

CASTLE VALLEY LAND USE STUDY

Castle Valley, Utah

Castle Valley, Utah, is a world-class destination for rock climbers, mountain bikers, vision seekers and desert rats. Unknown to most visitors (and to the surprise of many residents), some 4,500 acres of land in the Valley are owned by the Utah State Institutional Trust Lands Administration or SITLA. SITLA operates under a fiduciary duty to obtain fair market value for lands that it sells or trades in order to benefit Utah's public schools. In the spring of 1999, SITLA began the process of auctioning Castle Valley lands. Concerned with the potential for unplanned and uncoordinated disposition of properties, SITLA, the Town of Castle Valley and the Castle Rock Collaborative - a branch of the Utah Open Lands - initiated the Castle Valley Land Use Study.

GIS technology and mapping formed the critical spatial foundation for this plan - a plan that seeks to accommodate local conservation concerns with limited development scenarios that together will allow SITLA to meet its financial obligations. CTM handled all data acquisition, analysis and presentation work and served as a crucial link in establishing the connection between spatial patterns and land use objectives.

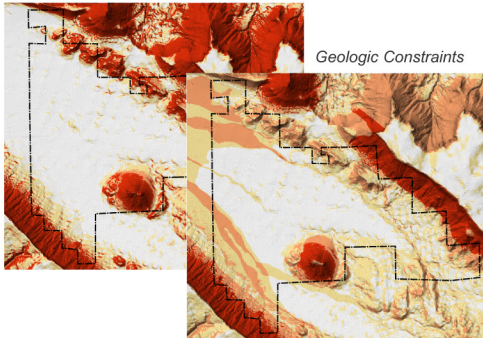
Castle Valley, Utah



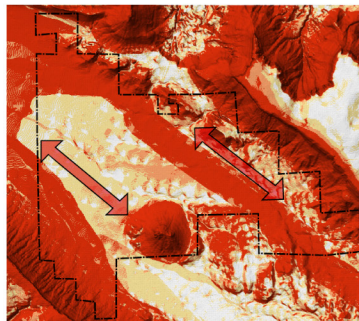
Step 1: Identify developable lands

Step 2: Create development scenarios that satisfy each participating party's concerns.

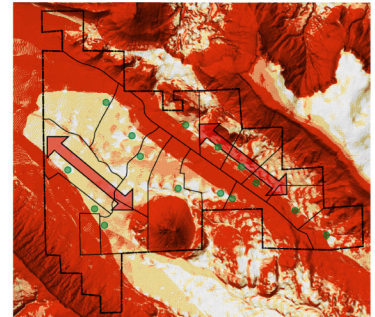
Slope



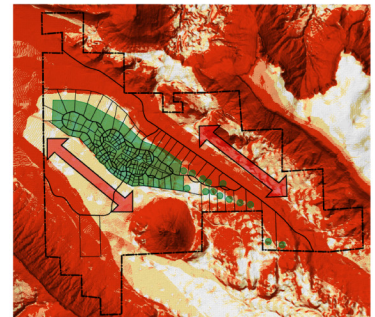
Development Constraints



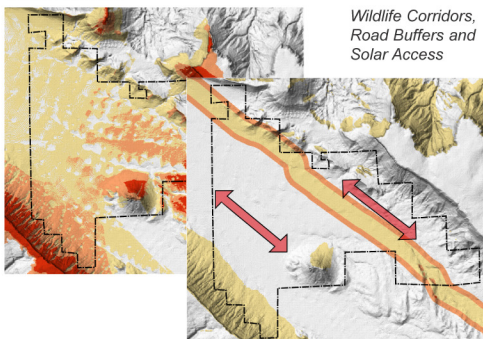
Large Lot Layout



Higher Density Layout



Visual Sensitivity



Wildlife Corridors,
Road Buffers and
Solar Access