

MINUTES
SPECIAL MEETING OF THE TOWN COUNCIL
TOWN OF CASTLE VALLEY
THURSDAY, SEPTEMBER 27, 2007 AT 9:00 A.M.
CASTLE VALLEY COMMUNITY CENTER
2 CASTLE VALLEY DRIVE

Town Council Members Present: Damian Bollermann, Jim Lindheim, Ranna Bieschke, Alice Drogin, Valli Smouse.

Others Present: Dave Erley, Joan Sangree

Call to Order: 9:08 A.M.

1. Revision and Possible Action re: Revision to Current Zoning Ordinance.

Alice commented that she had heard that Mary Beth Fitzburgh, Marie Hawkins and Karen Nelson supposedly had some information on this. However, Karen is out of town, Marie has not responded to emails, and Mary Beth is not at the meeting.

Jim mentioned that he talked with an attorney, and has gotten a list of 17 attorneys, one of which was John Brems (of Gerry Kinghorn's office), who might be able to help us with this. Damian has not been able to reach John Brems, but will keep trying.

Jim thought that Craig Call, who is on the list and who had done some of the training at the Citizen Planner Seminar might be a good fit for us. However, he thinks it might be best to defer a decision on this until Damian has had a chance to go to the training and speak with Craig.

Valli pointed out that we are different from many other communities, because of the five-acre lot sizes. She also asked how everyone felt about a limit on house sizes.

Ranna felt that she would like to see some type of limit, but done in a fair and legal manner – not arbitrarily.

Alice agreed with Ranna, but also wants a legally defensible document. She is concerned about the disturbance of land, etc. rather than just the visual impact.

Damian thinks it would be a good think to implement some sort of limit, but perhaps a little higher than what is currently recommended.

Jim believes we should have some sort of limit, but thinks it is about the visual impact. He expressed that when you are dealing with five acres, it gives you a standing to deal with height, setback, and size. He stated that he thinks what people out here overwhelmingly favor is their viewshed.

It was also pointed out that the 5,000 square foot maximum is not the majority of votes in the survey. Only 40 percent of the voters favored under 5,000 square foot homes.

Dave Erley commented that he fully agrees with examining survey numbers regarding square feet. Dave also mentioned that Bill Hedden might be a good source to check with, as Bill handled the downsizing for Aspen.

Dave has some concerns about the point system presented by Jim, as he feels Saxon's drainage issue is perhaps caused by building going on up above her.

Ranna suggested that the first thing to do is to get legal advice. The next step would be to find a land use lawyer we are comfortable with, and establish an ongoing relationship.

Jim will send out the list of attorneys he has. Valli also asked if Jim will inform everyone of the budget for legal work.

The consensus was to find and hire an attorney and to continue to do research.

2. Discussion and Possible Action re: Revision to Ordinance 1999-5 – The Hunting and Discharge of Firearms Ordinance.

Dave Erley pointed out that everything we are proposing to regulate is within the Town boundary, and that Utah Open Lands is a side issue – not a Town issue.

Dave further stated that the way the hunters begin a hunt is to start at Round Mountain and push the deer down towards Dave Erley's home, the Bidinger's home, etc. He mentioned that Marilyn Bidinger had a bullet go over her head while she was gardening a few years ago.

Jim commented that it is his understanding that we have three sets of rules:

- A. In residential areas there is no discharge of firearms other than the slaughtering of livestock;
- B. In the second zone of the Town, you are allowed to hunt using bows and arrows; and

- C. In the section around Round Mountain, any type of hunting is allowed.

Valli recommended that the Town Council not pass this Ordinance until it is reviewed by the Division of Wildlife Resources upstate.

Damian will call Bill Bates and talk with him about this.

Jim would like to rewrite the map, showing the specific areas on the map.

The consensus was to rework the map.

- 3. Discussion and Possible Action re: Purchase of a Used Fire King Fireproof File Cabinet.

There is an opportunity for the Town to purchase a used Fire King fireproof file cabinet, identical to the one we currently have, for less than half the price of a new one. A new cabinet retails for approximately \$1,500.00, and this cabinet would cost us \$700.00. We have needed an additional fire cabinet for a long time, as our building permit files are not currently stored in a fireproof cabinet.

Alice had to leave before the end of the meeting, but her opinion was, “if we need it, let’s get it”.

Jim motioned to purchase the file cabinet for \$700.00. Valli seconded the Motion. Damian, Jim, Ranna and Valli all voted in favor of the Motion. The Motion passed with four in favor.

Denise and John Lucas will be in Grand Junction on October 19, and will pick up the cabinet then and bring it back.

Ranna motioned to adjourn. Valli seconded the Motion. Damian, Jim, Ranna and Valli all voted to approve the Motion. The Motion passed with four in favor.

Adjournment: 10:38 A.M.

Approved:

Attested:
