

1
2
3
4
5 **New Castle Planning and Zoning Commission Meeting**
6 **Wednesday, September 11, 2019, 7:00p.m., Town Hall**
7

8 **Call to Order**

9 Commission Chair Apostolik called the meeting to order at 7:00pm.
10

11 **Roll Call**

12 Present Chair Apostolik
13 Commissioner Bourquin
14 Commissioner Copeland
15 Commissioner Johannsson
16 Commissioner Sass
17

18 Absent Commissioner Lucio
19 Commissioner McDonald
20
21

22 Also present at the meeting were Town Administrator Dave Reynolds, Town Planner
23 Paul Smith, Assistant Town Attorney Haley Carmer, Deputy Town Clerk Mindy Andis
24 and members of the public.

25 **Meeting Notice**

26 Deputy Town Clerk Mindy Andis verified that her office gave notice of the meeting
27 in accordance with Resolution TC-2019-1.
28

29 **Conflicts of Interest**

30 There were no conflicts of interest.
31

32 **Citizen Comments on Items NOT on the Agenda**

33 There were no citizen comments.
34

35 **Items for Consideration**

36 A. Sketch Plan :

37 Parcel 1: Section: 32 Township: 5 Range: 90 A PCL IN THE NE4 OF SEC 31 & NW4
38 OF SEC 32 CONT 48.695 AC AKA PARCEL 2. Subdivision: CASTLE VALLEY RANCH
39 PUD
40

41 Parcel 2: Section: 31 Township: 5 Range: 90 A PARCEL OF LAND SITUATE IN THE
42 N1/2 SEC 31 CONT 15.505 AC AKA PARCEL 5.
43

44 Owner: CVR INVESTORS INC
45

46 Town Planner Paul Smith reviewed his staff report with the commission and had the
47 following suggestions:
48

1. Areas of strategic commercial development be integrated into the design of the mixed-use area or specific areas be rezoned for commercial in fidelity with vision of mixed-use in the Comprehensive Plan.
2. Pedestrian circulation be improved to provide direct access to open space, parks, and other areas of Castle Valley Ranch.
3. Diversity of dwelling units be included into the development design per the Comprehensive Plan and similar to the 2008 application.
4. The Application provide an open house to community members after receiving feedback from Council, but prior to submitting a preliminary applications.

After some discussion the commission had the following concerns:

1. That the cul-de-sac should be a through street.
2. That there should be more diversity of housing and not the same style of homes.
3. That the sketch plan was incomplete. The East side of Bear Canyon Dr. needs to either be finished or lot 30 should be removed. Consideration should be given to having single family residences on that side of the street to help breakup the same look and style.
4. That there should be a connection from C Ave. to Castle Valley Boulevard as a bike path but in the future as a driving access.
5. That there should be some separation between the curb and sidewalk.

Aaron Atkinson, partner of CVR Investors, INC. and property owner within Castle Valley Ranch. Mr. Atkinson said that he would take all the concerns from Planner Smith and from the Planning Commission into consideration moving forward.

Items for next Planning and Zoning Agenda

There were no items for next Planning and Zoning agenda.

Staff Reports

There were no staff reports.

Commission Comments and Reports

There were no commission comments or reports

Review Minutes from Previous Meeting

Motion: Commissioner Copeland made a motion to approve the June 11, 2019 meeting minutes as submitted. Commissioner Sass seconded the motion and it passed unanimously.

1 **Motion: Chair Apostolik made a motion to adjourn the meeting.**
2 **Commissioner Bourquin seconded the motion and it passed unanimously.**
3

4 The meeting adjourned at 8:45p.m.
5
6

7 Respectfully Submitted,
8
9



10
11 
12 _____
13 Planning and Zoning Commission Chair
14 Chuck Apostolik

15 
16 _____

Deputy Town Clerk Mindy Andis, CMC