

**AGENDA
WORKSHOP MEETING
OF THE PLANNING AND LAND USE COMMISSION
TO DRAFT A COMMUNITY SURVEY FOR
THE 2025 CASTLE VALLEY GENERAL PLAN UPDATE
FOR REVIEW AT AN UPCOMING PUBLIC HEARING**

Date: Thursday, September 26, 2024

Time: 6:30 PM Place: #2 CV Drive, Castle Valley Community Center

This meeting will be a hybrid meeting held electronically by Zoom and also in person at the anchor site at the Town Building.

PLEASE NOTE: ** HOW TO JOIN THE ZOOM CONFERENCE CALL **

Meeting ID: 660 541 0108 Passcode: 84532

Option 1 Dial-in phone number (US): (253) 215-8782 follow prompts.

Option 2 Join the online meeting (must have computer speakers and microphone):

<https://zoom.us/j/6605410108?pwd=Q05sYm5qQ0lpNIY5TVp2bTU5VnZjQT09>

Workshop Agenda

1. Call to Order.
2. Adoption of Agenda.
3. Roll Call.
4. Summary of Correspondence regarding General Plan Survey
5. Discussion Regarding Development of a General Plan Survey
6. Adjournment.

For Meeting Packets go to: <https://www.utah.gov/pmn/index.html>

Government: select "Cities", Entity: select "Castle Valley", Body: select "Town of Castle Valley", select this meeting and click on Meeting Packet to download.

Public Comments for Planning and Land Use Commission
Workshop Meeting
August 13, 2024

I hope we can keep UTV's out.

Also slow down in cars—faster means noisier and more dangerous.

1) the lack of fire protection around a number of residents. The Fire Dept offers free Firewise assessments and c. 40 property owners have taken advantage of the service. Others have done protection without an assessment. But many properties--especially part-time residents--have not, which puts others at risk. How can the Town encourage/enforce Firewise standards for all property owners?

2) A relatively few people in Town volunteer for Town govt, fire department, etc. An active recruitment effort is needed to bring more people into the mix.

3) Water conservation needs to be considered.

Many evenings this summer, we have been disturbed by the sounds of racing dirt bikes down on Miller Lane. Please add a survey question that asks if the Town Goals should be changed to prohibit loud, obnoxious race tracks on town lots and Town streets (or ANY kind of racetrack...). Somehow, doesn't it make sense for the offenders to already know their selfish racing is against what we live here for?

We pay increasingly oppressive taxes and feel it is time, if these outrageous taxes continue, for a full-time police presence in Castle Valley. Please add this item to the list as well - it goes perfectly with enforcing noise ordinances for motorcycle race tracks.

What [services] do you want from the Town?

What [services] do you not want from the Town?

How do we keep Town Government lean and low maintenance?

List major ordinances with a scaled response favorability rating.



TOWN OF CASTLE VALLEY GENERAL PLAN SURVEY

Thank you for taking the time to complete this survey. The purpose of the survey is to gather information from the community to help update the Town's General Plan, which is done every five years. The General Plan is prepared to reflect property owners' feelings, ideas, and views for the future of the Town. The Planning and Land Use Commission has the responsibility for preparing a survey to gauge owners' perspectives and to use that information to draft the General Plan. The Town will hold a public meeting to discuss the results of the surveys.

Your answers are a crucial part of this process. Not all questions need be answered. On each question, please fill in your answer or **circle your answer for multiple choice and yes/no questions**. Use the last page for fill-in questions that require more space to answer. Feel free to add further comment to any question using the back of the paper. Specific ideas and suggestions are the most helpful for the Town's planning. Please number with the question you're responding to.

If a second adult in the household wishes to complete a separate survey, contact the Town office for a copy. If you own more than one property and your answers for the other property would be substantially different, enter those comments on the back page. Do not photocopy this form. The Town wants to track the number of survey forms that are sent out and returned. **To protect your confidentiality, please do not put your name or lot number on the survey.**

**MAIL THE SURVEY IN THE ENCLOSED STAMPED ENVELOPE
POSTMARKED ON OR BEFORE JUNE 20, 2019,
OR RETURN IT TO THE TOWN OFFICE BY JUNE 20, 2019.
THERE IS A BLUE DROP BOX NEAR THE FLAGPOLE.**

SECTION A—COMMUNITY PROFILE

- A1 Are you a (circle all that apply):
Full-time Resident Part-time Resident Renter Non-Resident Property Owner
- A2 Number of people in your Castle Valley household? _____
- A3 How old is each person in your household (please list ages)? _____
- A4 Number of years you have owned land in Castle Valley? _____
- A5 How many lots do you own? _____
- A6 Number of years you have been residing in Castle Valley? _____
- A7 If you are a registered voter is Castle Valley your registered voting address? Yes No
- A8 Are you currently renting out a home that you own in Castle Valley? Yes No

HC64 Box 2705, Castle Valley, Utah 84532-9608 (435-259-9828) townclerk@castlevalleyutah.com

A9 At what stage of development is your property (*circle all that apply; use back of paper for additional lots*):

Permanent Housing Temporary Housing Actively Building Vacant

A10 If you do not currently have permanent housing, or if you own additional lots, do you plan to build a residence in (*circle one; use back of paper for additional lots*)

1-4 years 5 years 10 years Never Depends

SECTION B—WATER & SEPTIC

Water source

B1 Do you have a well? (*use back of paper for additional lots*) *Yes No*

B2 If yes, has the quality or quantity of your well changed within the past three years?
(*use back of paper for additional lots*) *Yes No Don't know*

B2a If yes, what has changed? _____

B3 If you do not have a well, why not (*circle all that apply; use back of paper for additional lots*)
Poor water quality Lack of water availability Cost of drilling Property undeveloped

Other: _____

B4 If you do not have a well, do you have a cistern? *Yes No*

B4a What size? _____

B4b Do you have water commercially delivered? *Yes No*

B4c If not commercially delivered, what is the primary source of your water (*circle one*)?
Moab Castle Valley neighbor Rooftop

Septic systems

Septic systems pose one of the biggest potential threats to our aquifer. Please help us learn more about existing systems and whether or not you favor certain septic monitoring practices:

B5 If you have a septic system, when was it installed? In the last (*circle one; use back of paper for additional lots*):

0-5 years 5-10 years 10-15 years Over 15 years Don't Know

B6 When was your septic system last pumped? In the last (*circle one; use back of paper for additional lots*):

0-5 years 5-10 years 10-15 years Over 15 years Never Don't Know

Aquifer protection

B7 Do you think the Town should establish an Ordinance banning the outdoor use of synthetic pesticides/herbicides within our Town boundaries? *Yes No*

Comment [FR1]: Generate new questions.

Comment [FR2]: Move to another section—possibly Agriculture (currently no section for Agriculture). Use a scaled response.

SECTION C—LIVESTOCK

C1 Castle Valley currently allows 30 swine, or 30 goats, or 100 chickens, or 6-8 cows/bison/horses per 5 acre lot. How do these numbers seem to you (*circle one*)?
High Low OK

C2 Are these numbers of animals ~~consistent~~ appropriate with your vision of the Town? Yes
No

~~C3 If you think the existing allowed number of animal units is high, do you support reducing these numbers?~~ ~~Yes~~ No

C4 Castle Valley currently can grant a conditional use permit (CUP), with conditions, for double this number of animals. Do you support keeping this CUP? Yes No

C5 Do you have any suggestions regarding the number of allowed animals per lot? _____

~~C6 The keeping of swine has historically been of concern to Castle Valley residents. Would you support banning swine entirely from the Town?~~ ~~Yes~~ No

~~C6a If no, should the allowed number of swine be reduced?~~ ~~Yes~~ No

C7 Have you had or do you currently have problems because of neighboring livestock? Yes No

C8 What suggestions do you have about how Town ordinances could reduce the impact of livestock on neighbors? _____

SECTION D—ORDINANCES & ENFORCEMENT

D1 Enforcement of Town ordinances is primarily handled through the Formal Complaint Process. Do you favor the Town investigating other means to enforce ordinances? Yes No

D1a If yes, please identify specific mechanisms that might be considered (*circle all that apply*).
Complaint-driven Town can initiate Hire code enforcement officer

Other: _____

D2 If there are any Town ordinances or regulations that you disagree with, please suggest specific changes to one or more ordinances where you have concerns. _____

D3 Are there any new regulations/ordinances you think the Town should consider? _____

Comment [FR3]: Shurtleff, Whitney, et al, will re-write this question using the matrix scale of animal units in ordinance 85-3(4.9)

Comment [FR4]: Use a scaled response.

D4 Would you support strengthening the Town's Lighting Ordinance to ensure Castle Valley maintains its dark skies? Yes No

Comment [FR5]: Consulted Jocelyn. She didn't feel that any changes were needed to the Ordinance

~~**D5** Do you support the Town pursuing official recognition as a Dark Sky Community as prescribed by the International Dark Skies Association? Yes No~~

SECTION E—COMMUNITY LIFE

E1 Do you favor increasing the minimum rental period of 25 days? Yes No

E2 Do you want the town to reconsider allowing commercial activity? Yes No

E3 The median age of residents in Castle Valley is nearly 60. Early residents of the Town have aged and newer residents often arrive after completing their paid working life. As people grow older, they may need services not usually required for younger people. How concerned are you about your ability to remain living in your home as you get older or if you have a health challenge at any age (*circle one*)?
A-Not concerned B-Low concern C-Medium Concern D-High concern

E4 On a scale of 1-5, with 1 being little interest/support and 5 being substantial interest/support, do you think the Town should:

A ____ Explore the costs, benefits, practicality, and likely usage of a regular transportation service to Moab?

B ____ Explore options for a visiting nurse to come to CV on a regular basis?

C ____ Explore the provision of Meals on Wheels service to CV residents, through the Moab Grand Center/senior center?

D ____ Explore senior housing options for Castle Valley residents?

E5 Are you interested in participating in a group to work on these issues? Yes No

E6 One way to increase resources to enhance community life is to create a nonprofit organization that can apply for grants. Do you favor the Town encouraging the creation of a nonprofit organization to seek grants? Yes No

SECTION F—GOVERNMENT

F1 How do you receive news about the Town government? (*circle all that apply*)

<i>A—Town Website</i>	<i>D—Email</i>	<i>G—TV's Castle Valley Comments</i>
<i>B—Attending Meetings</i>	<i>E—Bulletin board</i>	<i>H—Castle Valley Community Page</i>
<i>C—Word of mouth</i>	<i>F—Town Mailings</i>	<i>I—Other _____</i>

F2 Do you find the Town website easy to use, with useful information? Yes No

F2a Please suggest changes that will assist your use of the website. _____

F3 Are you on the Town email list? Yes No
(If you wish to be on the Town email list, send your email to townclerk@castlevalleyutah.com.)

F4 The Town has several part-time employees. It relies on volunteers to fill positions on the Town Council, the Planning and Land Use Commission, the Roads Committee, and other ad hoc committees. Would you consider serving on the Town government? Yes No Maybe

F5 The Town operates on a small budget (\$253,245 for 2019). The Town receives only about 16% of your total County property taxes. This portion of the County property tax is the primary source of Town revenue. The Town's property tax rate was last raised in 2016. Do you favor raising property taxes, as needed? Yes No

F6 Do you favor increasing Town property taxes to hire more staff and/or increase the hours and/or pay of current staff? Yes No

F7 Are there any important issues that the Town government is not addressing? _____

SECTION G—FIRE AND FIRE PREVENTION

G1 Castle Valley properties are vulnerable to wildfire because of the extensive vegetation on most properties. Cheatgrass, dead tumbleweeds and other weeds, dead sage or trees are highly flammable. The Castle Valley Fire Department, and other agencies, encourage making your property Firewise safe, that is defensible against fire. See the Town and Fire Department websites on preparing fire defensible properties.

A Has the Utah Division of Forestry, Fire and State Lands conducted a free Firewise inspection of your lot in the (circle one): past 5 years past 10 years Never

B If trained members of the Castle Valley Fire Department were able to conduct a Firewise inspection of your property, would you use the service? Yes No Maybe

C Would you support a Town Ordinance that required annual removal of these fuels? Yes No

D Would you be willing to hire people to clear vegetation around your property, if the service was available? Yes No Maybe

E The Fire Department members are all volunteers. Do you have suggestions on how the department can recruit and retain new and younger members? _____

SECTION H—INFRASTRUCTURE

H1 How do you feel about the condition/maintenance of the road you live on (circle one):
Very satisfied Satisfied It's OK Dissatisfied

H1a If dissatisfied, do you have any suggestions for improvement? _____

SECTION I—CAPITAL IMPROVEMENT PROJECTS & OTHER NEW SERVICES

I1 Please prioritize the following projects that may require additional taxes or fees. Rate each with 0-3:

0 = Do Not Favor if Additional Fees/Taxes are Needed to Fund

1 = Low Priority 2 = Medium Priority 3 = High Priority

- A _____ Side road improvement beyond what is currently budgeted.
B _____ Drainage work beyond what is currently budgeted.
C _____ Purchase of additional needed equipment for the Town Road Department.
D _____ Improvement to the mailbox area, such as a shade structure for the mailboxes, planting of trees around the area, etc. Suggest other improvements _____

SECTION J—LET YOUR VOICE BE HEARD

J1 Which community values and policies do you believe the Town should continue to protect and maintain? Please prioritize the following community values by rating each with 0-3:

0 = Do Not Favor Continuing to Protect and Maintain

1 = Low Priority 2 = Medium Priority 3 = High Priority

- | | |
|--------------------------------------|--|
| A _____ <i>Water Quality</i> | H _____ <i>5-Acre Minimum Lot Size</i> |
| B _____ <i>Air Quality</i> | I _____ <i>Single Family Dwelling per Lot</i> |
| C _____ <i>Protection of Aquifer</i> | J _____ <i>Renewable Energy Technologies</i> |
| D _____ <i>Scenic Views</i> | K _____ <i>Sustainable Community Practices</i> |
| E _____ <i>Open Space</i> | L _____ <i>Sustainable Agriculture</i> |
| F _____ <i>Tranquility/Silence</i> | M _____ <i>No Commercial Development Beyond What's Currently Allowed</i> |
| G _____ <i>Wildlife Habitat</i> | N _____ <i>Other</i> _____ |

J2 Which issues do you believe the Town should make a high priority to develop or improve upon?

Please prioritize the issues below by rating each with 0-3:

0 = Do Not Favor Continuing to Develop or Improve Upon

1 = Low Priority 2 = Medium Priority 3 = High Priority

- | | |
|--|---------------------------------|
| A _____ <i>Fire Prevention</i> | E _____ <i>Livestock Limits</i> |
| B _____ <i>Evacuation Policies and Plans</i> | F _____ <i>Road Maintenance</i> |
| C _____ <i>Animal Control</i> | G _____ <i>Other</i> _____ |
| D _____ <i>Emergency Preparedness</i> | |

J3 Please share any additional concerns or suggestions to help address any issues that you indicated in J1 and J2 above as having a high priority:

J4 What do you like best about life in Castle Valley?

J5 What do you like least about living in Castle Valley?

J6 Please tell us about your vision for the Valley. What would you like to have stay the same? What would you like to have change?

Additional Comments (please identify the question by number):

MAIL THE SURVEY IN THE ENCLOSED STAMPED ENVELOPE
POSTMARKED ON OR BEFORE JUNE 20, 2019,
OR RETURN IT TO THE TOWN OFFICE BY JUNE 20, 2019.
THERE IS A BLUE DROP BOX NEAR THE FLAGPOLE.