

MINUTES REGULAR MEETING
PLANNING & LAND USE COMMISSION

Date: Wednesday, Sept 3, 2008

Time: 7:00 PM

Place: #2 CV Drive, Castle Valley Community Center

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

Others Present: Jack Campbell

CALL TO ORDER: at 7:09 by Mary Beth

1. Communications from the Public:

Jack commented on the topics listed on the agenda for the meeting.

APPROVAL OF MINUTES

2. Regular meeting of July 9, 2008. Dave motioned to approve minutes of July 9, as corrected. Greg seconded the motion. Lou abstained. The motion passed with four in favor and one abstaining.

3. Regular meeting of August 6, 2008. Dave motioned to approve the minutes. Greg seconded the motion. The Motion passed unanimously.

REPORTS

4. Building Permits Update: No report available

NEW BUSINESS

5. Discussion and possible action re: waving temporary Building Permit for Daniel Prickett and Christine Applegate Lot # 227

Daniel and Christine were not present. It was discussed whether or not to waive their Temporary Dwelling Permit. In June, Daniel Prickett came in for a building permit to move a mobile home on to his property. He was living in a RV while moving and setting up a mobile home on the same lot, and never received a temporary dwelling permit for it. Mary Beth spoke with Daniel on August 4th and he said he was days away from moving in and getting his Certificate of Occupancy (CO) from Grand County. Daniel was told he should schedule a CO with Faylene and that if this was completed by our next meeting on September 3rd, he would not have to get a temporary dwelling permit. On August 27th Daniel had still not received a CO from the Town. It was reported that he has moved his RV onto a lot outside of the town, off the loop road. Greg will contact him to find out if he has moved into his mobile home on lot 227 and what he plans to do with his RV.

Dave motioned to table the discussion. Lou seconded 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)

Greg motioned to untable this item. Dave seconded the motion. The Motion passed unanimously.

Greg brought information regarding the county's requirements for limiting livestock. They assign an "equivalency factor" (a numeric value) to each livestock based on its size. Property owners must add together all of their animal's "equivalency factors" and the total must stay under 1.0 "animal unit" per acre of land. For example, a cow has a 1.0 equivalency factor, a chicken is .02, a goat is .10, and a Llama is .2. These values have been determined by the BLM and are based on impacts that livestock have on grazing lands. The numeric values might need to be adjusted to fit what is appropriate for the Town's zoning of agricultural/residential. It was discussed that the Town could use a similar table with our own numeric values but allow residents to go over the limit set through a conditional use permit (CUP). Members agreed that if the Town does this, then we would also need to identify specific conditions that could be imposed (through a CUP) that would mitigate the negative impacts that a larger number of livestock would have on a lot, such as dust control, waste removal and aquifer protection. Members agreed that this issue will require a lot more time and thought and that any recommendations to limit livestock be done at another time and not be included with our current proposed amendments regarding CUP's.

Jack asked that the impacts from animals be listed, i.e. flies, odors, dust, runoff, compacted soil, noise. Mary Beth asked Greg to email information from Humane Society U.S to the members.

Dave motioned to table the discussion. Greg seconded the motion. The Motion passed unanimously.

7. Discussion and possible action re: adding conditional use permit information sheet to permit packet information, tabled

Dave motioned to untable this item. Greg seconded the motion. The Motion passed unanimously.

All members agreed to approve the information sheet and it will be added to the building permit packet.

Greg motioned to approve the information sheet and have it included in the building permit packet. Dave seconded the motion. The Motion passed unanimously.

8. Discussion and possible action re: reviewing and amending our Conditional Use Permit rules (Mary Beth), tabled

Dave motioned to untable this item. Greg seconded the motion. The Motion passed unanimously.

A copy of the Ordinance 85-3 with the corrections and changes was reviewed.

Mary Beth asked the commission if it is ready for a Public Hearing. The members agreed it was ready for review and to set up a Public Hearing for next month.

Dave motioned to table the discussion. Greg seconded the motion. The Motion passed unanimously.

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

Left tabled

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

Dave motioned to untable this item. Greg seconded. The Motion passed unanimously.

Mary Beth will have the updated copy from Karen Nelson for discussion at the next meeting and will email it to the other members.

Marie motioned to retable this discussion. Lou seconded. The Motion passed unanimously.

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

Left tabled

Greg motion to adjourn the meeting. Marie seconded the motion. The Motion passed unanimously.

ADJOURNMENT at 9:14 PM

APPROVED:

MARY BETH FITZBURGH, PLUC CHAIR

DATE

ATTESTED:

DENISE LUCAS, TOWN CLERK

DATE