

Minutes June 08, 2007

PLANNING AND LAND USE COMMISSION WORKSHOP

FRIDAY, JUNE 8, 2007 AT 1:00 P.M.

CASTLE VALLEY COMMUNITY CENTER

#2 CASTLE VALLEY DRIVE

The Planning and Use Commission open public workshop on the rewriting of the General Plan at 1:00 P.M. Friday, June 8.

Call to Order: 1:15 pm by Marie Hawkins

PLUC Members Present: Gil Gonzales, Greg Halliday, Marie Hawkins, Karen Nelson

Each commission member was presented a copy of the most current General Plan with the suggested revisions. The most current maps of Castle Valley were reviewed and discussion on what maps should be included and how much information on maps. Are all easements, drainages, geo hazards, drainages and natural formations required? Greg read the required contents for a General Plan from a Planner's Training he attended.

Each section was discussed, and what is required for Castle Valley due to the size (population) of the Town. Some issues that are not required are Moderate Housing Elements, Infrastructure, Density and Rezoning. Small populations are exempt from these. Karen mentioned Castle Valley does not have an affordable Housing Study because we are exempt but current trends are showing property values are rising and this cannot be changed. The General Plan will not include the study because it is not necessary for a community the size of Castle Valley.

Each member wanted to stress the importance of preserving and protecting the environmental and conservational elements of the area i.e. the quality of air, water, natural resources, hillsides, flood control, pollution, views and our sensitive environmental areas.

The members considered changing the title "Roads" to Transportation, this includes not only the roadways but trails, biking and hiking. Members would like to add in the year 2000 (US census) which showed 349 residents and 441 lots. Change the word "population" to Property Owners, many lots are now owned as vacation homes or part time residents. Population will continue to change and may never know exact number living here. We need to realize the town now has more diversity and work with those changes.

Land Use Policies were discussed, they must be included in plan when revised, amended and implemented. Have common goals to enhance and preserve the quality of life of the

residents. Need to add examples of protection; Fire Wise, Fire works, burn permits etc. Give more encouragement to owners to take responsibility as residents to improve, clean up, or enforce policies to preserve the Town.

Must include how Utilities and services are different for Castle Valley, residents have private wells and septic and responsible for their waste disposal. At this time the Town does not have facilities to dispose of sewage and waste. The time may come when the Town may need to address this issue. What should be done about cell towers or emergency phone services?

There was also some discussion on the protection of airspace over the Valley, aircraft, balloons etc. Nothing is allowed below rim and only the medical helicopter has the right to fly over Valley. Can the Town do anything about adjacent areas and events on Public Lands?

All members stressed the importance of the survey responses and what the residents have asked. The goal is to arrive at a plan where Castle Valley has the resident's quality of life as the number one priority.

Karen will make the recommended changes to the General Plan. Notice will need to be posted in Newspaper for two weeks. June 22, June 29. Have Special meeting on July 5 and have ready for PLUC meeting July 11.

Adjournment: 4:20 P.M.

APPROVED:

KAREN NELSON PLUC CHAIR

DATE

ATTESTED:

DENISE LUCAS, TOWN CLERK

DATE