

WORKING (1) DRAFT MINUTES
REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION

Date: Wednesday, December 1, 2010

Time: 7:00 PM

Place: #2 CV Drive, Castle Valley Community Center

Present: Mary Beth Fitzburgh, Marie Hawkins, Eddie Morandi

Absent: Laura Cameron

Others Present: None

REGULAR MEETING OF THE PLANNING & LAND USE COMMISSION

CALL TO ORDER: 7:02 P.M.

1. Open Public Comment

None

APPROVAL OF MINUTES

2. - Workshop Meeting November 3, 2010.
- Regular Meeting November 3, 2010.

Eddie motioned to approve both sets of Minutes—Workshop and Regular PLUC Meeting—as amended. Marie seconded the Motion. Mary Beth, Marie, and Eddie approved the Motion. The Motion passed unanimously.

REPORTS

3. Town Council Meeting – Chair.

Mary Beth reported that the revisions to Ordinance 85-3 were not discussed at the Meeting.

4. Building Permit Agent

Faylene submitted an amended report for October plus the November report. One building permit was issued in November.

5. Procedural Matters.

Mary Beth reported the following changes to the PLUC's revision to Ordinance 85-3, which were made by the Town Council at its November 29, 2010, Workshop: (1) the Town Council will approve right of a caretaker (and spouse) to live in the TAD with the

infirm person on a case-by-case basis; (2) caretaker may live in TAD up to 30 days after infirm person leaves; (3) TAD must be removed from property after no longer in use; (4) substituted the Nuisance Ordinance for Section 8; (5) allowed Mayor to use a telephone call in enforcement issues on recommendation of Town Council rather than resolution of Town Council; and (6) minor organizational changes were made.

The Town Council holds another Workshop on Monday, December 6, to discuss revisions related to livestock. Mary Beth reported that Dave Erley hopes to hold a Public Hearing on the revisions at the Town Council's January 2011 Meeting.

PLUC members discussed the procedure for submitting proposals to the Town Council. It was noted that the PLUC serves as an advisory board to the TC and that monthly reports of work in progress are submitted at each Council Meeting.

NEW BUSINESS

6. Discussion and possible action re: future agenda items.

At last month's meeting the following items were presented for consideration in 2011: fencing ordinance, watershed ordinance and changes in septic requirements. At the current meeting, enforcement issues, measurement of building height on slopes, solar array guidelines, language regarding basements, container storage units, alignment of building size that requires a building permit with Grand County regulations, and possible administrative changes related to the building information sheet and building permit fees. Mary Beth asked Faylene to put together a list of building permits issued over the past year and the approximate time to review them.

It was agreed to continue this item to next month's agenda when all members are present.

7. Approval of CUP Renewals for 2011.

Faylene reported that 37 renewal forms were sent to 35 residents. Twenty-seven renewals were carried over from the 2009 calendar year. Six new CUPs were issued during 2010, one of which has not yet renewed. In total, five CUPs have not renewed, but three of these are pending and expected to renew in the next few weeks. Sixteen business licenses have been requested to date.

Marie motioned to approve the 2010 year-end CUP renewals and requests for business licenses as reported, including the three pending renewals provided that questionnaires come back without changes or objections. Eddie seconded the Motion. Mary Beth, Marie, and Eddie approved the Motion. The Motion passed unanimously.

Faylene will amend the report as needed before the Town Council's December Meeting.

OLD BUSINESS

8. Discussion and possible action re: amending Ordinance 2007-5 to adopt the 2009 International Building Code, etc.

Mary Beth reviewed the related documents. She wants to get clarification from Grand County about the 1997 Uniform Code for the Abatement of Dangerous Buildings before proceeding. She will prepare a draft for the next Meeting.

Eddie motioned to table Item 8. Marie seconded the Motion. Mary Beth, Marie, and Eddie approved the Motion. The Motion passed unanimously.

9. Discussion and possible action re: reviewing and amending Ordinance 96-1: Watershed Protection Ordinance (tabled).

Left tabled.

Eddie motioned to adjourn. Marie seconded the Motion. Mary Beth, Marie, and Eddie approved the Motion. The Motion passed unanimously.

ADJOURNMENT: 8:05 P.M.