

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: Ryan Anderson, co-chair, Dorje Honer, co-chair, 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. 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 since August 1. 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 Shafer 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 that some of the challenges they face in Castle Valley are 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 off the previous route from La Sal and allows more properties in Castle Valley to hook up.

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:

Ryan Anderson Co-Chair
Dorje Hone, Co-Chair

Date

ATTTESTED:

Faylene Roth, PLUC Clerk

Date

Attachment: Volunteer Information Form

APPROVED