

MINUTES
SPECIAL MEETING OF THE TOWN COUNCIL, TOWN OF CASTLE VALLEY
THURSDAY, JANUARY 24, 2008 AT 5:30 P.M.
CASTLE VALLEY COMMUNITY CENTER
2 CASTLE VALLEY DRIVE

Town Council Members Present: Damian Bollermann, Jim Lindheim, Ranna Bieschke, Valli Smouse, Aaron Davies.

Others Present: Jack Campbell, Mary Beth Fitzburgh, Leta Vaughn, Elaine Pinkowski, Dave Erley, Marie Hawkins.

1. Call to Order: 5:30 P.M.
2. Discussion on Proposed Revisions to the Zoning Ordinance Regarding Height Limits, Setbacks and Square Footage.

The Council talked about a “point system” approach to managing impacts of buildings on viewshed, privacy and sense of open space. The general consensus was that all buildings, including agricultural buildings, should be included in the point system. The Council discussed the idea of limiting only one building at the maximum height and all others at a lower height.

Damian voiced concern regarding residents with existing homes built prior to the new Zoning Ordinance who will encounter difficulties if adding on to their existing structure or wishing to build new outbuildings, and suggested allowing two additional points each for both setbacks and height limits for residents in this situation. The Town Council felt that it was appropriate to allow only an additional two combined points for the setbacks and height limits.

After discussion with regard to limits on height and square footage and on how points would be allocated, it was decided that Jim would redraft the proposed amendments, send the new draft to the Town Council for another meeting, and the Town Council would then send something on to Craig Call asking him to write a first draft of the language for a public hearing.

The next meeting was scheduled for Thursday, January 31, 2008 at 5:45 P.M.

3. Jim recommended that the Town Council send three outstanding matters to the Planning and Land Use Commission so they become part of the official PLUC business. The PLUC should then discuss them and get back to the Town Council with regard to how they would like to handle them. The three matters are:
 - A. The Conditional Use Permit Process;

- B. The Second Dwelling Restrictions; and
- C. Replacing the Board of Adjustments.

Jim also suggested asking the PLUC how they would like to proceed on these things, and how they would like to relate to the lawyer.

Ranna motioned to adjourn. Valli seconded the Motion. Damian, Jim, Ranna, Valli and Aaron all approved the Motion. The Motion passed unanimously.

Adjournment: 7:04 P.M.

APPROVED:

ATTESTED:

Damian Bollermann, Mayor

Denise Lucas, Town Clerk

Revised Point System

Goal: Limit the impact of new dwellings and unattached structures on viewshed, privacy, and sense of open space.

Limits:

1. No more than 8,000 sq. feet of “floor area coverage plus area under external roof coverage” by structures on a lot, not matter what the lot size
 - a. Basements are excluded unless the basement is more than 6 feet above finished ground level for more than 50 percent of total building perimeter.
 - b. Floor area coverage includes all floors under roofs, not just living space
 - c. Area under external roof is measured on the ground below roof
 - d. Agricultural buildings (even if they don’t require a building permit) are included
2. No heights taller than 30 feet. Height is measured as in the PLUC proposal, i.e. from lowest point (finished) to highest point (with exclusion for basement stairs and window wells)
3. No setbacks less than 30 feet from neighboring property.
4. A lot cannot have more than 10 points based on all the structures on the lot. Height is the maximum height of any structure on the lot. Setback is the closest setback of any structure on the lot. Size is the cumulative total of floor area coverage and exterior roof coverage on the lot.

Size: Measured as floor area coverage plus ground area covered by roofs beyond exterior wall

	Points
Under 1500 sf	1
1,501- 2000`sf	2
2,001 –3,000 sf	3
3,001- 4,000 sf	5
4,001- 5,000 sf	6
5,001 – 6,000 sf	7
6,001 – 8,000 sf	8

Height: Tallest on the property

Under 20 ft.	1
20 ft up to 23 ft.	2
Over 23 up to 26 ft.	4
Over 25 up to 30 ft.	5

Setbacks (Shortest setback from shared property line)

30 ft – 50 ft	2
51 ft. – 75 ft	1
Over 75	0