

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:

Dorje/Honer 02/05/26
Ryan Anderson Co-Chair Date
Dorje Hone, Co-Chair

ATTESTED:

Faylene Roth 2/5/26
Faylene Roth, PLUC Clerk Date

APPROVED