

1
2 New Castle Planning and Zoning Commission Meeting
3 Wednesday, September 28, 2016, 7:00p.m., Town Hall

4
5 Call to Order

6 Commission Chair Chuck Apostolik called the meeting to order at 7:01 p.m.

7
8 Roll Call

9 Present Chair Apostolik
10 Commissioner Borgard
11 Commissioner Gates
12 Commissioner Metzger
13 Commissioner Ruggles

14
15 Absent Commissioner Urnise

16
17 Also present at the meeting were Town Planner Tim Cain, Deputy Town Clerk Mindy
18 Andis and members of the public.

19 Meeting Notice

20 Deputy Town Clerk Mindy Andis verified that her office gave notice of the meeting
21 in accordance with Resolution TC-2016-1.

22
23 Conflicts of Interest

24 There were no conflicts of interest.

25
26 Citizen Comments on Items NOT on the Agenda

27 There were no citizen comments.

28
29 Items for Discussion

30
31 **Discussion of Revisions to the Town's Comprehensive Plan.**

32 Mr. Doug Dodson presented his report to the commission. Mr. Dodson summarized
33 the discussion from the July 13, 2016 meeting by stating that the intent of the plan
34 was to establish a path for community growth that, while accommodating new
35 housing, businesses, services, jobs, parks/open spaces, non-motorized access
36 systems, transportation, environmental protection and community infrastructure,
37 would ensure that growth and change would not adversely impact the small-town
38 character and community values that residents wanted to preserve.

39
40 The Comprehensive Plan also stated that it should be reviewed and updated every
41 five years. More than five years had passed since the Plan was adopted. The
42 Planning Commission found that the Plan should undergo an assessment to ensure
43 that it could continue to guide growth and development in the community in a
44 favorable way. The purpose of the document was to provide that general
45 assessment of the Plan and to make recommendations for the next steps to
46 implement the recommendations in the Plan.

47
48 The Commission believed that New Castle had been for some time, and continued

1 to be a bedroom community, with many residents working in Glenwood Springs or
2 elsewhere in the Roaring Fork Valley. This affected the stability of the local tax base
3 as much of the disposable income appeared to be spent outside of the New Castle
4 economy. Further, it diminished **peoples'** attachment to the community. The lives
5 and work of many of the residents were focused on Glenwood Springs or the resorts
6 in the upper part of the Roaring Fork Valley. The commission believed that a revival
7 of the grow pressures could move New Castle in a positive direction, one that was
8 more consistent with the 2050 Vision. The economics of the Roaring Fork Valley,
9 including high property values and limits on growth in the upper valley
10 communities, will continue to push growth further down the Valley, adding to the
11 growth pressures on New Castle. The commission also found that growth and traffic
12 congestion throughout Glenwood Springs would likely continue to become more
13 problematic over time, further adding the growth pressures in and around New
14 Castle. Because of those factors, New Castle will have the opportunity to move
15 beyond its current bedroom community status to one where residents can live and
16 increasingly work and participate. It is likely that the community will continue to
17 have difficulty retaining and seeing expansions in existing local businesses without
18 a critical mass of the population that is connected to the community that works and
19 spends locally.

20
21 The Commission felt that the Town must focus on strategies and actions aimed at
22 attracting businesses that can provide primary (living wage) jobs for current and
23 future residents. With that in mind, the commission determined that it was time to
24 reassess the land use and zoning plans and annexation policies that came out of
25 the 2009 effort to identify the best possible and realistic locations for business
26 development/ job producing uses that are consistent with the desired future. The
27 commission felt that it should be a high priority.

28
29 While mixed land uses continue to be compatible with the 2050 Vision, the town
30 should gain a better understanding of the residential housing needs that will best
31 serve the community going forward while growth pressures remained calm. In the
32 future, New Castle will likely offer the most affordable supply of housing in the
33 Roaring Fork and nearby Colorado River Valleys. However, the commission agreed
34 that simply providing affordable housing for those that are committed to up valley
35 communities, through schools, work, socially and for other reasons, may not be in
36 the **community's best** interest. The commission felt that while there must be a
37 range of affordable housing options, the town should proactively identify and
38 pursue with developers those options that will attract those people (future
39 residents) that will contribute to the community in the future. The commission also
40 believed that the Town, working with developers, should begin to gain a better
41 **understanding of how "affordability" can best be accomplished in the context of**
42 mixed-use development, traditional neighborhood development, and the standard
43 practices of housing development that occurred in the past in New Castle. The
44 strategy should be a priority going forward.

45
46 **The community's main intersection, Castle Valley Boulevard and Highway 6,**
47 continued to be one of the most significant problems. It does not present the
48 desired community character and image. Adequate information in a clear and easy
49 to understand format is not offered at or near the intersection to provide direction
50 and information about the community. A detailed plan should be developed to

1 address the concern. Also, the land use and zoning plan developed in 2009 should
2 be re-evaluated to ensure that it was providing the best possible direction for
3 improving the community character and image, providing appropriate information
4 about the community for both residents and visitors and contributed appropriately
5 to the overall economic development of the town. The effort may require interim
6 steps that should commence soon. The overall plan for the area should anticipate
7 past developer commitments for future improvements to the roadways and
8 understanding the triggers for those future improvements.

9
10 **Consideration should be given to taking proactive steps to grow the Town's tax**
11 base to support residential and economic growth, while allowing the Town to
12 provide a proper range and amount of services that will maintain/contribute to the
13 quality of life in the community. The commission had the following concerns:

- 14 1. Without supporting business development New Castle will remain a bedroom
15 community.
- 16 2. A considerable amount of potential tax dollars is spent outside of the
17 community. That will continue unless there is a better means to capture those tax
18 dollars locally. The Town might consider measures that will cause it to either
19 capture retail sales locally or gain tax revenues for expenditures made elsewhere.
20
- 21 3. The Town might reconsider current Town policies that may restrict some tax
22 revenue growth that could otherwise be possible immediately.
23

24
25
26
27 The Commission felt the town had begun to build momentum in implementing the
28 Comprehensive Plan. The Town had made significant trail improvements since
29 2009 and there were plans to continue to build upon the success:

- 30 1. The construction and improvement of trails in and near New Castle will have a
31 significant, positive impact on the community in the future.
32
- 33 2. The pedestrian bridge across the interstate and the river had been a big
34 success.
35
- 36 3. The New Castle Trails Group was working on the Town Loop Trail, which will be a
37 significant improvement.
38
- 39 4. There will be a connection to Glenwood Springs needed in the future – the Lower
40 Valley Trails Group (LoVa) trail with a connection between River Park and the
41 community north of the interstate will have a major positive effect.
42
- 43 5. Continue to work with the Bureau of Land Management (BLM) to improve access
44 to public lands and for trail improvements on the public lands.
45
- 46 6. The completion of the Roaring Fork Transit Authority (RFTA) Park and Ride near
47 the intersection of Castle Valley Boulevard and Highway 6.
48
- 49 7. Downtown Streetscape has been completed. The improvements included curbing
50

1 and drainage, landscape planters and historic lights.

2
3 8. The Town organizes numerous community events, the objective of which is to
4 bring together residents to create community cohesiveness.

5
6 Mr. Dodson felt that the commission's next actions and steps should be the
7 following:

- 8
9 a. Proactively identify and pursue with developers and property owners those
10 options that will attract the type and amount of residential growth (future
11 **residents) that will contribute to the community's future. The Commission**
12 found that the Town, working with developers, should start now to better
13 **understand how "affordability" can best be accomplished, whether in the**
14 context of mixed-use development, traditional neighborhood development, or
15 within the standard housing development practices that have occurred in the
16 past. The Town should work with local developers to develop a special area
17 concept plan that integrated affordable traditional neighborhoods into the
18 community fabric of New Castle, as recommended in the Comprehensive
19 Plan, and evaluate current zoning and subdivision regulations of the town to
20 determine if new techniques are possible to further promote affordable
21 housing in the community.
22
- 23 b. Working with local businesses and property owners and with citizen input,
24 New Castle should develop a special area concept plan for the community
25 gateway (Castle Valley Boulevard-Highway 6 intersection) addressing
26 existing and future land use and the configuration of development that will
27 best promote community values and contributes appropriately to the overall
28 economic development of the community. The plan should address
29 congestion and ways to provide appropriate information about the
30 community for both residents and visitors. The commission should
31 recommend, both interim and long-term actions and financing strategies be
32 developed.
33
- 34 c. The town should develop a special area concept plan for the improvement of
35 the Colorado River Corridor through New Castle. The plan should consider
36 both periphery and in-river improvements (e.g., water park), and provide a
37 plan of development for a variety of safe uses and attractions for residents
38 and that are easily visible from I-70 to help attract travelers and tourists to
39 the community
40
- 41 d. In support of involved citizens, the town should continue to actively pursue
42 construction and improvement of trails in and near New Castle, including
43 working with the BLM and others to improve access to the public lands and
44 actively pursuing a connection to Glenwood Springs.
45
- 46 e. The town should continue to actively pursue a strategy for creating a
47 **community brand, defining the community's image, opportunities** and vision
48 to current residents and both potential residents and businesses. The brand,
49 as it is developed, should drive the actions for improving the community,
50 from the way the town met the needs of the residents to the ways the Town

1 will entice new residents or businesses to New Castle. With a community
2 brand the Town should develop the means to actively market New Castle to
3 the intended customer base. The work must be well connected to all of the
4 work in the action plan. A branding and marketing budget should be a
5 component of a community investment strategy.
6

- 7 f. The town should develop a community investment strategy, as part of its
8 traditional municipal budgeting; identifying ways the Town will gather and
9 invest in on-going community improvement beyond its normal service
10 requirements and capital commitments. The strategy should also channel
11 appropriate available capital, (e.g., financial, social, intellectual or human),
12 to create partnerships and joint ventures and establish a variety of other
13 **actions focused on "the Big Picture."** It should be a priority.
14
- 15 g. Town council should consider potential options for initiating expansion of the
16 local tax base in the near future to support the action plan, from buying local
17 educational campaigns, improving information about what New Castle has to
18 offer its residents and ways to capture tax dollars that are now being spent
19 outside of the community. It should also be a priority.
20

21 After some discussion, the commission agreed to first focus on affordable housing
22 and sales tax revenue to help sustain the cost of the **town's infrastructure** for the
23 increase of development.
24

25 They agreed that the trails system had begun to be developed, therefore it could be
26 tabled until a later point in the comprehensive plan update. They also agreed that
27 in regard to the downtown, the issue was more about maintaining or preservation
28 of the downtown rather than development of the downtown. The Historic
29 Preservation Commission would handle preservation issues.
30

31 Items for next Planning and Zoning Agenda

32 **Discussion of revision to the town's comprehensive plan.**

33 *Discuss affordable housing

34 *Discuss sales tax revenue
35

36 Commission Comments and Reports

37 There were no comments or reports.
38

39 Staff Reports

40 There were no reports.
41

42 Review Minutes from Previous Meeting

43 Motion: Commission Chair Apostolik made a motion to approve the July 13,
44 2016, meeting minutes as amended. Commissioner Gates seconded the
45 motion and it passed unanimously.
46

47 Motion: Commissioner Metzger made a motion to adjourn the meeting.
48 Commission Chair Apostolik seconded the motion and it passed
49 unanimously.
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