AGENDA

THE REGULAR TOWN COUNCIL MEETING WEDNESDAY, DECEMBER 17th 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

Regular Town Meeting

- 1. Open Public Comment:
- 2. Approval of Minutes:

Public Hearing and Regular Town Council Meeting November 19th, 2025.

- 3. Executive Reports:
- *Water Agent and Water Committee Report John Groo/ CM O'Brien
- *Road Department Report- D.Honer Castle Creek Culvert Update
- *Planning & Land Use Commission-Faylene Roth
- *Utah Renewable Communities-CM Gibson
- *Fire District-M Duncan /Chief Drake
- * Information Technology (IT) Report- Colleen Thompson
- 4. Correspondence: Cell Tower emails.
- **5**. Administrative Matters & Procedures: Thank Diane Ackerman, Water Agent hired, Water Budget Study UGS presentation in February, Town letters, Castle Rock Ranch update.

NEW BUSINESS

- **6**. Discussion and Possible Action re: Water Advisory Committee (WAC) interviews and appointments.
- 7. Discussion and Possible Action re: Approval of retaining Laurie Simonson (Invoice).
- **8.** Discussion and Possible Action re: Resolution 2025-10 Adoption of the 2006 Wildland-Urban Interface (WUI) Code.
- **9.** Discussion and Possible Action re: Approval of Conditional Use Permits and Business Licenses.
- **10.** Discussion and Possible Action re: Approval of the Letter to Canyonlands Field Institute, Colin Fryer and Utah Open Lands.

UNFINISHED BUSINESS -None

- **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"



PUBLIC HEARING ON THE AMENDED FY 2026 BUDGET AND THE REGULAR TOWN COUNCIL MEETING DRAFT MINUTES

WEDNESDAY, NOVEMBER 19th, 2025, AT 6:30 P.M.

CASTLE VALLEY COMMUNITY CENTER - 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 O'Brien

Council Present on Zoom: None

Absent: CM Holland

Present at the anchor site: Colleen Thompson, Egmont Honer, Ron Drake, Dorje Honer, Mike Carlyle,

Others Present on Zoom: John Groo, Pam Hackley, Laurie Simonson, and the Llewellyns.

M Duncan called the Meeting to order and Buck called role.

Public Hearing on the Amended FY2026 Budget

Duncan opened the Public Hearing at 6:30PM. And explained that the Town did not get approval for the property tax increase from the Tax Commission so the 2026 Budget has to be amended back to balance with the previous property tax rate income.

1. Open Public Comment- No comments

M Duncan closed the Public Hearing at 6:31

Regular Town Meeting

- 1. Open Public Comment: None
- 2. Approval of Minutes:

Regular Town Council Meeting October 15th, 2025.

CM Hill moved to approve the Regular Town Council Meeting October 15th, 2025 minutes; CM O'Brien seconded motion passed unanimously.

3. Executive Reports:

*Water Agent and Water Committee Report - CM O'Brien stated he was anxious to get the Water Committee and various State and regional official together to outline the next steps in the Water Management Plan. M Duncan added she was looking forward to the Council getting the published Water Budget Study and a presentation about the Study from the Utah Geological Survey.

*Road Department Report- D Honer reported they need another loader tire approx. \$1600 that is in their repairs budget. There are 3 on going land disturbance permits on lots 141 Buchanan, 408 Homestead and 308 Holy Oak. Castle Creek Culvert Update we are still waiting on the Fish and Wildlife Permits and the go ahead from NRCS. There was further discussion on drainage/ repairs to the Shafer extension by the cattle guard. Honer reported on the FEMA workshop he attended introducing the draft LIDAR 2020 flood maps. More current detail and modeling will be required before the maps are finalized. Official maps will be/are required for the Town to join the National Flood Insurance Program. The Draft maps are available at the Town Office. There will be more to come on flood mapping.

*Planning & Land Use Commission- CM O'Brien will be working on the statistical results from the General Plan survey. M Duncan stated the Fire Commission is interested in the Cell tower question results. So far the Cell tower is only in an exploratory phase. There is some consideration for putting the tower at Fire Station one. It could be 60-80 feet tall with a red beacon light. The Fire Station parcel is in the County so permitting would have to go through the County hopefully with Town input.

- *Utah Renewable Communities (URC)-CM Gibson had provided a power point slides to update the Council on the plan process. Cm Hill verified that nuclear was not part of the URC Plan. December 12 the Public Service Commission will have a public hearing on the URC application.
- *Fire District-Chief Drake reported there will be a Christmas Party December 12th 6PM at Fire Station 2 to raise money with an auction and raffle to fix Engine 34. Donations are encouraged.
- * Information Technology (IT) Report- Colleen Thompson reported that our email provider Hostgator has been renewed for another year for \$290. Next project will be changing our domain to a .gov address.
- 4. Correspondence: Christmas card from John Curtis
- **5**. Administrative Matters & Procedures: No Town letters. We have re-posted the Water Agent position and so far we have one applicant, Water Budget Study UGS presentation date will be sometime in February.

NEW BUSINESS

- **6.** Discussion and Possible Action re: Approval of Resolution 2025-9 Amending the FY 2026 Budget. CM O'Brien moved to approve Resolution 2025-9 Amending the FY 2026 Budget, CM Gibson seconded motion passed unanimously.
- **7.** Discussion and Possible Action re: Ordinance 2025-1 Creating the Castle Valley Water Advisory Committee.

It was agreed to add Pam H. suggested "Whereas ": The Town Council recently approved the Water Management Plan. This plan, considered to be a living document requiring periodic revisions, attempts to identify the current and anticipated future issues, and propose actions and policies that will help ensure that the Town is prepared to continue fulfilling its mandate to protect water rights and the Castle Valley watershed, and

M Duncan explained to formalize the WAC we need to "advertise" for the positions. The Council hopes to appoint the positions at the December Council meeting. Discussion continued on how to fill the WAC positions and when the WAC meetings should be held.

CM O'Brien moved to adopt Ordinance 2025-1 Creating the Castle Valley Water Advisory Committee, CM Hill seconded motion passed unanimously.

8. Discussion and Possible Action re: Appointment to the Economic Opportunity Advisory Board. M Duncan reported that Pamela Gibson has offered to serve on the Board. She had met the Board and received their approval. She needs the Towns recommendation and then the County Commission's approval.

CM Hill moved to recommend Pamela Gibson to the Economic Opportunity Advisory Board, CM O'Brien seconded motion passed unanimously.

9. Discussion and Possible Action re: Approval of the 2026 Town Council Meeting Dates. CM Hill moved to approve the 2026 Town Council Meeting Dates; CM O'Brien seconded motion passed unanimously.

UNFINISHED BUSINESS -None

- 10. Closed Meeting (If necessary)
- 11. Payment of the bills.

CM Gibson moved to pay the bills, CM O'Brien seconded, and the motion passed unanimously

ADJOURNMENT

M	Duncan	adjourned	the N	leeting at	t 7:31PM
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Approved: Attested:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

WORKING DRAFT MINUTES REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION TOWN OF CASTLE VALLEY

THURSDAY, DECEMBER 4, 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 (PM) Present at anchor site: Co-chairs Dorje Honer and Ryan Anders

PLUC Members Present on Zoom: Marie Hawkins PLUC Members Absent: Janie Tuft, Jeff Whitney

Present at anchor site: Building Permit Agent (BPA) Colleen Thompson, Sherry Karp

Present on Zoom: Egmont Honer

Meeting Clerk at anchor site: Jocelyn Buck

PLUC Clerk on Zoom: Faylene Roth

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. Buck called roll.

1. Adoption of Agenda

Honer moved to adopt the Agenda. Hawkins seconded the Motion. Hawkins, Honer, and Anderson approved the Motion. The Motion passed unanimously with three in favor.

2. Open Public Comment - None

3. Approval of Minutes: November 6, 2025, Regular Meeting

Honer moved to table approval of the Minutes until the January Meeting since Anderson will abstain because did not attend the Meeting, so there would not be a quorum to approve them. In addition, there is a watermark on page 3 that needs to be removed. Hawkins seconded the Motion. Hawkins, Honer, and Anderson approved the Motion. The Motion passed unanimously with three in favor.

4. Reports:

Correspondence - None

Building Permit Agent – Thompson reported a Certificate of Occupancy for Lot 227, a temporary electrical meter main permit for construction on Lot 386, a four bedroom septic permit on Lot 335, and a Certificate of Land Use Compliance for a chicken coop, goat barn, and a shed on Lot 302. She also reported a garage-mount solar permit on Lot 27 from October that had not been included in last month's report. In addition, she reported that a Decommissioning fulfillment within 30 days is underway for Lot 302. The owner, Daniel Prickett, plans to decommission the kitchen and to move the structure off-site when he finds a home for it.

Procedural Matters – Anderson reported that the newly-formed Water Advisory Committee (WAC) bylaws call for a PLUC Member to serve on the committee with five knowledgeable water people. Anderson proposed three possibilities:

(1) follow the bylaws and have a member of the PLUC attend WAC meeting; (2) change the bylaws to allow the PLUC to designate a person experienced in water issues who would report to the PLUC; or (3) have John Groo be a non-voting chair and have the five experienced people serve as committee members. Anderson asked PLUC Members to think about whether one of them would

attend WAC committee meetings or whether to suggest a bylaw change. He will talk with the other PLUC Members.

5. Discussion and possible action re: recommendation to the Town Council for approval of nonpermanent conditional use permits and business license renewals for 2026

Honer moved to approve as presented. Hawkins seconded the Motion. Hawkins, Honer, and Anderson approved the Motion. The Motion passed unanimously with three in favor.

UNFINISHED BUSINESS

6. Discussion and possible action re: Draft amendments to 2019 General Plan

PLUC Members agreed to divvy up the survey sections as follows:

Hawkins A-Community Profile

D-Community Life

E-Government

Tuft B-Water & Septic

Whitney C-Ordinances & Enforcement

Honer F-Fire & Fire Prevention

G-Capital Improvement Projects & Infrastructure

Anderson H-Let Your Voice Be Heard

Honer suggested the following protocol:

Read results with comments

- Consider changes that might be made to the General Plan
- Look for things of note in quantitative sections
- Look for things of note that could push toward change

Buck added:

- Read over previous plan for what has changed and use it as a template
- The General Plan presents a summary. The stats are included in the appendix

Hawkins added:

- Compare responses between the last two surveys
- 90% of quantitative items seem to stay the same
- Tables can be included in the test
- The results will be available through the meeting audio for those who are unable to attend the meeting

Thompson added:

- O'B recorded responses as percent of people who answered that question, but it might be better to record as percent of all returned surveys or even as percent of all residents
- The comments have been digitized and were sent out two days before this meeting

PLUC Members agreed that the above assignments will be confirmed offline.

Honer moved to table Item 6. Hawkins seconded the Motion. Honer, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

PLUC Members agreed to set a deadline for finishing this review.

After discussion, Honer move to postpone the January 2026 PLUC Meeting to January 15, 2026, to allow time for members to complete their sections. Hawkins seconded the Motion. Honer, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

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 CLOSED MEETING None

ADJOURNMENT

Honer moved to adjourn. Hawkins seconded the Motion. Honer, Hawkins, and Anderson approved the Motion. The Motion passed unanimously.

Honer adjourned the Meeting at 7:22 PM.

APPROVED:	ATTESTED:				
Ryan Anderson Co-Chair	Date	Faylene Roth, PLUC Clerk	Date		
Dorio Hono Co Chair					

Subject To: CV Hazardous Mitigation Committee and Emergency

Response Planners; re: proposed Cell Tower

From Robert P Lippman Cabilippman Chau.edu

To Town of Castle Valley <townclerk@castlevalleyutah.com>, Dorje Honer

<dorjeh@castlevalleyutah.com>, metricworks@gmail.com

<metricworks@gmail.com>, Jazmine Duncan

<jazmined@castlevalleyutah.com>

Cc suef@castlevalleyutah.com <suef@castlevalleyutah.com>, Tory Hill

<toryh@castlevalleyutah.com>

Date 2025-12-14 19:27



Greetings Hazardous Mitigation Committee members, Emergency Operations Planning Team, et al ~

Below, please find my initial letter/comments to the Fire Commission, prior to attending their meeting last Thursday regarding the nebulously proposed cell tower in CV. I believe that this project would certainly qualify for consideration as a public hazard, given the proven impacts on biological system (public health), and the placement of such a tower directly adjacent to the valley's emergency helipad.

There is no need for a cell tower in Castle Valley, and it would add nothing to emergency services that we don't already have, or otherwise will have available. We already have a fiber-optics system in place that allows for cell calling, reverse 911 noticing, fire department radio and paging capacity (with County upgrades pending) allowing direct contact with the Sheriff's Office, other emergency networks, and between emergency personnel in the field, and now, *cell phone satellite connectivity* available to all (which will become universal very soon, and render toxic and intrusive cell towers obsolete; this is the presently expanding communications paradigm).

Please review and give due consideration to the matter as a town committee. Despite the proposed location being immediately outside the Town boundary, this is clearly a community matter, and there are obviously clear options for direct influence in any decision-making involved.

Thank you; most appreciated ~

Bob Lippman

111

Greetings Fire Commission, et al.

As most of you know, I served on the fire commission for 8 years, from 2007 to 2014, and communications were always a concern and priority. For this reason, I continued to advocate for an upgraded telecom system in Castle Valley, and was instrumental in securing the willingness and funding for the successfully implemented, Emery-Telcom fiber-optics system, which allows for cellular calling/receiving via in-home modems. The top reason that I advocated and worked at this, with a Town committee, was, in addition to enhanced telecommunications, to obviate the perception of any need for a cell tower in the valley, for the compelling reasons I have outlined below.

I have, for over 20 years now, followed the issue of cell tower impacts on people living and working in proximity to towers, and the evidence of serious mental and physical impacts and decline from microwave exposure is now overwhelming and undeniable, and yet still largely suppressed, despite the fact that the World Health Organization classifies RF microwave radiation as a Class 2 carcinogen. Further, as early as 2004, when towers were only 2G, the **International Association of Firefighters**, along with local firefighter unions and other organizations, officially called for a *ban on tower siting on or near fire stations* due to documented, *serious impairment of firefighters* from the extreme microwave RF radiation. As a result, the State of California and other areas created exemptions for such tower siting due to the recognized grave risk of cancer and other serious diseases and impairments.

These risks and impacts go far beyond the required, unacceptable 24/7 flashing red lights from the tower that this community would certainly not tolerate. These are community issues and concerns, beyond any insular decisions of the Fire Commission.

Please review the 3 webpages noted below for an overview of the gravity of this problem, especially relevant to firefighter health and safety, and I urge you to act accordingly to protect the public health of our community and firefighters.

https://www.iaff.org/cell-tower-radiation/

The International Association of Fire Fighters (IAFF) maintains a longstanding opposition to the placement of cell towers and antennas on fire station facilities, a position formally adopted in August 2004.234+5 The IAFF asserts that such installations pose potential health risks to firefighters, particularly due to prolonged exposure to low-intensity radiofrequency (RF) and microwave (MW) radiation, which may affect the central nervous system and immune system.9 The association continues to call for a comprehensive, high-quality scientific study to determine the health effects of this exposure, emphasizing the need for the precautionary principle until safety is proven.29

- The IAFF's official resolution states that it opposes the use of fire stations as base stations for cell towers or antennas until a study with the highest scientific merit and integrity is conducted and it is proven that such sitings are not hazardous to the health of its members.234+5
- The IAFF has expressed concern that firefighters exposed to RF radiation from towers on their stations have reported neurological symptoms such as headaches, fatigue, memory loss, slowed reaction time, and disorientation, with some studies suggesting brain damage as indicated by SPECT scans.49
- In 2004, the IAFF called for a \$1 million study to investigate the health impacts on firefighters living and working in stations with cell towers, but funding was not secured, and the telecommunications industry's regulatory framework has hindered implementation of a moratorium.4
- As of 2025, the IAFF is actively investigating funding for a new U.S. and Canadian study to compare health outcomes of firefighters in stations with and without cell towers.9
- The IAFF's position has led to legal exemptions in California, such as AB 57, which grants fire stations protection from forced cell tower placement due to health concerns.

https://globalpossibilities.org/firefighter-unions-opposing-cell-towers/ Summary:

Firefighter groups in the United States have long opposed cell towers on their stations. Not only that, but in California they have been able to be exempt from the forced placement of towers on their stations because of the strong opposition they have- due to health concerns from the radiation. On this page we are keeping documentation on the firefighters' opposition and we have posted important news videos that cover this issue. Teacher unions also have made position statements on wireless radiation.

https://ehtrust.org/a-cautionary-tale-from-firefighters-of-california-fighting-cell-towers-on-stations/

The firefighters of California have a cautionary tale to share. They have spent 15 years and millions of dollars fighting cell towers on their stations. They have done so because they know they are among the strongest of the strong when it comes to professionals among us. Yet they have suffered harm living and working in the presence of cell towers, and they know they cannot carry out their duties to protect the general public as they should if they are indeed impaired. Furthermore, they know that those they protect are often more vulnerable than they are. Logic tells the firefighters, as it tells us, that if the strongest of the strong are harmed, the weakest and most vulnerable among us are at even greater risk.

[detailed, documented health impacts on firefighters (and residents in proximity of towers) are noted in this article]

Thank you greatly for your serious consideration of, and appropriate action and resolution regarding this matter. Given the documented risks and impacts of a residentially-located cell tower (and the volumes of studies and literature accessible regarding this matter), the present ability for wifi- and satellite calling in the valley, and the larger community interest involved, any proposals for a cell tower in Castle Valley should properly be rejected, as the risk, harm and visual intrusion far outweigh any short-term (and emergency) benefit.

Bob Lippman

Subject Re: Cell Tower Proposal

From Jim Woolaway sjim@woolaway.net

To Castle Valley Town of <townclerk@castlevalleyutah.com>

Cc Mitchell Stephen <sempetro@gmail.com>, Warren Scott

<castletower@gmail.com>, Bab.Tippman@nav.edu>, Whitney Jeff
< leffwhitney192@gmail.com>, Kincaid Glenn <glenn@gntnz.com</p>

Date 2025-12-16 10:42



Dear Town of Castle Valley,

I have read with interest a number of recent email threads discussing the pros and cons of a proposed cell phone tower in the neighborhood of the loop Road fire station.

The only positive aspect of this that I can think of, is that we would have cell communication when we are out and about in the immediate area. However, with fiber having been brought into our community, wifi calling, and the likely high reliability of the fiber service, I find the vast majority of my cell phones service needs are met without the tower.

I agree with the email threads that there are likely some significant negatives associated with having a tower in the valley.

As you know myself, and my neighbors recently funded the routing of the new three phase power for Castle Valley through my property and the Shafer ln cul-de-sac to be underground. I must say now that it's done, the impact to my view is much greater than I expected. It's giving me a real appreciation for just how detrimental a man-made structure can be when placed in this serene environment. I think preserving our beautiful environment and our views should be one of the highest priority aspects to Town decisions.

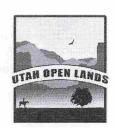
I am also opposed to this project, and any project here, that would be beneficial the proposed Under Canvas development. A cell phone tower here in Castle Valley could have the effect of turning our community into a "phone booth" for Under Canvas and regional camping.

I do appreciate very much the town, paying attention to the needs of this community and acting on the requests from it. After thinking this particular proposal through, I must say I'm opposed to it for the above reasons.

Thank you very much for everything you're doing and all the very best, Jim

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Press Release:

Castle Rock Ranch Protected Forever Canyonlands Field Institute partners with Utah Open Lands to place a conservation easement on Castle Rock Ranch.

Contact:

- Michele Johnson, CFI Executive Director, director@cfimoab.org, 435 259-7750
- Wendy Fischer, UOL Executive Director, 801 694-9033

On December 1st, Canyonlands Field Institute partnered with Utah Open Lands to sign a conservation easement placed on Castle Rock Ranch, a 157-acre property in Grand County, Utah. The easement ensures that this remarkable landscape with its fields, wetlands, sagebrush, and unforgettable red rock backdrop, is now permanently protected. The property sits in the shadows of Castle Rock, Parriott Mesa, and the La Sal Mountains. For those who know this valley, it's a place woven into memory; a landscape that defies imagination.

Canyonlands Field Institute (CFI), the landowner that placed the conservation easement on Castle Rock Ranch, is a Moab-based nonprofit education organization whose mission is to cultivate connection to self, community, and nature by creating inclusive educational pathways to the outdoors. As CFI looked ahead, they made a value-driven decision: to ensure that no matter who owns the ranch in the future, the land itself remains an open space with continued ranching operations, serving an enduring legacy that celebrates the landscape in Castle Valley.

"Throughout this process, Utah Open Lands has guided us to live our value of stewardship, with a wealth of expertise that made it possible for us to see this vision through," said Michele Jordan Johnson, Executive Director of the Canyonlands Field Institute. "They are an exceptional partner."





Utah Open Lands Executive Director Wendy Fisher echoed Johnson's appreciation, noting the deep alignment between CFI's mission and the values that underlie land conservation. "CFI's commitment to their mission, working with kids of all ages to nurture a reverence and understanding for and of the natural world is demonstrated in an extraordinary way in their decision to place a conservation easement on this land." Fisher continued, "Their commitment to community is powerful and it was a pleasure to work with a group so passionate about these amazing environs."

With this easement now in place, the legacy of Castle Rock Ranch - its agricultural fields, riparian areas, and sagebrush habitat, and sweeping red rock vistas that define the valley - will remain forever intact. The ranch will continue to support ecological health, local identity, and community.

After placing the easement, CFI found the perfect buyer in Castle Valley local Colin Fryer. "We knew that Colin had a special place in his heart for this ranch, as its once former owner," said Johnson. Colin Fryer intends to keep ranching the property and is committed to the tenants of the conservation easement. Johnson also thanked board member Sue Bellagamba for her diligence in seeing this incredible legacy preservation across the finish line.

"My first introduction to Mr. Fryer was working on a conservation easement," said Fisher. "You always hope that the next landowner will have a conservation ethic and Colin does." said Fisher.

For both Canyonlands Field Institute and Utah Open Lands, this protection is seen as a win for Castle Valley, for Grand County, and for anyone who believes that the Utah landscapes that shape us are worth protecting.

Thank you for your interest in serving on the Town Water Advisory Committee. We would like to ask you three questions.

- 1. Please tell us what motivated your interest in serving on the Water Advisory Committee.
- 2. Serving on the Water Advisory Committee involves some knowledge of hydrology and either currently or eventually understanding the hydrology of the Castle Valley water system. Could you tell us about your knowledge and/or work experience that relates to water systems (protections, conservation, flooding and so on). If you lack such experience, please describe your ability to obtain this knowledge.
- 3. What do you think are the strongest skills would bring to serving on the Water Advisory Committee?

1. Please tell us what motivated your interest in serving on the Water Advisory Committee.

Throughout my 35-year career with The Nature Conservancy (TNC) I have been involved in water issues, finding innovative solutions to protect rivers flows and aquifers while also maintaining vibrant towns and agriculture. I have always found working on water issues to be not only fascinating but stimulating because there are often creative answers to some of our most pressing issues. I have recently retired from TNC and moved to Castle Valley but would like to use my expertise to help the Town of Castle Valley.

2. Serving on the Water Advisory Committee involves some knowledge of hydrology and either currently or eventually understanding the hydrology of the Castle Valley water system. Could you tell us about your knowledge and/or work experience that relates to water systems (protections, conservation, flooding and so on). If you lack such experience, please describe your ability to obtain this knowledge.

My first job at TNC was the Matheson Wetlands Preserve Manager. In this role I worked closely with Dr. Kip Solomon, University of Utah and Geoff Freethy, USGS-WRD, to create a water budget for the Moab Valley. This led to numerous other studies regarding the hydrology of the Moab, the impact of the Atlas tailings on the Colorado River, and the potential for salinity to impact our drinking water. I assisted the professionals in these studies and gave numerous presentations to decision makes regarding the results and possible solutions. Although not as involved, I, also, stayed abreast of the hydrology studies in Castle Valley.

3. What do you think are the strongest skills would bring to serving on the Water Advisory Committee?

I am a strategic thinker who is able to combine the best available science with innovative policies to implement workable solutions that benefit all. I am well connected in the water community having served on many advisory committees including the Colorado River Authority of Utah, USU's Janet Quinney Lawson Institute of Land, Water, and Air, and the Southeastern Utah Watershed Council for the Utah Division of Water Resources. I have a good working knowledge of western water law and Utah water law, especially statues that protect our rivers and aquifers. I was instrumental in creating Utah's first water bank on the Price River to benefit endangered fish species and the local community. Furthermore, I submitted and received approval of the first change application under Utah's recent in-stream flow statute.

I apologize for not being able to attend the Council meeting in person, but I am home with the flu.

Sincerely,

Sue Bellagamba

Subject **Re: Water Advisory Committee Questions**

From

townclerk@castlevalleyutah.com <townclerk@castlevalleyutah.com> To

2025-12-16 09:58 Date



TO THE CASTLE VALLEY TOWN COUNCIL:

1. I would like to serve on the Water Committee to make Castle Valley water use sustainable.

2. I am President of the Castle Valley Irrigation Company (20 years +), and have worked as an irrigation contractor (40 years +).

3. I will bring to the water committee practical experience, time for committee work, and an open mind for all views.

KenD

On Monday, December 15, 2025 at 12:01:35 PM MST, <townclerk@castlevalleyutah.com> wrote:

Hello Ken

Thank you for your interest in serving on the Town Water Advisory Committee.

As part of the selection process the Town Council would like to ask you three questions.

You are encouraged to attend the Council Meeting Wednesday December 17th at 6:30 PM with your responses. However if your are unable to attend please submit your answers via email by noon Tuesday December 16th .

- 1. Please tell us what motivated your interest in serving on the Water Advisory Committee.
- 2. Serving on the Water Advisory Committee involves some knowledge of hydrology and either currently or eventually understanding the hydrology of the Castle Valley water system. Could you tell us about your knowledge and/or work experience that relates to water systems (protections, conservation, flooding and so on). If you lack such experience, please describe your ability to obtain this knowledge. 3. What do you think are the strongest skills would bring to serving on

the Water Advisory Committee?

Thank you for your interest in joining this Committee. Castle Valley Town Council

Subject 2025 reimbursement request and updated legal agreement

From Laurie Simonson Clksimonson Cymall com>

Jazmine Duncan <jazmined@castlevalleyutah.com>, Jocelyn Buck To

<townclerk@castlevalleyutah.com>

2025-11-26 14:07 Date



- 2025 06-30 Bar Dues Invoice.pdf(~278 KB)
- 2025 ALPS Policy Declaration Packet-ALPS28581- 4.pdf(~923 KB)
- 2025 Adam Bevis C Ethics MCLE Order Confirmation.pdf(~278 KB)
- 2025 Utah State Bar Compliance Fee Receipt.pdf(~284 KB)

Jazmine and Jocelyn,

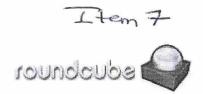
Happy almost Thanksgiving!! I finally had time to update our legal agreement for my legal services. Attached is the revised agreement. I revised the "Whereas" section to include that I'm a licensed attorney and that we had a prior legal agreement that we now want to update. I added the compensation section and took out the sentence requiring the Town to provide me with an email address. (I don't really think I need one unless you do.) Take a look and let me know what you think. I've also attached receipts for my out of pocket costs for 2025 which are as follows;

- 1. Utah State Bar dues \$425.00
- 2. Professional liability insurance \$1,503.10
- 3. Continuing legal education classes \$120.00
- 4. Continuing legal education compliance fee \$10.00

Total: \$2,058.10

I'm assuming both of the new contract and reimbursement need to go before the Town Council so please let me know what you need from me to assist with this. Thank you and please let me know if you have any questions.

Laurie



A CONTRACTOR OF THE PROPERTY O

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AGREEMENT FOR LEGAL SERVICES

This agreement for legal services ("Agreement") is entered into on the ____ day of ______, 2025 between the Town of Castle Valley ("the Town") and Laurie Simonson ("Simonson"). In this Agreement, the Town and Simonson are individually referred to as a "Party" and collectively referred to as "the Parties."

- A. Whereas, the Town has an occasional need for legal services;
- B. Whereas, Simonson is an attorney licensed to practice law in the State of Utah;
- C. Whereas, Simonson has offered to provide up to six (6) hours a month to the Town as a Town Attorney for legal services (including but not limited to attending Town Council meetings, reviewing ordinances, resolutions, and other legal documents and offering legal advice);
- D. Whereas, Simonson was selected by the Town Council at a regularly scheduled meeting on August 18, 2021 to perform these services as the Town Attorney:
- E. Whereas, the Parties formalized the selection of Simonson for performance of those services in an agreement dated September 15, 2021;
 - F. Whereas, the Parties now wish to update that agreement with this Agreement;

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained in this Agreement and the consideration of which is acknowledged, the Parties agree as follows:

1. SERVICES AND TERM

1.1 Scope

In compliance with all the terms and conditions of this Agreement, Simonson shall provide up to six (6) hours of legal services to the Town per month. This shall include, but not be limited to, attending Town Council meetings, reviewing ordinances, resolutions, and other documents and offering legal advice to the Town Council and Planning and Land Use Commission. Town requests for legal services shall be sent through the Town Mayor for tracking, organization and management. These services may be referred to as "services" or "work" in this Agreement.

1.2 Proposal

The services shall include Simonson's August 13, 2021 proposal which shall be incorporated into this Agreement by this reference as though fully set forth in this Agreement. In the event of any inconsistency between any scope of work or proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Licenses and Insurance

Simonson shall maintain a Utah State Bar license and professional liability insurance and will keep up to date on any continuing legal education requirements for the Utah State Bar.

1.4 Compensation

As consideration for Simonson's services, the Town will reimburse Simonson for the annual costs of her Utah State Bar license, professional liability insurance and continuing legal education costs for the Utah State Bar (compliance fee and class costs).

1.5 Further Responsibilities of Parties

Simonson shall provide her own equipment and supplies (laptop, phone, office supplies, etc.). In addition, both Parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both Parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement.

1.6 Term

Unless terminated earlier in accordance with Section 5.7 of this Agreement, the term of this Agreement shall be for twelve (12) months, beginning on the date of full execution of this Agreement and extending through and concluding at 11:59 p.m. on the day before the anniversary date of this Agreement ("Term"). This Agreement shall automatically be extended for an additional year at the end of any Term unless either Party provides written notice of its desire not to renew this Agreement to the other Party prior to fifteen (15) days of the expiration of any Term or extension. This Agreement shall continue to automatically renew indefinitely until terminated by either Party.

2. COORDINATION OF SERVICES

2.1 Status of Simonson

Simonson shall have no authority to bind the Town in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against the Town, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by the Town. Simonson, shall not obtain any rights to retirement, health care or any other benefits which may otherwise accrue to the Town's employees.

2.2 Independent Contractor

Simonson shall perform all services required by this Agreement as an independent contractor of the Town and with only such obligations as are consistent with this Agreement. The Town shall not in any way be deemed to be a partner of Simonson or otherwise or a joint venturer or a member of any joint enterprise with Simonson.

3. INSURANCE AND INDEMNIFICATION

3.1 Indemnification

To the full extent permitted by law, the Town agrees to indemnify, defend at its own expense and hold harmless Simonson against, and will hold and save her harmless from any and all liability and actions whether judicial, administrative, regulatory or arbitrated ("Actions") and any and all losses, claims, expenses or damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened that may be asserted or claimed by any person, firm or entity arising out of or in connection with the performance of the services, operations or activities provided in this Agreement or arising from the Town's negligent, reckless or willful misconduct, or arising from the Town's indemnors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement ("Claims"). The Town will defend any Action filed in connection with any such Claims and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection with any Claims. The Town agrees to save and hold Simonson harmless. In the event Simonson is made a party to any Action filed or prosecuted against the Town for such Claims arising out of or in connection with the performance of or failure to perform the services, operation or activities of the Town, the Town agrees to pay to Simonson any and all costs and expenses incurred by Simonson in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

The provisions of this Section do not apply to claims or liabilities occurring as a result of Simonson's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from the Town's negligence. The indemnity obligation shall be binding on successors and assigns of the Town and shall survive termination of this Agreement.

4. RECORDS, REPORTS, AND RELEASE OF INFORMATION

4.1 Records

Simonson shall keep all documents relating to the services performed pursuant to this Agreement ("Records"), as shall be necessary to perform the services required by this Agreement and enable the Town to evaluate the performance of such services. The Town shall have full and free access to these Records at all times during normal business hours of the Town, including the right to inspect, copy, and audit such Records. Simonson shall maintain such Records for a period of seven (7) years following completion of the services pursuant to this Agreement, and the Town shall have access to such Records in the event any audit is required. In the event of dissolution of Simonson's business, custody of the Records shall be given to the Town, and access shall be provided by Simonson's successor in interest.

4.2 Ownership of Documents

All records, documents and other materials ("Documents") prepared by Simonson in the performance of this Agreement shall be the property of the Town and shall be delivered to the Town upon request of the Town Mayor (or his or her designee) or upon the termination of this Agreement. Simonson may retain copies of such Documents for her own use.

4.3 Confidentiality and Release of Information

All information gained or work product produced by Simonson in performance of this Agreement shall be held confidential by the Simonson unless such information is subject to the Utah Government Records Access and Management Act.

Simonson shall immediately notify the Town should Simonson be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the services performed pursuant to this Agreement. Simonson agrees to cooperate fully with the Town and to provide the Town with the opportunity to review any response provided by Simonson. However, this right to review any such response does not imply or mean the right by Town to control, direct or rewrite the response.

5. ENFORCEMENT OF AGREEMENT AND TERMINATION

5.1 Utah 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 Agreement shall be instituted in the Superior Court of the County of Grand, State of Utah, or any other appropriate court in such county, and Simonson covenants and agrees 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.

5.2 Disputes: Default

In the event that either Party is in default under the terms of this Agreement, the other Party shall give notice to the defaulting Party of the default and the reasons for the default. The notice shall include the timeframe in which the defaulting Party may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. If the defaulting Party does not cure the default, the other Party may take necessary steps to terminate this Agreement under this Section. Any failure on the part of the one Party to give notice of the other Party's default shall not be deemed to result in a waiver of the that Party's legal rights or any rights arising out of any provision of this Agreement.

5.3 Waiver

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

5.4 Legal Action

In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement.

5.5 <u>Termination Prior to Expiration of Term</u>

The Parties reserve the right to terminate this Agreement at any time, with or without cause, upon fifteen (15) days written notice to the other Party. Upon receipt of any notice of termination, the other Party shall immediately cease all services except those as may be expressly approved by both Parties. In the event of termination without cause pursuant to this Section, the terminating Party need not provide the non-terminating Party with the opportunity to cure pursuant to Section 5.3.

6. CONFLICTS OF INTEREST

6.1 Simonson

Simonson agrees to avoid conflicts of interest or the appearance of any conflicts of interest with the interests of the Town in the performance of this Agreement. Simonson warrants that she has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

6.2 Town

No officer or employee of the Town shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects their financial interest.

7. MISCELLANEOUS PROVISIONS

7.1 Notices

Any notice or communication either Party desires or is required to give to the other Party shall be in writing and either served personally or sent by prepaid, first-class mail to the address designated on the signature page of this Agreement. Either Party may change its address by notifying the other Party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

7.2 <u>Interpretation</u>

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either Party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

7.3 Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

7.4 <u>Integration; Amendment</u>

This Agreement is the entire, complete and exclusive expression of the understanding of the Parties on the subject of this Agreement. There are no oral agreements between the Parties concerning this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the Parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and signed by the Parties. The Parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

7.5 Severability

In the event that any one or more of the phrases, sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid or unenforceable by an order, judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs or sections of this Agreement which are agreed to be severable and shall be interpreted to carry out the intent of the Parties unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

7.6 Authority

The persons executing this Agreement on behalf of the Parties warrant that (i) they are duly authorized to execute and deliver this Agreement on behalf of the Party, (ii) by executing this Agreement, the Party is formally bound to the provisions of this Agreement, and (iii) the entering into this Agreement does not violate any provision of any other Agreement to which the Party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

7.7 No Waiver of Immunity

The Town 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 Agreement are expressly limited to the amounts identified in the Act. Further, nothing in this 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.

IN WITNESS WHEREOF, the Parties have executed this Agreement as follows:

Town of Castle Valley	/ :		
		Dated:	
Jazmine Duncan Mayor			
Laurie	k. 5	<i>/</i>	D
		Dated:	December 2, 2025

Laurie Simonson 1 Castle Valley Drive HC 64 Box 2004 Castle Valley, UT 84532



A RESOLUTION ADOPTING THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE

WHEREAS the Town of Castle Valley recognizes the threat that natural hazards pose to people and property within Castle Valley; and

WHEREAS the Town of Castle Valley recognizes regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as provided in the code; and

WHEREAS adoption by the Town of Castle Valley demonstrates their commitment to the hazard mitigation and achieving the goals outlined in '2006 Utah Wildland-Urban Interface Code'; and

WHEREAS the State of Utah has mandated the adoption and enforcement of the Code by January 1, 2026; and

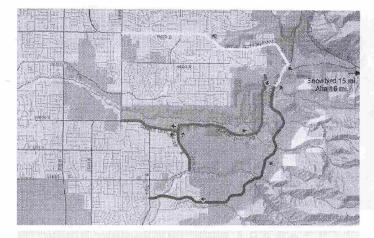
WHEREAS the Town Council of the Town of Castle Valley believes it is in the best interest of the Castle Valley to adopt '2006 Utah Wildland-Urban Interface Code'.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE VALLEY, UTAH, THAT:

That the Town of Castle Valley hereby adopts the "2006 Utah Wildland-Urban Interface Code".

Passed, Adopted, and Approved by the Town Council of The Town of Castle Valley in open session on the 17 day of December, 2025 by the following vote:

Jazmine Duncan, Mayor	Jocelyn Buck, Town Clerk	
Jazmine Duncan	Jocelyn Buck	
Absent: APPROVED:	ATTESTED:	
Those voting NAY:		
Those voting AYE:		



WUI Mapping

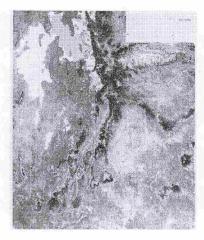
- Counties and Municipalities are required to adopt and enforce Utah's WUI code by January 1, 2026.
- The WUI code are local construction and property regulations intended to reduce the risk of wildfire by prevention wildfire spreading to structures and vice versa.
- Like all codes, the local jurisdiction must specify where the WUI code will apply by creating a boundary map.
- The WUI boundary map is developed by the local jurisdiction, in consultation with FFSL, relying on local knowledge of wildfire risk to the community.
- This map should encompass any area at risk for wildfire threatening structures, including potential new development areas.

Municipal Responsibility

- Adopt and enforce the WUI Code (requires creating a WUI boundary map)
- May perform lot assessments per agreement

County Responsibility

- Adopt and enforce the WUI Code (requires creating a WUI boundary map)
- Collect the High-Risk WUI fees
- May perform lot assessments per agreement



VS. High-Risk WUI Mapping

- FFSL is required to create a High-Risk WUI boundary map.
- Structures within this boundary will be assessed a fee, based on their classification level.
- The High-Risk WUI map is created utilizing advanced wildfire risk modeling software, and is not directly associated with the local broader WUI map.
- FFSL is creating brand new more accurate maps to with updated fuelscape modeling.
- Once the draft mapping is complete (expected October 2025), FFSL will collaborate with local wildfire partners to ensure the highest degree of accuracy.
- Property insurance carriers must use this High-Risk
 WUI Map when evaluating wildfire risk.

FFSL Responsibility

- Create a High-Risk WUI boundary map
- Assess fees for property owners within the high risk WUI
- Set lot assessment standards, provide training, and certify lot assessors statewide
- Write administrative rules
- Hire staff to support and perform lot assessments
- Build software tools that integrate:
 - o Lot assessment surveys on the ground
 - o Database of assessment results
 - Sharing the correct data with property owners, insurance carriers, and the counties

H.B. 48 "Wildland Urban Interface Modifications"

Summary for Counties & Municipalities



& STATE LANDS

H.B. 48's primary intent is to reduce the risk of wildfire spreading to and from structures in the wildland urban interface (WUI). The bulk of the bill targets individual lot assessments in the High-Risk WUI area that provide homeowner education to reduce risk and set triage levels for properties.

LOT ASSESSMENTS

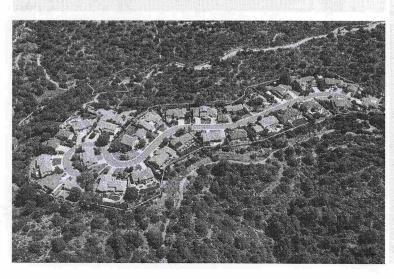
- FFSL is tasked with creating a program that "evaluates and classifies high risk wildland urban interface property using a triage scale" (65A-8-402).
- This work will be coordinated by FFSL and may be assigned to a county by agreement.
- All structures in the High-Risk WUI will initially be set at the highest classification level, until a lot assessment determines they qualify for a lower classification level.
- Property owners in lower classification levels must annually certify that they still meet the requirements.
- At least every five years, homeowners must submit evidence of compliance to stay at their classification level.
- · Lot assessments will be prioritized at the county level
- This bill does not mandate county, municipal or fire district involvement in lot assessments, but FFSL or the county may request support via agreement.

FEES

- Property owners within the High-Risk WUI boundary will be assessed a fee based on the square footage of the structure.
- Fee amounts will be determined annually by FFSL, based on the costs of implementing the program.
- The fee will be collected by the county.
- The fees will vary by classification level, e.g. a property owner who's met the requirements for defensible space and home hardening will be assigned a lower classification level and pay a reduced fee amount.
- The county will keep a portion of the fees needed to cover their implementation costs, determined by agreement, with the remainder passed on to FFSL to cover their implementation costs.
- The bill does not allow for municipal or fire district fee collection.

WUI COORDINATORS (assessors)

- FFSL is creating uniform guidelines for certifying lot assessors throughout Utah.
- Assessments performed under this program will all use the same software tools and methodology.
- Any assessments completed prior to this program will not qualify.
- Due to the vast amount of assessments needed, FFSL seeks to leverage technology and AI as a means to streamline the process.



Town of Castle Valley Home/Premises & Nonpermanent CUP renewals for 2026 (as of 12/1/25)

	HPO CUPs (19)					CUP Renew	Biz lic
53 Lazaris Lane East		Andrea Martin	Home Occupation	Landscaping, excavation, fire mitigation, etc.	Abajo Earthworks, LLC	X	X
54	Lazaris Lane East	Deb/George Holling	Home Occupation	Fudge production for wholesale & online sales	Farmhouse Fudge Inc.	X	
54	Lazaris Lane East	Deb/George Holling	Home Occupation	Computer Modeling	Electric Drivetrain Tec	x	
55	Lazaris Lane East	George Holling	Premises Occupation	Music recording studio	Outlaw Music	х	
124	Pace Lane West	Colleen Smith	Premises Occupation	on-line vest sales	PatchVest.com	х	x
153	Buchanan Lane East	Egmont Honer	Premises Occupation	Design/sales of electronic precision instruments	Metric Works LLC	X	0
157	Buchanan Lane East	Jeff Johnston	Premises Occupation	Construction	JRJ Construction LLC	х	x
161	Buchanan Lane West	Jazmine Duncan	Home Occupation	Home office	Skate Moab LLC	x	×
164	Buchanan Lane West	Mitch Stock	Home Occupation	Construction office	Round Mtn. Builders, LLC	Х	х
280		Erik Secrist/Darin Menlove	Premises Occupation	Cheesemaking/ag wholesale	Castle Valley Creamery	x	Constitution
373	Homestead Road	Randy Jorgen	Premises Occupation	Sculpture		x	
387	Castle Creek Lane	Jason/Ali Matz	Premises Occupation	Landscaping, construction, welding	Castle Rock Property Mgmt	х	X
387	Castle Creek Lane	Alison Fuller	Home Occupation	herbal products	Sister Root Medicinals	x	x
391	Castle Creek Lane	Sam Welch	Premises Occupation	Gun engraving	Sam Welch Gun Engraving	X	х
411	Cliffview Drive	Kelly Michaud	Home Occupation	massage therapy	Shift Structural Integration	х	
413	Cliffview Drive	Michael Dunton	Premises Occupation	Sculpture workshop	Michael Ford Dunton Studio	х	
418	Cliffview Drive	Paul Smyth	Premises Occupation	Psychotherapy	Paul A. Smyth, Ph.D.	х	x
422		Denise Ricks & family	Home Occupation	Home occupation (office)	Mad Moose Events	х	x
436	Rimrock Lane	Ken & Alice Drogin	Premises Occupation	Plant nursery & irrigation supplies	Canyon Nursery	x	x
	Contract (1)						
424	Amber Lane	Slottsdal Property LLC (Scott Osumi)	Special contract	B&B	Castle Valley Inn	n/a	×
	Nonpermanent CUPs	(3)					
54	Lazaris Lane	HF Holdings Inc.	Nonpermanent CUP	Exclusionary fence		X	n/a
55	Lazaris Lane	HF Holdings Inc.	Nonpermanent CUP	Exclusionary fence		x	n/a
328	Castle Valley Drive	David Erley	Nonpermanent CUP	Windmill	Pond aeration	×	n/a
	Discontinued CUPs (4	1)					
161	Buchanan Lane West	Jazmine Duncan	Home Occupation	On-line sales	The Attic Shelves		- Control of the Cont
219	Miller Lane West	Mitchell May	Premises Occupation	Office	Synergy		
88	Bailey Lane West	Lou Taggart	Home Occupation	Dogsitting	The Valley Dog Nanny		
339	Taylor Lane	Max Sensenbach	Home Occupation	Handyman business	Soaring Solutions LLC		

Tremlo

COLIN FRYER

Dear Colin,

The Town Council and residents of Castle Valley want to thank you for your purchase and protection of the Castle Rock Ranch property. We understand that this is a special piece of property, not just for Castle Valley, but also for you personally.

The commitment you made to purchase this property with the goal of conservation and appropriate development benefits not just the residents of Castle Valley, but the people, plants and animals of the nearby region as well.

We are glad to see that the goals of preserving the rural lifestyle, open space, and clean air and water in the region are common to all of us. It has been a long and circuitous route to get to this current situation, and we appreciate the financial and personal commitments you have made in this process.

We also want to thank you for being a long-time part of the Castle Valley community, providing employment, housing and entertainment to many of us through the years.

We are looking forward to many more years of being neighbors.

WENDY FISHER UOL

Dear Wendy,

The Town Council and residents of Castle Valley want to thank you and your staff for the hard work you completed to realize the purchase and protection of the Castle Rock Ranch property.

We understand that this is a special piece of property, and its purchase with the conservation easement furthers the common goals we have of preserving the rural lifestyle, open space, and clean air and water in the region.

This transaction also reminds us that without the historical collaboration between Utah Open Lands and past and present Castle Valley residents, this valley could be drastically different from what it is today. It is probably not an exaggeration to say that without the hard work of Utah Open Lands, Castle Valley would not be the special place it is now.

It has been a long and circuitous route to get to this current circumstance, and we appreciate your financial and personal commitments in making this happen.

We are looking forward to more years of continuing collaboration between Utah Open Lands and the Town.

Sincerely,

MICHELE JOHNSON CFI

Dear Michele,

The Town Council and residents of Castle Valley want to thank you and your staff for the hard work you did in realizing the purchase and protection of the Castle Rock Ranch property.

We understand that this is a special piece of property, and its sale with the conservation easement furthers the common goals we have of preserving the rural lifestyle, open space, and clean air and water in the region.

We also know that acquiring a conservation easement was not an easy process and was a sacrifice for CFI. We really appreciate the commitment you made to ensure that a perpetual agreement was reached to protect this valuable property.

We wish you the best with your new improvements at your Professor Valley location.

Sincerely,

Town of Castle Valley

Register: 1300 · General Accounts Unrestricted: Zions Operating

From 11/24/2025 through 12/16/2025 Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/30/2025			5100 · Administration:	Service Charge	3.00	X		24,352.00
11/30/2025	eft	Zions Bank Liabilities	-split-	87-0483404	930.54			23,421.46
11/30/2025	10268	Colleen R Thompson	-split-		381.96			23,039.50
11/30/2025	10269	Dorje Honer	-split-		508.65			22,530.85
11/30/2025	10270	Egmont Honer	-split-		189.27			22,341.58
11/30/2025	10271	Faylene Roth	-split-	aron	275.58			22,066.00
11/30/2025	10272	Jasmine A Duncan	-split-		912.50			21,153.50
11/30/2025	10273	Jocelyn F. Buck	-split-		2,023.12			19,130.38
12/01/2025	10275	Diamond Propane	2000 · Accounts Payable		184.50			18,945.88
12/01/2025	10276	Emery Telcom	2000 · Accounts Payable		171.32			18,774.56
12/01/2025	10277	John W. Groo	2000 · Accounts Payable		352.50			18,422.06
12/01/2025	10278	Jones Demille Engin	2000 · Accounts Payable	EWP a	655.00			17,767.06
12/01/2025	10279	Moab Times Indepen	2000 · Accounts Payable	Public Notices	56.80			17,710.26
12/01/2025	10280	Rocky Mountain Po	2000 · Accounts Payable		27.95			17,682.31
12/01/2025	10281	Smuin Rich & Marsing	2000 · Accounts Payable	audit	1,400.00			16,282.31
12/01/2025	10282	Solid Waste Special	2000 · Accounts Payable		33.00			16,249.31
12/02/2025	10267	Zions Bank	2000 · Accounts Payable		304.16			15,945.15
12/03/2025			-split-	Deposit			130.00	16,075.15
12/10/2025	10274	Hannah Metz	-split- payro	11	178.93			15,896.22
			ν .					