



AGENDA

REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION

TOWN OF CASTLE VALLEY

THURSDAY, FEBRUARY 5, 2026 AT 6:30 P.M.

CASTLE VALLEY TOWN BUILDING - 2 CASTLE VALLEY DRIVE

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

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

Meeting ID: 660 541 0108 Passcode: 84532

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

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

<https://zoom.us/j/6605410108?pwd=Q05sYm5qQ0lpNIY5TVp2bTU5VnZiQT09>

CALL TO ORDER & ROLL CALL

1. Adoption of Agenda
2. Open Public Comment
3. Approval of Minutes: January 15, 2026, Regular Meeting
January 29, 2026, Workshop
4. Reports - Correspondence: TBA
Building Permit Agent (BPA) Report – Thompson
Water Advisory Committee (WAC) - Anderson
Procedural Matters: TBA

NEW BUSINESS

5. Discussion and possible action regarding creation of Wildland Urban Interface map(s) for the Town of Castle Valley in compliance with Utah State HB 48

UNFINISHED BUSINESS.

6. Draft amendments to 2019 General Plan
7. Discussion and possible action regarding updates to land use application forms, in order to align them with changes in procedure and recent amendments to Ordinances 85-3 and 95-6 (tabled):
 - **Nonroutine Solar Energy System (SES) Permit Application (update)**
 - **Building Permit Information Sheet (update)**
 - **Internal Accessory Dwelling Unit Permit Application (added 6.6.24)**
 - Septic Permit Application (approved 5.2.24)
 - Electric Permit Application (approved 5.2.24)
 - Land Disturbance Activity Review (approved 6.6.24)
 - Routine Solar Energy System (SES) Permit Application (approved 8.1.24)
 - Land Disturbance Activity Permit (approved 9.5.24)
 - Certificate of Land Use Compliance (CLUC) Form to replace CLUC for Agricultural Use (approved 9.5.24)
 - Agricultural Exemption Form (approved 3.6.25)
 - **Certificate of Occupancy Review form (added 5.8.25)**
 - Temporary Dwelling Permit Application form (approved 6.13.25)
 - Temporary Dwelling Permit Renewal form (approved 6.13.25)
 - Fulfillment of Decommission Contracts (added 5.8.25) (approved 4.3.25)
 - Three Acknowledgments – Geologic Hazard, Short Term Rentals, One Dwelling Per Lot (approved 5.8.25)
 - **Temporary Accessory Dwelling Permit Application form (added 6.13.25)**

CLOSED MEETING - If Needed

ADJOURNMENT

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

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

PENDING MINUTES
REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY
THURSDAY, JANUARY 15, 2026, AT 5:00 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: Ryan Anderson, Dorje Honer, Janie Tuft, Jeff Whitney (arrived 5:10 PM)

PLUC Members Present on Zoom: Marie Hawkins

PLUC Members Absent: None

Present at anchor site: Colleen Thompson, Jazmine Duncan,

Present on Zoom: Egmont Honer, Cory Shurtleff

PLUC Clerk at anchor site: 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 5:03 P.M. Roth called roll.

1. Adoption of Agenda

Honer moved to adopt the Agenda. Tuft seconded the Motion. Hawkins, Honer, Tuft, and Anderson approved the Motion. Whitney had not arrived. The Motion passed unanimously with four in favor.

2. Open Public Comment – None

3. Approval of Minutes:

November 6, 2025, Regular Meeting

Hawkins moved to approve the Minutes. Honer seconded the Motion. Hawkins, Honer, Tuft, and Anderson approved the Motion. Whitney had not arrived. The Motion passed unanimously with four in favor.

December 4, 2025, Regular Meeting

Tuft moved to approve the Minutes. Honer seconded the Motion. Hawkins, Honer, Tuft, and Anderson approved the Motion. Whitney had not arrived. The Motion passed unanimously with four in favor.

Correspondence – Roth referred to a copy of an email in their meeting documents that had been received from Bob Lippman citing his concerns about a cell phone tower being installed within the valley. Honer replied that he was not aware of any proposal to do so at this time. He said it is just an exploratory option. Tuft said it was her understanding that there is nothing to consider at this point. Hawkins said she thinks discussion is premature at this time. Roth added that the PLUC cannot generate any actions until directed to do so by the Town Council or as a result of the General Plan. Honer said that the [2025] survey asked whether lot owners were interested in having the Town “explore” the issue. Anderson said the letter will be filed until such time it may be needed.

Building Permit Agent – Thompson submitted a December building permit activity report. It shows a minor Land Use Disturbance Activity permit was approved for Lot 185. In addition, she inspected and confirmed the decommission of a mobile home on Lot 227 and recorded the

fulfillment with the Grand County Clerk's office. Permits in process at the time included a demolition permit for a mobile home on Lot 153 and a septic permit and building permit for Lot 404. These have since been approved. She is also working with the owners of Lot 216 who failed to get a permit for a mini-split installation. They are in the process of getting the work permitted. **Procedural Matters** – Anderson suggested an *ad hoc* work meeting later this month to continue to draft the General Plan update. PLUC Members were agreeable.

Mayor Duncan addressed the PLUC regarding the State's wildland fire bill, HB48. The State has completed a map indicating high risk fire areas throughout the state. The State will work with counties to integrate their map with local maps. The Town of Castle Valley (TCV) adopted the State's Wildland-Urban Interface code at its December 17, 2025, Town Council meeting. The Town is required to make its own map, so Duncan requested that the PLUC research the State map and local conditions and develop a map to recommend to the Town Council as soon as possible. She has emailed the State map and a list of resources (including Tommy Thompson) to each PLUC Member. Anderson suggested the Castle Valley Fire District could also be a valuable resource. Duncan added that looking at the Structure Exposure Scores on the State map is a useful tool. Find it by going to the State's High Risk map and removing the high risk designations. The Structure Exposure Scores should be displayed.

According to Duncan, the main point of HB48 is to "prevent excessive damages from house to house ignition. She surmised that TCV could turn out to be primarily low risk because of our lot sizes and setbacks that spread structures out. She said that the State will impose an annual fee for affected structures. Cory Shurtleff, TCV resident and Moab Planner, reported that Moab is also going through this process. He said there is a process that may allow home owners to skip some years of inspection with a minimum of one inspection every three years. Honer summarized that the TCV map does not override the State map and its fees. It is a different mapping process. The local map is designed to get home owners to come into Firewise compliance. This code is not retroactive. It applies to new construction and rebuilds of a structure.

The PLUC will research the map requirements and address its construction at the February 5, 2026, PLUC Meeting.

NEW BUSINESS.

5. Discussion and Possible Action re: Appointing PLUC Chair

PLUC Members agreed that they would like to continue with the co-chair leadership of the PLUC. Anderson and Honer were willing to continue as co-chairs.

Honer moved to continue with the current co-chairs [himself and Anderson]. Tuft seconded the Motion. Hawkins, Honer, Tuft, Whitney, and Anderson approved the Motion. The Motion passed unanimously with five in favor.

6. Discussion and possible action re: Appointing PLUC Representative to Water Advisory Committee (WAC)

Anderson volunteered to serve on the WAC.

Tuft nominated Anderson to serve on the WAC. Whitney seconded the Motion. Honer, Tuft, Whitney, and Anderson approved the Motion. The Motion passed unanimously with five in favor.

UNFINISHED BUSINESS

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

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

Hawkins A-Community Profile
 D-Community Life

PENDING MINUTES
WORKSHOP MEETING OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY
THURSDAY, JANUARY 29, 2026, 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.

1. Call to Order

Anderson called to order the Regular Meeting of the Planning and Land Use Commission (PLUC) of the Town of Castle Valley (CV) at 6:38 P.M.

2. Roll Call – Roth called roll.

PLUC Members (PM) Present at anchor site: Ryan Anderson, Dorje Honer, Janie Tuft, Jeff Whitney

PLUC Members Present on Zoom: Marie Hawkins

PLUC Members Absent: None

Present at anchor site: Egmont Honer

Present on Zoom: Colleen Thompson, Pam Hackley

PLUC Clerk at anchor site: Faylene Roth

3. Adoption of Agenda

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

4. Discussion Regarding Draft Amendments to 2019 General Plan (GP)

Honer suggested a few edits in the Fire Section recognizing that the Town does not control the Fire District. Community responses should be passed along or phrased as advisory suggestions to the Fire District. He reported an increase in satisfaction with the roads in the survey as well as drainage work being considered a high priority. Honer also urged that caution be used in interpreting the responses regarding interest in a cell phone tower. He also noted that the [2020 GP] showed lack of interest in improvements at the mailbox area and had been removed from the current survey. In addition he said that viewshed continues to be a high value so care should be taken when reviewing goals and policies that nothing conflicts with protection of the viewshed. He also noted that the recent creation of an Emergency Operation Committee should be added to the GP.

Hawkins reflected that she sees the need for lots of changes to the GP including the current lack of any EMS people in the valley, the bankruptcy of Frontier, the installation of speed limit signs, and the continued management of growth through prevention of commercial development.

Tuft shared quantitative data for the water and septic section that shows the amount of increases and decreases for each question from the 2019 to the 2025 surveys. These can be incorporated into the GP update.

Whitney noted that responses for questions concerning ordinance and enforcement don't show much change between 2019 and 2025. He said responses indicate that most people want to maintain what we have right now and to keep it pristine. Whitney also commented on some of the goals and policies, such as, suggesting that the Town could become energy neutral by 2030 when it has restricted the number of solar panels and restricted the

maximum wattage allowed. Roth added that Councilmember Gibson has been working on a statewide agreement with RMP to provide town-wide access to solar energy similar to RMP's Blue Sky program.

Each PLUC member will review their section(s) in the 2020 GP to determine what needs to be updated and to suggest the use of statistics, graphs, etc. Hawkins suggested that their focus should be on trends and not on specific numbers. She also noted that some of the goals are aspirational in nature. She said all should be smart, realistic, and timely.

Honer will send a Google Docs master copy of the 2020 GP for everyone to work from.

Roth will fact check the 2020 GP and update numbers, ages, dates, etc.

PLUC Members noted that there is some information from the GP that could be of interest to the Water Advisory Committee.

Honer moved to table this item. Whitney seconded the Motion. Hawkins, Tuft, Honer and Whitney approved the Motion. The Motion passed unanimously.

5. Adjournment

Whitney moved to adjourn.

Anderson adjourned the Workshop Meeting at 8:28 P.M.

APPROVED:

ATTESTED:

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

Date

Faylene Roth, PLUC Clerk

Date

	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

Several PLUC Members shared their summaries. Anderson supplied copies of his section summary in which he used AI as an aid to create summaries. He did not make comparisons to the previous General Plan but will add that. Egmont Honer asked if AI-produced sections would be identified as such. Thompson replied that AI was used for analysis. Anderson added that AI portions were reviewed and edited by him.

PLUC Members agreed to hold a Workshop for the General Plan Update on Thursday, January 29, 2026, at 6:30 PM at the Town Building. They agreed to continue to develop their summaries and send a copy to the PLUC Clerk before the Workshop in order to provide printed copies for all members to review at the Workshop.

In addition to a summary of their sections, Anderson asked PLUC Members to compare the current survey results to the 2019 Survey results and record any changes. He suggested they use the 2019 General Plan as a framework to update their sections. He also asked for suggestions for further statistical breakdowns as well as tables and graphs. Duncan requested more nuanced data for the Fire Department regarding community interest in a cell phone tower, such as residents vs. nonresidents.

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

Whitney moved to adjourn. Honer seconded.

Anderson adjourned the Meeting at 6:30 PM.

APPROVED:

ATTESTED:

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

Faylene Roth, PLUC Clerk Date

UNAPPROVED

TOWN OF CASTLE VALLEY - Building Permits Report

Approval Date Between 1/1/26 And 1/31/26

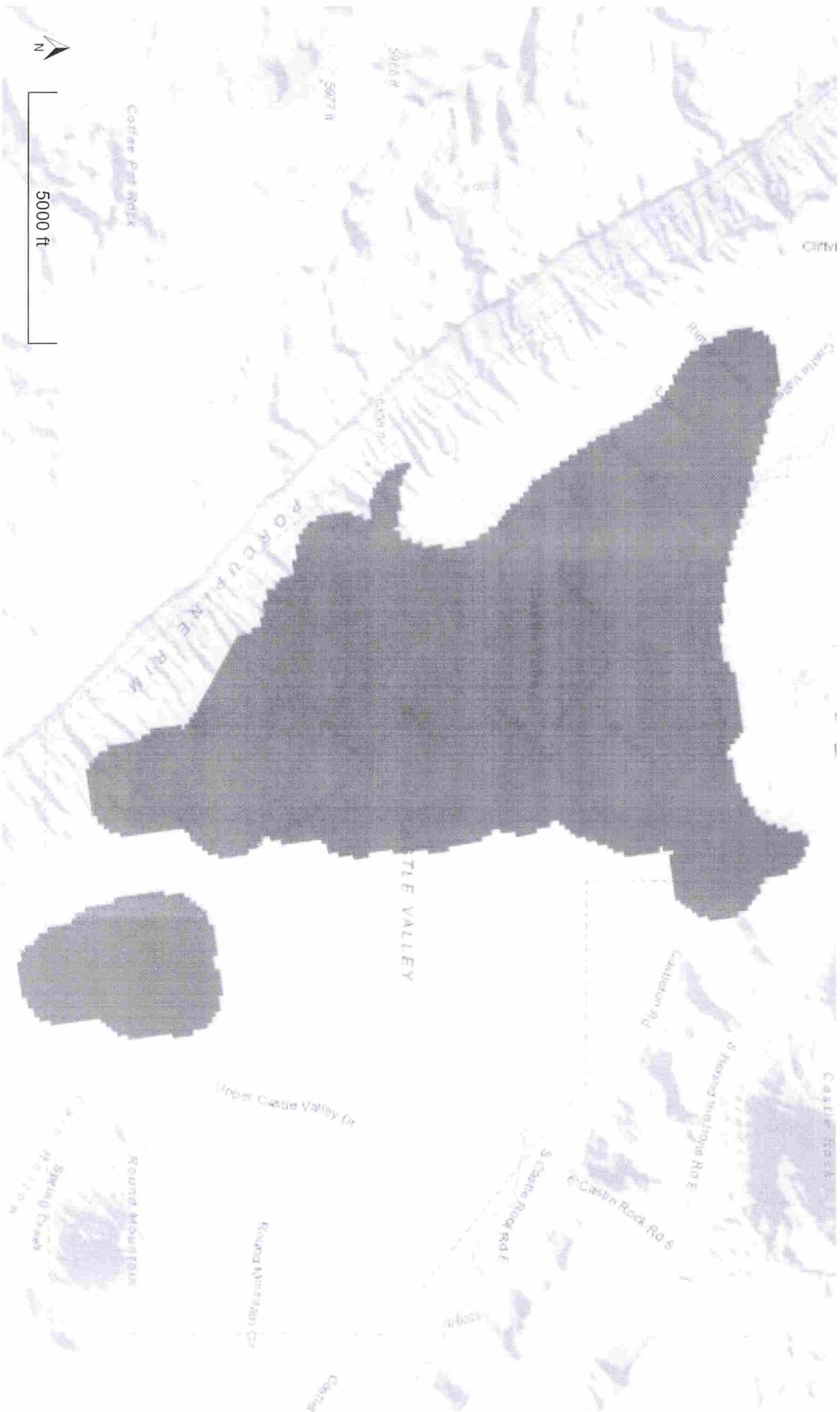
Approval	Lot	Road	Owner	Type	Purpose	Description	Height	Sq Ft <=19	Sq Ft >19
1/8/2026	404	Cliffview Drive	Rowe, Steven & Lynn	Other	Other	LDA PERMIT	0	0	0
1/8/2026		Cliffview Drive		Septic	Residence	2BR septic	0	0	0
1/12/2026	357	Castle Valley Drive Upp	Broadwell, Jane	Electrical	Solar	Solar minisplit	0	0	0
1/15/2026	153	Buchanan Lane East	Cate, Elizabeth & Hon	Building	Other	DEMOLITION	0	0	0
1/15/2026	404	Cliffview Drive	Rowe, Steven & Lynn	Building	Residence	2BR residence	24	0	3814

Conditional Use Permits Report

Approval	Lot	Road	Applicant	Type	Purpose	Business Name	R/NR
1/31/2026	011	Chamisa Lane East	JaredEhlers	Home Occupation	Home office	Ehlers Const Inc	Routine

WUI MapI

Castle Valley



Report Created:

2/4/2026 - 11:07:29 AM

Utah Wildfire Risk Explorer

<https://wrap.wildfirerisk.utah.gov>

The user assumes the entire risk related to their use of the Utah Wildfire Risk Explorer and either the published or derived products from these data. UTAH DNR is providing these data "as is" any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose. In no event will UTAH DNR be li

Assessment Report for Your Location

Introduction

Thank you for using the Utah Wildfire Risk Explorer. The following report provides the wildfire hazard potential for the location you have selected and mitigation activities that are recommended based upon the generalized hazard level at the location.

Location

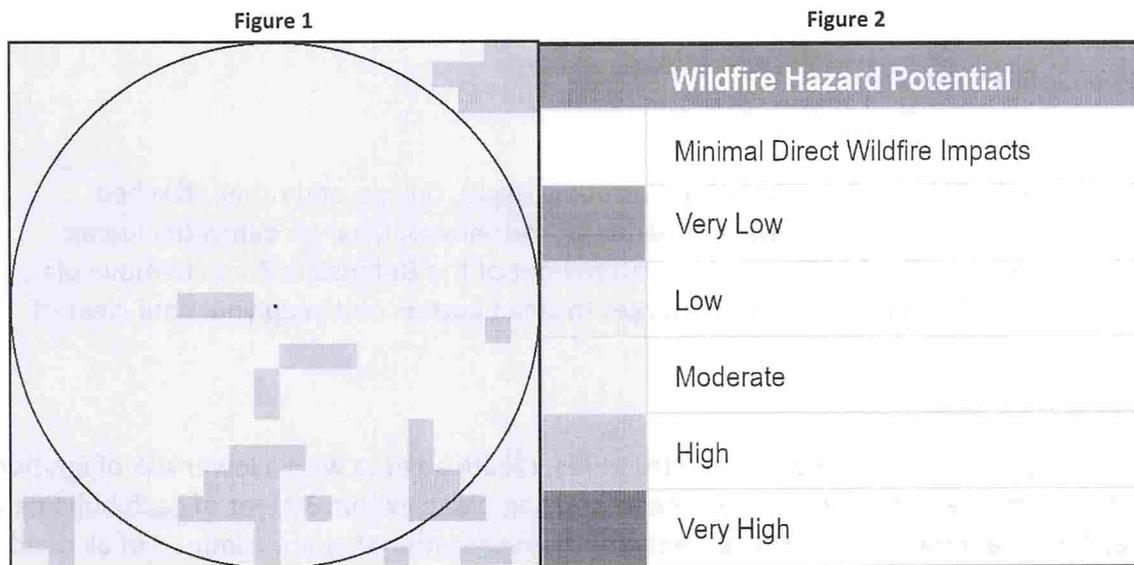
The information in this Assessment Report is based on an area that is approximately 45 acres in size centered at your location with the GPS coordinates of 38.6305° N 109.3714° W.

How to Read Your Assessment

Assess Your Location is derived from the Wildfire Hazard Potential layer. More information on each part of the assessment is detailed below.

Wildfire Hazard Potential

Wildfire Hazard Potential (WHP) is an index that quantifies the relative potential for wildfire that may be difficult to control. WHP can be used as a measure to help prioritize where fuel treatments may be needed to reduce the intensity of future wildfires. To aid in the use of WHP for planning activities, the output values are categorized into six (6) categories. These are given general descriptions from Lowest to Highest WHP. There are also areas of the map with no data available (labeled as Minimal Direct Wildfire Impacts), which include waterbodies and urban areas. The potential WHP values are summarized in Figure 2 below.



The Wildfire Hazard Potential for your location is Moderate.

Due to the complex nature of the mapping models, it is recommended that you do an on-the-ground assessment to truly evaluate your exposure level to the negative effects of wildfires.

Precautions and Preparations



Figure 3

Basic preparedness measures are an important step in better protecting your home and property. Additionally, it is an important consideration in areas where sufficient firefighting resources may not be readily available to protect lives or property.

To be aware of the potential occurrence of wildfire, the Utah Forestry, Fire, and State Lands recommends utilizing the Firewise model.

This means homeowners are encouraged to create at least a 100-foot Defensible Space Zone around homes and structures (figure 3).

This Defensible Space Zone allows for reduced fire intensity near homes and structures, allowing firefighters to safely implement fire protection measures in the area. Remember, firefighters can only implement fire protection measures if their personal safety can be assured.

Your Goal

Create a Defensible Space Zone

Immediate Zone 1: 0–5 feet

From your home to 5' from the foundation (including decks, fences, and other attached structures), keep fuels away from the foundation of your house. Clear all debris (including firewood) and remove all other flammable material out of the Defensible Zone. Remove plants containing resins, oils, and waxes. Do not forget to clean gutters and keep your roof clear of debris.

Intermediate Zone 2: 5–30 feet

From 5' to 30 feet around your home and structures, create an area with a lower risk of ignition. Remove all flammable vegetation and any dead or dying plants within 30 feet of each building or structure. It is acceptable to keep single trees or other vegetation that are trimmed of all dead and dying foliage and are well pruned and maintained. Green grass and vegetation that is low to

the ground are acceptable in this area. Remove branches from trees that overhang your roof.

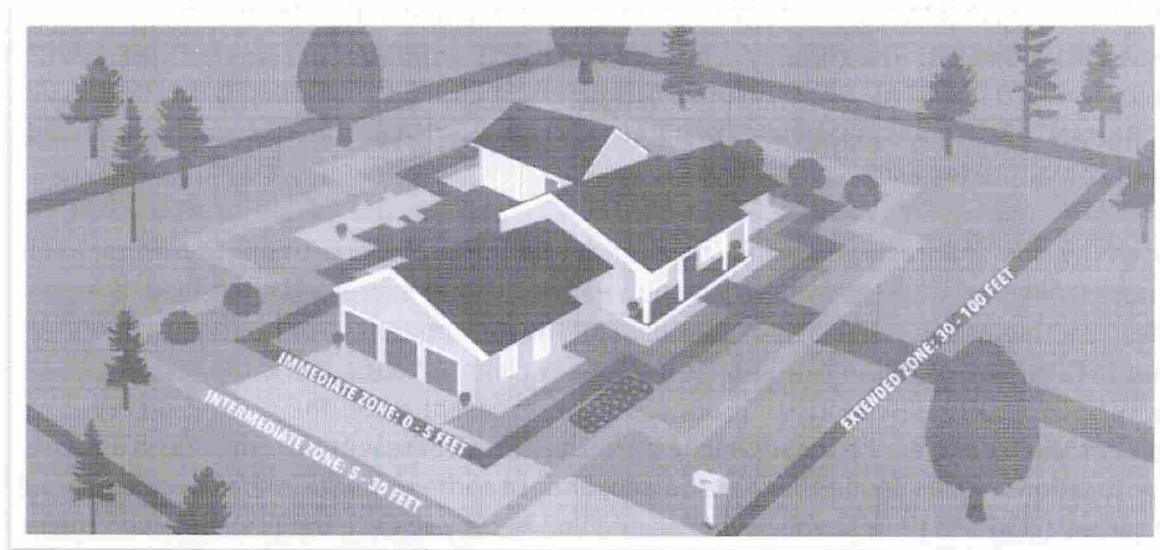


Figure 4

Extended Zone: 30–100 feet

The goal in this zone is not to eliminate fire but to interrupt the fire’s path and keep flames small and on the ground (Figure 4). Remove loose surface litter so it does not exceed a depth of three inches. Surface litter consists of fallen leaves, needles, twigs, bark, cones, pods, small branches, etc. All logs and stumps should be removed unless they are embedded in the soil. If the embedded log is kept, remove nearby vegetation.

Ideally, grass should not exceed four inches in height. Take care to stabilize soil in which case grasses and forbs may reach a height of 18 inches. Clear shrubs so that fire cannot spread from one shrub to another or from the ground to the crown of trees.

Low branches create “ladders” that can carry fire from the ground to the tops of trees. Prune tree limbs so that the vertical distance from the top of the ground vegetation (grasses and shrub) to the lowest tree limb is three times the height of the ground vegetation. Conifer trees and other vegetation can be pruned to 50% of the total tree height or up to 16’.

For additional information, contact your local forester or Forestry, Fire, and State Lands (FFSL).

Disclaimer

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The Utah Division of Forestry, Fire and State Lands and the Utah Department of Natural Resources (collectively "the providers") do not warrant, either expressed or implied, the accuracy, completeness, reliability, or suitability of the information. Nor do the providers warrant that the use of this information is free of any claims of copyright infringement. Property boundaries included in any product do not represent an on-the-ground survey suitable for legal, engineering, or surveying purposes. They represent only the approximate relative locations. By accessing this website and/or data contained within the databases, you agree to use all information at your own risk and you hereby release the providers and their employees, agents, contractors, and suppliers from any and all responsibility and liability associated with your use. In no event shall the providers be liable for any damages arising in any way out of the use of the products or website, or use of the information contained in the databases and products published or derived from these data.

The user agrees to assume the entire responsibility and liability related to the use of this information and products published or derived from these data.

IN NO EVENT WILL THE PROVIDERS BE LIABLE TO YOU OR TO ANY THIRD PARTY FOR ANY DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES OR LOST PROFIT RESULTING FROM ANY USE OR MISUSE OF THESE DATA, EVEN IF THE USER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE.

The High Risk WUI layer will be released on January 1, 2026. All of the risk layers in UWRAP are for informational purposes only and are not reflective of where the High Risk WUI boundary will be delineated for the purpose of assessing fees. To learn more please visit <https://ffsl.utah.gov/wuirisk/>.

H.B. 48 “Wildland Urban Interface Modifications”

Summary



H.B. 48's primary intent is to increase awareness of wildfire risk and encourage property owners to share the responsibility of reducing that risk in the wildland urban interface (WUI). The bill implements individual lot assessments in the high-risk WUI area that will provide risk mitigation strategies to property owners. A property fee will help support these assessments.

This bill also mandates property insurers to use the State's high-risk boundary when evaluating a property for wildfire risk and if raising rates by 20% or more or dropping coverage, to provide justification, if the adjustment is appealed by the property owner.

LOT ASSESSMENTS

Forestry, Fire and State Lands (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. Property owners in lower triage levels must annually certify that they still meet the requirements of a lower level.

Homeowners must submit evidence of compliance to stay at or lower their triage level.

Lot assessments will be prioritized at the state level.

This bill does not mandate county, municipal, or fire district involvement in lot assessments, but FFSL or the local jurisdictions may request support through an agreement.

FEES

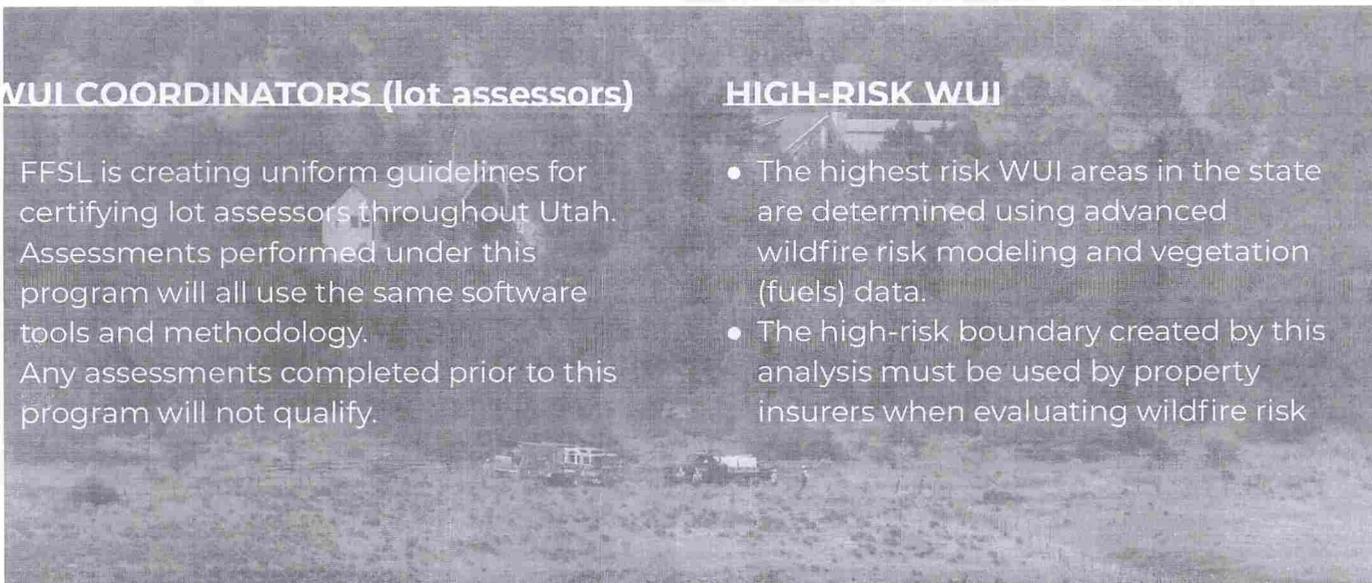
- Property owners within the high-risk WUI boundary will be assessed a fee based on the square footage of the structure.
- Fee amounts will be determined annually by FFSL, based on the costs of implementing the program.
- The fee will be collected by the county.
- The fees will vary by triage level, as determined by a lot assessment.
- The county will keep a portion of the fees needed to cover their implementation costs, determined by an 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 (lot 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.

HIGH-RISK WUI

- The highest risk WUI areas in the state are determined using advanced wildfire risk modeling and vegetation (fuels) data.
- The high-risk boundary created by this analysis must be used by property insurers when evaluating wildfire risk



WHAT ARE YOU TALKING ABOUT?



WUI - Wildland Urban Interface

The zone where structures and other human development meets, or intermingles with, undeveloped wildland

High Risk WUI

The highest risk WUI areas in the state as determined through a scientific assessment of fuels, weather, terrain, fire occurrence, ember production from fuels, and density of structures.



Lot Assessment

An evaluation of a property in the high risk WUI conducted by a trained WUI Coordinator that will provide recommendations to homeowners on actions they can take to reduce their wildfire risk.

Administrative Rules

When a new law is passed, "Rules" need to be written to determine how the law will be implemented. HB 48 tasked Forestry, Fire and State Lands with "rulemaking", which requires the rules to be published by the Utah Office of Administrative Rules, followed by a 30 day comment period. Once FFSL considers comments received, the Rules will be codified and become a part of the Utah Administrative Code.



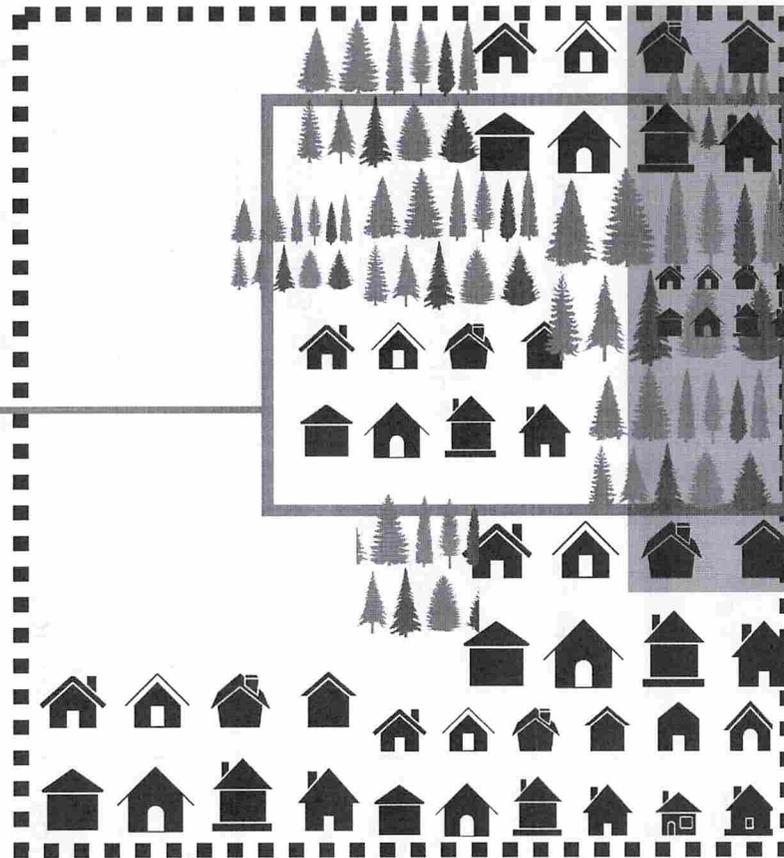
Fees

In 2026 and 2027 property owners in the high risk WUI will be charged a fee based on the square footage of their structure. This fee will be determined by FFSL and collected by your county. Beginning in 2028, the fee will be based on square footage and a lot assessment score

WHAT ARE THE WUI BOUNDARIES?

WUI MAPPING

- Counties and municipalities are required to adopt and enforce Utah's WUI code by January 1, 2026.
- The WUI code is a construction code with building standards intended to reduce the risk of wildfire by preventing wildfire from spreading to and from structures.
- 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.
- This map should encompass any area at risk for wildfire threatening structures, including potential new development areas.



- COUNTY OR MUNICIPALITY BOUNDARY
- COUNTY OR MUNICIPALITY WUI BOUNDARY - defined and adopted by the county/municipality
- STATE HIGH RISK WUI BOUNDARY - defined and mapped by the State for the purposes of HB 48 and may or may not be wholly within the county/municipality WUI boundary

HIGH-RISK WUI MAPPING

- FFSL is required to create a high-risk WUI boundary map by January 1, 2026.
- The high-risk WUI map is created utilizing advanced wildfire risk modeling software.
- FFSL is utilizing updated fuelscape (vegetation) modeling to increase accuracy.
- Properties within this boundary will be charged a fee, based on their square footage and risk level.
- Property insurance carriers must use this high-risk WUI map when evaluating wildfire risk.

WHAT IS REQUIRED, WHO IS DOING IT, AND WHEN?

WHAT	WHO	WHEN
Determine a flat-rate fee based on square footage of structures in the high risk WUI	FFSL	January 1, 2026
Work with counties to assign evaluation and classification tasks	FFSL	Annually
Completion of a program to evaluate lot assessments and high risk WUI properties	FFSL	January 1, 2028
Create a database for property owners and insurers related to evaluating high- risk WUI properties	FFSL	January 1, 2028
Determine fee based on square footage and lot assessment score	FFSL	Annually, beginning January 1, 2028
Collect the flat-rate fee to properties in the high-risk WUI	Counties	2026 and 2027
Deposit the fee into the State's Wildland Fire Fund	Counties	Annually
Counties and municipalities adopt WUI construction code standards	Counties and Municipalities	January 1, 2026
May provide recommendations and resources to a property owner for mitigation	FFSL, Counties, Municipalities	Any time
Use the state's high risk boundary and adhere to cancellation and premium increase requirements	Insurers	Beginning January 1, 2026
Request a lot assessment	Property owners	Beginning January 1, 2026
Take actions to mitigate their wildfire risk	Property owners	Any time

Timeline of House Bill 48

Wildland Urban Interface Modifications

May 1, 2024

HB 437 takes effect and directs Forestry, Fire and State Lands to analyze additional high risk wildfire areas and report findings to the legislature

 Opportunity for public comment



February 10, 2025

HB 48 is heard on the House Floor

 **January 31, 2025**
HB 48 is introduced in the House Business, Labor, and Commerce Committee, passes with 10 Yeas, 0 Nays, 6 Absent



February 20, 2025

HB 48 is heard on the Senate Floor

 **February 28, 2025**
HB 48 is introduced in the Senate Natural Resources, Agriculture, and Environment Standing Committee, passes with 4 Yeas, 0 Nays, 3 Absent



March 5, 2025

HB 48 is heard on the House Floor, passes with 73 Yeas, 0 Nays, 2 Absent



HB 48 is heard on the Senate Floor, passes with 23 Ayes, 0 Nays, 6 Absent



March 19, 2025

HB 48 is signed into law by Governor Cox

 **April 2025 - Present**

FFSL coordinates with local and state partners to discuss the impacts of the new law

 **November 6, 13, 18, 2025**

FFSL hosts virtual and in-person open houses in Salt Lake City, Richfield, and Cedar City

January 1, 2026
New law takes effect

WHAT WILL THE FEES BE?

Short answer: We don't know yet.
But here are some draft concepts.

2026 and 2027

Properties in the high risk WUI will be assessed a yearly flat-rate fee based on the square footage of the taxable structure(s) on the property. This fee will range from \$20-100.

Up to 1,500 ft ²	\$20
1,501 - 3,000 ft ²	\$40
3,001 - 4,500 ft ²	\$60
4,501 - 6,000 ft ²	\$80
6,001 + ft ²	\$100

Up to 2,000 ft ²	\$20
2,001 - 3,000 ft ²	\$40
3,001 - 6,000 ft ²	\$60
6,001 + ft ²	\$80

Up to 1,500 ft ²	\$20
1,501 - 6,000 ft ²	\$60
6,001 + ft ²	\$100

Up to 3,000 ft ²	\$20
3,001 - 6,000 ft ²	\$60
6,001 + ft ²	\$100

Annually beginning 2028

Properties in the high risk WUI will be assessed a yearly fee based on the square footage of the taxable structure(s) on the property PLUS the score received from a lot assessment

The fees will not be finalized until we receive more structure data and work with county officials to refine them.
The final fees will be available by January 1, 2026.

WHAT'S NEXT?

January 1, 2026

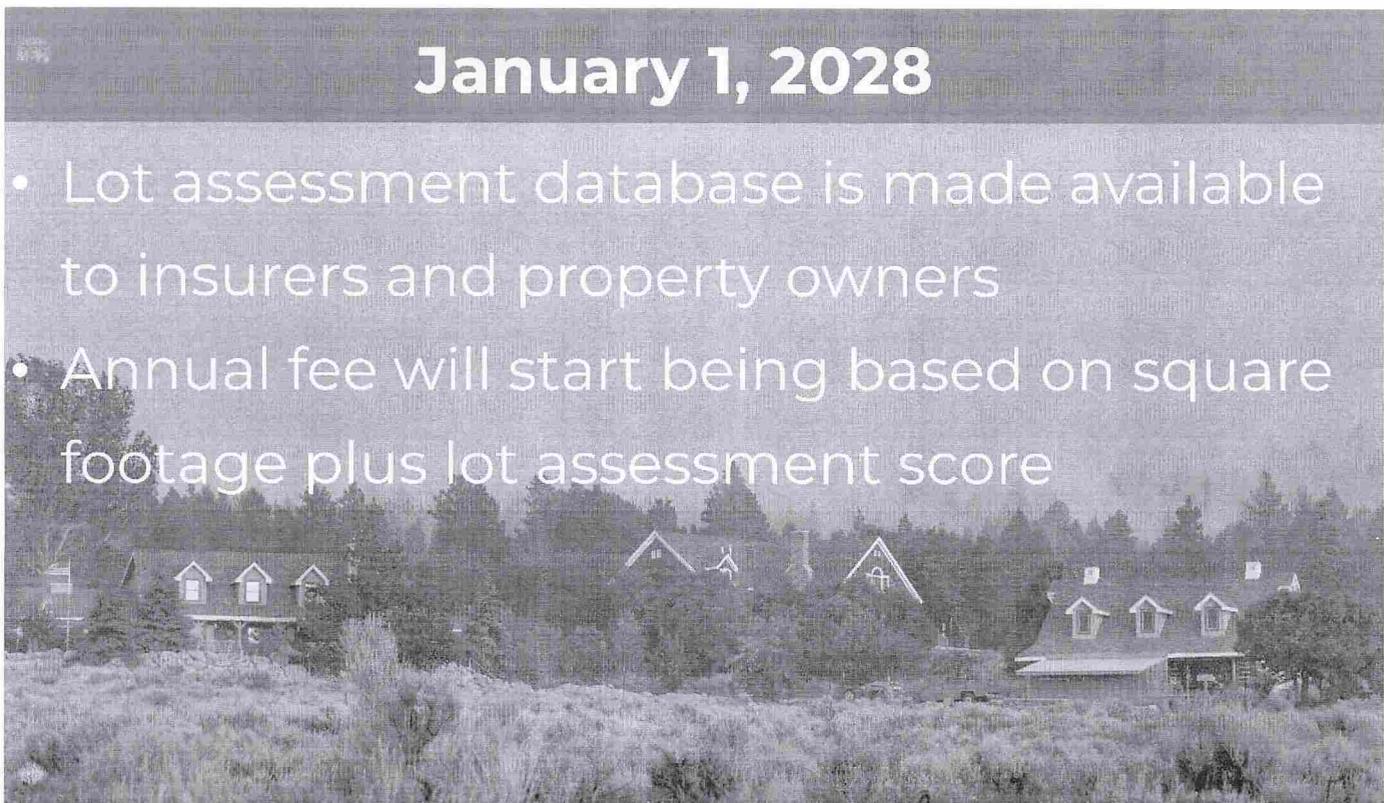
- The new law goes into effect
- Administrative Rules go into effect
- High risk WUI boundary is finalized
- Lot assessments begin

Fall, 2026 and 2027

Counties will notify property owners of their fee

January 1, 2028

- Lot assessment database is made available to insurers and property owners
- Annual fee will start being based on square footage plus lot assessment score



GENERAL
PLAN
UPDATE

June 3

20260

Town of Castle Valley, Utah

Master Draft for 2.5.2025 6.3.2020 PLUC Meeting

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**TOWN OF CASTLE VALLEY
GENERAL PLAN UPDATE
Master Draft for 3.4.2020 Public Hearing**

ADOPTED _____

INTRODUCTION

Castle Valley is a small incorporated Town in Grand County, Utah. Castle Valley was initially a large ranch which was subdivided into five-acre minimum lots, platted, and recorded on May 11, 1973. The Town of Castle Valley was officially incorporated on July 26, 1985, and developed its Master Plan in 1988. Subsequent General Plan updates were prepared in 1987, 1996, 2001, 2007, and 2014. And 2020.

Reason for the Castle Valley General Plan

The General Plan provides the legal basis for land use ordinances and policy issues and gives guidance to the Town government for future decision-making. In order to be effective, it should also embody the goals and desires of the community. One of the most important objectives of the Plan is that it provides a framework for zoning and land use consideration by the Town's government bodies.

Long-range planning with a General Plan will help the Castle Valley Planning and Land Use Commission and the Castle Valley Town Council to:

- set Town-wide goals that reflect the desires of residents and property owners.
- anticipate and prepare for the future.
- establish sound policies for land use.
- assure efficient use of limited public funds.
- promote the health, safety and welfare of all residents and property owners.
- formulate appropriate land use ordinances.

General Plan Implementation

In order to ensure that the General Plan reflects the changing needs of residents and land owners, it shall be the policy of the Planning and Land Use Commission and the Town Council that:

1. The Castle Valley General Plan will be implemented by a zoning ordinance, a capital improvements program, a subdivision ordinance or other ordinances, regulations, studies, or programs as deemed appropriate by the Town Council, including recommendations by the Planning and Land Use Commission.
2. All ordinance changes, re-zonings, or improvement programs shall be in compliance with the expressed policies contained in the Castle Valley General Plan, Utah State Code, and applicable federal policies, and be subject to public hearings.
3. The General Plan shall receive a comprehensive review approximately every five years to assure that its policies, programs, and future goals are consistent in reflecting the goals and needs of the Town residents and property owners.
4. Requests for General Plan amendment and review may be made by the general public in March and September of each calendar year. The burden of establishing that any amendment to the General Plan is in the best interest of the Town shall rest on the applicant, who must

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demonstrate that the change will promote the general welfare of the Town and will not result in a decrease in the quality of life in Castle Valley.

- Local talents and expertise of residents and property owners will be utilized to inform the greater community on issues outlined in this General Plan whenever possible.

Nature of the Town

The 2020~~2010~~ U.S. Census reported the population of the Town of Castle Valley at 3483~~19~~ as compared to the 2010~~2000~~ U.S. Census at 3193~~49~~. This update predates the 2030~~2020~~ Census, but it seems likely that the Town's population may have increased slightly since 2020~~2010~~, perhaps to 330 or so. Almost 50 percent of survey respondents were full-time residents of the Town; 31 percent were part-time residents; nearly 19 percent were non-resident property owners; and one and a half percent were renters. Thus, the Town is composed of many properties that are either vacation or second homes.

The 2020~~2010~~ U.S. Census also showed the following demographics for Town residents:

Update numbers below

Male	166
Male	166
Female	153
Under 18	26
20-34 years old	23
35-49 years old	42
50-64 years old	159
65 years old & over	62

White	310
White	310
African American	0
American Indian or Alaska Native	1
Asian	2
Native Hawaiian and Pacific Islander	0
Other	2
Identified by two or more	4

In August 2025~~July 2019~~, the Planning and Land Use Commission conducted a Town survey of all current full-time residents, part-time residents and non-resident property owners. Recipients were informed that its purpose was to gather information from the community as part of the Town's General Plan review and update process, which is done about every five years. A survey was mailed to the 360 property owners of record.¹ Of the surveys mailed, 205 were returned (57%). One notable change was that residents are becoming older. The median age of all respondents to the survey was 62 years. Of residents, the median age was 65. This is a result of two trends: (1) long-term residents aging, many now in their 60s or 70s, and (2) residents having moved into Castle Valley after they have completed their paid work life. Some authorities refer to this aging trend as a Naturally Occurring Retirement Community (NORC). Yet, "retirement" does not realistically convey the multiple activities of Castle Valley residents.

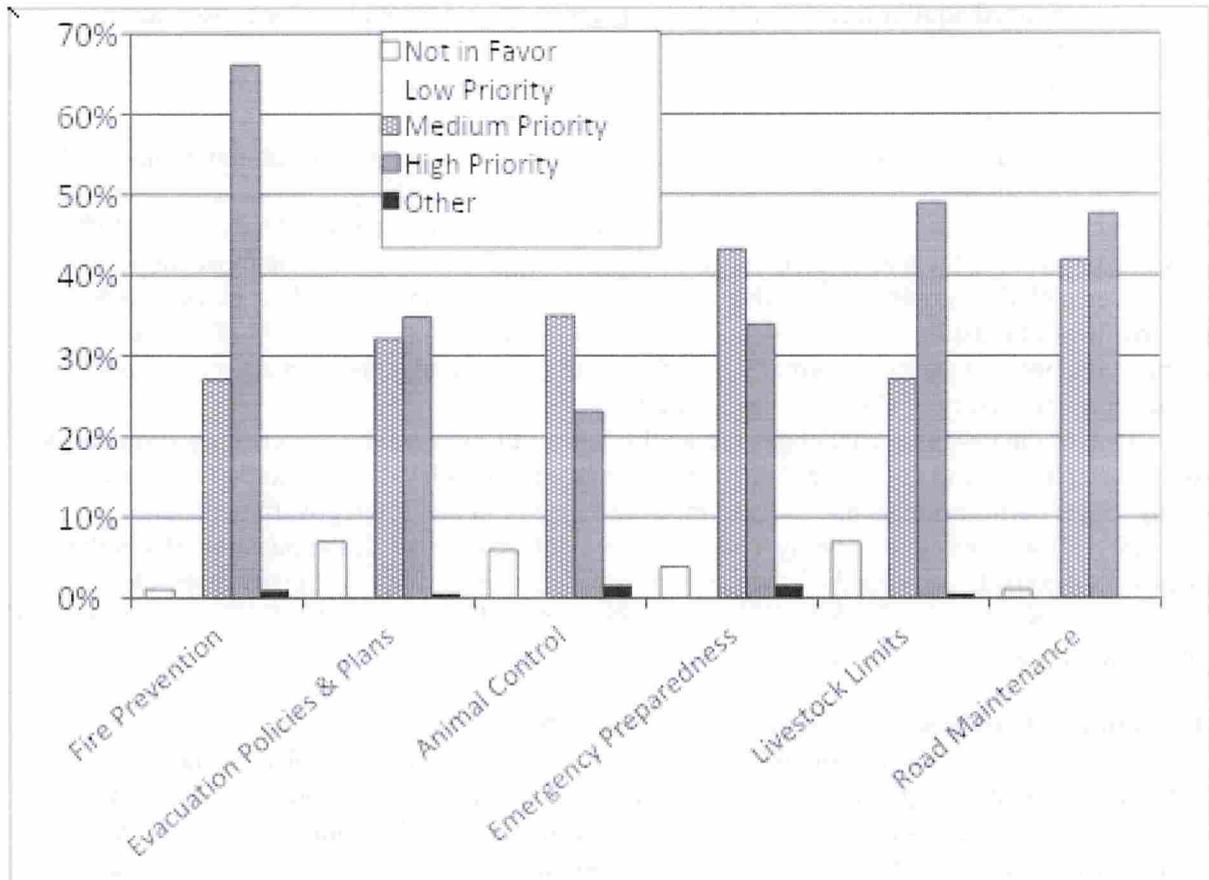
The most common household size of all respondents was two people (68%); the next most common size was one person in the household (nearly 18%). Of all respondents, the largest household size was six. Only one resident household had six members.

Nearly 80 percent of respondents have permanent housing in Castle Valley and a similar percentage obtained their water from a well.

¹ Property owners with multiple lots received only one survey. If a second adult in a household wished to complete a survey, they were permitted to do so. Fourteen second household surveys were returned and those findings were incorporated into the overall data.

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Past Town surveys conducted in 1987, 1996, 2001, 2007, and 2012, and 2019 have shown that the vast majority of both residents and all property owners wish to preserve the unique quality of life in Castle Valley and have been opposed to commercial and industrial development. Findings from the 20252019 survey affirm similar attitudes and many of the same values reflected in past surveys. [Update chart](#)



Survey Question 12: Which issues do you believe the Town should make a high priority to develop or improve upon?

The 2025—2019 Town survey revealed that residents and property-owners value Castle Valley for its natural beauty and open space, quiet and tranquility, strong sense of community and friendly people, dark night skies, rural atmosphere, privacy, and remoteness. The unique natural setting is a primary factor in the quality of life in the Town. Enjoyment of the natural surroundings is inherent to the character of the Town.

The 20192012 Town survey found that property owners placed a high value on protecting open spaces, the integrity of the natural landscape, and the natural and scenic resources of the area. The 20252019 Town survey reflected particular emphasis on maintaining dark skies (75.9%) and reducing the number of permitted livestock (85%).

While there are diverse notions of how a sustainable community might be defined, the most applicable definition for the purposes of this General Plan includes those practices that

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enhance and preserve the natural and scenic environment and the natural resources and environmental quality of our community for future generations. Sustainability applies to the natural, social, economic, and built environments that are shaped by human impact. The following examples illustrate sustainable practices and policies included throughout this General Plan:

- Ensure a long-term, sustainable drinking water supply by protecting the Town's uncontained aquifer from identifiable contaminants and through water conservation efforts.
- Maintain the 5-acre minimum size for lots and only one dwelling per lot.
- Support low-impact agriculture and livestock activities.
- Provide a level of services for citizens that assures efficient use of limited public funds.

Findings of the 2019~~2012~~ Town survey revealed that emergency medical services in Castle Valley and improvement of Castle Valley Drive were the new services most supported. Both have occurred over the past five years. From the 2025~~2019~~ Town survey, the most supported new initiatives include reducing the number of livestock permitted on lots, finding ways to expand enforcement of existing or new ordinances, supporting the creation of a non-profit organization to raise finances for services normally outside of the Town's budget or responsibilities, and preserving the quality of Castle Valley's dark skies.

One of the on-going challenges facing the Town of Castle Valley is recruiting and retaining skilled employees and volunteers for Town government and related committees. Over past years, many longer-term residents have served in some capacity in the Town government. The 2025~~2019~~ Town survey found only 10% of respondents said "Yes" to the question of whether they would consider serving the Town government in some capacity. Yet many respondents expect the Town to do more than it currently does, especially in terms of enforcement of existing ordinances, road maintenance, and numerous other issues. ???

Community Activities Add photo group, photo gallery, monthly movie, ping pong,

Castle Valley is more than just a municipality. Numerous groups, clubs, events, and activities are held throughout the year and serve the many interests of property owners. With the exception of summer months, a community potluck dinner is held monthly at the Church of Jesus Christ of Latter Day Saints. Also meeting monthly throughout the year are a photography group, a book group, an art group, a women's group, and a hiking group. The annual October Gourd Festival has been held for 18 years and attracts visitors from Moab and far beyond. Its festivities include booths for sale of gourds, a parade led by the Gourdess of the Year and her giant consort Gourdy, live music, a potluck lunch, a puppet show, and many other activities for adults and children. For the past two years, a 4th of July pancake breakfast with a parade has been organized by supporters of the fire department. They hope it will become an annual event. Add Veterans Day

Within the Castle Valley Community Center, the Grand County Library provides services for Castle Valley and surrounding areas. In recent years, over 3500 patron visits to the Castle Valley Library were recorded annually and nearly 11,000 books, DVDs, and other materials were borrowed each year. In addition, the Castle Valley Library provides access to laptop computers, a printer, and the internet. The Library hosts over 100 events each year, including presentations on topics of community interests, films, a bridge group, a weekly Children's Story Time, and even a venue for ping pong enthusiasts. New activities are added each year.

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~~The Grand County Library has added a number of improvements to the Community Center, including a free 24/7 Wi-Fi hot spot and computer access to the internet; blackout window shades; gallery railing and hardware for hanging photos and paintings; a new book drop at the entrance; and, in cooperation with WabiSabi and the Town, audiovisual equipment and a full-size screen for multi-media use by both the Town and the Library.~~

Most people in Castle Valley enjoy outdoor recreation, from walks, to longer hikes, mountain biking, rafting, horseback riding, fishing, and similar activities. The varied landscape surrounding Castle Valley provides these and other opportunities for people and is one of the reasons we value owning property here. Many people grow gardens and tend orchards that provide vegetables and fruit for themselves and neighbors. A few residents raise livestock.

~~As this General Plan update was nearing completion in early 2020, the coronavirus pandemic hit. The Town was quick to respond. The Town office was closed and all meetings in the Community Center were either canceled or held online. The Town government conducted its business through teleconference meetings. Members of the community stepped up in several ways: collecting groceries for others unable or unwilling to go to Moab, doing a variety of small and large errands for others, and making masks for first responders in Castle Valley and for Moab Regional Hospital. Overall, the community demonstrated its willingness to take the risk of Covid-19 seriously and maintain risk-reduction behaviors. ¶~~

Town Achievements

Since the ~~2020~~2014 General Plan update, a number of changes have occurred in the Town. Among the achievements are:

- Chip sealed Castle Valley Drive.
- Extended east Shafer Lane as far as the Fire Department's Station 1.
- Clarified language in several ordinances and forms.
- Provided on-going training for Town employees and members of the Planning and Land Use Commission and the Town Council.
- Conducted a study of available water in the aquifer from which property owners draw water.
- Assured that the Town's budget is spent efficiently.
- Replaced the former three-member volunteer Appeal Authority with a contracted professional from outside the Town.
- Prepared and approved a Town Hazard Mitigation Plan.

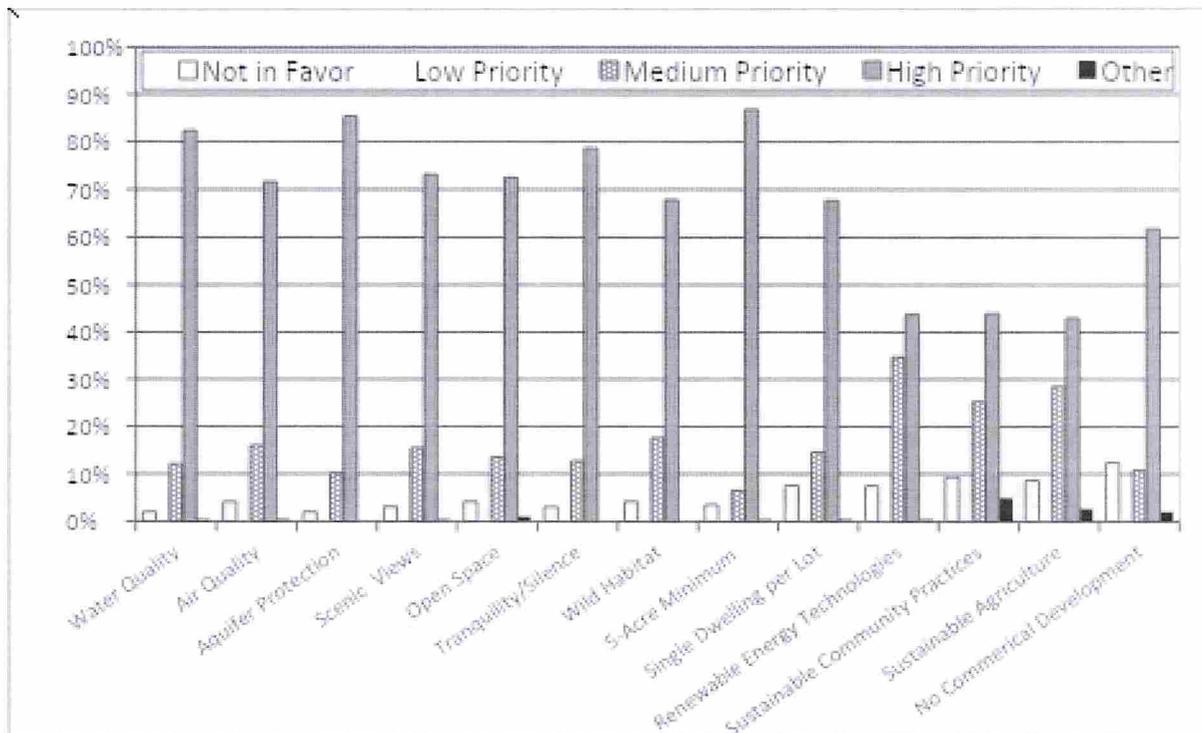
General Plan

The Castle Valley General Plan is divided into the following sections. Each section includes a short narrative, overarching goals, and policies.

- 1) Community Goals
- 2) Land Use
- 3) Housing
- 4) Transportation and Roads
- 5) Water and Waste-Water Disposal Systems
- 6) Fire Protection and Emergency Preparedness
- 7) Environmental Concerns
- 8) Town Government

1. COMMUNITY GOALS

Castle Valley is surrounded by large tracts of open space and minimally developed public land that provide a natural setting, integral to the character of the Town. The sensitive nature of the land and water of Castle Valley and the effects of climate change call for creative and new ways of managing Town and surrounding lands and our local and global environments. As in past General Plan updates, the 2025-2019 Town survey showed a continued appreciation of the viewshed and open space, quiet and tranquil environment, strong sense of community, clean water and air, and diverse lifestyles.



Survey Question J1: Which community values and policies do you believe the Town should continue to protect and maintain? Update

Property owners and residents expressed a strong desire to preserve this unique quality of life. All ordinances will be carefully crafted and enforced with the following goals in mind:

- Preserve and enhance Castle Valley as a scenic, rural, residential/agricultural community.
- Protect the unique character and scale of the Town, including the absence of commercial store-front businesses. Protect our clean water and air.
- Protect the quality of life, viewshed, sense of open space, and dark night skies.
- Preserve the strong sense of community and diversity of lifestyles.
- Protect, wherever practicable, persons and property from unreasonable exposure to hazards, potential disasters, and identifiable vulnerabilities, such as wildfires.
- Preserve and enhance the surrounding area’s natural environment and the natural resources of our community for future generations.

2. LAND USE

EXISTING CONDITIONS:

Castle Valley is a rural residential and agricultural community, made up of five-acre minimum lots with single-family homes and accessory buildings in association with low-impact agricultural uses. The Town currently allows home and premises businesses to operate with a conditional use permit, but no other commercial or industrial activity is permitted (with the exception of the Castle Valley Inn which operates under a contract with the Town). As of December 18, 2019, there were 30 Home or Premises Occupations permitted in the Town.

A large parcel of unplatted public land exists as undeveloped open space in the upper part of the valley within Town boundaries. It is zoned as Range and Grazing with fifteen-acre minimum lot sizes required if ever subdivided and developed. A majority of respondents to the 2019-2012 Town survey favored preserving these lands as open space and keeping them from being developed.

The Town's boundaries include lands owned by the Federal Bureau of Land Management (BLM) and Utah Open Lands (UOL) that are open to hunting, some of which abut or surround residential areas. As the population has grown in the upper valley, conflicts have increased. The Town has sought to mitigate conflicts between residents and public land users by adopting an ordinance in 1998 which was amended in 2007 (Ordinance 2007-7 Regarding Hunting And Discharge Of Firearms Within The Boundaries Of The Town Of Castle Valley), which restricted firearm uses on privately owned property and limited hunting on federal land to archery only.

The Town has a modest level of public facilities and services. The Community Center was built on the Town lot in 2004 and serves as a gathering place for community and Town government events. The Town building houses the Town office, meeting rooms, and a branch of the Grand County Public Library. The Town lot is home to a fire station owned and managed by the Grand County Special Service Area for Castle Valley Fire Protection, a shed for Roads Department equipment, a basketball court, an outdoor picnic area, and playground equipment. The Town has a small part-time staff. The Town has a cemetery that is maintained by the Grand County Cemetery District. There is no municipal water delivery system or wastewater treatment facility nor is there any municipal garbage removal service for residents. Optional garbage and recycling pickup services are provided by private companies. Improvements in electrical infrastructure are currently being made by Rocky Mountain Power (RMP). An additional internet service provider, River Canyon Wireless, recently installed fixed Wi-Fi to Castle Valley, and fiber optic internet/phone service through Emery Telecom is in process, to be completed in 2020 or 2021.

GOALS:

- Remain a peaceful, quiet rural residential/agricultural community characterized by scenic views, a sense of open space, clean water and air, and the ability to enjoy wildlife, landscape, and sky.
- Enable residents to work at home and grow food locally while protecting our aquifer and the character, scale, and residential/rural atmosphere of the Town.
- Strive to achieve a reasonable balance between residential and agricultural values.

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POLICIES:

1. All lots in the Rural Agricultural Residential Zone will remain 5 acres or more including easements, with no more than one dwelling permitted on each lot (there was strong support for this in the 20252019 Survey). In the Range and Grazing Zone, no future subdivided lot shall be permitted to be developed at an average density greater than one single-family dwelling per 15-acre minimum lot. Still true?
2. No land within the Town will be zoned for any commercial or industrial purpose.
3. The Town will improve its standards for home-based businesses and other activities conducted on occupied lots in order to ensure the following: low impact on neighbors, compatibility with residential uses, fire prevention and protection, and aquifer protection.
4. The Town will streamline and simplify the conditional use permit process, in part by replacing routine conditional use permits for home or premises occupations with standardized permitted uses and operating standards.
5. The Town will define and promote low-impact agriculture and support small-scale production for home consumption and local markets. Due to strong support in the 2019 Survey, the Town undertook will undertake revision of livestock limits, the goal being to balance property rights with realistic preservation of aquifer protection, vegetation, environmental, and residential values.
6. The Town will improve coordination and consultation with private landowners and with the various agencies and entities that have authority over adjacent lands in order to encourage 2025?land use practices that are compatible with the Town's approach to land use including interest in: air quality and a peaceful and quiet atmosphere; water conservation, availability, quality, and drainage; all to be consistent with the Subdivision Ordinance 2004-3.
7. Open space shall be preserved to insure the rural residential nature of the Town of Castle Valley, especially along the greenbelt parcels owned by the Town and unplatted areas within the Town boundaries. The Town will explore or discuss options, as needed, regarding undeveloped lands in Castle Valley (i.e., conservation easements, memoranda of understanding with agencies, purchase or annexation) in order to exert greater influence over lands and potential uses or activities that could impact the quality of life in Castle Valley.
8. The Town will work with local service providers to enhance the efficiency of our telephone and internet services.
9. The Town will maintain policies and practices that protect the viewshed, such as the underground electric utility installation requirement, height restrictions and the combined square footage maximum for buildings.

3. HOUSING

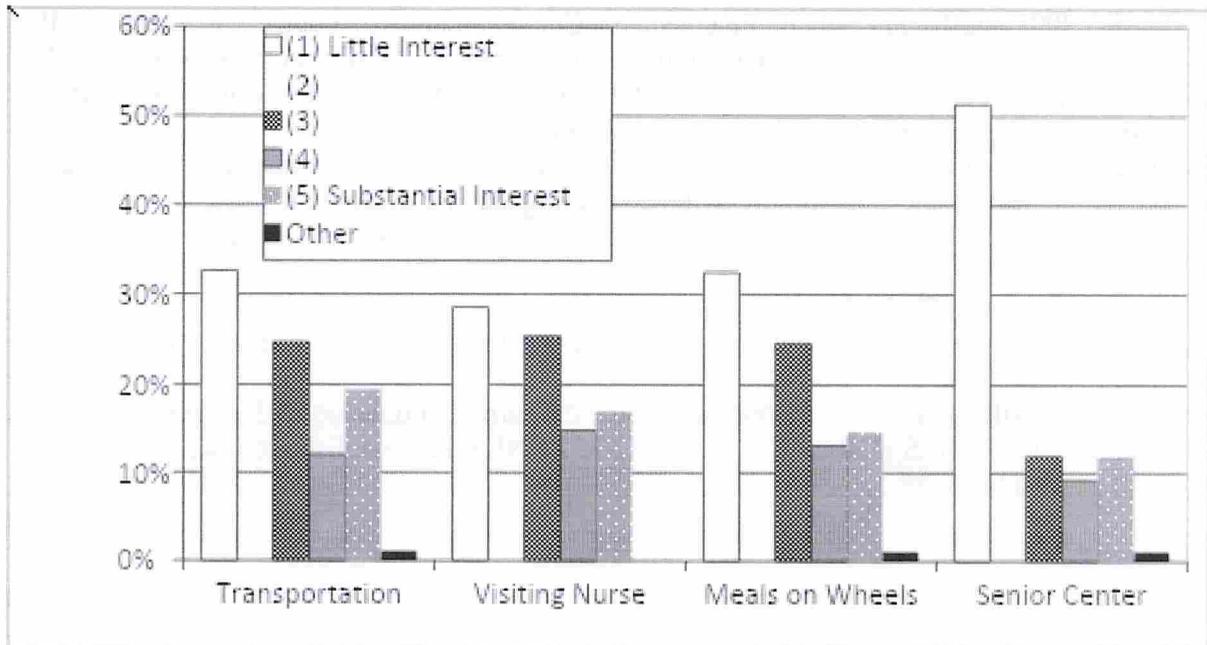
EXISTING CONDITIONS:

The 2020~~2010~~ US Census stated that the population of the Town of Castle Valley was 319. It also stated that the Town has 291 housing units occupied by 150 (52%) resident property owners; 20 (7%) resident renters; and 121 (42%) lots that are non-occupied because of seasonal/occasional use or are vacant. Castle Valley currently has 435 privately owned residential lots. Building activity has increased substantially over the past five years since the last General Plan was created. As of December 2019, there were 340 housing units, for a 78% build-out rate.

The median age of residents in Castle Valley is nearly 60. The survey asked how concerned people are about aging in place or staying in their homes with a major health challenge; 170 replies broke down as follows: [update following table](#)

Not concerned	28	16%
Low concern	38	22%
Medium concern	67	39%
High concern	33	19%
Other	2	1%

As might be expected, 81 of 170 replies (47%) that had medium or high concern about aging/health were from those aged 60 through 80. As in prior surveys, there is again a low level of support overall for public transportation to and from Moab, commercial facilities, or senior housing options. [Update graph below](#)



Survey Question E4: Indicate your level of support for the listed senior services.

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According to federal government definition, a community in which 40% of the heads of household are “older individuals” living in a community that was not specifically planned or designed to meet the needs of seniors living independently in their homes can be considered a NORC. Healthy NORCs place great emphasis on features such as walkability and social activities. Supportive services are created to maximize the health and well-being of resident seniors so they can maintain their independence and comfortably remain in their homes as they age in place. These programs are generally funded by a mix of public and private sources. A formal designation as a NORC could help the Town obtain grants and services. The Town could create a committee or a nonprofit organization to explore this avenue. (See my notes-fr/pg 12)

GOALS:

- Manage growth of houses and other structures in a way that guards the health, safety and welfare of residents and property owners.
- Manage growth of houses and other structures in a way that preserves the values of viewshed, open space, aquifer protection, quiet rural atmosphere, and privacy.
- Manage growth of the community in a way that preserves a wide variety of housing types and a diversity of economic, social, and age groups.
- Encourage water, energy, and resource conserving technologies and practices such as the following: energy efficient structures, green building standards, passive solar orientation and glare reduction in existing and future development, and rainwater harvesting and gray water usage that is in compliance with all applicable State regulations.
- Continue permitting modern modular housing and tiny houses as a way of encouraging younger individuals and families to settle in the Town.

POLICIES:

1. In May 2008, the Town Council implemented a Combined Square Footage Maximum for all buildings on a lot, along with new building height restrictions. This regulation was enacted in order to protect a sense of open space and the viewshed in the Town. The Combined Square Footage Maximum for all buildings on a lot shall remain in effect.
2. Dwellings which have been determined by the Grand County Building Inspector to endanger the public health, safety, or welfare, will be “red -tagged” for demolition.
3. The Town will improve and enforce its policies prohibiting the alteration of natural drainages by requiring approval for any building or surface alteration that has direct or indirect impact upon town easements and/or drainage channels.
4. The Town will create regulations for group homes for the disabled because such homes are required by federal law.
5. The Town will continue to support and enforce the current Ordinance 85-3, Section 4.4 PROHIBITED USES FOR RAR-1 AND RG-15 ZONES that establishes a minimum property rental period of 25 days.

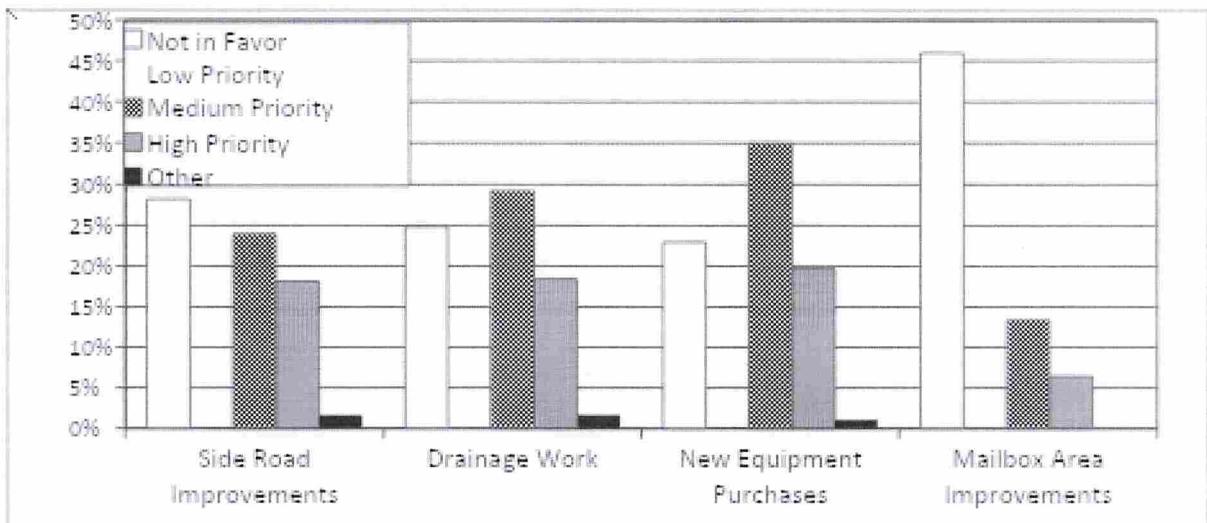
4. TRANSPORTATION AND ROADS

EXISTING CONDITIONS:

Castle Valley is served by County Road 96. State Highway 128, which is about 1.7 miles outside of the Town’s municipal boundary, is the principal transportation access to the Town. Castle Valley Drive serves as the main road leading in and out of the Town. Shafer Lane has been upgraded and designated as an emergency ingress and egress road for emergency responders and for the public should Castle Valley Drive become impassable. Castle Valley Drive is the only paved (chip sealed) Town road and is paved for the first 4.67 miles. The remaining portion is gravel and dirt. All other Town roads, either crowned dirt and/or gravel, are approximately 17 miles in combined length. Roads on the west side of Castle Valley Drive proceed to the base of Porcupine Rim. This results in progressively steeper grades, some exceeding 20%, making winter maintenance difficult and in some cases, impossible.

The Town Road Department is responsible for maintenance and improvements of all Town roads and for all drainages within the Town's easements. This includes flood control, dirt work, signage for all Town roads, snow removal for dirt roads that receive winter maintenance, and Town vehicle and equipment maintenance and repair. Castle Valley contracts with Grand County Road Department to provide winter snow removal from Castle Valley Drive, due to a lack of suitable equipment and because it is far less expensive than acquiring and maintaining the equipment needed. Chip sealing of Castle Valley Drive is subcontracted to a private entity.

Dirt and gravel roads are highly susceptible to erosion and therefore require extensive maintenance. The chip seal pavement is approximately 1 inch in thickness, without road base, which causes structural weakness, cracking and surface failure. Two streams pass through the Town boundaries: Castle Creek which is perennial and Placer Creek which is intermittent. Numerous drainage channels begin within or pass through the Town’s boundaries, feeding into Castle Creek or Placer Creek which merge within the Town. Seasonal storms present numerous challenges as runoff can be excessive and destructive, threatening both surface access and private property.



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Survey Question II: Prioritize projects that may require additional taxes or fees. Update

The Castle Valley Town Council has designated a Road Committee to provide direction and set priorities for the maintenance of the Town's roads and related drainages within the framework of the Town's annual budget.

GOALS:

- To improve and actively maintain our road and storm drainage infrastructure.
- To maintain and expand its capital outlay for road improvement projects.

POLICIES:

1. The Town Council will have an active Roads Committee to define, prioritize and implement projects, based on annual budgets to: 1) make road improvements and 2) identify and address areas of potential storm flood erosion which may threaten or damage Castle Valley roads.
2. The Town will assure through a well-equipped and well-staffed Road Department that roads, culverts, bar ditches, etc. are properly maintained.
3. The Town will continue to make it a budgetary policy, when available, to annually set aside funds in a Capital Account for periodic repaving and the ongoing maintenance of Castle Valley Drive. Could make this a high priority
4. The existing restricted emergency access on Shafer Lane will be continued to be maintained and further developed as an emergency egress and ingress for the public. Additional emergency routes will be explored and developed where practicable.
5. Future road easement encroachments must receive written approval by the Town prior to any work being done.
6. The Town will purchase, rent or lease needed equipment for the Road Department.

5. WATER AND WASTE-WATER DISPOSAL SYSTEMS

EXISTING CONDITIONS:

Water is provided through individual wells and waste is managed by individual septic wastewater disposal systems. Castle Valley's aquifer is the sole source of drinking water for its residents and an irreplaceable resource. There is no reasonable alternative source available at an economical cost and contamination of this source would pose a significant hazard to public health.

In 1996, the Town passed a Watershed Protection Ordinance (96-1). The Town is committed to working with private landowners, agencies, and authorities that own property in the Castle Valley Watershed to protect water quality and availability.

Our aquifer is extremely vulnerable to contamination. It is an unconsolidated valley-fill type and exposed at the surface with no overlying confining geologic formation. This allows contaminants to move more quickly downward to the water supply. Past and current surveys have shown that respondents consider aquifer protection a high priority as well as protection for Castle Creek [Placer Creek?] and the artesian spring surface water from nitrate and other possible contaminants.

The Castle Valley Aquifer was declared a Sole Source Aquifer by the Federal Environmental Protection Agency² in 2012 and classified by the Utah Geological Survey³ as "pristine" in certain areas. However, water quality varies with a wide range of potability and usability in different parts of the Town. About 40% of the Town's lots have very hard water that must be purified in order to drink and some lots do not have access to potable water. The Town now has six monitoring wells for measuring water quality changes over time and publishes, on its website, water quality information on an annual basis. Update & describe work of WACS

The Town owns four large water rights which it holds for current use and the long-term development of the Town. With proper management, the Town believes there should be sufficient water rights for all future development in the Town. The State has designated the Town of Castle Valley as a Public Water Supplier. The Town Council has developed procedures to promote efficient management of its water rights. Property owners must sign a Water Use Agreement and Permit with the Town and are allocated a portion of the Town's water rights so they may drill wells and use water for domestic, irrigation, and stock watering purposes. At the time of this update, 167 lots have a Water Use Agreement and Permit with the Town. Of those, 83 lots also have state-issued water rights, and there are 87 lots that have only state issued water rights. There are 161 lots that currently have no water rights but may obtain an allocation of Town rights in the future.

GOALS:

- Maintain water quality and availability in the Watershed by expanding our knowledge, developing policies, and taking action as needed.

² Environmental Protection Agency, August 6, 2001, Sole source aquifer Notice of final determination for the Castle Valley Aquifer System, Castle Valley, UT: Environmental Protection Agency, (FRL-7024-2).

³ Utah Geological Survey, 2004, Ground-Water Quality Classification and Recommended Septic Tank Soil-Absorption-System Density Maps, Castle Valley, Grand County Utah, (Special Study 113).

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- Provide oversight to ensure that our sole source “pristine” drinking water resource is available for future generations. (See Appendix III for map of the Castle Valley Watershed).
- Remain diligent, as a Public Water Supplier, in allocating and tracking the use of the Town’s water rights.
- Develop appropriate procedures for monitoring and maintaining septic health on Town lots.

POLICIES: Add accomplishments since 2020

1. The Town will use existing data and collect new data in order to monitor water quality and availability.
2. The Town will develop regulations that protect and maintain our water quality and availability.
3. The Town will continue to identify and address potential hazards and contaminants to our drinking water supply through public awareness, incentives, and/or regulations to mitigate their impacts.
4. The Town will continue to provide information to residents and property owners regarding the best septic system maintenance practices and promote public awareness through the Town’s website and handouts with new septic permits.
5. The Town will inform residents and property owners of any new septic regulations made by the State of Utah.
6. The Town will inform residents and property owners of the geologic properties and vulnerability of our aquifer, best water conservation practices, best practices regarding the disposal and management of household hazardous materials (motor oil, pesticides, electronics, pharmaceuticals), and make recommendations for alternative least toxic and non-toxic household and gardening products.
7. The Town will explore ways to prohibit large-scale use of pesticides, especially in areas that drain into any open waterway or natural stream such as Castle Creek.
8. The Town will ensure that ordinances are developed to protect open waterways, natural streams, and other drainages from agricultural and livestock runoff.
9. The Town will update its Watershed Protection Plan and implement/enforce the Existing Watershed Protection Ordinance (96-1). The Town will clarify and implement the permit process required before any developments or activities occur that have the potential to pollute the Watershed recharge area. The Town will coordinate Memoranda of Understanding with regional water stakeholders to implement this permit process.
10. The Town will actively coordinate cooperation among all regional water stakeholders to achieve a watershed protection management plan, to be applied to the Watershed recharge area as identified and mapped in the Town’s U.S. Sole Source Aquifer determination. The plan should address water quantity and climate change probabilities, sustainable water use, wastewater and storm water management, protection of water quality, flood prevention, and the protection of wildlife and vegetation along riparian habitats.
11. The Town will actively participate in County, State, and Federal land use planning processes to ensure that any proposed developments/activities in our Watershed are thoroughly reviewed by the Town to meet our watershed protection goals. This may include researching and seeking a Municipal Watershed designation for the Castle Valley Watershed with the appropriate County, State and Federal entities.

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12. The Town will use the EPA designation of a sole source aquifer to maximum advantage in protecting our watershed.
13. The Town will track/review water applications within the watershed and reserve the right to protest as per State law on applications deemed to jeopardize the availability and quality of our water.
14. The Town will encourage enforcement of County, State and Federal regulations and policies throughout the watershed that protect our water quality and availability.
15. The Town will, as a Public Water Supplier, maintain its water rights and continue to make them available for property owners and will research the practicalities, costs, and benefits of becoming a Municipal Water Provider. It is understood that a typical piped distribution system is impractical in the Town due to the low potential connection density, but the Town may explore the development of a municipal well and self-fill facility as a means of providing potable water to residents, particularly those who occupy lots where water quality is poor.
16. The Town will continue to implement policies to support the viability of individual water supply systems and state-approved individual waste disposal systems.
17. The Town will explore and develop a preliminary Water Master Plan to guide current and future Town Councils on managing and maintaining the Town's water rights, insuring quality and availability of water, identifying threats to the aquifer and watershed, developing policies to mitigate the identified threats, and determining the long-term category of water provider that best meets the community's ongoing needs.

6. FIRE PROTECTION AND EMERGENCY PREPAREDNESS

EXISTING CONDITIONS: FIRE DEPARTMENT

The Town and outlying areas are served by the Grand County Special Service Area for Castle Valley Fire Protection (“Castle Valley Fire District”), founded in 1982, which funds and manages the Castle Valley Volunteer Fire Department. Both entities are administered by the Castle Valley Fire Commission, a three-member elected Board. Castle Valley has received Firewise Communities/USA recognition status for over 15 years. On behalf of Castle Valley, the Castle Valley Fire District maintains this status with its annual membership in Firewise Communities, a project of the National Fire Protection Association. The Fire District is a separate governing and revenue-raising entity from the Town of Castle Valley, but both work closely together to promote fire prevention and protection.

The Castle Valley Fire District is an all-volunteer force of 18 people. The Fire District maintains nine fire-fighting engines. The newest addition is used water tender, purchased in 2019. Training for members of the Fire District occurs at semi-monthly meetings. In 2019 the Fire District acquired a property in Town with a large well, thereby providing a ready source of water for the engines. Recruitment, especially of younger members, is a challenge. In the 2019 survey, one respondent suggested: “A notice of need for volunteers could be included in [Town] building permit packets.... Periodic notices on website and bulletin board of need.”

A Community Wildfire Protection Plan (CWPP) for the Castle Valley Fire District was updated in 2019 (available on the Fire District website, <http://castlevalleyfire.org/>). The CWPP is administered by a local, volunteer committee representing the public, affected government land management agencies, and the Utah Division of Forestry, Fire and State Lands. CWPP identifies policies and action strategies for reducing potential loss of life and property in the community due to wildfire. Program goals include community and residential hazard and risk assessments, coordination of fire prevention and protection resources, public education, and implementation of fuels reduction strategies. WUI? requirements

The Castle Valley Fire District maintains an emergency satellite telephone service at the Community Center for residents whenever there is a prolonged power or telephone outage.

Castle Valley is in a wildland urban interface – a place where residential areas border and interact with undeveloped wildland vegetation. Fire is a very serious hazard in Castle Valley, especially given the annual and widespread presence of cheatgrass and Russian thistle (tumbleweeds) across the valley. These conditions, combined with periods of prolonged drought, present a number of fire-fighting challenges due to Town and residential proximity to large areas of fire-prone vegetation. Trees, shrubs, grasses, and weeds all provide significant fuel for fires; winds, topography, and difficulty of access add to fire hazards. Periods of drought, invasive vegetation, and modern fire suppression practices have helped to increase heavily overgrown areas of dry combustible vegetation. During “monsoon” season, frequent thunderstorms and cloudbursts occur, posing a threat to life and property from lightning-triggered wildfires and debris flow (flood) events. All these existing threats will be enhanced by climate change.

The Utah Division of Forestry, Fire and State Lands conducts Firewise inspections of owner’s property. The 2019 survey found that over 70% of property owners had never had such an inspection. Some of those property owners may be aware of Firewise prevention strategies (available on the Fire District website, <http://castlevalleyfire.org/>) and have taken appropriate measures to reduce risks on their properties, but a full Firewise inspection will further help. At the same time, over 90% of respondents to the 2019 survey indicated that fire prevention is of

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high or medium priority.

Both the Town and the Fire District regularly provide information to property owners on fire prevention resources and measures they can take. In addition, the Fire Commission will consider training Fire District members to conduct Firewise inspections, a service that over 80% of property owners said they would welcome or consider using.

EXISTING CONDITIONS: EMERGENCY PREPAREDNESS

Two streams pass through the Town boundaries: Castle Creek which is perennial and Placer Creek which is intermittent. Drainage along Castle and Placer Creeks presents a number of potential hazards for property owners and risks for emergency service responders. Flood run-off and erosion in these drainages may affect travel by residents and access for emergency vehicles. Heavy rains can result in the drainages and creeks flowing out of their banks or impacting culverts and ditches.

Residents with medical emergencies can experience a response time of 45 to 60 minutes as the Grand County Emergency Medical Service (EMS) travels from Moab to Castle Valley. Within Castle Valley, three people are trained as EMS responders, thus providing more immediate attention of medical and health emergencies until the unit from Moab arrives. These local responders do not transport patients but offer critical care as First Responders. An equipped ambulance supports the Castle Valley EMS responders. An emergency helicopter contractor exists in Moab and has provided needed support in a number of situations.

The Town developed a Hazard Mitigation Plan in 2015 and will update it in 2020 and again in 2025. The Plan looks at a variety of potential threats to communities, including fire, flood, rock and land slides, and drought. The Plan outlines means to mitigate such threats, including describing resources available in the events of a hazard emergency. A copy of the 20252014 Plan is available on the Town of Castle Valley website (<http://www.castlevalleyutah.com/hazard.cfm>).

New property owners are informed by the Town of risks from geologic hazards on individual lots, such as rock falls, flooding, soil problems, suitability, subsidence, or similar geologic hazard, as part of the building permit process and are required to sign a Geologic Hazards Release Agreement.

To expedite evacuations in the event of an extreme event, the Town has upgraded the east end of Shafer Lane to Fire Station 1. The extension is not open for regular use, but in emergencies, people can use the road to reach the Castleton Road.

Communication is critical in emergency situations. Until recently, telephone and internet service was provided by a single company. Those services were seriously disrupted for three months in 2019 and have remained occasionally problematic since then. The single telephone provider is reported to be considering bankruptcy and reorganization which leaves the Town vulnerable. Electricity disruptions have been significantly reduced since the electricity provider up-graded its infrastructure in 2018. In the event of a prolonged telephone disruption the Fire Department offers its satellite phone for emergency calls.

GOALS:

- Support the Castle Valley Fire District in its efforts to protect life and property within the Town and community.
- Improve fire prevention awareness among property owners and take steps that will help ensure that fire-fighting can be effective and safe for fire personnel.

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- Update plans and projects, both immediate and long-term, to mitigate and respond to foreseeable emergency situations.
- Protect, wherever practicable, people and property from unreasonable exposure to hazards, potential disasters, and identifiable risks.

POLICIES: will adopt WUI standardsstandars

1. The Town will improve and maintain good relations with Castle Valley Fire District.
2. The Town will assist the Castle Valley Fire District in efforts to communicate information to citizens regarding fire prevention and protection actions they can take.
3. The Town will implement, wherever practicable, Town-financed actions regarding roads, mowing, etc. that would reduce fire hazards and/or improve fire-fighting.
4. The Town will consider adopting the updated Community Wildfire Protection Plan (CWPP) and ensure that residents and property owners implement Firewise practices on their properties, developed or otherwise. This will be accomplished through programs, incentives, and/or regulations that reflect the ongoing need to properly manage fuels to complement the efforts of the Castle Valley Fire District and to protect life and property.
5. The Town ~~has updated~~ ~~has ad~~ will update its comprehensive all hazard pre-disaster mitigation plan using requirements for public sectors as amended in the Disaster Mitigation act of 2000; the update will identify hazards, risks and vulnerabilities within and affecting the community. It will describe actions to mitigate hazards, risks, and vulnerabilities identified, and it will establish strategy and seek funding to implement these actions.
6. The Town will inform residents and property owners, and make available to them, emergency policies and procedures and will maintain identified evacuation routes and safety zones in the community. Alternative emergency access routes for the public and emergency responders will be explored and developed where practicable. The Town will work to improve communication systems and methods that will help establish a faster response to emergencies and to public health and safety threats.
7. The Town will support the Castle Valley Fire District and Grand County EMS to maintain an emergency medical response team capable of providing a rapid first response and interim lifesaving care for critical patients awaiting higher-level EMS personnel from Moab. The Town will seek to collaborate with other residents, organizations, and businesses in the Colorado River corridor to establish and maintain this program.
8. The Town will support the Castle Valley Fire District decision to train its members to conduct Firewise prevention inspections for Town property owners and encourage property owners to take advantage of such a service.

7. ENVIRONMENTAL CONCERNS

EXISTING CONDITIONS:

Town surveys conducted since 1987 have repeatedly shown that residents and property owners have a strong desire to preserve Castle Valley's natural beauty and peace and quiet, rural atmosphere, dark skies, and clean air and water. Responses from the 2025-2019 Survey show strong support for strengthening [maybe, maintaining (?)] the Town's Lighting Ordinance and for pursuing In ??? The Town obtained official recognition as a Dark Sky Community through the International Dark Sky Association. Through the

Castle Valley is in a wildland urban interface - a place where residential areas border and impact native vegetation, wildlife habitats, and ecosystems. Its setting presents several human-environmental conflicts. Promotion of ecological principals and a conservation ethic have been reinforced through previous Town planning efforts and land use regulations to help minimize these conflicts.

The Utah Division of Wildlife Resources has identified areas within the southern boundaries of the Town of Castle Valley as critical winter habitat for the La Sal Mountain Mule Deer herd. Land within the Town boundaries has been identified by the Utah Division of Wildlife Resources as critical calving grounds for the La Sal Mountain Mule Deer herd. Safeguarding these areas as open lands is essential for protection of wildlife and for the preservation of our rural atmosphere.

Residents and property owners continued to show strong support for sustainable agriculture, sustainable community practices, and renewable energy as evidenced by the 20252019 survey. In response to that historical support, the Town installed a solar array on the Town lot in May 2011, which provides most of the electric power for the community building. As part of its commitment to sustainable energy, the Town subscribes to Rocky Mountain Power's Blue Sky program which supports renewable energy in fixed price, 100 kilowatt-hour "blocks" of 100% western region wind (40%) and solar (60%) energy.

The Town has encouraged other sustainable practices. In 2019 the Town passed a resolution to participate in the recently enacted Community Renewable Energy Act (HB 411) [UPDATE] that provides a mechanism for municipalities within the State, in collaboration with RMP and the Utah Public Service Commission, to achieve net-100 percent electric energy from renewable resources by 2030. While the Town can opt out at certain points during the process, the program would obligate all RMP customers within the Town to become part of the program. Town residents can opt out of the program within the first three billing cycles of the increased rate change. Thereafter, residents would be required to pay a fee to opt out.

Encouraging the removal of noxious weeds such as cheat grass and tumbleweeds and the removal of excess vegetation that can fuel wildfires continues to be a priority for the Town. For the past few years, the Town has promoted the use of the state chipping program once or twice a year, depending on the availability of state funds, which not only reduces the fire danger from burning yard waste but also eliminates the smoke, soot, and other air pollutants released during those burns. The Town has also collaborated with the BLM to identify vegetation to be removed from land surrounding Round Mountain to reduce the fuel and potential for wildfires.

Responses from the 20252019 survey regarding synthetic pesticides/herbicides reflect the community's support for restricting their outdoor application within the Town's boundaries. However, several respondents suggested that information on which toxins to avoid and suggestions for safe alternatives would be a more practical approach and would avoid the

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difficulty of enforcement.

Generally, air quality is very good in the valley; however, local and regional emissions coupled with weather and inversion conditions create noticeable air quality issues. At this time, the Town does not have baseline data about how our airshed functions nor what the existing air quality conditions are.

GOALS:

- Recognize the sensitive nature of the land and water of Castle Valley and the effects of climate change and growth by considering and encouraging policies and practices within our community that protect the quality of our water, air, soil, and wildlife as we plan for the future.
- Ensure a sustainable environment for current and future Town residents and property owners.
- Recognize and respond to local, regional, national and global environmental issues that may affect the quality of life in the Town.

POLICIES:

1. All household solid waste will be removed to a legal transfer station by a certified private waste carrier or by the homeowner in a timely manner.
2. The Town will strive to control and eradicate noxious weeds in Castle Valley through direct action and by providing relevant information to residents and property owners. Information shall focus on methods that prioritize non-toxic management of noxious weeds.
3. The Town Government shall be proactive in addressing both local and broader regional issues that have the potential to affect the quality of life in Castle Valley (i.e. water quality, air quality, rural character, peace and quiet, enjoyment of natural surroundings, sense of open space and viewshed) in collaboration with other conservation groups, responsible agencies, and regional stakeholders (BLM, US Forest Service, SITLA, Utah Open Lands.)
4. To protect the rural character and dark skies of Castle Valley, the Town will ~~strengthen and~~ continue to enforce its Lighting Ordinance. The Town will also pursue official recognition as a Dark Sky Community. *Updates?*
5. To help protect the diversity and health of local wildlife, the *Fencing Ordinance*, which limits the use of exclusionary fencing to encourage the movement of deer within the Town, will be improved and enforced.
6. The Town government will encourage energy conservation and promote the use of renewable energy sources. Pursuant to the resolution passed in December 2019, the Town will collaborate with RMP and the Utah Public Service Commission pursuant to HB 411 to achieve 100 percent of electrical energy from renewable resources by 2030. *UPDATE*
7. The Town will promote policies and practices that protect air quality in the valley by researching current air quality conditions. Local expertise, grants, or other avenues of funding will be sought to cover the costs for the Town. To reduce air pollutants and fire hazards, the Town will continue to promote the state chipping program. The Town will research and provide information to residents and property owners to help minimize and reduce personal contributions to air quality degradation.

8. TOWN GOVERNMENT

EXISTING CONDITIONS:

The Town of Castle Valley was officially incorporated on July 26, 1985, and is classified as a Town by the Utah State Legislature, because it has a population under 1,000. A five-member council, which includes the Mayor as a full voting member, is the governing body. The Mayor is responsible for enforcing the laws and ordinances of the Town. There is a five-member Planning and Land Use Commission which has some responsibilities for overseeing land use issues and amending, updating, and revising land use ordinances.

In 2008, the Town adopted a complaint resolution process to assist the Mayor with enforcement. This policy seeks to solve ordinance violations first through discussion and mediation with property owners. If violations are not remedied in those ways, the Town has the option of issuing enforcement letters and injunctions, or fines. The complaint resolution process begins when a citizen files an anonymous complaint. This initiates a review process before a Complaint Resolution Board. As of the 20252019 Survey, 57% are still satisfied with this policy, but there was support (62%) for additionally allowing the Town to initiate complaints. Slightly weaker was support for hiring a code enforcement officer (51%). Many residents expressed frustration about lack of enforcement and “toothless” ordinances.

The Town had an operating income of \$242,346 for the fiscal year of 2025-2020. Revenues from property taxes provide approximately half (51%) of the operating income. Other sources of revenue include the following: 22% from sales and miscellaneous tax, 16% from intergovernmental sources such as class “C” roads, an additional 4% from permit fees, donations/grants and interest, and 6% transferred from the previous year’ budget. The Town has a small population with limited capacity for future growth.

There was limited interest in a tax increase, although full-time residents showed greater support than non-resident property owners. UPDATE w/tax increase and loss



Survey Question F5: Do you favor raising property taxes, as needed? update

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GOALS:

- Ensure a Town government that implements this General Plan and other Town regulations in a manner that is effective, efficient, open, and fair.

POLICIES:

1. The Town will continue to improve its administrative processes and will assure adequate training of Town officials and employees.
2. The Town will improve information available to the public by maintaining a well-designed website
3. The Town will endeavor to simplify its ordinances and forms and better provide residents and property owners with ways to understand and comply with those ordinances and forms more easily.
4. The Town will continue to improve and clarify language in its ordinances, forms and contracts so as to reflect their true intent and meaning.
5. The Town will continue to investigate ways to improve its enforcement capabilities, assess and improve its use of the Complaint Resolution Process, and ensure the enforcement sections of all Town Ordinances are consistent with one another and conform to applicable requirements of Utah State Code.
6. The Town will seek through our Complaint Resolution Process and Nuisance Ordinance to help solve noise pollution issues that disturb the peace and quiet of neighbors. [Add lighting ordinance, dog issues]
7. The Town will continue to work with federal and state agencies to limit hunting to archery only within the Town's boundaries to protect the health and safety of its residents and visitors.
8. The Town will work with the City of Moab to strengthen and enforce the adopted Animal Control Ordinance.
9. The Town will continue to provide a modest level of services for its citizens, keeping Town staff and infrastructure at a minimum in order to ensure efficient use of limited public funds.