

Adjournment: 8:52pm

**Approved**

\_\_\_\_\_  
Mary Beth Fitzburgh, PLUC Chair

\_\_\_\_\_  
Date

**Attested**

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Denise Lucas, Town Clerk

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Date