



AGENDA

PUBLIC HEARING ON THE PROPOSED TAX INCREASE

AND THE REGULAR TOWN COUNCIL MEETING

WEDNESDAY AUGUST 20th, 2025 AT 6:30 P.M.

CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE

This meeting will be a hybrid meeting held electronically by Zoom and also in person at the anchor site the Town Building. If you have comments or concerns for the Council please attend or email them prior to the Meeting: townclerk@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=Q05sYm5qQ0lpNIY5TVp2bTU5VnZjQT09>

Call to order and Roll Call

Public Hearing on the Proposed Tax Increase

1. Open Public Comment:

Regular Town Council Meeting

1. Open Public Comment:

2. Approval of Minutes: Special Town Council Meeting July 28, 2025.

3. Executive Reports:

*Water Agent and Water Committee Report - John Groo/ CM O'Brien

*Road Department Report- D. Honer

*Planning & Land Use Commission-Faylene Roth

*Utah Renewable Communities-CM Gibson

*Fire District-M Duncan /Chief Drake

* I.T . Report - Colleen Thompson

4. Correspondence: TBA

5. Administrative Matters & Procedures: Town letters, General Plan Survey total cost \$811.

NEW BUSINESS

6. Discussion and Possible Action re: Resolution 2025-5 Adopting the Certified Tax Rate.

7. Discussion and Possible Action re: Resolution 2025-6 Adopting the Proposed FY2026 Budget

8. Discussion and Possible Action re: Planning and Land Use Commission recommendation on the Rocky Mountain Power non routine electric installation application.

9. Discussion and Possible Action re: Manti LaSal National Forest Management Plan Update language recommendations.

10. Discussion and Possible Action re: Road Department purchase order for Dump truck and Backhoe tires \$2895.89.

11. Closed Meeting (If necessary)

12. Payment of the bills

ADJOURNMENT

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

Entity: select "Castle Valley" Body: select "Town of Castle Valley" Select this meeting and click on "Download attachments"

ATTACHMENTS A B

Castle Valley Budget /Actual 2024, Adopted 2025, Amended 2025, Actual 2025, Tentative 2026							
	Operating Budget	Actual 2024 Budget	Adopted 2025 Budget	Amended 2025 Budget	Actual 2025 Budget	Tentative 2026 Budget	
Codes	Operating Income	\$ 391,656.76	\$ 565,125.00	\$ 743,702.69	\$ 721,270.94	\$ 847,370.00	
	Tax Revenue	\$ 225,751.34	\$ 214,925.00	\$ 209,575.00	\$ 214,966.31	\$ 289,282.00	
4110	Property Taxes	\$ 133,942.12	\$ 134,585.00	\$ 134,585.00	\$ 132,398.44	\$ 208,942.00	
4111	Current	\$ 129,195.72	\$ 132,185.00	\$ 132,185.00	\$ 126,986.27	\$ 204,942.00	
4112	Delinquent	\$ 4,746.40	\$ 2,400.00	\$ 2,400.00	\$ 5,412.17	\$ 4,000.00	
4150	Sales Tax	\$ 79,333.82	\$ 72,000.00	\$ 72,000.00	\$ 79,783.65	\$ 72,000.00	
4175	Misc Tax	\$ 12,475.40	\$ 8,340.00	\$ 2,990.00	\$ 2,784.22	\$ 8,340.00	
4176	Motor Carrier	\$ 690.39	\$ 490.00	\$ 490.00	\$ 475.36	\$ 490.00	
4177	Fee in Lieu	\$ 10,258.82	\$ 6,350.00	\$ 1,000.00	\$ 860.02	\$ 6,350.00	
4199	Other	\$ 1,526.19	\$ 1,500.00	\$ 1,500.00	\$ 1,448.84	\$ 1,500.00	
	Intergovernmental Revenue	\$ 107,817.60	\$ 288,000.00	\$ 269,756.69	\$ 237,683.13	\$ 65,500.00	
4210	Class "C " Roads	\$ 72,214.74	\$ 63,000.00	\$ 63,000.00	\$ 61,617.89	\$ 60,000.00	
4211	Add Road Tax	\$ 7,561.61	\$ 5,000.00	\$ 5,500.00	\$ 7,598.55	\$ 5,500.00	
4220	Liquor Allotment Fund						
4230	Government Grants	\$ 28,041.25	\$ 220,000.00	\$ 201,256.69	\$ 168,466.69		
4299	Other / ARPA						
4300	Permits and Fees	\$ 3,553.75	\$ 2,200.00	\$ 3,065.00	\$ 3,787.50	\$ 3,065.00	
4310	Water Agreements	\$ 190.00	\$ 100.00	\$ 475.00	\$ 570.00	\$ 475.00	
4320	Building Permits	\$ 1,526.25	\$ 1,000.00	\$ 1,250.00	\$ 1,700.00	\$ 1,250.00	
4330	Business Lic/CUP	\$ 805.00	\$ 700.00	\$ 455.00	\$ 455.00	\$ 455.00	
4340	Fines						
4350	School Bus Prkg	\$ -	\$ -	\$ -	\$ -	\$ -	
4399	Other Fees	\$ 1,032.50	\$ 400.00	\$ 885.00	\$ 1,062.50	\$ 885.00	
4400	Donations/Private Grants	\$ 6,400.00	\$ -	\$ 1,325.00	\$ 1,325.00	\$ -	
4420	Scholarship	\$ -	\$ -	\$ -	\$ -	\$ -	
4499	Other	\$ 6,400.00		\$ 1,325.00	\$ 1,325.00		
4500	Interest	\$ 48,134.07	\$ 30,000.00	\$ 36,000.00	\$ 39,528.00	\$ 36,000.00	
	Sale of Fixed Assets						
	Transfer from Genl Fund Balance			\$ 42,961.00	\$ 42,961.00		
	Transfer From Capital Funds		\$ 30,000.00	\$ 181,020.00	\$ 181,020.00	\$ 453,523.00	

ATTACHMENTS A B

	Operating Expenses		\$ 348,695.12	\$ 565,125.00	\$ 743,702.69	\$ 725,179.44	\$ 847,370.00	
5100	Administration		\$ 68,177.95	\$ 91,450.00	\$ 72,360.00	\$ 68,879.15	\$ 100,820.00	
5110	Payroll & Taxes		\$ 43,700.12	\$ 44,800.00	\$ 44,800.00	\$ 44,598.74	\$ 46,170.00	
5111	Clerk		\$ 30,782.12	\$ 31,600.00	\$ 31,600.00	\$ 31,680.74	\$ 32,390.00	
5115	Mayor		\$ 12,918.00	\$ 13,200.00	\$ 13,200.00	\$ 12,918.00	\$ 13,780.00	
5119	Other							
5120	Office Expenses		\$ 3,738.32	\$ 4,000.00	\$ 2,500.00	\$ 2,395.08	\$ 4,000.00	
5125	Public Notice/ Website		\$ 1,059.29	\$ 3,000.00	\$ 2,200.00	\$ 1,981.70	\$ 3,000.00	
5130	Elections		\$ -	\$ -	\$ -	\$ -	\$ 8,000.00	
5135	Programs/Events		\$ 3,559.00	\$ 5,400.00	\$ 5,400.00	\$ 4,428.00	\$ 5,000.00	
5136	Scholarship		\$ -	\$ -	\$ -	\$ -	\$ -	
5137	Clean-Up		\$ 3,559.00	\$ 5,000.00	\$ 5,000.00	\$ 4,428.00	\$ 5,000.00	
5139	Other / CREP			\$ 400.00	\$ 400.00			
5150	Professional Services		\$ 5,123.86	\$ 17,150.00	\$ 6,360.00	\$ 5,473.41	\$ 17,550.00	
5151	Legal		\$ 1,837.00	\$ 11,000.00	\$ 2,500.00	\$ 2,126.00	\$ 11,000.00	
5152	Appeal Authority			\$ 1,350.00	\$ -	\$ -	\$ 1,350.00	
5153	Audit		\$ 886.86	\$ 2,300.00	\$ 2,460.00	\$ 2,460.00	\$ 2,700.00	
5154	Database		\$ 2,400.00	\$ 2,500.00	\$ 1,400.00	\$ 887.41	\$ 2,500.00	
5160	Dues/Memberships/ Training		\$ 599.56	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ 2,500.00	
5165	Travel		\$ 57.50	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	
5170	Telephone		\$ 2,099.45	\$ 2,600.00	\$ 2,600.00	\$ 2,082.84	\$ 2,600.00	
5175	Insurance/ Bonds		\$ 8,240.85	\$ 10,000.00	\$ 8,000.00	\$ 7,419.38	\$ 10,000.00	
5180	Interlocal Services - Animal Control							
5199	Other							
5200	Community Bldg/Lot		\$ 22,339.38	\$ 28,775.00	\$ 23,400.02	\$ 19,985.61	\$ 29,125.00	
5210	Payroll & Taxes		\$ 3,959.16	\$ 6,000.00	\$ 3,000.00	\$ 1,427.47	\$ 6,000.00	
5260	Cemetery							
5261	Payroll							
5269	Other							
5220	Lease/MBA		\$ 6,625.00	\$ 7,500.00	\$ 7,500.00	\$ 7,498.63	\$ 7,350.00	
5230	Utilities		\$ 1,737.25	\$ 2,500.00	\$ 2,500.00	\$ 1,148.92	\$ 3,000.00	
5240	Maintenance Expenses		\$ 1,992.96	\$ 5,000.00	\$ 2,500.00	\$ 2,010.57	\$ 5,000.00	
5241	Equipment for Community Center							
5250	ARPA Expenses							
5280	Road Shed Loan		\$ 8,025.01	\$ 7,775.00	\$ 7,900.02	\$ 7,900.02	\$ 7,775.00	
5299	Other	lot irrigation / reparian fuels						
5290		emr / Defribulator						
5295	Donation Expenses							

ATTACHMENTS A B

5300	Planning/ Land Use		\$ 9,973.50	\$ 14,400.00	\$ 12,500.00	\$ 12,600.23	\$ 14,925.00	
5310	Payroll & Taxes		\$ 9,973.50	\$ 12,400.00	\$ 12,500.00	\$ 12,600.23	\$ 12,925.00	
5311		Permit Agent	\$ 7,350.42	\$ 7,300.00	\$ 6,500.00	\$ 6,883.85	\$ 6,775.00	
5312		Clerk	\$ 2,623.08	\$ 5,100.00	\$ 6,000.00	\$ 5,716.38	\$ 6,150.00	
5320	Professional Services			\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	
5330	Studies							
5399	Other							
5400	Water		\$ 18,039.62	\$ 20,000.00	\$ 11,000.00	\$ 5,116.84	\$ 30,000.00	
5410	Payroll & Taxes		\$ 4,671.25	\$ 6,000.00	\$ 4,500.00	\$ 4,177.50	\$ 16,000.00	
5420	Professional Services		\$ 1,941.25	\$ 8,000.00	\$ 500.00	\$ 353.50	\$ 8,000.00	
5422	Cemetery Well							
5421	Water Study		\$ 11,427.12					
5499	Other	Water monitoring/ wt rights		\$ 6,000.00	\$ 6,000.00	\$ 585.84	\$ 6,000.00	
5500	Roads		\$ 100,164.67	\$ 360,500.00	\$ 494,442.67	\$ 488,597.61	\$ 672,500.00	
5510	Payroll & Taxes		\$ 28,632.15	\$ 47,500.00	\$ 48,500.00	\$ 41,333.19	\$ 65,000.00	
5511		Road Supervisor	\$ 20,024.73	\$ 30,000.00	\$ 30,000.00	\$ 26,427.35	\$ 40,000.00	
5512		Road Staff	\$ 8,607.42	\$ 17,500.00	\$ 18,500.00	\$ 14,905.84	\$ 25,000.00	
5513		Administrator						
5514		Training	\$ -	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00	
5521		Road Legal		\$ 2,000.00	\$ 500.00	\$ -	\$ 2,000.00	
5520								
5530	Road Equipment		\$ 28,670.72	\$ 41,500.00	\$ 47,165.98	\$ 42,387.36	\$ 65,000.00	
5531		Fuel Oil/ Supplies	\$ 8,592.99	\$ 10,000.00	\$ 15,440.00	\$ 11,670.30	\$ 17,000.00	
5532		Maintenance/ Repa	\$ 8,988.41	\$ 11,000.00	\$ 26,000.00	\$ 25,525.06	\$ 31,000.00	
5533		Equipment/Tools	\$ 2,086.68	\$ 10,000.00	\$ 1,500.00	\$ 965.11	\$ 15,000.00	
5534	Leased Equipment		\$ 9,002.64	\$ 10,500.00	\$ 4,225.98	\$ 4,226.89	\$ 2,000.00	
5540	Road Maintenance/ Repair		\$ 42,861.80	\$ 267,000.00	\$ 398,276.69	\$ 404,877.06	\$ 538,000.00	
5541		Contractors	\$ 211.99	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	
5542		Weed Control						
		Other- grader/ backhoe			\$ 147,070.00	\$ 147,070.00		
5543	Castle Valley Drive							
5547	CC Culvert				\$ 36,740.00	\$ 45,210.00	\$ 520,000.00	
5544	Shafer / Up80		\$ 26,700.00	\$ 250,000.00	\$ 198,466.69	\$ 198,466.69	\$ -	
5549		other / gravel	\$ 15,949.81	\$ 16,000.00	\$ 16,000.00	\$ 14,130.37	\$ 17,000.00	
5599	Other	CVD / chip sealing						
	Transfers		\$ 130,000.00	\$ 50,000.00	\$ 130,000.00	\$ 130,000.00	\$ -	
	To General Fund							
	To Capital Fund		\$ 30,000.00		\$ 10,000.00	\$ 10,000.00		
	To Capital Fund/Roads		\$ 100,000.00	\$ 50,000.00	\$ 120,000.00	\$ 120,000.00		
	SURPLUS		\$ 42,961.64	\$ -	\$ -	\$ (3,908.50)		

ATTACHMENTS A B

	CAPITAL BUDGET							
	Capital Projects Income	\$ -	\$ 460,000.00	\$ 382,276.69	\$ 382,276.69	\$ 520,000.00		
	Transfers from Capital Fund		\$ 240,000.00	\$ 181,020.00	\$ 181,020.00	\$ 453,523.00		
	Government Grants		\$ 220,000.00	\$ 201,256.69	\$ 201,256.69			
	Other/ Transfers from Operating Funds					\$ 66,477.00		
6000	Capital Projects Expenses	\$ 422,400.00	\$ 460,000.00	\$ 382,276.69	\$ 382,276.69	\$ 520,000.00		
6100	Capital Roads	\$ 392,400.00	\$ 460,000.00	\$ 382,276.69	\$ 382,276.69	\$ 520,000.00		
6110								
6120	Equipment		\$ 210,000.00	\$ 147,070.00	\$ 147,070.00			
6130	Materials							
6199	Other/CC Culvert CV Drive/ 8o cross	\$ 392,400.00	\$ 250,000.00	\$ 235,206.69	\$ 235,206.69	\$ 520,000.00		
6200	Community Bldg/ Lot	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -		
6210	Payroll & Taxes							
6220	Equipment							
6230	Solar Panels							
6299	Other	\$ -	\$ -	\$ -	\$ -	\$ -		
6250	Basketball Cour Pit Toilet	\$ -	\$ -	\$ -	\$ -	\$ -		
6300	Other Capital Projects	\$ 30,000.00						
7052	SURPLUS TO CAPITAL FUND							
7051	Surplus To General Fund							
	GENERAL FUND TRANSFERS							
	From Capital Funds To General Funds		\$ 30,000.00	\$ 181,020.00	\$ 181,020.00	\$ 453,523.00		
	From General Funds To Capital Fu	\$ 442,400.00		\$ 130,000.00	\$ 130,000.00	\$ 66,477.00		
	General fund balance transfers	\$ 442,400.00		\$ 42,961.00	\$ 42,961.00			

August 18, 2025

Town of Castle Valley

Ref.: Proposed property tax increase

Despite having received a substantial increase in property tax revenue due to the 5 year re-evaluation the Town of Castle Valley seeks a further increase of over 50%.

The immediate justification is that the Town considers it necessary to replace the culvert on Castle Valley Drive to enable it to withstand a potential 1,000 year flood. We have talked with knowledgeable residents who assure us that the culvert can be sustained in its current form with minimal repairs.

While a 1,000 year flood event can happen it is also very unlikely to occur during the projected life of the proposed new structure. We believe that it is unwise to spend that much money for an event that is unlikely to happen in the first place. Furthermore, if it were to happen the outcome would be the same: residents have to use the emergency exit road until repairs can be made, a bond or loan has to be secured and a special assessment, not a permanent tax increase, will be levied.

But this will not be the end. Castle Valley drive is due for a major repair or replacement in the very near future and the Town will, once again, raise taxes to pay for this expense.

In the meantime we are waisting 10s of thousands of dollars in biased water studies, test wells that will benefit a few select residents and extensive road repairs on dirt roads with a limited short life.

When you live in Castle Valley you do not have city conveniences and a 4-W drive vehicle is a must. This is not Tesla territory. Many rural Home Owner Associations insist that the roads within their jurisdiction are 4-W drive only although these roads are probably functioning well most of the year. People who want to live in this community must be aware that some services are simply not economically feasible and must be willing to accept this premise or they should not move here.

In any case, there is no foreseeable end to the Town's need for more revenue due to the required road maintenance. As many of the older residents live on a fixed income they are simply being forced to sell and abandon their long term homes which is unacceptable.

Before the Town insisted to take over the roads for a minor amount of highway funding, Grand County was responsible for maintaining the Town roads. Some residents, such as a former mayor, decided that they wanted better dirt roads and pushed for the Town to do their own maintenance that would directly benefit these individuals. The result is the current funding crisis which is further aggregated by indiscriminate road maintenance. Lazaris Lane has been re-graveled and graded a few times when there really was no need to do so which is a waste of Town funding.

We therefore oppose any tax increases.

We also recommend that the residents of the Town of Castle Valley consider decertifying the Town. This would save the owner of a \$425k home over \$200/year or \$319/yr after the proposed increases on taxes since we already pay for the County to maintain all County roads with our property taxes.

It would also eliminate the duplicate government structure and subject us to a single set of less restrictive County rules and regulations. To date we have seen very little value having a separate Town government.

Anybody interested in learning more about the option to decertify the Town and be unified under a single set of County rules and regulations feel free to contact me at 435-220-3845.

Best Regards,

A handwritten signature in blue ink, appearing to be 'M', is written over a horizontal line.

On behalf of HF Holdings Inc.

SPECIAL TOWN COUNCIL MEETING DRAFT MINUTES

WEDNESDAY, JULY 28th, 2025, AT 6:30 P.M.

CASTLE VALLEY TOWN BUILDING - 2 CASTLE VALLEY DRIVE

****This meeting was a hybrid meeting held electronically by Zoom and also in person at the anchor site of the Town Building.**

Council Members Present: Mayor Duncan, Council Members Gibson, Hill, and Holland.

Council Present on Zoom: None

Absent: CM O'Brien

Present at the anchor site: Ashley w/ Harrisons, Drew w/ Strong Solutions, Justin Baker w/ Jones DeMille, Colleen Thompson, Egmont Honer, Faylene Roth, and Ron Drake.

Others Present on Zoom: Dorje Honer John Groo, Pam Hackley, Bob Lipman, Ryan Anderson, Cory Shurtleff, and Laurie Simonson

Regular Town Meeting

M Duncan called the Meeting to Order at 6:30 PM, Buck called role.

1. Open Public Comment: None

2. Approval of Minutes: Regular Town Council Meeting June 18, 2025.

CM Gibson moved to approve the Minutes, CM Hill seconded motion passed unanimously.

3. Opening of the EWP Castle Creek Culvert Project Construction Bids.

M Duncan explained that tonight we will be opening the bids and then they will be scanned and sent out to the Council and NRCS for evaluation. At a later date we will have another Meeting to select and approve a bid. The project review with NRCS will probably take longer as the project class has gone from a Class 6 to a class 7 requiring a more in-depth review. M Duncan is hoping that will happen by the August Council Meeting.

M Duncan explained that we will still have to break the bids down into the structural part and the EWP match that we do and the portion the protection part NRCS will cover. The bid schedules should help us break that down.

Strong Solutions \$1,261,908.00

Harrisons \$1,121,386.20

Williams Const. \$1,185,131.28

Beh Bros Const. \$ 887,629.84

JonesDemille will scan and make sure the bids are complete.

4. Executive Reports:

*Water Agent and Water Committee Report - John Groo reported on the July 15th meeting with the WAC, Janae Wallace (UGS) and Cash Stalling (DWRi) to go over the Water Budget study and discuss the implications of water rights policy in Castle Valley. M Duncan informed the Council the final Water Budget study will be available for them in August. In a separate meeting we made preparations to interview for the water Agent position.

*Road Department Report- D. Honer Reports provided. CM Gibson asked what was involved in prioritizing the work on Shafer leading up to the closing of Castle Valley Drive. Honer explained that he plans on widening the travel surface and applying quite a lot of road base that he will have delivered directly to Shafer.

*Planning & Land Use Commission-Faylene Roth Minutes provided.

*EMS- Edward Weeks- Report provided- EMS is hoping to have the County sales tax increase to help with their budget cuts.

*Utah Renewable Communities-CM Gibson reported Christopher Thomas URC board member had resigned. RMP submitted comments on operating agreement to the Board. Resource acquisition bids are due next week. Basically, the plan is going to be more expensive.

*Fire District-Chief Drake reported most of the valley smoke is coming from the North rim of the Grand Canyon fire. The State is on the verge of enacting Class 2 Fire restrictions, no open fires.

* I.T. Report - Colleen Thompson reported she is still working on getting the Town free email service.

* Treasurer's Report -CM Hill reported we are waiting on more grant reimbursements and will have a surplus of \$35K to roll over to next year's capital projects.

5. Correspondence: B. Lipman email thanking the Town for the work getting the Placer Creek Low Water crossing.

6. Administrative Matters & Procedures: M Duncan and CM Gibson will attend the LaSal National Forest Service meeting on 8/4. CM Gibson was wondering what was going on with the new RMP poles on Shafer. Honer will follow up with Cache Valley Electric. No Town letters and a reminder of the Property Tax Public Hearing August 20, 2025. And volunteers are needed to help mail out the General Plan Survey Thursday August 7th. Kate Finely the new Grand County Emergency Manager will meet with our Emergency Operations team 8/31. The Hazard Mitigation Plan Update work continues and will hopefully the Plan will be to the Council in October.

NEW BUSINESS

7. Discussion and Possible Action re: Approval of the Revised General Plan Survey.

Council reviewed the latest updates, minor language/grammatical changes in B5, D4 and G3 D. No substantive changes. The survey will go to the printers this week and be mailed out next week.

CM Hill moved to approve the General Plan Survey CM Gibson seconded motion passed unanimously.

UNFINISHED BUSINESS -None

8. Closed Meeting (If necessary)

9. Payment of the bills for FY 2025 and for July FY 2026.

CM Gibson moved to pay the bills, CM Holland seconded, motion passed unanimously.

ADJOURNMENT

M Duncan adjourned the Meeting at 7:40PM

Approved:

Attested:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

Town of Castle Valley
Road Department
Monthly Report July 2025

Dorje Honer
Aug 18, 2025

ROAD MAINTENANCE

- General Road Maintenance
 - We will be prioritizing E. Shafer lane for its use as ingress egress during the Castle Valley Drive culvert replacement project. Other areas will be done if needed.
 - Various large patches of tumbleweeds were scraped, and various piles of tumbleweeds were retrieved.

PROJECTS

- Flood Repair (Large Projects/Damage)
 - Placer Creek
 - More work will continue over the coming months to increase safe water levels along the Placer Creek Drainage.
 - Next Planned Area: Between Shafer and Miller along Placer.
 - Castle Creek.
 - Diversion Dam below the irrigation pond repair planned, awaiting authorization.
 - NRCS
 - We are working with NRCS to repair the main culvert under Castle Valley Drive (at intersection with Castle Creek). This work will be continuing over coming months and will likely take priority in most cases as there is a time limit on the financial aid provided by NRCS.
 - STATUS: We have received bids, however are waiting on further review by the NRCS regarding designs and work.

MATERIALS

- We have ordered extra gravel for the Shafer Project to reinforce areas, final amounts are TBD.

REQUISITIONS

- Steering box for Chevrolet (White) Dump Truck.
- Tires for CAT Backhoe.
 - Rear tires are required.
 - Front tires are old and don't have much tread, can continue to use but would prefer good tires.
 - Front tire for Ford (Green) Dump Truck

ACQUISITIONS

- Nothing to report at this time.

EQUIPMENT

- Work Truck.
 - Cranks but does not start. Expecting involved repair
- CAT Grader
 - Tandem leaks, hoping to fix this year, expecting 5-15 thousand in parts and labor.
 - We hope to do this before doing major/heavy duty work with the machine.

FACILITIES

- Nothing to report at this time.

TRAINING

- Nothing to report at this time

BUDGET

- We are currently within budget.

INCIDENTS & ACCIDENTS

- Nothing to report at this time

WORK SCHEDULE

- The road crew works a flexible schedule (usually Mondays & Tuesdays) based upon: resources available, prioritization of work, weather conditions, and the private schedule of its employees. The road crew currently does not work on Sundays except for emergencies.

WORKING DRAFT (3) MINUTES
REGULAR MEETING
OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY
THURSDAY, AUGUST 7, 2025 AT 6:30 P.M.
CASTLE VALLEY TOWN BUILDING - 2 CASTLE VALLEY DRIVE

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

PLUC Members Present at anchor site: Co-chairs Ryan Anderson, Dorje Honer, Janie Tuft, and Jeff Whitney

PLUC Members Present on Zoom: Marie Hawkins

PLUC Members Absent: None

Present at anchor site: Building Permit Agent (BPA) Colleen Thompson, Pamela Gibson, K. C. Jones, Egmont Honer, Tannen Messick, Jazmine Duncan, Glen Wilson, Jocelyn Buck, Sherry Karp, John Stafsholt, and Debbie Stafsholt

PLUC Clerk: Faylene Roth present at anchor site

CALL TO ORDER & ROLL CALL

Anderson called to order the Regular Meeting of the Planning and Land Use Commission (PLUC) of the Town of Castle Valley (CV) at 6:32 P.M. Roth called roll.

1. Adoption of Agenda

Whitney moved to adopt the Agenda. Honer seconded the Motion. Honer, Whitney, Tuft, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

2. Open Public Comment – Jocelyn Buck thanked the PLUC for all its work on the survey. She said they were mailed today and thanked Roth for her work. Anderson thanked Buck and Roth for organizing the work party to get the survey into the mail.

Pamela Gibson asked if questions and comments regarding the Rocky Mountain Power application will be allowed during the Meeting. Anderson affirmed that questions would be allowed.

Tannen Merrick commented that it is his understanding that there is an ordinance against putting up new power poles and said it would be hypocritical to allow them to go up. He does not want to see them in Castle Valley.

3. Approval of Minutes: July 10, 2025 Regular Meeting

Tuft moved to approve the Minutes as amended. Honer seconded the Motion. Honer, Tuft, Hawkins, and Anderson approved the Motion. Whitney abstained. The Motion passed with three in favor and one abstention.

4. Reports - Correspondence: Roth reported receipt of two emails related to the Rocky Mountain Power application which will be considered with Item 5.

Building Permit Agent Report – Thompson: the permit for an addition and carport on Lot 357 was a nonroutine application for a noncomplying structure approved by the PLUC in April. The owner reapplied for the County permit. Certificates of Occupancy were approved on Lots 166 and 408, the first for a residence and the second for a pre-fab garage. In addition, permits for a septic on Lot 363, window and siding replacement on Lot 19, and a solar permit on Lot 111 were approved. Since then, a rooftop solar permit on Lot 46, a septic permit on

Lot 100, and a building permit for an addition on Lot 151 have been approved. A building permit for a residence on Lot 227 is in the works and final paperwork from SEUHD for a septic system on Lot 367 is in process. These applications will be included in next month's report.

Procedural Matters - None.

NEW BUSINESS

5. Discussion and possible action re: Non-Routine Electric Installation Application from Rocky Mountain Power.

After consulting with Dan Vink, Rocky Mountain Power (RMP) manager, Anderson stated that questions would be taken after Vink's presentation.

Anderson turned the chairmanship role over to co-chair Honer to take a point of personal privilege. Honer assumed the chair's role and acknowledged Anderson to make his personal point of privilege.

Anderson stated that in 1992 the Planning Commission and the Town Council had with foresight passed two ordinances that he held in high regard and influenced his and his ex-wife's sentiment that Castle Valley was the place for them because it protected the values they held. One ordinance said that any future development and electric lines would be run underground and the other was the outdoor lighting ordinance. He expressed his discomfort at this point that the current installation is further down the line than he would like it to be. In his experience, he said, when entities work together and collaborate in the best interest of all, we get better consensus and less problems.

Honer introduced Dan Vink and turned the Meeting back to Anderson.

Vink, RMP Manager for three counties for the past eleven years, explained that this current project to improve reliability of electrical service in Castle Valley has been in the works for several years. He said it has had to compete with other projects in larger service areas such as Salt Lake City where greater numbers of people would benefit. The project, currently valued at \$430,000, brings in a redundant 3-phase line that will serve the 370 customers in Castle Valley. It runs from the fire station on the Loop Road up Shafer Lane and around the corner to the east at Castle Valley Drive. Castle Valley has only one feed line coming into the Town. The redundant line will allow one-half of the Town to be served from one line and the other half from the first line. It will create a loop that will allow future outages within the Town to be isolated and allow the remaining power to be rerouted to keep more customers in service while the repair is made. The project requires that some existing overhead power poles be replaced to meet safety standards and four new poles be added along Shafter Lane and Castle Valley Drive. According to Vink, some of the lines will be installed underground near the cul-de-sac at the end of Shafer Lane. One property owner has granted an easement to RMP to run that portion of the line underground. He said nearby property owners have expressed interest in paying to have the aboveground lines across their property put underground. RMP policy is to charge the individual property owners rather than asking all rate payers to absorb the expense. Another part of this project is to remove overhead lines above one house at [207] Shafer Lane which is considered a safety concern. It will require RMP to add an additional three poles along Castle Valley Drive in order to remove the one pole at Lot [207].

Vink apologized for failing to inform the Town about this work. He has put the project on hold until RMP obtains the necessary approval and permitting from the Town Council.

Vink explained some of the challenges they face in Castle Valley is the rocky soil, washes, and potential flooding and in switching lines back and forth between aboveground and underground. Aboveground lines can transition to underground only from a clean pole, which means a pole with

no transformer or other equipment attached.

The following questions were addressed to Vink:

Anderson asked if the lines at the cul-de-sac would go through the wash or under it.

Vink said the lines would be on poles above the culvert then go under.

Whitney asked why there was a new pole at Lot 197 where there was no pole before.

Messick said that there is a pole at the corner of Lot 197, which is his lot.

Whitney noted the difficulty to come up with money to immediately pay for putting power underground. He proposed relocating the proposed new pole so that the line could go underground and no new pole would be placed where there was no pole before, as outlined in the Ordinance.

Anderson asked if RMP had approached all neighbors about the possibility of going underground.

Vink said no. He added that cost estimates were \$1.6 million to go all underground plus there are engineering issues, washes, etc., to confront. He said the Public Service Commission expects customers to pay the full cost of going underground in order to protect their viewshed.

Gibson asked what is unreliable about the existing service.

Vink replied that currently there is only one feed line into Castle Valley. With a second line power can be routed around an outage and only half the Town loses power.

Gibson asked whether there had been any recent outages within the Town. She said it seems that most of the outages occur out of the area.

Vink said, yes, a number of such outages have occurred--one recent involving a bird. He added that when enhanced safety settings are in effect; such as red flag warnings, winds, and dry, hot days, the equipment is on sensitive settings that will cause the line to trip so that no heat is generated that might cause a fire.

Gibson said the Ordinance [92-1] only allows a couple of exceptions, which she has not yet heard mentioned. The Ordinance does, she said, require replacements and repairs to be done underground.

Vink countered that the Ordinance does allow replacement of existing poles.

Gibson concurred that existing aboveground poles can be replaced aboveground but not new lines.

Vink said that 90 percent of the project requires replacing existing poles. He added that the poles are higher than the original poles because of current safety standards.

Gibson noted that at the intersection of Shafer Lane and Castle Valley Drive five new poles are planned and only one existing pole is to be removed. There were no other poles before.

Vink explained that a clean pole is necessary before a line goes underground.

Thompson added that 92-1 allows exceptions for technical reasons.

Vink repeated the engineering challenges and troubleshooting difficulties when installing lines up, then down, then up. He said fuses are required every time a line goes underground and each step must be engineered.

Duncan noted that whole corner is a flood area.

Vink added that floods create reliability issues. He added that this line will be a main feed line.

Gibson asked why we need this new service. We already have power outages. She said people don't live here for convenience, so why not leave it the way it is.

Vink replied that their customers want reliability.

Tuft asked why use Shafer Lane.

Vink replied that Shafer has the most power poles. If they routed through a different location, he

said, they would need a lot more poles or have to do something different.

Tuft asked for verification of the number of new poles: three near Castle Valley Drive and two along Shafer; other poles would be replaced.

Vink confirmed. He said that he will talk to each property owner on an individual basis to discuss redesign or movement of poles one way or another.

Gibson asked if he had talked with property owners at Castle Valley Drive about underground lines.

Vink said that other counties allow new poles without local permitting but said that he will talk to them; although, he repeated, the challenges and necessity for fuses when lines are going up and down. He noted that underground lines have a lifespan of 30-40 years, whereas overhead systems last 100 years or more. There is also limited push distance for underground lines.

Anderson asked whether there were other choices for the redundant line.

Vink responded that Shafer Lane was the closest point between two connections. He added that RMP has plans for a new substation on BLM land near Porcupine Ranch. It would help with outages and allow further development within Castle Valley. It was originally planned for 2026 but has been pushed back five or more years. A new substation has been put in at the bottom of Blue Hill in Moab. It takes off 30 plus miles of line and allows more properties in Castle Valley to hook up. There is also a substation in the LaSal area.

Anderson conveyed ongoing survey results from past years that reinforce the importance of viewshed to Castle Valley residents. He said he appreciated Vink's hearing of these complaints and his willingness to meet with property owners to search for mitigations.

Vink said if property owners don't want his options or Castle Valley doesn't approve them, his other options are to stay with overhead lines on existing poles or cancel the whole project. He said he could possibly go underground but would have to consult with his engineering team to see if it was feasible. Another option would be to upgrade the existing overhead lines.

Tuft outlined the following procedure. Before the next PLUC Meeting, Vink will discuss mitigations with property owners where the new poles are placed and present an updated plan in writing at the next PLUC Meeting with those mitigations described.

Vink said he will work with the Town to have everything ready. He will scope out the project and send an email to the PLUC. He said he must finish the project by the end of the year before funding expires.

Thompson queried whether there would be any conflict with the culvert work in October. Vink said his team could be in and out before then.

Gibson asked if the poles will all have the big arms with three wires along the top and one lower wire.

Vink concurred, saying that is the most efficient plan. He informed Honer that there would be 1100 feet of new 3-phase line.

Honer summed up his thoughts regarding Ordinance 92-1 which, he says, does allow for exceptions; but, there may be some debate around that. He said that fixing the poles seems to be within the scope of the Ordinance. In addition, he noted, the required notice to the Town had been an issue.

Vink affirmed that he will contact property owners where the three new poles are planned.

Egmont Honer asked whether RMP will dig across the road at the cul-de-sac on Shafer.

Vink replied that a trench will be dug across the road, then a steel plate will be installed for vehicles to drive over. They will do one-half the road at a time, so traffic will keep flowing. It can be done in less than eight hours.

Honer noted that RMP will need Town Council approval at their August 20 Meeting. He suggested the PLUC could hold a special meeting before then.

Vink said he could complete the update of the current proposal by next week. He asked whether there was any issue with RMP going ahead and replacing the current poles.

Honer said he saw no issue with that.

Gibson said no to continuing the work

Whitney noted this line is a benefit to all, but he was against putting in new poles.

Honer suggested the PLUC meet on Thursday, August 14, 2025. PLUC Members agreed to meet at 6:30 P.M.

Vink told Honer he will provide him with contact information to use if any concerns come up.

Honer confirmed that power will not go underground at the Placer Creek crossing. He noted that there are other flood locations on Shafer.

Thompson suggested reviewing Sections 2.2 and 2.3 in Ordinance 92-1. She also noted that power outage periods have gotten shorter. She asked what kinds of power outages might occur.

Vink said that poles near a fire can be de-energized if the wind is blowing in their direction. Without wind, he said, power could stay on even with the fire up to one-half mile away.

Thompson asked if this project would be helpful in that kind of situation.

Vink said no. This project helps when an outage is within the valley or service area.

Honer suggested tabling item 5 until their meeting on Thursday, August 14, 2025, at 6:30 P.M. Whitney moved to table Item 5. Honer seconded the Motion. Honer, Tuft, Whitney, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

UNFINISHED BUSINESS

6. Discussion and possible action re: 2025 General Plan Survey

Anderson reported that the 2025 General Plan surveys were put in the mail earlier today. Roth informed PLUC Members that their personal surveys were in their Meeting packets and noted that return envelopes were provided. They can be returned in the blue mailbox outside the Town office. Anderson added that several reminders will be sent out to property owners before the due date. He added that they will make plans for organizing the returns and managing the data analysis at the next Regular PLUC Meeting. Thompson provided a sample Volunteer Information form to add to the Town website as is stated in the 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): Left 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 (approved 4.3.25)
- Three Acknowledgments – Geologic Hazard, Short Term Rentals, One Dwelling Per Lot (approved 5.8.25)

CLOSED MEETING - None

ADJOURNMENT

Honer moved to adjourn. Tuft seconded the Motion.

Anderson adjourned the Meeting at 8:58 P.M.

APPROVED:

ATTESTED:

Ryan Anderson Co-Chair Date
Dorje Hone, Co-Chair

Faylene Roth, PLUC Clerk Date

Attachment: Volunteer Information Form

TOWN OF CASTLE VALLEY UTAH
Volunteer Information Form

Lot # _____ (if applicable)

Name _____

Mailing address _____

Phone _____ Cell _____ Email _____

Return to: townclerk@castlevalleyutah.com • HC 64 Box 2705, Castle Valley UT 84532 • #2 Castle Valley Dr.

OFFICE USE

Received by _____ date _____

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 in the Town government or in some other volunteer capacity? Please check areas of interest. Feel free to suggest ideas, or add comments or qualifications. Thank you for your help!

Volunteer opportunities

- ☐ **Town Council**—elected position; requires minimum one year full-time residence in Castle Valley; 4-year term.
- ☐ **Planning and Land Use Commission (PLUC)**—appointed by the Mayor with the advice and consent of the Town Council; requires minimum one year full-time residence in Castle Valley; 4-year term. See [Ordinance 2006-3 at castlevalleyutah.com](#).
- ☐ **Ad hoc committee**—occasional, varied subjects.
- ☐ **Groundskeeping and building maintenance**—until this job opening is filled, help is welcome with weeding, mowing, building maintenance, and janitorial tasks.
- ☐ **Miscellaneous**—suggestions welcome.

WORKING DRAFT (4) MINUTES
SPECIAL MEETING
OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY
THURSDAY, AUGUST 14, 2025 AT 6:30 P.M.
CASTLE VALLEY TOWN BUILDING - 2 CASTLE VALLEY DRIVE

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

PLUC Members Present at anchor site: Co-chairs Ryan Anderson and Dorje Honer, Janie Tuft, and Jeff Whitney

PLUC Members Present on Zoom: Marie Hawkins

PLUC Members Absent: None

Present at anchor site: Building Permit Agent (BPA) Colleen Thompson, Pamela Gibson, Ted Bright, Egmont Honer, Jocelyn Buck, Debbie Holland, Russ Cooper, Dan Prickett, Dan Vink (Rocky Mountain Power [RMP] representative)

Others Present on Zoom: Dave Frey, Mayor Jazmine Duncan, Harry Holland, Mary Wakeley

PLUC Clerk: Faylene Roth present at anchor site

CALL TO ORDER & ROLL CALL

Anderson called to order the Special Meeting of the Planning and Land Use Commission (PLUC) of the Town of Castle Valley (CV) at 6:35 P.M. Roth called roll.

1. Adoption of Agenda

Whitney moved to adopt the Agenda. Tuft seconded the Motion. Honer, Whitney, Tuft, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

2. Open Public Comment

Russ Cooper said it is ironic that the power just went out [before the Meeting]—the exact thing we're trying to stop.

Pamela Gibson asked Vink whether the cause of the outage was in the valley or out. Vink replied that the cause is currently under investigation.

Harry Holland thanked the PLUC for the time they have spent, on short notice, on the power issue. He thanked Gibson for pointing out the project. He noted that the Town has developed ordinances throughout the years to address problems like this power line issue.

3. Reports - Correspondence: Anderson reported he had received some questions from residents which he will be asking later in the Meeting.

Procedural Matters – Anderson asked PLUC Members to make a statement to declare whether they have had some connection with their property or this project.

Honer said that he lives on Shafer Lane and does have some visual impact. He feels he could benefit from being able to use three-phase power on his lot, but has no plans to do so at this time. He plans to remain neutral regarding that.

Whitney reported that he had noted at the last PLUC Meeting that he had some conflict. If this project goes through, the four property owners at the bottom of Shafer (himself included) plan to eliminate four poles—all the overhead lines clear out to the BLM. He said he doesn't necessarily see this as a conflict, but it does make him want [the project] to happen, which will allow power to be looped around future outages and eliminates four poles. He thinks it is important to add the

three-phase line and to get the connection. His next-door neighbor, he said, gets his power from upper Shafer. His power comes from the fire station on the Loop Road. The electricity doesn't connect. In the past there has been no way to connect.

Tuft said that when she moved to Castle Valley in 1976, it was Utah Power and Light that provided electricity to the Town. She observed that there have been many upgrades since then and improvement in public relations with RMP. She commented that, in the course of decision making, we need to look at what's best for the whole, not just the few. She said that when Ordinance 92-1 was adopted, preserving viewshed was considered important and one of the reasons they adopted it. She suggested that the planning commission at that time may not have been as efficient as today's planning commission, but they did the best they could. She added in a response to Hawkins that Utah Power and Light did not like the underground requirement.

Hawkins suggested they may all have been a little too excited about putting everything underground without understanding the technical problems that were explained at the last PLUC Meeting.

NEW BUSINESS

4. Discussion and possible action re: Nonroutine Decommissioning Contract on Lot 227.

BPA Thompson explained the need for a Decommissioning Contract for removing a double wide trailer on the lot before issuing a building permit for a new dwelling. She referred to the Contract in which Prickett states that the existing dwelling will be "moved off the property as soon as disposition can be arranged." The contract further states that while the temporary dwelling remains on the lot, he will disconnect the kitchen range and move it away from the supply line. All electrical service to the dwelling will be disconnected and the structure will not be used as a dwelling nor allowed to be leased or rented after a period of thirty (30) days after occupancy of the new dwelling.

Tuft moved to approve the Nonroutine Decommissioning Contract for Prickett. Whitney seconded the Motion. Honer, Whitney, Tuft, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

UNFINISHED BUSINESS

5. Discussion and possible action re: Non-Routine Electric Installation Application from Rocky Mountain Power.

Whitney moved to untable Item 5. Tuft seconded the Motion. Honer, Whitney, Tuft, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

Honer read Ordinance 92-1 into the record. (See Attachment.)

Anderson asked Dan Vink to report on his talks with people along Shafer Lane.

Vink replied that he had talked with quite a few customers along Shafer and at the intersection of Shafer and Castle Valley (CV) Drive. He is getting a cost estimate for the customers at the end of Shafer Lane who choose to go underground along their properties. In conversation with Gibson, Vink came up with an alternative that would decrease the number of new poles from five to two. He reported that the owners of Lots 206 and 207 were willing to grant an easement to RMP along the boundary between their lots which allows RMP to remove the three new poles at the intersection with CV Drive. He will have to install one new pole on that boundary line, to which both property owners agreed, and another pole at the end of Shafer to dip underground for the four property owners there who will be paying for that work. If the TC is good with it, Vink said he will get surveys done and recorded for Lots 206 and 207.

Anderson inquired about how many property owners expressed interest in going underground.

Vink said that one property owner along CV Drive expressed interest in putting the line underground if his neighbors concurred. One neighbor was okay with an overhead line. However, Vink explained, the power poles along CV Drive are not required with the new plan and the poles already there will be removed. The existing poles coming up Shafer will be replaced and new equipment will be installed. The owner of Lot 180 agreed to have a down guy installed on his lot.

Honer thought it was important to have electrical upgrades because increased power consumption can be expected in the coming years. As far as the Ordinance goes, installing a clean pole in order to go underground goes against the no new poles declaration in the Ordinance. He added, though, that minimizing the overall impact was a good thing.

Tuft questioned whether Ordinance 92-1 needed to be amended.

Honer didn't think that was a bad idea. He said the Ordinance is confusing in dealing with primary and other lines. He said that he thinks we all understand the intent of the ordinance; so, in his opinion, we should follow the intent over the language when the language is murky and follow the language when the language is not murky.

Whitney observed that the population of CV is increasing. During the first 20 years of its existence population growth stagnated. There was no phone service and other things that attract people to live here, then eventually we progressed to dial-up internet. Now, he noted, people want to live in places like this and they need good reliable power. He and his neighbors saw this as an opportunity to remove poles and improve the views; but, he said, it can't happen unless this project to upgrade the lines is approved. RMP will have to upgrade these lines at some point because they, too, see the increase in use, and they have to deal with our power outages. This, he said, is a great opportunity.

Anderson asked the following questions which had been submitted by email.

1. Where does current power come into CV?

Vink explained that a 69,000 volt line runs from Monticello to Moab where it is reduced to 25,000 volts. From there it is pushed up from a substation at the bottom of Blue Hill and along the Loop Road to Porcupine Rim where it descends near Porcupine Ranch and travels on to Castle Rock Ranch. From there a three-phase line enters the Town at Lazaris Lane. The Blue Hill substation cuts about 30 miles of line from the original LaSal substation transmission. This has provided for a small increase in development in CV.

2. Do CV power lines dead end or do they continue out of the Town and on to other locations?

Vink said that in the past there was a 90-mile three-phase line that started in LaSal and went to Westwater and Gateway. Within CV, he said, it travels from Lazaris to all CV residents. The power within CV dead ends at each residence. From Castle Rock Ranch, it goes on to the Colorado River and on to Gateway to power nearby cell towers.

3. Where does the redundant line in CV begin and end the loop?

According to Vink, the original feed is from Castle Rock Ranch to Lazaris. The redundant feed is from the CV Fire Station on the Loop Road to Shafer.

4. Are there two separate projects here?

Vink said yes. One is to supply the redundant three-phase line which provided an opportunity to correct the safety hazard over the house on Lot 207.

5. Are new three-phase lines required anywhere else in the Town?

Yes, Vink said. We will need to balance the load in the future across the three-phase lines (labeled A, B, and C). He added that some customers may use three-phase lines where there are

large wells or large-equipment motors

6. Does RMP need to get a right-of way for every project to put up a power pole?

Vink said yes. RMP gets a property easement from all customers.

7. Holland asked if this project will interfere with or overlap with the culvert work at the Town entrance.

Vink said it could, but RMP has traffic control protocol. If the RMP project is approved, they may be finished before the culvert begins.

Honer added there may be delays with the culvert project, so there may be no conflict.

Honer then suggested a recommendation to the TC with our opinion regarding what this project would do, issues with the ordinance and what it would include. The TC will take responsibility for interpreting the Ordinance.

Whitney asked whether the recommendation would be for the old proposal or the updated Proposal which would get rid of the poles at upper Shafer, put in two new poles, and eliminate the four poles at the bottom of Shafer.

Vink confirmed that the underground project at lower Shafer is separate in that customers have chosen to go underground. He said rate-payers will not be paying for that. He said that one of the property owners had requested an estimate in 2018 for going underground. He considered it too expensive at the time. That project is now proceeding with three other neighboring property owners joining with him.

Honer acknowledged increased power demand in CV and queried Vink about funding timelines for future upgrades, wondering how important it is to go with this project now.

Vink said he is always looking to improve reliability in CV. He works with his team to find problems and fix problems. He informed PLUC Members that nothing of the scale of this project is planned in the next year or two. He repeated that RMP is scoping a substation near Porcupine Ranch, but that project has been pushed back. He said he has informed his team to consult with CV when scoping out any project. He said timelines are outage driven. When there are lots of outages he can push harder. Sometimes, if something is not funded one year, it will be pushed out another year or even two.

Tuft asked whether the scope of this project includes both the private underground project at the cul-de-sac and the extension of three-phase lines on Shafer.

Vink replied a lot of this is on private property. We're not putting in overhead because the Ordinance doesn't allow it. But, we do have to put in a new clean pole. So, he said, yes.

Honer stated that the current intention is to get three-phase secondary input into the Valley which requires both pieces. We can examine them separately, but the approval needs to be for the whole project.

Vink confirmed that the two poles up on CV Drive will be removed. He already has an existing pole on the boundary between Lot 206 and 207 along with one on the other side of Shafer. However, the span is too great so he has to put in a second pole on the boundary between 206 and 207.

Anderson confirmed that the line will come in at the east end of Shafer and continue up the north side of Shafer. He added that one pole already exists between Lots 206 and 207.

Honer stated that this recommendation to the TC will cover what this project would do and what it would include. The TC, he said, will take responsibility for interpreting the Ordinance. Whitney moved to recommend to the Town Council that—with the scope of the Ordinance and having looked at the project—it approve the Rocky Mountain Power project that eliminates the two new poles on Castle Drive, that adapts the underground to overhead at the soonest possible

point to current poles, that only replacement of current poles and the addition of the one pole to make the safe removal of overhead lines across a roof, and with the configuration as recommended by Rocky Mountain Power that eliminates four poles and adds only two poles with the caveat that the four existing poles at the end of Shafer Lane will be eliminated because the four property owners at the end of Shafer are allowing the lines to go underground across their properties. Tuft seconded the Motion. Honer, Whitney, Tuft, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

Gibson requested that a map be included for the TC. Vink said he would supply one.

Anderson stated that the recommendation will be forwarded to the TC for their next Meeting.

Buck asked when the Town will know the cost sharing for the project.

Vink replied that RMP does share the expenses made by private property owners.

Anderson thanked everyone for their work.

CLOSED MEETING - None

ADJOURNMENT

Honer moved to adjourn. Tuft seconded the Motion.

Anderson adjourned the Meeting at 7:58 P.M.

APPROVED:

ATTESTED:

Ryan Anderson Co-Chair
Dorje Hone, Co-Chair

Date

Faylene Roth, PLUC Clerk

Date

Attachment: Town of Castle Valley Ordinance 92-1

TOWN OF CASTLE VALLEY ORDINANCE 92-1

Electric Utility Installation Requirements

An Ordinance regulating the installation of electrical utility service within the boundaries of the TOWN OF CASTLE VALLEY.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE VALLEY:

1.0 PURPOSE AND SCOPE

1.1 **PURPOSE:** This ordinance is intended to protect and enhance both the property values and the quality of life of the residents of the Town of Castle Valley, by requiring that new electrical utility service be installed underground. The visual environment of the Town of Castle Valley is a major component of both the property values and the quality of life of the residents. All other utilities, except electrical, are presently installed underground, and do not detract from the visual environment.

1.2 **SCOPE:** This ordinance is intended to regulate any new installation of electrical utility service, including both primary distribution branches and residential connections to the primary system, within the geographical boundaries of the Town of Castle Valley. This ordinance is not intended to regulate existing installations, except at the end of the service lives of these installations.

2.0 ELECTRIC UTILITY INSTALLATION REQUIREMENTS

2.1 All new electrical service connections shall be installed underground except as noted in section 3.1 and 3.2.

2.2 All new extensions, re-routings, additions to, or major replacement of the primary distribution grid shall also be installed underground, except as noted in section 3.3

2.3 No new electrical supply lines shall be strung across or in front of another property owner's lot, nor shall any new electric utility power poles be erected.

2.4 Electrical service installations shall be made as if the Town of Castle Valley were converting to an underground electrical utility system in the future.

2.5 Replacement of existing overhead power lines at the end of their service lives shall be performed as if these were new installations and shall be installed underground.

2.6 Extensions of or additions to the primary electrical supply system shall be installed within the easements of the Town roads.

3.0 EXCEPTIONS

3.1 Where existing overhead service already exists on, or within the property lines of a lot on which electrical service is requested, and where either of the following two conditions exist, electrical service may be installed overhead.

- a) The connection is to a temporary dwelling or structure which

will not be the connection point when the permanent dwelling is constructed.

- b) The present underground installation would be incorrectly located if future underground primary service were to be installed in that portion of the Town of Castle Valley.

3.2 Above ground electrical service may be installed between buildings on a single lot, if such overhead installation does not require the erection a new power pole.

3.3 Electrical service may be installed above ground in specific situations upon recommendation by the Planning Commission and approval by the Town Council in the following circumstances:

- a) Major technical problems make underground installation unsafe.
- b) Underground installation would jeopardize the reliability of the overall electrical system.

4.0 COSTS OF UNDERGROUND INSTALLATION

4.1 The cost of underground electrical connections shall be born by the individual property owner and is not intended to be born by the electrical utility company.

4.2 In the case of future realignment or replacement of the primary .electrical supply system, the Town of Castle Valley and the electric utility company shall negotiate an equitable cost sharing basis if the Town of Castle Valley requires the primary power supply to be relocated underground.

4.3 The Town of Castle Valley may negotiate with the electrical utility company to have the branch primary lines installed underground.

4.4 Cost of underground installation shall not be considered a major reason for granting an exception to these requirements.

5.0 NOTICE REQUIRED

5.1 The electric utility company will give the Town of Castle Valley immediate notice of any plans to make major modifications to the primary electrical supply system, such as increasing the system capacity, relocation of the primary lines, or additional demands on the system which could affect the reliability of the system.

5.2 Notification of such major modifications shall be given to the Town of Castle Valley at least six months before such work shall commence, unless such requirement of notice is waived by the Town Council.

6.0 ENFORCEMENT

6.1 EFFECTIVE DATE: This ordinance shall become effective upon adoption by the Town Council and upon posting on the Town bulletin board at the entrance to the Town of Castle Valley. Notice of the adoption of an ordinance requiring the underground

installation of electric service shall be published in a local newspaper. The notice of adoption of this ordinance shall include instruction on how a resident may obtain a copy of this ordinance. Notice of adoption of this ordinance and a copy of this ordinance shall be conveyed to the office of the local electric utility company.

6.2 SEVERABILITY: This ordinance and the various parts, sections and clauses are declared to be severable. If any part, section, paragraph, sentence, clause or phrase is judged to be unconstitutional or invalid, it is hereby declared that the remainder of this ordinance shall not be affected thereby.

6.3 EACH DAY A VIOLATION of this ordinance is committed or permitted to continue shall constitute a separate offence and shall be punishable as such.

6.4 VIOLATIONS OF THIS ORDINANCE shall be prosecuted as a class B misdemeanor in a court of competent jurisdiction.

6.6 RECOVERING COSTS: At the direction of The Town Council an action may be brought in the name of the Town to enjoin a violation of this ordinance, to require compliance therewith and to recover all costs of such action including court costs and reasonable fees to reimburse the Town for the services of legal counsel and other necessary expenses.

PASSED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE VALLEY
THIS OF 1 DAY OF JULY, 1992

**AN ORDINANCE ENTERING INTO AN AGREEMENT
GRANTING AN ELECTRIC UTILITY FRANCHISE
AND GENERAL UTILITY EASEMENT
TO
ROCKY MOUNTAIN POWER**

WHEREAS, Rocky Mountain Power (or "Company"), is a regulated public utility (also known as an "energy supplier") that provides electric power and energy to the citizens of the Town of Castle Valley (the "Town") and other surrounding areas;

WHEREAS, providing electrical power and energy requires the installation, operation and maintenance of power poles and other related facilities to be located within the public ways of the Town;

WHEREAS, the Town, pursuant to the provisions of Utah Code Ann. § 10-8-21 has the authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power a general utility easement for its use;

WHEREAS, the Town desires to set forth the terms and conditions by which Rocky Mountain Power shall use the public ways of the Town;

NOW, THEREFORE, be it ordained by the Town that it enters into the following agreement with the Company:

SECTION 1. Grant of Franchise and General Utility Easement. The Town grants to Rocky Mountain Power the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to as "Electric Facilities") in, under, along, over and across the present and future streets, alleys, and rights-of-way, not including Town parks, buildings or other spaces not associated with Town-owned rights-of-way (collectively referred to as "Public Ways") within the Town, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the Town and persons and corporations beyond the town limits.

SECTION 2. Term. The term of this agreement granting a franchise and general utility easement is for (20) years commencing on the date of acceptance by the Company as set forth in Section 3 below.

SECTION 3. Acceptance by Company. Prior to the Town presenting this Ordinance to the Town Council, Rocky Mountain Power shall sign this agreement. The Town, upon passage of the Ordinance, shall file the Ordinance with the Town Recorder otherwise the Ordinance and the rights granted in it shall be null and void.

SECTION 4. Non-Exclusive Franchise. The right to use and occupy the Public Ways of the Town shall be nonexclusive and the Town reserves the right to use the Public Ways for itself or any other entity that provides service to Town residences; provided, however, that such use shall not unreasonably interfere with Rocky Mountain Power's Electric Facilities or Rocky Mountain Power's rights as granted herein.

SECTION 5. Town Regulatory Authority. In addition to the provision contained in this Ordinance, the Town reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties or exercise any other rights, powers, or duties required or authorized, under the Constitution of the State of Utah, the laws of Utah or Town Ordinance.

SECTION 6. Indemnification. The Town shall in no way be liable or responsible for any loss or damage to property or any injury to, or death, of any person that may occur in the construction, operation or maintenance by Rocky Mountain Power of its Electric Facilities. Rocky Mountain Power shall indemnify, defend and hold the Town harmless from and against claims, demands, liens and all liability or damage of whatsoever kind on account of Rocky Mountain Power's use of the Public Ways within the Town, and shall pay the costs of defense plus reasonable attorneys' fees for any claim, demand or lien brought against the Town. The Town shall: (a) give prompt written notice to Rocky Mountain Power of any claim, demand or lien with respect to which the Town seeks indemnification; and (b) permit Rocky Mountain Power to assume the defense of such claim, demand, or lien. If such defense is not assumed by Rocky Mountain Power, Rocky Mountain Power shall not be subject to liability for any settlement made without its consent. Notwithstanding any provision in this agreement to the contrary, Rocky Mountain Power shall not be obligated to indemnify, defend or hold the Town harmless to the extent any claim, demand or lien arises out of or in connection with any negligent or willful act or failure to act of the Town or any of its officers or employees.

SECTION 7. Annexation.

7.1 Extension of Town Limits. Upon the annexation of any territory to the Town, the rights granted in this agreement shall extend to the annexed territory to the extent the Town has such authority. All Electrical Facilities owned, maintained, or operated by Rocky Mountain Power located within any public ways of the annexed territory shall be subject to all of the terms of this agreement.

7.2 Notice of Annexation. When any territory is approved for annexation to the Town, the Town shall, not later than ten (10) working days after passage of an ordinance approving the proposed annexation, provide by certified mail to Rocky Mountain Power: (a) each site address to be annexed as recorded on county assessment and tax rolls; (b) a legal description of the proposed boundary change; and (c) a copy of the Town's ordinance approving the proposed annexation. The notice shall be mailed to:

Rocky Mountain Power Customer Contact Center

Attn: Annexations
P.O. Box 400
Portland, Oregon 97207-0400

With a copy to:

Rocky Mountain Power
Attn: Office of the General Counsel
1407 West North Temple, Room 320
Salt Lake Town, UT 84116

SECTION 8. Plan, Design, Construction and Installation of Company Facilities.

8.1 All Electrical Facilities installed or used under authority of this agreement shall be used, constructed, and maintained in accordance with applicable federal, state and town laws, codes and regulations.

8.2 Except in the case of an emergency, Rocky Mountain Power shall, prior to commencing new construction or major reconstruction work in the Public Ways, apply for any permit from the Town as may be required by the Town's ordinances, which permit shall not be unreasonably withheld, conditioned, or delayed. Rocky Mountain Power will abide by all applicable ordinances and all reasonable rules, regulations and requirements of the Town, and the Town may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance. Notwithstanding the foregoing, Rocky Mountain Power shall not be obligated to obtain a permit to perform emergency repairs.

8.3 All Electric Facilities shall be located so as to cause minimum interference with the Public Ways of the Town and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable rules, ordinances and regulations of the Town.

8.4 If, during the course of work on its Electrical Facilities, Rocky Mountain Power causes damage to or alters the Public Way or public property, Rocky Mountain Power shall (at its own cost and expense and in a manner reasonably approved by the Town) replace and restore it in as good a condition as existed before the work commenced.

8.5 In addition to the installation of underground electric distribution lines as provided by applicable state law and regulations, Rocky Mountain Power shall, upon payment of all charges provided in its tariffs or their equivalent, place newly constructed electric distribution lines underground as may be required by Town ordinance.

8.6 The Town shall have the right without cost to use all poles and suitable overhead structures owned by Rocky Mountain Power within Public Ways for Town wires used in connection with its fire alarms, police signal systems, or other public safety communication lines used for governmental purposes; provided, however, any such uses shall be for activities owned, operated or used by the Town for a public purpose and shall not include the provision of CATV,

internet, or similar services to the public. Provided further, that Rocky Mountain Power shall assume no liability, nor shall it incur, directly or indirectly, any additional expense in connection therewith, and the use of said poles and structures by the Town shall be in such a manner as to prevent safety hazards or interferences with Rocky Mountain Power's use of same. Nothing in this agreement shall be construed to require Rocky Mountain Power to increase pole size or alter the manner in which Rocky Mountain Power attaches its equipment to poles, or alter the manner in which it operates and maintains its Electric Facilities. Town attachments shall be installed and maintained in accordance with the reasonable requirements of Rocky Mountain Power and the current edition of the National Electrical Safety Code pertaining to such construction. Further, Town attachments shall be attached or installed only after written approval by Rocky Mountain Power in conjunction with Rocky Mountain Power's standard pole attachment application process. Rocky Mountain Power shall have the right to inspect, at the Town's expense, such attachments to ensure compliance with this Section 8.6 and to require the Town to remedy any defective attachments.

8.7 Rocky Mountain Power shall have the right to excavate the Public Rights of Ways subject to reasonable conditions and requirements of the Town. Before installing new underground conduits or replacing existing underground conduits, Rocky Mountain Power shall first notify the Town of such work by written notice and shall allow the Town, at its own expense, (to include a pro rata share of the trenching costs), to share the trench of Rocky Mountain Power to lay its own conduit therein, provided that such action by the Town will not unreasonably interfere with Rocky Mountain Power's Electrical Facilities or delay project completion.

8.8 Before commencing any street improvements or other work within a Public Way that may affect Rocky Mountain Power's Electric Facilities, the Town shall give written notice to Rocky Mountain Power.

SECTION 9. Relocations of Electric Facilities.

9.1 The Town reserves the right to require Rocky Mountain Power to relocate its Electric Facilities within the Public Ways in the interest of public convenience, necessity, health, safety or welfare at no cost to the Town. Within a reasonable period of time after written notice, Rocky Mountain Power shall promptly commence the relocation of its Electrical Facilities. Before requiring a relocation of Electric Facilities, the Town shall, with the assistance and consent of Rocky Mountain Power, identify a reasonable alignment for the relocated Electric Facilities within the Public Ways of the Town. The Town shall assign or otherwise transfer to Rocky Mountain Power all right it may have to recover the cost for the relocation work and shall support the efforts of Rocky Mountain Power to obtain reimbursement.

9.2 Rocky Mountain Power shall not be obligated to pay the cost of any relocation that is required or made a condition of a private development. If the removal or relocation of facilities is caused directly or otherwise by an identifiable development of property in the area, or is made for the convenience of a customer, Rocky Mountain Power may charge the expense of removal or relocation to the developer or customer. For example, Rocky Mountain Power shall

not be required to pay relocation costs in connection with a road widening or realignment where the road project is made a condition of or caused by a private development.

SECTION 10. Subdivision Plat Notification. Before the Town approves any new subdivision and before recordation of the plat, the Town shall obtain Rocky Mountain Power's approval of Electrical Facilities, including underground facilities to be installed by the developer, and associated rights of way depicted on the plat. A copy of the plat shall be mailed for approval to Rocky Mountain Power:

Rocky Mountain Power
Attn: Estimating Department
400 N 100 W
Moab UT 84532

SECTION 11. Vegetation Management. Rocky Mountain Power or its contractor may prune all trees and vegetation which overhang the Public Ways, whether such trees or vegetation originate within or outside the Public Ways to prevent the branches or limbs or other part of such trees or vegetation from interfering with Rocky Mountain Power's Electrical Facilities. Such pruning shall comply with the *American National Standard for Tree Care Operation (ANSI A300)* and be conducted under the direction of an arborist certified with the International Society of Arboriculture. No vegetation inhibitor will be used within Town limits without notifying the Town prior to use. Nothing contained in this Section shall prevent Rocky Mountain Power, when necessary and with the approval of the owner of the property on which they may be located, from cutting down and removing any trees which overhang streets.

SECTION 12. Renewal. At least 120 days prior to the expiration of this agreement, Rocky Mountain Power and the Town either shall agree to extend the term of this agreement for a mutually acceptable period of time or the parties shall use best faith efforts to renegotiate a replacement agreement. Rocky Mountain Power shall have the continued right to use the Public Ways of the Town as set forth herein in the event an extension or replacement agreement is not entered into upon expiration of this agreement.

SECTION 13. No Waiver. Neither the Town nor Rocky Mountain Power shall be excused from complying with any of the terms and conditions of this agreement by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions.

SECTION 14. Transfer of Franchise. Rocky Mountain Power shall not transfer or assign any rights under this agreement to another entity, except transfers and assignments by operation of law, or to affiliates, parents or subsidiaries of Rocky Mountain Power which assume all of Rocky Mountain Power's obligations, unless the Town shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, Rocky Mountain Power may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this agreement to any financing entity, or agent on behalf of any financing entity to whom Rocky Mountain Power (i) has obligations for borrowed money or in respect of guaranties, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or

(iii) has obligations under or with respect to letters of credit, banker's acceptances and similar facilities or in respect of guaranties.

SECTION 15. Amendment. At any time during the term of this agreement, the Town through its Town Council, or Rocky Mountain Power may propose amendments to this agreement by giving thirty (30) days written notice to the other party of the proposed amendment(s) desired, and both parties, through their designated representatives, will, within a reasonable time, negotiate in good faith in an effort to agree upon mutually satisfactory amendment(s). No amendment or amendments to this agreement shall be effective until mutually agreed upon by the Town and Rocky Mountain Power and formally adopted as an ordinance amendment, which is accepted in writing by Rocky Mountain Power.

SECTION 16. Notices. Unless otherwise specified in this agreement, all notices from Rocky Mountain Power to the Town pursuant to or concerning this agreement shall be delivered to the Town Recorder's Office. Unless otherwise specified in this agreement, all notices from the Town to Rocky Mountain Power pursuant to or concerning this agreement shall be delivered to the Regional Business Management Director, Rocky Mountain Power, 1438 West 2550 South, Ogden, Utah, 84401, and such other office as Rocky Mountain Power may advise the Town of by written notice.

SECTION 17. Severability. If any section, sentence, paragraph, term or provision of this agreement is for any reason determined to be illegal, invalid, or superseded by other lawful authority including any state or federal regulatory authority having jurisdiction or unconstitutional, illegal or invalid by any court of common jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision, all of which will remain in full force and effect for the term of this agreement or any renewal or renewals.

SECTION 18. Governing Law.

This agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of Utah. Legal actions concerning any dispute, claim or matter arising out of or in relation to this proposal shall be instituted in the Superior Court of the County of Grand, State of Utah, or any other appropriate court in such county, and the parties covenant and agree to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the District of Utah, Tenth Circuit. Additionally, any documents provided to the Town are governed by the Utah Government Records Access and Management Act.

SECTION 19. No Waiver of Governmental Immunity.

The Town advises that it is a governmental entity in the State of Utah and is bound by the provisions of the Utah Governmental Immunity Act (Title 63G, Chapter 7, Utah Code Annotated, 1953, as amended) and does not waive any procedural or substantive defense or benefit provided or to be provided by the Governmental Immunity Act or comparable legislative

enactment, including without limitation, the provisions of Section 63G-7-604 regarding limitation of judgments. Any indemnity and insurance obligations incurred by the Town under this proposal are expressly limited to the amounts identified in the Act. Further, nothing in this cooperative agreement shall be deemed to abrogate or waive any immunity possessed by the Town, including immunity under the Utah Governmental Immunity Act, U.C.A. § 63G-6-101, et seq., or other applicable law.

Signed by Rocky Mountain Power

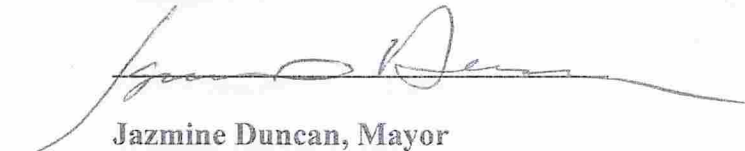
Printed Name: _____

Title: _____
Rocky Mountain Power

Date: _____

**PASSED, ADOPTED AND APPROVED by the Town Council of the Town of Castle Valley
Utah this 21st day of December, 2022.**

**Aye: Mayor Duncan, Council Members Gibson, Hill, Holland and O'Brien
Nay: None
Absent: None**



Jazmine Duncan, Mayor

ATTEST:



Jocelyn Buck, Town Clerk



70 North 2nd East
American Fork, Utah 84003

January 4, 2023

To the Honorable Mayor and
Town Council
Castle Valley, Utah

Gentlemen/Ladies:

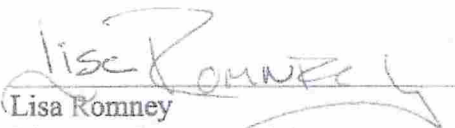
This is to advise Town of Castle Valley, Utah, that on February 1, 2023, ROCKY MOUNTAIN POWER hereby accepts the terms and provisions of Franchise Ordinance passed by your Honorable Body on December 22, 2022, granting a Franchise Ordinance to ROCKY MOUNTAIN POWER for a period of twenty (20) years entitled:

**"AN ORDINANCE GRANTING AN ELECTRIC UTILITY FRANCHISE AND
GENERAL UTILITY EASEMENT TO ROCKY MOUNTAIN POWER"**


And files this, its written acceptance in accordance with all requirements of said ordinance.

Very truly yours,
Rocky Mountain Power

By:


Lisa Romney
Director, Commercial Accounts
& Community Relations

WITNESS:



Exp. 3-2042

Dear planning and Land Use Commission,

Rocky Mountain Power has a project in Castle Valley to improve reliability in the town for the residents of Castle Valley. Our project consists of adding a redundant feed to the town. Rocky Mountain Power will need to upgrade existing poles to accommodate additional conductors, taking a single-phase line and converting it to a three-phase line. This new installation will allow a second feed to come into the town of Castle Valley. This will help with the reliability and restoration efforts when outages do occur. Rocky Mountain Power would like to upgrade the existing overhead line and install a small portion of new overhead line. The new overhead line will be on Castle Valley Drive and Shafer Lane. Rocky Mountain power plans to install 5 new poles to complete this loop. With the installation of these poles it also allows for an overhead line to be removed over a residents home located at approximately 206 Shafer Lane. This home was built directly under the power line which is a safety concern for Rocky Mountain Power. Rocky Mountain Power would like to install overhead line versus underground lines in this area as it will cause less disruption to customers' property along Shafer Lane and Castle Valley Drive. In this area overhead lines help reduce some engineering challenges and additional poles will be required to meet Rocky Mountain Power's Construction standards. Overhead lines are also more cost-effective to install in this specific location due to the harsh terrain in the region. This project will be funded completely at Rocky Mountain Powers expense and this project was very difficult to get approved with Rocky Mountain Powers current funding constraints.

Sincerely,



Dan Vink

Rocky Mountain Power

**TOWN OF CASTLE VALLEY UTAH
ROADS DEPARTMENT**

Right-of-Way Easement Encroachment / Excavation Permit Application

Application is hereby made by Rocky Mountain Power Lot #
Address Along Shafer Lane and Castle Valley Drive.
Phone 435-259-3232 Cell 435-210-4352 Email dan.vink@pacificcorp.com

This permit is requested for permission to perform the following activities within the Right-of-Way Easement:
Yes

Location of the area for the proposed activities: RMP would like to remove and replace power poles along Shafer Lane, also install two new pole along Castle Valley Drive and two new poles Shafer Lane to create a loop of our electrical system. This will help improve reliable power to the residents of Castle Valley.

PERMIT WINDOW REQUESTED: From: 8/4/2025 to 9/12/2025


Work will be conducted by: Rocky Mountain Power and its contracts (CVE)

ATTACHMENTS:			
<input checked="" type="checkbox"/>	SITE PLAN	<input checked="" type="checkbox"/>	TEMPORARY TRAFFIC CONTROL PLAN
<input type="checkbox"/>	PERMIT BOND	<input type="checkbox"/>	CERTIFICATE OF INSURANCE
<input type="checkbox"/>	ADDITIONAL REQUIREMENTS	<input type="checkbox"/>	

SPECIAL LIMITATIONS:

By signing below the applicant(s) hereby certifies and warrants that he/she, or their agents and/or contractors:

- Carries sufficient liability insurance and/or has a sufficient cash reserve or surety bond to cover the costs of repairing any and all damages that may occur as a result of the actions proposed under this Application.
- Shall conduct all activities under this Application in compliance with the conditions, restrictions and regulations as contained in the *Castle Valley Ordinances 85-3 and 95-6* approved in 2014, and *Ordinance 00-1* approved in 2000, and all revisions thereto.
- Shall comply with the current *Manual on Uniform Traffic Control Devices (MUTCD)* and State Occupational Safety and Health laws and State Professional Licensing laws.
- Shall defend, indemnify and hold the Town harmless from all damages and claims, including attorney's fees arising out of any and all actions performed under this permit by applicant, and their employees, agents, or contractors, including failure to comply with the terms and conditions in this permit.

Applicant:  Date: 7/31/2025

Approved by (Road Department Manger): _____ Date: _____

Resolution 2025-5 Adopting the Certified Tax Rate

Utah State Tax Commission - Property Tax Division Resolution Adopting Final Tax Rates and Budgets	Form PT-800 Rev. 02/15
--	----------------------------------

County: **GRAND**

Tax Year: **2025**

It is hereby resolved that the governing body of:

CASTLE VALLEY TOWN

approves the following property tax rate(s) and revenue(s) for the year: **2025**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
10 General Operations	208,942	0.001339
	\$208,942	0.001339

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date: _____

Title: Mayor, Town of Castle Valley

Those voting Aye:
Those voting Naye:
Absent:

Attested:
Jocelyn Buck
Town Clerk
Date:

Monday, August 4, 2025

Resolution 2025-6
A RESOLUTION ADOPTING THE
FISCAL YEAR 2026 BUDGET

BE IT RESOLVED by the Town Council, Town of Castle Valley that the attached budget for fiscal year 2026 (Attachment A) is the true and correct budget approved by the Town Council.

Passed, Adopted, and Approved by the Town Council, Town of Castle Valley in open session on the **20th day of August, 2025** by the following vote:

Those voting AYE:

Those voting NAY:

Absent:

APPROVED:

ATTESTED:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

At its August 14, 2025, Special Meeting, the Planning and Land Use Commission approved the following Motion with its recommendation to the Town Council for Rocky Mountain Power's non-routine electric installation application:

Whitney moved to recommend to the Town Council that—with the scope of the Ordinance and having looked at the project—it approve the Rocky Mountain Power project that eliminates the two new poles on Castle Drive, that adapts the underground to overhead at the soonest possible point to current poles, that only replacement of current poles and the addition of the one pole to make the safe removal of overhead lines across a roof, and with the configuration as recommended by Rocky Mountain Power that eliminates four poles and adds only two poles with the caveat that the four existing poles at the end of Shafer Lane will be eliminated because the four property owners at the end of Shafer are allowing the lines to go underground across their properties. Tuft seconded the Motion. Honer, Whitney, Tuft, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

I have attached draft Minutes from the recent August 7 and August 14 PLUC Meetings in which Dan Vink, local representative of Rocky Mountain Power, described the plan and answered questions from the PLUC and the public. Supporting documents from those two Meetings are included with the exception of the maps he provided. Vink will provide a revised map detailing the revised plan at your August 20 Meeting.

Please let me know if I can provide any other information.

Faylene Roth, Clerk
Planning and Land Use Commission
Town of Castle Valley

After thinking about and discussing the issue of cross-basin transfers of water in the Moab Geographical Area and knowing of the State's reluctance to ban such a practice, I have a suggestion for new wording to the Draft Final Forest Plan. It would not "outlaw" such a procedure, but it would discourage it. So, following the procedure encouraged at the meeting, I am suggesting the following change to the Desired Conditions and the Standards in the Moab Geographic Area. The changes are in red and italicized. I would be happy to discuss these changes if that would help.

Desired Conditions (GA-MOAB-DC)

01 The sole-source aquifers and their recharge are maintained as a healthy-functioning watershed to provide surrounding communities with a clean water source. *Discourage cross-basin diversions in order to not impact the Sole-Source Aquifers.*

Standards (GA-MOAB-ST)

06 New points of surface water diversions by entities other than the Forest Service require a special use authorization and should be located to minimize impacts to *Sole-Source Aquifers* water-dependent ecosystems, including instream flows, consistent with special use processes, existing water rights, approved permits, and declarations.

Thank you for your consideration of these changes.

Bob O'Brien
Castle Valley Utah
ob@castlevalleyutah.com

Town of Castle Valley
PURCHASE REQUISITION & PURCHASE ORDER

Item 10

SUPPLIER				APPROVAL			
Name: <u>Grand Tire Pros</u>				PO #: <u>008-08192025</u>		PO Issue Date: <u>08/19/25</u>	
Phone: <u>435-239-7909</u>		Fax:		Department: <u>Roads. Eng Dept.</u>			
Contact: <u>Jeff</u>				Requested By: <u>Dorje Honea</u>		Date: <u>08/19/25</u>	
Required By Date: <u>08/20/25</u>				Approved By:		Date:	
Item / Quote / Part #	QTY	UOM	Acct #	Eqt #	DESCRIPTION	UNIT PRICE	EXTENDED
Radial 10-20.00	1	ea			Tire for Green Dump Truck	492.37	492.37
Harvest King 19.5-24	2	ea			Rear Tires for Backhoe	591.95	1,183.90
Mount Fee	3	ea			Small Tire Mounting	40	120
Mounting Fee	2	ea			Large Tire Mounting	78	156
BKT AT603	2	ea			Backhoe Front Tires	461.81	923.62
Disposal	3	ea				10	30
Notes: Total of \$1,872.27 without Backhoe Fronts.						Total: \$2,895.89	

Town of Castle Valley

8/19/2025 1:15 PM

Register: 1300 · General Accounts Unrestricted:Zions Operating

From 07/29/2025 through 08/22/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/29/2025			-split-	Deposit		X	125.00	23,249.21
07/31/2025			4200 · Intergovernmen...	Deposit <i>EWP Reimbursement</i>			32,790.00	56,039.21
07/31/2025		Utah State Tax Com...	2100 · Payroll Liabiliti...	VOID: 118488...		X		56,039.21
07/31/2025			5100 · Administration:...	Service Charge	3.00	X		56,036.21
07/31/2025	eft	Zions Bank Liabilities	-split-	87-0483404	1,727.92			54,308.29
07/31/2025	10202	Jocelyn F. Buck	-split-		2,340.62			51,967.67
07/31/2025	10203	Colleen R Thompson	-split-		589.80			51,377.87
07/31/2025	10204	Dorje Honer	-split-		1,829.32			49,548.55
07/31/2025	10205	Egmont Honer	-split-		644.49			48,904.06
07/31/2025	10206	Faylene Roth	-split-		877.36			48,026.70
07/31/2025	10207	Jasmine A Duncan	-split-		912.50			47,114.20
07/31/2025	10208	Zions Bank	2000 · Accounts Payable	<i>visa mailchimp, Sops</i>	754.98			46,359.22
08/19/2025	10209	Canyonlands Copy C...	2000 · Accounts Payable	<i>G Plan postage</i>	208.90			46,150.32
08/19/2025	10210	Emery Telcom	2000 · Accounts Payable		174.64			45,975.68
08/19/2025	10211	John W. Groo	2000 · Accounts Payable		712.50			45,263.18
08/19/2025	10212	Jones Demille Engin...	2000 · Accounts Payable	<i>CV Culvert</i>	6,660.00			38,603.18
08/19/2025	10213	Moab Times Indepen...	2000 · Accounts Payable	<i>Tax PH Postings</i>	804.20			37,798.98
08/19/2025	10214	Rocky Mountain Po...	2000 · Accounts Payable		32.58			37,766.40
08/19/2025	10215	Solid Waste Special ...	2000 · Accounts Payable		33.00			37,733.40