

# Scotts Valley Closer To New General Plan

After about 15 months of work by consultants and spending between \$24,000-\$28,000, Scotts Valley is getting closer to having a new general plan.

The "recipe" for this plan was selected by the city council when it voted last week to accept William Spangle and Associates of Portola Valley to put the plan together.

Spangle's six step planning process is spiced throughout with public involvement and includes two major public meetings and public hearings with the planning commission and city council.

"Public involvement is essential throughout the planning process. This is especially important because success in implementing a plan depends on widespread public support which can be gained only if all major segments of the public participate in the planning process," the proposal states.

"With the kind of citizen diversity we believe exists in the Scotts Valley community, it will be particularly important to provide for continuing citizen involvement in the general plan program," Spangle and Associates add. The first step is to put together a final work program, to define the planning area boundary and to prepare a preliminary goals statement.

In preparing the goals statement, a community meeting will be held so Spangle and Associates can explain their proposals to the citizenry. Tom Vlasic of Spangle and Associates said the date for this first meeting will be set as soon as the final contract is signed and the work plan completed.

A second community meeting is anticipated so that citizens can have a chance to comment on the draft goals statement.

These two meetings will be

held in the first two months of the planning process.

The second phase includes the mapping of physical factors so that the ability of the land to support different uses can be shown.

Short reports will be prepared on population, land use trends, housing, public facilities, utilities, traffic, economic base, physical constraints and holding capacity.

The next step will be to put together a draft general plan. Specific issues brought up at the planning commission meetings should be open to public comment, Spangle and Associates advise. Plans showing alternative land use proposals that the commission will consider will be displayed at these meetings, and in city hall.

When a draft text and diagram of the plan are completed and the planning commission is satisfied with all revisions, the plan will be set for public hearings.

In the meantime, a study of the plan will be made to suggest ways to bring it into compliance with the California Environmental Quality Act.

Public hearings with the planning commission and the council to allow for more revisions to the text and the diagram will probably be held in the twelfth and thirteenth months of the process.

The 15-month time span for the procedure is not cut and dry, for Spangle and Associates leave open the possibility of an interim plan.

Developmental pressures during the general plan formulation period and the potential for conflict with possible plan proposals may make interim guidelines or policy necessary, Spangle and Associates state.

After the public hearings and resulting revisions are made,

the plan will be finished and ready for publication.

A new general plan is needed for Scotts Valley, Jack Schenk, community development director said, because the current plan does not include all the essential elements.

The plan, as it stands now, lacks housing, conservation, noise, scenic highway and safety elements, Schenk said, and only contains parts of a circulation and land use elements now.

Schenk added that the state could withhold needed funds from the city if its plan did not contain all these elements.

The community development director also stated that the state requires that all zoning must be in conformance with the general plan and there are several cases in Scotts Valley where this isn't so.