

SPECIAL AGENDA

SPECIAL MEETING OF THE PLANNING AND LAND USE COMMISSION

TOWN OF CASTLE VALLEY

FRIDAY, JUNE 13, 2025 AT 5:30 P.M.

CASTLE VALLEY TOWN BUILDING - 2 CASTLE VALLEY DRIVE

This meeting will be a hybrid meeting held electronically by Zoom and also in person at the anchor site at the Town Building. If you have comments or concerns please attend or email them prior to the Meeting: planningclerk@castlevalleyutah.com or call 259-9828 M-W 9AM-1PM. Thank you!

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=Q05sYm5qQ0lpNlY5TVp2bTU5VnZjQT09

CALL TO ORDER & ROLL CALL

- 1. Adoption of Agenda
- 2. Open Public Comment
- 3. Approval of Minutes: None
- 4. Procedural Matters: TBA

NEW BUSINESS -None

UNFINISHED BUSINESS

- 5. Discussion and possible action re: approval and addition of a new Temporary Accessory Dwelling (TAD) application form to the list of land use application forms that are currently being updated as detailed in Item 7 of this Agenda.
- 6. Discussion and possible action re: 2025 General Plan Survey
- 7. Discussion and possible action regarding updates to land use application forms, in order to align them with changes in procedure and recent amendments to Ordinances 85-3 and 95-6 (tabled):
 - Nonroutine Solar Energy System (SES) Permit Application (update)
 - Building Permit Information Sheet (update)
 - Internal Accessory Dwelling Unit Permit Application (added 6.6.24)
 - Septic Permit Application (approved 5.2.24)
 - Electric Permit Application (approved 5.2.24)
 - Land Disturbance Activity Review (approved 6.6.24)
 - Routine Solar Energy System (SES) Permit Application (approved 8.1.24)
 - Land Disturbance Activity Permit (approved 9.5.24)
 - Certificate of Land Use Compliance (CLUC) Form to replace CLUC for Agricultural Use (approved 9.5.24)
 - Agricultural Exemption Form (approved 3.6.25)
 - Certificate of Occupancy Review form (added 5.8.25)
 - Temporary Dwelling Permit Application form (added 5.8.25)
 - Temporary Dwelling Permit Renewal form (added 5.8.25)
 - Fulfillment of Decommission Contracts (added 5.8.25) (approved 4.3.25)
 - Three Acknowledgments Geologic Hazard, Short Term Rentals, One Dwelling Per Lot (approved 5.8.25)

CLOSED MEETING - If Needed 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.

2025 General Plan Survey Mailing

Mailing:

420 lots (colored paper)

-100 duplicate addresses (2019)

320 surveys

+ 24 second copies (different color)

344 surveys

- 14 hand delivered

- 24 second copies hand delivered

306 stamps for mailing

Outgoing postage

\$1.01*

1.3 oz. mailing

6 two-sided pages

1 #10 mailing envelope

purchase

1 # 9 return envelope

on hand on hand

1 label Return postage

1.01*

1.1 oz. mailing (6 pages)

.95 oz. mailing (5 pages) .73*

Printing:

344 doubled sided cover letter
325 6 two-sided survey – 1 color
24 6 two-sided survey – 2nd color

w/ sequential serial no. on page 1

print cost paper cost collate staple

stamp return envelope

stuff

stamp & seal outgoing envelope

* \$ 0.73 1st ounce prior to July 13, 2025

.28 2nd ounce

\$ 0.78 1st ounce after July 13, 2025

.?? 2nd ounce

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' and residents' 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 SEPTEMBER XX, 2025, OR RETURN IT TO THE TOWN OFFICE BY JUNE 20, 2019. THERE IS A BLUE DROP BOX NEAR THE FLAGPOLE.

Serial # xxxxxxxxxx

Use this number to fill in your survey on line.

Go to https://----

SECTION A—COMMUNITY PROFILE

A1	Are you a (circle all the	at apply):				
	Full-time Resident	Part-time Resident	Renter	Non-Resident Pr	operty Ou	ner
A2	Number of people in ye	our Castle Valley housel	nold?	-		
A3	How old is each persor	in your household (plea	ase list ages)?		· <u> </u>	
A4	Number of years you h	ave owned land in Castl	e Valley?			
A5	How many lots do you	own?				
A6	Number of years you h	ave been residing in Cas	stle Valley?			
A 7	If you are a registered	voter is Castle Valley yo	ur registered	voting address?	Yes	No
A8	Are you currently renti	ng out a home that you	own in Castle	Valley?	Yes	No

	At what stage of developm litional lots): Permanent Housing				k of paper fo. Vacant	r
	· ·	101111011111	'G	.,,,,,,,,,,,,,,,,		
A1	If you do not currently hav residence in (circle one; us 1-4 years	e back of paper for	additional lots)			n to build a
SE	CTION B—WATER & SEI	PTIC				
The guidant Aquithe droit to be Walth Walth and http	ter source c Town of Castle Valley recer de the Town's policies and ac uifer. The Town works closel se goals. As we know, water ught and climate changes wil aclp guide and support the To ter Management Plan, pp 2-5 ter. Then click on the Water I be://webgen1files1.revize.com %20Management%20Plan.pd	tions to protect our y with the Utah Div in the west is scarce. I continue to impact wn's ongoing effort: https://castlevalley.//dastlevalleyut/Docastlevalleyu	water rights and ision of Water I, and likely to b water supply. I is to secure our vatah.com. Click use the follow	I water quality Rights and other secome more so Please answer t water. These to k the Administr ing URL:	for our Sole er entities to b. Factors such the following opics are deta ration tab and	Source achieve ch as questions ided in the dichoose
В1	Do you have a well? (circle	one: use back of pa	per for addition	eal lots)	Yes	No
В2	If yes, has the quality or qua			ne past three ye Yes /		cnow
	B2a If yes, what has change	d?				
	If you do not have a well, wh Poor water quality Lack er:	of water availability	Cost o	ck of paper for f drilling Pr	additional lo	ots) veloped
B4	If you do not have a well, do	you have a cistern?			Yes	No
	B4a What size?					
	B4b Do you have water con	ımcrcially delivered	?		Yes	No

Many lots in the Town cannot produce an adequate quantity of water and/or good quality water for drinking and other uses via well installation that is not suitable for consumption. The WMP identifies several options for providing water to those lots. One option is a dedicated well with a small treatment

Rooftop

B4c If not commercially delivered, what is the primary source of your water (circle one)?

Castle Valley neighbor

Moab

facility that supplies a "filling station" where residents could fill their own containers with potable water. The other option is use of a Town water truck to deliver non-potable water to cisterns on individual lots. Another option is researching the feasibility of installing a well for any and all residents to get water for a small fee. (See WMP pp4-5)

B5 Do you support the Town to continue researching options to provide residents whose lots produce	
little or no water and/or poor quality water with	Comment [PLUC1]: FR added this
5a non-potable water. Yes No	
5h potable water Yes No	
B6 The Town has historically been concerned with aquifer and surface water protection and management. Would you support the Town exploring further restrictions and lot mitigations (circle one).	
Yes No Comments:	
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:	
B7 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	
B8 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	
SECTION D—ORDINANCES & ENFORCEMENT	
D1 Should the square footage restrictions on structures within the Town be feirely ones	
increased? remain the same? decreased?	
D2 Do you support continuing to include porch roofs, eaves, and overhangs in total square footage calculations? (circle one)	
Yes No Comments:	

	us:		
		mpts two outbuildings l	ess than 120 S.F. from inclusion in the
total square footag	e calculations. S increased?	hould the exemption of remain the same?	two be (circle one)
D5 Should the size Building Code? <u>(cia</u>		ilding be increased to 20	00 S.F. as allowed in the Uniform
	Yes	No	Remain the same
		s is primarily handled thre er means to enforce ordin	ough the Formal Complaint Process. Donances? Yes No
D6a If yes, plea	ase identify speci	fic mechanisms that migh	nt be considered (circle all that apply).
<i>Q</i>	plaint-driven	Town can initiate H	lire code enforcement officer
•			
Com Other:			
•			A Wall of the control
•			

Comment [PLUC2]: Or "... continue to use height and square footage to minimize visual impact?"

6	6			
-			AND THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON A	
1				
	E4 The median age of residents in to remain living in your home as y			
	A-Not concerned B-Lo	ow concern (C-Medium Concern	D-High concern
1	E5 As people grow older, they ma 1-5, with 1 being little interest/sup should:	ny need services no port and 5 being su	t usually required for bstantial interest/sup	or younger people. On a scale of pport, do you think the Town
	AExplore the costs, bene Moab?	fits, practicality, ar	d likely usage of a r	egular transportation service to
	B Explore options for a v	isiting nurse to com	e to CV on a regula	r basis?
	C Explore senior housing accessory dwelling unit			
s	SECTION F—GOVERNMENT			
F	F1 How do you receive news about	ut the Town goverr		
	A-Town Website	D –Email		e Valley Comments
		E-Bulletin boar F-Town Mailin		Castle Valley Facehook Page
	TA 10 1 TO 1 1 (.1 11 . 1		• • • • • • • • • • • • • • • • • • • •
	F2 If you use the Town website (or information?	astievalleyutah.cor	n), ao you find it ea:	sy to use, with useful

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

Yes

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

No

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, and other ad hoc committees. Would you consider serving on the Town government? (See J7) (circle one) Yes No Maybe

F5 The Town operates on a relatively small budget (\$2 receives only about 9.2% of your total County property the primary source of Town revenue. The Town's proper raising property taxes, as needed? (circle one)	taxes. This portion of the County property tax is
F6 Do you favor increasing Town property taxes to hir of current staff? (circle one)	re more staff and/or increase the hours and/or pay Yes No
F7 Are there any important issues that the Town govern	nment is not addressing?
	
SECTION G—FIRE AND FIRE PREVENTION	
G1 Castle Valley proportics are vulnerable to wildfire to properties. Cheatgrass, dead tumbleweeds and other we Castle Valley Fire Department, and other agencies, encodefensible against fire. See the Town and Fire Department properties. A Has the Utah Division of Forestry, Fire and State your lot in the (circle one):	eds, dead sage or trees are highly flammable. The ourage making your property Firewise safe, that is ent websites on preparing fire defensible
B If trained members of the Castle Valley Fire Depa of your property, would you use the service? (circle	
C Would you be willing to hire people to clear vege available? (circle one)	etation around your property, if the service was Yes No Marbe
D The Fire Department members are all volunteers. can recruit and retain new and younger members? (S	

Comment [FR3]: Jocelyn suggests not including a figure because it changes year to year depending on projects.

Comment [FR4]: Determine average percentage for 2024.

SECTION H—INFRASTRUCTURE

H1 How do you feel about the condition/maintenance of the road you live on (circle one):

l	8	
ı		y dissatisfied
	H1a Do you have any suggestions for improvement?	
	H2 Should the Town pursue improved cell phone coverage? (circle one)	Yes No
	SECTION I—CAPITAL IMPROVEMENT PROJECTS & OTHER NEW 11 Please prioritize the following projects that may require additional taxes or form the second of the	es. Rate each with 0-3: Fund Priority
	D Suggest other improvements	
	SECTION J—LET YOUR VOICE BE HEARD	
-	J1 Which community values and policies do you believe the Town should conti maintain? Please prioritize the following community values by rating each with	
	, , , , , , , , , , , , , , , , , , ,	igh Priority
	A Water Quality H 5-Acre Minimum Lot Size B Air Quality I Single Family Dwelling per Lot C Protection of Aquifer J Renewable Energy Technologies D Scenic Views K Sustainable Community Practices E Open Space L Sustainable Agriculture	
	F Tranquility/Silence M No Commercial Development Beyond W G Wildlife Habitat N Other	hat's Currently Allowed

	0 = Do Not Favor Continui	ing to Develop or Improve Up	on	
	1 = Low Priority 2 = Medium	Priority 3 =	High Priority	
	A Fire Prevention B Evacuation Policies and Plans C Animal Control H Other D Emergency Preparedness	EAgricultural Uses FRoad Maintenanc GRoad Improvemen	re	
	Please share any additional concerns or sugge J2 above:	estions to help address any issu	ues that you indicated in J1	-
J4 \	What do you like best about life in Castle Vall	lley?		
	What do you like least about living in Castle '	Valley?		
J5 \				
J6 I	Please tell us about your vision for the Valley ld you like to have change?	/. What would you like to have	e stay the same? What	
J6 I wou				

MAIL THE SURVEY IN THE ENCLOSED STAMPED ENVELOPE POSTMARKED ON OR BEFORE JUNE 20, 2019, OR RETURN IT TO THE TOWN OFFICE BY SEPTEMBER XX, 2025. THERE IS A BLUE DROP BOX NEAR THE FLAGPOLE.

Additional Comments (please identify the question by number):

information form.

TDP Application and TDP Renewal Application

Revision notes

- The original form combines both the initial application and the renewal. I found this really confused people so split it into two different forms, albeit very similar.
- The italicized bullet points under the gray box highlight the main points of each different form, and refer to the correct sections of the current 85-3.
- Requiring the VIN and license plate number is not supported in 85-3; also, why? so that was removed.
- References to "state sanitarian" have been updated to SE Utah Health Department. Health Department signature is discretionary on the part of the BPA, not required in every case.
- Original form incorporated the Drainage Review form and the Three
 Acknowledgments. These are separate forms that have themselves been updated, and can be attached.
- -submitted by Colleen Thompson BPA

TOWN OF CASTLE VALLEY

TEMPORARY DWELLING PRE-APPROVAL CHECK LIST

- 1 COMPLETED TEMPORARY DWELLING PERMIT (TDP) FORM (page 3).
- 2 -SIGNATURE OF SANITARIAN ON TDP PERMIT FORM.
- 3 COPY OF SEPTIC APPROVAL OR SEWAGE DISPOSAL PLAN SIGNED BY LOCAL HEALTH DEPARTMENT.
- 4 DRAINAGE REVIEW SIGNED BY ROAD MANAGER.
- 5- PLOT PLAN SHOWING ALL STRUCTURES, WELL, SEPTIC, AND PROPOSED TEMPORARY DWELLING SITE WITH DIMENSIONS. INCLUDE SET BACKS.
- 6- SIGNED ACKNOWLEDGEMENTS FOR GEOLOGIC HAZARDS, ONE DWELLING PER LOT, AND SHORT TERM RENTALS PROHIBITED.
- 7- CASTLE VALLEY BUILDING PERMIT INFORMATION SHEET (initialed and signed).
- 8- TEMPORARY DWELLING APPLICATION FEE: \$50 (make checks out to Town of Castle Valley).

RENEWALS:

- 1- RENEWAL REQUESTS ARE MADE BY SUBMITTING THIS APPLICATION TO THE BUILDING PERMIT AGENT (BPA) BEFORE YOUR RENEWAL DUE DATE. THE RENEWAL REQUEST MAY BE REVIEWED BY THE PLANNING AND LAND USE COMMISSION IF THE BPA DETERMINES THAT CONDITIONS MAY BE REQUIRED FOR ITS CONTINUED USE AS A TEMPORARY DWELLING.
- 2- SEWAGE DISPOSAL THAT IS TEMPORARY (IE ANYTHING THAT IS NOT A SEPTIC SYSTEM), MUST BE INSPECTED BY THE LOCAL HEALTH DEPARTMENT AND SIGNED OFF ON BEFORE A PERMIT CAN BE RENEWED.
- 3- A CURRENT PLOT PLAN PLUS ACKNOWLEDGMENTS LISTED IN ITEM 6 ABOVE MUST BE SUBMITTED WITH EACH RENEWAL REQUEST.
- 4- TEMPORARY DWELLING RENEWAL FEE: \$30 (make checks out to Town of Castle Valley)

Property Owner(s) Initials

TOWN OF CASTLE VALLEY

TEMPORARY DWELLINGS

From the Town of Castle Valley Zoning Ordinance 85-3

4.12 TEMPORARY DWELLING PERMITS ISSUED

Only one Temporary Dwelling is allowed per legally platted lot. A property owner shall obtain a permit to use a Temporary Dwelling (as defined in section 1.6) on their lot for a period of two (2) years. The Town requires that a plot plan be submitted showing the location of the temporary dwelling and any other improvements on the lot. A Temporary Dwelling Permit must be obtained before the installation of a Temporary Dwelling on a legally platted lot and before human habitation of a Temporary Dwelling for any length of time, i.e. intermittent occupancy or permanent residency. An unoccupied RV may be stored on a legally platted lot without a permit.

A Temporary Dwelling must be connected to a septic system or be self-contained. An inspection by the State Sanitarian regarding sewage disposal may be required. There shall be no right created by this land use ordinance to use a Temporary Dwelling for human habitation for more than the two (2) year period of the permit. A Temporary Dwelling Permit is nontransferable. New owners of a lot that has a legally permitted Temporary Dwelling installed by previous owners must apply for a new Temporary Dwelling Permit in their own name or decommission the Temporary Dwelling as provided for in this Chapter. Granting of a new Temporary Dwelling Permit under the new owner's name shall not be unreasonably withheld so long as it complies with all Town Land Use Regulations in effect at the time.

4.13 TEMPORARY DWELLING PERMIT RENEWAL

If a Temporary Dwelling has not been replaced with a permanent one, removed, or changed to a stored RV two (2) years from the date of the issuance of the Temporary Dwelling Permit, the property owner must apply for a renewal of the temporary dwelling permit by submitting a written request to the Town. Renewals are for two (2) year periods. In granting a renewal, the Planning and Land Use Commission may stipulate additional conditions for the continued use of the Temporary Dwelling.

4.14 TEMPORARY DWELLING DECOMMISSIONING

One Temporary Dwelling may be located on a legally platted lot with a new dwelling under construction, along with a Decommissioning Contract. A Temporary Dwelling must be decommissioned no later than thirty (30) days after the occupancy of a new permanent dwelling on a legally platted lot. Decommissioning may include removal of the Temporary Dwelling RV, or change of use to a stored RV, including disconnecting from a septic system. A site inspection by a Town official will be held to verify the decommissioning of the Temporary Dwelling.

Property Owner(s) Initials

TOWN OF CASTLE VALLEY TEMPORARY DWELLING PERMIT

Lot #	
Applicant	Application Date
Mailing Address	
E-mail Address	
Telephone	
DESCRIPTION OF	ΓΕΜΡΟRARY DWELLING: (include make, model, VIN # and license #):
SEWAGE DISPOSA	L METHOD:
SIGNATURE LOCAL	L HEALTH DEPARTMENT:
OWNER'S INTEND	ED USE: (circle one) RESIDENCY INTERMITTENT
	ng Permits will not be approved that are not in compliance with Castle Valley ons and other applicable laws.
Permits issued on	the basis of false or misleading information are void.
Installation and dw delays, fines and/o	velling in a Temporary Dwelling without an approved Permit may be subject to r increased permit fees.
7	E READ AND AGREE TO ABIDE BY THE TOWN OF CASTLE VALLEY'S CONING ORDINANCE REGARDING TEMPORARY DWELLINGS."
	SIGNATURE(S) OF PROPERTY OWNER(S)
SIGNATURE OF AU	THORIZED TOWN OFFICER:
	L DATE:RENEWAL DUE DATE:
RENEWAL APPROV	/AL DATE:

Page 3 of 6 9/19/18

Castle Valley Drainage Review

A drainage review is required before constructing a building in Castle Valley. For drainage review, please contact the Castle Valley Roads Manager at 435-259-9828 to arrange a time for a site visit to your lot to review the plans and the drainage.

This document must be signed by the Castle Valley Roads Manager and attached to the

<u>plot plan</u> before a Building Permit Application of	can be approved.		
Name of Lot Owner:			
Telephone Number:			
The Town has reviewed these drainage plans or Town storm water and drainage regulations. The purposes only. Neither this review nor the appropurposes of ensuring, guaranteeing or warranting storm or flood waters entering the property. The the appropriate actions to protect his or her own damage. Pursuant to Town Ordinance 95-6, all washes, or shall be maintained in such a way that does not onto the property or the concentration of discharge.	is review is for the oval of the plans cang that the property exproperty owner in property from posturainages and/or waffect the entrance	e Town's come an be relied on will be protes responsible tential storm waterways on the point of surface.	ipliance in for ected from for taking or flood the lot face wate
Planned and/or required modifications and other	er notes are describ	ed below:	
		•	
Lot # has been reviewed for drainage construction at the proposed building(s) site, as Drainage Review shall expire after 12 months u Application is submitted to the Town within theApprovedNot Approved	detailed in the att	ached plot pla	ın. A
Castle Valley Roads Manager		Date	

ACKNOWLEDGEMENT OF ONE DWELLING PER PLATTED LOT RESTRICTION

The Land Use Ordinance of the Town of Castle Valley states in Section 5.5, "Only one (1) building which contains a dwelling as defined in this Land Use Ordinance shall be located and maintained on a legally platted lot in the Town of Castle Valley. Only one kitchen is allowed per platted lot. The intent of the regulations in this section is to prevent guest houses, apartments, duplexes, mother-in-law apartments or other construction creating more than one dwelling per legally platted lot and to prevent short-term overnight rentals, all of which are prohibited "

By signing this application for a Temporary Dwelling permit in the Town of Castle Valley, I acknowledge and agree to comply with the above cited restriction.

Signature:	Property	Owner	 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	· *,

ACKNOWLEDGEMENT OF SHORT-TERM RENTALS PROHIBITED

The Zoning Ordinance of the Town of Castle Valley states in Section 4.4, "Short-term rentals are prohibited. The use of property through rental arrangements for a period of less than twenty-five (25) days is a commercial use of property and is not permitted unless specifically allowed under other provisions of this Land Use Ordinance. The intent of this provision is to prohibit use of property for commercial rental as overnight accommodations." Section 1.6 further defines short-term rentals as, "Rental of property or improvements on property for a period of less than twenty-five (25) days to a person or persons not residing in the Town of Castle Valley."

By signing this application for a Temporary Dwelling permit in the Town of Castle Valley, I acknowledge and agree to comply with the above cited restriction.

1.4	1 1 1 1	1114	그 유지점 가는 이 전에	
Signature.	Property	Owner		

GEOLOGIC HAZARDS RELEASE AGREEMEI\IT FOR OBTAINING A BUILDING PERMIT TOWN OF CASTLE VALLEY (September 1995)

The Castle Valley River Ranchos -Subdivision was platted by Grand County before the Town of Castle Valley was incorporated. During the platting process, there was no geologic evaluation of hazards associated with rock falls, flooding, soil problems, suitability, subsidence or similar geologic hazards. Building Permit applicants are advised to independently evaluate geologic hazards on the individual lot on which they propose to build before commencing construction. The Town of Castle Valley assumes no responsibility for geologic hazards encountered *by any* Building Permit applicant and specifically disclaims any liability for any representation that any

lot is suitable for construction or safe from geologic hazard. The Building
Permit applicant assumes all risks in connection with geologic hazards
existing or to be encountered in the future with respect to construction or
occupancy of the lot owned by the applicant, and waives any claims for
damages arising out of geologic hazards against the Town of Castle Valley.

Dated this day of		
Signature of lot owner	Lot #	_
Address and phone number		

TOWN OF CASTLE VALLEY UTAH Temporary Dwelling Permit Application

Lot#_				
Prope	rty owner			
Mailir	ng address			
Phone		Email		
2.7.0	ICE USE pproved by		date	
R	enew by this dateee Paid \$#			
• A ten • Only • A TL • A TD • TDP. Subr	rdinance 85-3 Definitions and Ch. 4.2 Inporary dwelling is typically a travel one temporary dwelling is allowed pop is valid for two years, then must be one transferable if the property mission requirements It plan showing entire lot with the mensions must be clearly marked. In a. Lot #, name, address, and phosphore by the property lines, road easement to submit documentation preproperty lines and road easements.	I trailer or other manufactor legally platted lot. The renewed or the tempora on, whether intermittent of changes ownership. The following details. Hand Include additional page none of lot owner. The lines, and minimum expared by a registered legistered legistered legistered in the second of	tured mobile unit, excluding ary dwelling decommissioned or permanent. d drawn OK; all distances a zoomed with detail if new setback lines. Applicant mand surveyor or civil enginerations.	and cessary.
	c. Existing structures and other d. Proposed temporary dwelling and Disturbance Activity application cessary by the Town Building Pern	g location with setback on, if applicable, or any	other forms or informatio	
Au	thority.	_ , ,	ū	
	ialed and signed Building Permit I knowledgments.	Information Sheet and	Acknowledgment; signed	Waiver and
4. Ma	ke and model:			

5. Dimensions: width x length _____

6. Intended use:	☐ Full time	☐ Intermittent		
7. Sewage disposal	method:			
□ Direct co	nnection to septic	☐ Self-contained with pe	eriodic servicing	
□ Other:			4.	
SE Utah He	ealth Department signa	ature (if deemed applicable by BPA	or designated CV Lan	d Use Authority):
			date	
8. Payment of fee bhttps://www.cas	oy cash or check made tlevalleyutah.com/doc	out to Town of Castle Valle cuments/index.php).	y (see current Fe	ee Schedule at
Property Owner 1	rigrature		date	
	int name		3.8	
			_	
Property Owner 2	signature		date	
pı	int name Wake		_	

The above signatories acknowledge and agree to comply with all requirements as stated on this application, and attest that the provided information is accurate and complete, to the best of their knowledge. Permits issued on the basis of false or misleading information are void.

Ordinance 85-3 Ch. 9.1.C: No license, building permit, or other Land Use Application Permit shall be issued by any official, employee, or agent vested with the duty and authority to issue licenses or permits which would not be in conformance with the provisions of Town Land Use Regulations in effect at the time of application. It shall be a violation of this land use ordinance for any official, employee, or agent to issue any permit or license in violation of Town Land Use Regulations. Any license or permit not in compliance with Town Land Use Regulations or issued on the basis of false or misleading information shall be void.

TOWN OF CASTLE VALLEY UTAH Temporary Dwelling Permit RENEWAL Application

Lot #		
Property owner		
Mailing address		
Phone	Email	
OFFICE USE ☐ Conditions required. Attach details,	refer to PLUC. BPA s	sig
☐ Approved by Next renewal due date		- 네이트 - 트립트
☐ Fee Paid \$ #_	date	rec'd by inits
Planning and Land Use Commission (a. TDPs are not transferable if the proper Submission requirements 1. Plot plan showing entire lot with the dimensions must be clearly marked a. Lot #, name, address, and b. Property lines, road easem to submit documentation property lines and road ease. Existing structures and oth d. Proposed temporary dwell. 2. Any other forms or information dead Land Use Authority.	PLUC) for approval. rty changes ownership. the following details. d. Include additional phone of lot owner. nent lines, and minim prepared by a register isements if deemed ner improvements. ling location with set emed necessary by the	Hand drawn OK; all distances and I page zoomed with detail if necessary. num setback lines. Applicant may be require ered land surveyor or civil engineer identifying necessary to verify the setback requirements.
4. Make and model:		

5. Dimensions: width x length _____

6. Intended use:	□ Full time	☐ Intermittent				
7. Sewage disposal	method:					
□ Direct cor	nection to septic	☐ Self-contained with	periodic servicing	,		
☐ Other:						
SE Utah Hea		ture (if deemed applicable by BP	e proteir			
		· i	date	· · · · · · · · · · · · · · · · · · ·		
8. Payment of fee by cash or check made out to Town of Castle Valley (see current Fee Schedule at https://www.castlevalleyutah.com/documents/index.php).						
				Salahan Salahan Salahan		
			eries Augustus Augustus			
				·		
Property Owner 1 s	gnature		date			
pri	nt name					
Property Owner 2 s	ignature		date			
pri	nt name					

The above signatories acknowledge and agree to comply with all requirements as stated on this application, and attest that the provided information is accurate and complete, to the best of their knowledge. Permits issued on the basis of false or misleading information are void.

Ordinance 85-3 Ch. 9.1.C: No license, building permit, or other Land Use Application Permit shall be issued by any official, employee, or agent vested with the duty and authority to issue licenses or permits which would not be in conformance with the provisions of Town Land Use Regulations in effect at the time of application. It shall be a violation of this land use ordinance for any official, employee, or agent to issue any permit or license in violation of Town Land Use Regulations. Any license or permit not in compliance with Town Land Use Regulations or issued on the basis of false or misleading information shall be void.

Ordinance 85-3 · Amended April 17, 2024

immediate family members who are certified infirm, or for caregivers who are assisting the occupants of the main Dwelling who are certified as infirm.

TEMPORARY DWELLING: A manufactured mobile unit (other than a mobile home) designed and permitted by its manufacture as a temporary residence for travel, recreational, and vacation use, including recreational vehicles such as: travel trailers, park trailers, camp trailers, motor homes, truck campers and vans and installed as a Dwelling and occupied for any length of time, i.e. intermittent occupancy or long-term residency. A travel trailer shall not require special highway movement permits when towed on public highways, and shall not exceed eight (8) feet in width of forty (40) feet in length. A park trailer shall not exceed an area of 400 square feet. The unit must be self-contained or attached to a septic system approved by the Local Health Department. A Temporary Dwelling is considered a Dwelling. Only one Dwelling is permitted on a legally platted lot in the Town (except that an unused recreational vehicle may be stored while not in use).

TOWN COUNCIL: The Castle Valley Town Council, which includes the Mayor and Council members. UNNECESSARY HARDSHIP: A general restriction placed upon a lot with respect to setback or area where, by reason of exceptional narrowness, shallowness, shape, land condition or topography of such lot, a literal enforcement of the general restrictions would result in an unfairness to the owner compared to the owners of other lots in the same zone and/or which literal enforcement would be unnecessary in order to achieve the intent of the zone. The hardship shall not have been created by an act of any property owner.

UPDES: The Utah Pollution Discharge Elimination System, which is the state/national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 318, 402, and 405 of the Clean Water Act.

VARIANCE: A waiver or modification of a setback, an area requirement or height requirement of Town Land Use Ordinances, as distinguished from a conditional use, to be determined by the Appeal Authority.

WATERCOURSE: A permanent or intermittent stream or other body of water, either natural or manmade, which gathers or carries Surface Water, including catch basins.

CHAPTER 3 LAND USE AND APPEAL AUTHORITY

3.1 DESIGNATION OF LAND USE AUTHORITY

3.1.1 Building Permit Agent

The Building Permit Agent shall act as the Land Use Authority to perform Grade Reviews prior to any earth-moving associated with a Building Permit, in order to determine Existing Grade (see Definitions). The Building Permit Agent shall share the Land Use Authority with the Roads Manager to perform Land Disturbance Reviews .They shall review and determine whether an application for a Land Use Decision is routine or nonroutine and act on routine requests for a Land Use Decision for routine building permits, routine requests for Conditional Use Permits, routine requests for Temporary Dwelling Permits, routine requests for Internal Accessory Dwelling Unit permits, routine requests for electrical or solar energy system permits, routine requests for Certificates of Land Use Compliance, routine requests for a Decommissioning Contract, requests for Septic permits, and requests for Certificates of Occupancy. The Building Permit Agent shall determine if, upon renewal, a Temporary Dwelling Permit shall require additional conditions for its continued use as a Temporary Dwelling and refer those that require conditions to the Planning and Land Use Commission. The Building Permit Agent may not deny or condition a routine Land Use Application, but shall deem an application which may be denied or conditioned to be nonroutine. The Building Permit Agent shall deem all Land Use Applications as nonroutine that require advice or other services to the Town by professional parties to properly evaluate its compliance with Town Land Use Regulations and its impact in the zone in which the land use is to be located.

3.1.2 Roads Manager

The Roads Manager shall act as the Land Use Authority to approve Right of Way Encroachment Permit applications. The Roads Manager shall share the Land Use Authority, with the Building Permit Agent, to perform Land Disturbance Reviews.

3.1.3 Planning and Land Use Commission

The Planning and Land Use Commission shall review Land Use Applications and make recommendations to the Town Council prior to the Town Council taking action as the Land Use Authority with regard to all Land Use Applications where the Town Council is the Land Use Authority, including applications for nonroutine Conditional Use Permits, subdivisions, and the annual review of Conditional Use Permits.

The Planning and Land Use Commission shall act as the Land Use Authority to act upon requests for a Land Use Decision for nonroutine building permits, Temporary Dwelling Permit renewals that require additional conditions for the continued use of the Temporary Dwelling, nonroutine requests for electrical or solar energy system permits, nonroutine requests for Certificates of Land Use Compliance, or nonroutine requests for Decommissioning Contracts.

3.1.4 Town Council

The Town Council shall act as the Land Use Authority to review and act upon Land Use Applications related to the following: subdivision approval; nonroutine Conditional Use Permits; review, annual renewal and revocation of both routine and nonroutine Conditional Use Permits; Temporary Accessory Dwellings For Medical Purposes; noncomplying buildings; nonconforming uses; the interpretation of the provisions of Town Land Use Regulations related to permitted and non-

- D. In the event the Town does not take any action to remove the TAD from the subject property in accordance with its rights to do so set forth in subsection 7.B of this section above, the Town's inaction, on one or more occasions, shall not be deemed a waiver or forfeiture or the Town's rights as set forth in this permit, to remove the TAD at any time thereafter.
- E. All applicants must sign a written statement that they have read, understood and will comply with the requirements of this land use ordinance.
- F. All applicants must sign an acknowledgement of the number of permitted Dwellings per platted lot.
- G. In the event that the applicant fails to comply with this land use ordinance, the Town will recover the costs of compliance by obtaining a judgment against the applicant and foreclosing on the judgment lien against the property

4.11 TEMPORARY DWELLING PERMITS ISSUED

Only one Temporary Dwelling is allowed per legally platted lot. A property owner shall obtain a permit to use a Temporary Dwelling (as defined in section 1.6) on their lot for a period of two (2) years. The Town requires that a plot plan be submitted showing the location of the Temporary Dwelling and any other improvements on the lot. A Temporary Dwelling Permit must be obtained before the installation of a Temporary Dwelling on a legally platted lot and before human habitation of a Temporary Dwelling for any length of time, i.e. intermittent occupancy or permanent residency. An unoccupied RV may be stored on a legally platted lot without a permit.

A Temporary Dwelling must be connected to a septic system or be self-contained. An inspection by the Local Health Department regarding sewage disposal may be required. There shall be no right created by this land use ordinance to use a Temporary Dwelling for human habitation for more than the two (2) year period of the permit. A Temporary Dwelling Permit is nontransferable. New owners of a lot that has a legally permitted Temporary Dwelling installed by previous owners must apply for a new Temporary Dwelling Permit in their own name or decommission the Temporary Dwelling as provided for in this Chapter. Granting of a new Temporary Dwelling Permit under the new owner's name shall not be unreasonably withheld so long as it complies with all Town Land Use Regulations in effect at the time.

4.12 TEMPORARY DWELLING PERMIT RENEWAL

If a Temporary Dwelling has not been replaced with a permanent one, removed, or changed to a stored RV two (2) years from the date of the issuance of the Temporary Dwelling Permit, the property owner must apply for a renewal of the Temporary Dwelling permit by submitting a written request to the Town. Renewals are for two (2) year periods. In granting a renewal, the Planning and Land Use Commission may stipulate additional conditions for the continued use of the Temporary Dwelling.

4.13 TEMPORARY DWELLING DECOMMISSIONING

One Temporary Dwelling may be located on a legally platted lot with a new Dwelling under construction, along with a Decommissioning Contract. A Temporary Dwelling must be decommissioned no later than thirty (30) days after the occupancy of a new permanent Dwelling on a legally platted lot. Decommissioning may include removal of the Temporary Dwelling RV, or change of use to a stored RV, including disconnecting from a septic system. A site inspection by a Town official will be held to verify the decommissioning of the Temporary Dwelling.