



TOWN COUNCIL MINUTES

REGULAR MEETING

Monday, August 21, 2023 @ 6:00 p.m.

The Kure Beach Town Council held its regular meeting on Monday, August 21, 2023 at 6:00 p.m. The Town Attorney was present and there was a quorum of Council members present.

COUNCIL MEMBERS PRESENT

Mayor Craig Bloszinsky
MPT Allen Oliver
Commissioner John Ellen
Commissioner David Heglar
Commissioner Dennis Panicali

COUNCIL MEMBERS ABSENT

STAFF PRESENT

Police Chief – Mike Bowden
Fire Chief – Ed Kennedy
Director of Recreation & Events – Nikki Keely
Director of Development and Compliance – John Batson
Town Clerk – Beth Chase
Public Works Director – Jimmy Mesimer
Finance Officer – Arlen Copenhaver

Mayor Bloszinsky called the meeting to order at 6:00 p.m. and Commissioner Ellen gave the invocation and Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA ITEMS

1. Approve the Sponsorship in the amount of \$1,200 for the NCBIWA Fall Meeting and for MPT Oliver, Commissioner Panicali and Commissioner Ellen to attend on November 16th and 17th
2. Approval of the Beach Management Plan with Moffatt & Nichol and Resolution R23-09 Exempting Agreement from Mini-Brooks Act Requirements
3. Approve the recommended ADA Parking Action Items from the Recreation Department
4. Approve Resolution R23-10 for Financing the Purchase of Two Police Vehicles with First Bank not to exceed \$115,500 at an interest rate of 5.05% for 4 years
5. Approve Budget Amendment 24-01 totaling \$25,000 to increase the Federal Asset Forfeiture Fund budget for policy and procedure services and equipment
6. Approve application for TDA funding totaling \$25,000 for Pleasure Island Chamber of Commerce Free Summer Concerts, Cape Fear Kite Festival and Visitor Center
7. Minutes:
 - July 17, 2023 Regular
 - July 17, 2023 Closed



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MOTION- Commissioner Heglar made a motion to amend consent agenda item number 3.5 wording to Blakeslee Recreation Center in the document and remove Approve the recommended ADA Parking Action Items from the Recreation Department to under Old Business and approve the Consent agenda as amended

SECOND- Commissioner Ellen

VOTE- Unanimous

ADOPTION OF THE AGENDA

MOTION- MPT Oliver made a motion to table agenda item 8.2 “Ordinance for 205 Alabama Avenue Demolish and Remove” to next month approve the agenda as amended

SECOND- Commissioner Heglar

VOTE- Unanimous

PUBLIC COMMENTS

Roy Erwin resident read a letter hereby incorporated into the minutes.

Tracy Mitchell read a letter hereby incorporated into the minutes.

Bill Mahon resident at 305 Settlers Lane stated his concerns about the Bike/Ped Position Paper.

- The fence behind Settlers according to the paper would help with the coyote problem. He does not believe there is a coyote problem as he likes them. If you look at Carolina Beach it has a fence and there is a lot of coyotes in Carolina Beach.
- The report states that the Town can make the habitat for wildlife even better by putting in the bicycle path, the report says if the space is reduced it can make the smaller habitat even better which is false. It will not be better for nesting or wildlife to roam, it is just inaccurate
- The paper talks about research that was done, he has spent decades doing public input research for a major institution and public input research is a science and to do it correctly cost money and need to hire experts that know what they’re doing. Reviewing a couple dozen responses to a online petition is not public opinion research

PRESENTATIONS

Easement Request – Kure Beach Resident Ed White

Resident Ed White stated he is requesting an easement for his patio. If it needs to be removed, he will do so within 30 days at his own cost.

Building Inspector Batson commented he has reviewed the request, and this is less intrusive than past requests that have been approved. It only intrudes by 2 feet.



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Public Works Director Mesimer stated sometimes it is not possible to give a 30-day notice but has no issues with the easement request.

Commissioner Heglar commented he noticed in the request the palm tree, please work with Public Works Director on the placement of the palm tree.

MOTION- MPT Oliver made a motion to approve the easement for Ed White as presented

SECOND- Commissioner Heglar

VOTE- Unanimous

DISCUSSION AND CONSIDERATION OF COMMITTEE BUSINESS

1. Bike/Ped Advisory Committee
 - Bike/Ped Position Paper Presentation

Bike/Ped Member Candy Ashton-Forrester stated:

- The Committee developed an operation plan for 2023, and one of the goals of the plan was to communicate to Town Council the Committees recommendation of the Bike/Ped master plan that was approved by Town Council
- The position paper identifies the 3 issues the Committee feels are important based on that plan
- The first is to update the crosswalks at K Avenue and Fort Fisher BLVD, the Committee is very excited to hear from MPT Oliver the crosswalks will be updated by next season
- Extend the Island Greenway, and Eline is going to speak on the Feasibility Study and the Bicycle Intersection that was identified in the master plan

MPT Oliver commented the Bike/Ped Committee has not taken a stance on what route will be proposed and no route is in place right now. That recommendation will come back from the feasibility study and will not be part of the Bike/Ped Committees responsibility.

Commissioner Heglar stated the Committee did not take a position but 2 out of 8 pages of the position paper talks about why the concerns behind Settlers Lanes are concerns. That is sort of positional cause its saying these concerns aren't really that big of an issue when if it goes down Dow road is not there.

MPT Oliver stated these were all concerns from residents along Settlers Lane and the Committee thought it was important to include in the paper to address some of those.



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Commissioner Heglar stated when 25% of the paper talks about the concerns of a path he understands why they would feel that way.

Bike/Ped Committee Member Eline Clute stated:

- She is here tonight to talk about the feasibility study to extend the greenway 4.8 miles from the existing greenway in Carolina Beach on Alabama down to the fort fisher ferry
- The kickoff meeting was held on July 18, 2023 and at that time met and the feasibility study is possible because of the Eastcoast Greenway grant that was awarded
- One of the key things that will be evaluated by Alta Consulting is the Dow Road path
- The stakeholders have been defined such as the Town of Kure Beach, the NC State Parks, Fort Fisher Museum and Aquarium, and the Fort Fisher Ferry
- The Steering Committee was formed to provide input for the study, there are 3 members from Kure Beach HOA's that own property that abuts MOTSU property
- The first Public input session will be held on Wednesday, September 6, 2023 at the Fire Department and she encourages residents to attend and share with others
- The second open house will be held in February

Commissioner Ellen stated as the Bike/Ped Committee he would like for the Committee to come up with a position on electric bikes.

MPT Oliver commented the Committee will be attending Bike Walk NC and will be doing research regarding the information.

Commissioner Panicali stated the Shoreline Access and Beach Protection Committee has received complaints regarding electric bikes and is taking it into consideration

2. Board of Adjustment

- Interview Applicant Donna Hatcher for Alternate Member Vacancy

Mayor Bloszinsky asked applicant Donna Hatcher why did you leave your professional actives blank? There is no right or wrong answer. This board questions and reviews important things in the community and not always in line with the ordinances, will this bother you?

Applicant Hatcher commented probably because it was so extensive. She was in a corporate training capacity for offshore oil and gas company. She stated that would not bother her and she has an open mind.

Commissioner Heglar stated the Board of Adjustment has to make a ruling, and it has to be able to be backed up so if the Town ends up in court. What do you feel like you bring to that certain activity to the Town?



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Donna Hatcher commented she is not sure if she has anything very specific, she has been a homeowner and built a home. She has been involved in HOA for 30 years. There will always be citizens who will not agree.

MOTION- Commissioner Heglar made a motion to recommend Donna Hatcher as a member of the Board of Adjustment

SECOND- Commissioner Panicali

VOTE- Unanimous

3. Planning & Zoning Commission

Consideration and action on proposed text amendments to the following sections of the Kure Beach Code: Chapter 15 (Zoning Regulations):

- Permitted Uses Provisions Part 1: Districts RA-1, RA-1A, RA-2, RA-2A, and RA-2T
- Permitted Uses Provisions Part 2: Districts RA-3, RA-3A, RA-4, and B-1
- Permitted Uses Provisions Part 3: Districts B-2, B-3, RB-1, and B-4

PZC Chair Ashbridge read his memo hereby incorporated into the minutes.

MOTION- Commissioner Heglar made a motion to approve proposed text amendments to the following sections of the Kure Beach Code: Chapter 15 (Zoning Regulations):

- Permitted Uses Provisions Part 1: Districts RA-1, RA-1A, RA-2, RA-2A, and RA-2T
- Permitted Uses Provisions Part 2: Districts RA-3, RA-3A, RA-4, and B-1
- Permitted Uses Provisions Part 3: Districts B-2, B-3, RB-1, and B-4

SECOND- Commissioner Ellen

VOTE- Unanimous

MOTION- Commissioner Heglar made a motion to approve the Consistency Statement for proposed text amendments to the following sections of the Kure Beach Code: Chapter 15 (Zoning Regulations):

- Permitted Uses Provisions Part 1: Districts RA-1, RA-1A, RA-2, RA-2A, and RA-2T
- Permitted Uses Provisions Part 2: Districts RA-3, RA-3A, RA-4, and B-1
- Permitted Uses Provisions Part 3: Districts B-2, B-3, RB-1, and B-4

SECOND- MPT Oliver

VOTE- Unanimous

DISCUSSION AND CONSIDERATION OF DEPARTMENT HEAD BUSINESS

None.



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DISCUSSION AND CONSIDERATION OF OLD BUSINESS

1. ADA Parking Actions from the Recreation Department

Recreation Director Keely stated last meeting she brought forward a recommendation and Town Council asked her to speak with Pastor Keck at Kure Memorial Church. He understands the position the Town is in and discussed a potential crosswalk from the Community Center to the West side of the street, as well as leaving one of the spaces on the west side as a loading and unloading zone. So, requesting adoption tonight with those additions. She met with Withers and Ravenel and they said can easily add a crosswalk.

MPT Oliver commented if Town Council adopts this tonight need to make sure we have this completed by next season.

Public Works Director commented he does not believe that will be an issue.

MOTION- MPT Oliver made a motion to approve the recommended changes for the ADA Parking Actions by the Recreation Department as presented

SECOND- Commissioner Ellen

VOTE-Unanimous

DISCUSSION AND CONSIDERATION OF NEW BUSINESS

1. Approval of Resolutions R23-11 and R23-12 in support for CAMA Grant application for 2 beach access crossovers at location #99 and #140

MPT Oliver stated #99 is near the lifeguard shack and #140 is near L Avenue. This is part of the grant application that the Town is submitting this month. If the Town gets the grant this is the match the Town would need to provide. The deadline is the end of the week to submit.

Commissioner Heglar asked what is the timeline for the grant?

MPT Oliver commented it would be awarded in November.

MOTION- MPT Oliver made a motion to approve Resolutions R23-11 and R23-12 in support for CAMA Grant application for 2 beach access crossovers at location #99 and #140

SECOND- Commissioner Heglar

VOTE-Unanimous



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2. Approval of Resolution R23-13 to Retain Cranfill Sumner LLP; Milberg Coleman Bryson Phillips Grossman, LLC; and Napoli Shkolnk, PLLC as Special Council

Attorney Eldridge stated this is to authorize the Mayors execution of the agreement for testing of the Town's water to see what the PFA contents are and attempt to recover a settlement in multiple districts federal litigation originating in South Carolina.

MOTION- Commissioner Panicali made a motion to approve Resolution R23-13 to Retain Cranfill Sumner LLP; Milberg Coleman Bryson Phillips Grossman, LLC; and Napoli Shkolnk, PLLC as Special Council

SECOND- Commissioner Ellen

VOTE- Unanimous

3. Discussion of Authorizing Acceptance of Deed and Execution of Easement Agreement

Mayor Bloszinsky commented this is the easement agreement relative to Beachwalk HOA additional parcels of land to the Sandman lots the Town already owns. This is a specific deed transfer associated with use of a park. If it is not used as a park it immediately goes back to the HOA with certain approvals

MPT Oliver commented we can apply for a grant for the improvement of the park. The Town can use the value of the land as part of the match. Staff found out we must submit a waiver form before accepting the property which may take about month that would be eligible for two years. Does the Town want to delay accepting the property for 30 days to get the waiver in place?

Commissioner Heglar stated the inputs from the citizens was very clear from the Land Use Plan and guidance from the work that has already been done. It would not be millions of dollars spent as it is more of a green space. He thinks the Town will do the park within two years and should not miss the opportunity to build a larger green space. He thinks the Town should speak with the County about funds. Is there any concern with Beachwalk HOA with not accepting it tonight?

Beachwalk HOA President Tracey Mitchell commented the HOA has succeeded the threshold and done everything on their end.

Attorney Eldridge stated the deed and easement agreement are finalized and ready for execution. Any tabling would be for the reasons MPT Oliver raised.

Beachwalk HOA President Tracey Mitchell stated we would like to move forward if Council would.



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Mayor Bloszinsky stated what is the risk if the Town accepts now?

MPT Oliver stated we would not get the waiver. There is no guarantee the Town will get the grant. This was an oversight on our part and thought the waiver could be asked for at any time.

Commissioner Heglar commented the Town would just risk the opportunity and it is a reasonable question.

MOTION- Commissioner Panicali made a motion to apply for the PARTF grant waiver and to monitor developments and act in accordance therewith

SECOND- Commissioner Ellen

VOTE- Unanimous

MAYOR UPDATES

COMMISSIONER ITEMS

Commissioner Ellen commented over the last few months there have been publications, social media posts about how charming Kure Beach is and how it is a hidden gem. The credit for the accomplishments of Kure Beach he would like to recognize the 7 department heads and their staff.

Commissioner Heglar stated please citizens pay attention to the storms and beware during hurricane season.

CLOSED SESSION

Motion to go into Closed Session for Attorney-Client Privilege per (GS 143-318.11(a)(3))

MOTION- Commissioner Heglar made a motion to go into Closed Session for Attorney-Client Privilege per (GS 143-318.11(a)(3)) at 7:39 p.m.

SECOND- MPT Oliver

VOTE- Unanimous

MOTION- MPT Oliver made a motion to return to open session

SECOND- Commissioner Ellen

VOTE- Unanimous

Attorney Eldridge stated in closed session no actions were taken, no votes were taken.



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ADJOURNMENT

MOTION- MPT Oliver made a motion to adjourn the meeting at 7:59 p.m.

SECOND- Commissioner Heglar

VOTE- Unanimous

ATTEST: Beth Chase, Town Clerk

Craig Bloszinsky, Mayor

NOTE: These are action minutes reflecting items considered and actions taken by Council. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under [government>agendas&minutes](#)

**SIGN IN SHEET
TO ADDRESS KURE BEACH TOWN COUNCIL**

MEETING TYPE & DATE _____

NAME	ADDRESS	TOPIC OF CONCERN
Roy Erwin	301 SETTLERS	BIKE/RED
Tracy McNeill	218 E. Elk Ave N	Beachview Pos. BIKER
Bill Matheson	305 SETTLERS	BIKE RED

3

Thank you for letting me speak. I came before you several months ago and here I am again.

The K.B. Bike/Ped Committee will be submitting their master plan to town council tonight. They will only present one side of the argument. I am here to tell you the rest of the story. They state this privacy issue can be resolved by not locating the path adjacent to our properties. You can currently look into the rear of our houses from anywhere in the fire lane. Their plan shows it running right down the fire lane. So where is this new location they propose?

Let us talk about the safety issue. We already had one breaking and entering in which the thieves used the fire lane to access the rear of the property. There are still a couple unsolved murders on the Greenways in the Triangle area. Recently there was one shooting. I lived this nightmare many years ago in Maryland and we saw an increase in property theft and physical and sexual assaults. We moved shortly after. The Gary Cross Trail mainly runs along public roads. There are a few residences it does run behind but it doesn't run nearly as close to the rear of the homes as this proposed Greenway. I hope y'all had time to study it.

Yes, we enjoy looking at the wild life and not a fenced barrier. You can't fence across streets so the wildlife still will be able to roam through the neighborhoods. A fence will probably help the coyotes catch more deer and other critters once they are chased into it.

Another concern is drainage. The Bike/ped committee states a properly designed path can help with drainage. They are not engineers and they are not familiar with the drainage issue we experience with a small amount of rain. I do not see how a paved path will improve our drainage situation. We need a ditch!

Their study claims it can increase property value on nearby lots. What they don't tell you is how property values are affected by bordering lots.

The bike ped committee stated that most people supported the greenway down the fire lane. What they didn't tell you is how many of those people were Kure Beach residents.

So here we are again debating the same issue that was debated at least twice in the past. The 2009 corridor study identified: these are is designated wetlands, there are historical sites, there is the possibility of contaminated soils from DOW chemical, and we have protected species and plants living in this area. DOT was the customer then and identified DOW Rd. was their choice. Why do we keep hashing this over and over. We are tired of living in fear and this needs to stop.

Our town council has term limits and I believe it's time to apply this to all committees. I believe this committee has more interest in satisfying outside interests instead of the effected residents.

Beth Chase

From: Tracy Mitchell <tmitch.bw@gmail.com>
Sent: Monday, August 21, 2023 10:08 AM
To: Mandy Sanders; Beth Chase
Subject: Comments for 8/21 6PM Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Esteemed Mayor and Commissioners,

With respect to the Bike-Pedestrian Committee's "position paper" being presented this evening, it states the publication purpose: "*The Bike Pedestrian Committee has identified three priorities from the Bike Pedestrian Master Plan: (a) update the mid-block crosswalks across Ft. Fisher Blvd. and K Ave., (b) extend the Island Greenway, and (c) add bicycle intersection and route markings.*"

While this paper is comprehensive, it is not complete and, arguably, narrowly focused with respect to the effort to extend the island greenway. Contrary to the information being presented this evening, there is *much* support for this extension to be aligned with the Dow Road option, data that the Committee has omitted from their recommendation. This support is not specific to those who live on the west side of Settlers Lane. Previous WMPO studies have indicated Dow as option, to include recommendation. I would encourage Council to review the 2009 WMPO Dow Road, Carolina Beach Corridor Study completed by Wilbur Smith Associates. This extensive study and data should be taken into consideration and used in concert with the study currently underway.

Forward thinking, Council gave clear direction that the study **must** include alternative routes, not just a singularly focused path behind the homes on Settlers Lane. Per the Bike Ped Committee's position paper: "*The Town is awaiting the results of a feasibility study to determine **if and where** a greenway in Kure Beach should be constructed.*" The lengthy verbiage that follows speaks to this specific MOTSU area, those respective issues, and does not mention any other potential alternative routes or concerns related to those alternatives. There are certainly tones that speak to the Committee supporting this as the favored route prior to receiving the final study recommendation(s).

With respect to the committee's mention and dismissal of drainage concerns, I am surprised this position is noted in an official capacity as the position paper indicates little to no knowledge of the actual long-term issues facing residents, our true history, previous conversations around resolve, financial and permitting implications, and the like. How do I know this? Because representing the 85 lots / approx. 200 residents of Beachwalk, to include our Stormwater permit oversight, no one from the committee has reached out to me to have these conversations. I would strongly urge the Bike-Ped Committee to make those accommodations on behalf of all residents of Kure Beach. Omitting this very important conversation would be a significant oversight.

In the spirit of transparency for the citizens of Kure Beach, I respectfully and officially request Council ensure there is visibility during the Sept. 6 "Island Greenway Feasibility Study Open House" that indicates which feedback is received from the citizens of Kure Beach and that which comes from non-residents and "stakeholders." If this is to be another visual aid "sticker event," perhaps Kure Beach residents receive one color and all others receive another as well as a sign-in indicating their Kure Beach physical address. This would assist Council in understanding what the **residents** of Kure Beach want, don't want, and where common ground may be found.

Most respectfully,

Tracy Mitchell, President
Beachwalk HOA
218 Fifth Ave N

To KB Town Council – August 21, 2023

Re: Comments on Bike/Ped Committee Position Paper

I am here tonight to support Protection of the Maritime Forest as well as to respond to many of the items listed in the Bike Committee Position Paper being submitted to Council tonight. With today's climate change challenges, rampant development destroying trees, the Motsu Maritime Forest is a precious gift to be protected, especially with some Settlers Ln homes dealing with flooding from wetlands. Trees drink water, absorb carbon dioxide and emit oxygen, the perfect solution. And the forest provides dwindling habitat for birds and wildlife as they have to adapt to coexisting with human destruction.

Plus there is nothing "green" about a path through a maritime forest chopping down 50 ft. of mature trees, paving asphalt through wetlands and flood areas creating more water runoff, and fences displacing wildlife. The term "greenway" is deceiving!

I remind all that in January, 2023 Council approved a grant for this Island Trail feasibility study and they also agreed that it **MUST** include a study of an Off-Road bike path along the right-of-way on Dow Road. This alternative protects the Maritime Forest and also provides access to CB bike trail at the CB Ballpark on Dow Rd. In Wilmington, WMPO and NCDOT have located off-road bike paths along their major roads, such as Eastwood Rd, Independence Blvd., Masonboro Rd. and Greenville Loop Rd. This should also be the same for Dow Rd. I'm sure Council communicated this alternative study to Alta, NCDOT, and WMPO.

Comments on Bike Com. Position Paper:

1. Privacy and Fire Safety: Their Position says "Issue can be addressed by not locating adjacent to their homes" and "MOTSU maintains a fire buffer adjacent to private property and this should not be affected—this buffer is only accessed by military emergency"

Since the map behind Settlers in their Master Plan is in fact the MOTSU fire lane, then we are all in agreement that should not be an option for the bike trail! CB also relocated their path away from behind the homes of Carolina Sands due to resident's concerns. Plus this path was denied by KB Council in 2004 and often in past 20 years. I have to wonder then why WMPO and others continues to support it in KB?

2. Safety: They cite 2012 study that “crime, vandalism and other disturbances do not effect homeowners who live adjacent to greenways” and 2023 Realtors Assoc. “reports there is no correlation between trails/greenway and an increase crime”.

However, that fails logic because recently two sexual assaults occurred on Greenways in Raleigh and Durham. Scary for homeowners as well as those on isolated bike paths! The world is a different place since 2012 with mass murders, children kidnapped from their yards, guns in all hands, etc. Would you really want strangers having unlimited access to your back yard today??

3. Wildlife: Providing another study in 2016 how “no evidence that greenways affect wildlife or wildlife habitat.”

I disagree! We need to co-exist with wildlife, but Motsu requires fences on both sides of any path; therefore that would be complete displacement with barriers affecting movement of wildlife. Wildlife food chain actually keeps balance in nature. (For example, an overrun of rats created a major problem for myself and other homeowners after Motus massive land clearing in 2021)

3. Drainage: Does anyone believe this would become their proposed “properly designed greenways can mitigate, address and/or reduce drainage”?? Seriously?? There is standing flood water behind some homes on Settlers, and any trail would have to not interfere in Town’s drainage project.

4. Property Values: More studies, 1987 – 2007, 2008, 2023, how greenways can increase property values by 5 to 32%, etc. etc.

This Position is not applicable since anyone living in KB today has experienced our property values raised to never-before seen heights, and NOT because of a bike trail, but because of the Atlantic Ocean, Cape Fear River, beaches, fishing and boating our area provides. In fact, now many people can no longer afford to live here!

5. Cost: Not addressed by this position paper, but the 1.2 mile CB bike path cost well over \$1 Million ten years ago. Today the approx. 1 mile behind Settlers alone could easily equate to over \$4 Million with the environmental wetlands, ditches, old Dow plant remains, fences, Town drainage project, etc. KB residents and taxpayers should be the ones allowed to comment on that proposal, not the e-mails, on-line comments, petitions from those not paying our tax. CB bike grant was 70%-30% town. That’s a potential KB tax cost of \$1.2 million! Dow Road option should be considerable cheaper also.

We have learned since 2021, that neither Alta who included the 2004 Map in the Master Plan, nor any Committee members, or the general public had actually set foot on this projected trail! Thus, most think they are supporting same as CB trail, which it is NOT THE SAME! Therefore, many Settlers Ln residents invited the Committee to view behind our homes. Only 4 Committee members accepted, after which the Chair decided it WAS NOT NECESSARY! Others who viewed property abutting this fire lane proposed trail made comments like “This is nothing like CB”!! My point is that residents should be allowed a guided tour of this proposed path behind Settlers Lane in order to make informed decisions!

Judy F. Larrick

645 Settlers Lane, KB

Permitted Uses Text Amendments and Consistency Statements

Overall, PZC is of the opinion that the proposed amendments will not materially impact current uses within the various districts or future land use. The main intent of the proposed amendments is to ensure consistency of terminology and definitions and to accurately reflect what is feasible within the districts going forward.

An example in regard to consistency would be simply using the term of “one family” dwelling vs. both one family and single family being used currently from zone to zone.

We also are trying to bring our language up to more current day standards. For example, the popularity over the last few years of employees working from home prompted us to provide consistent terminology for all the residential zones in this regard – where it was not addressed at all currently for some of the residential zones.

We also had considerable terminology variability in some of the zones applicable to having hotels, motels, boarding houses, etc. Thus, we have recommended using the Tourist Lodging terminology for all such zones going forward.

Lastly, we wanted to bring a current view of what’s really possible for each of our 13 zones. For example, the B-3 zone is fully built out with one family dwellings, townhouses, and condominiums, thus there are no opportunities for the many business uses such as banks, hospitals, colleges and a host of other business uses that are currently permitted.

In summary, our intent was simply to clean up what already exists and insure it is line with current standards and opportunities.