



AGENDA

REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION

TOWN OF CASTLE VALLEY

THURSDAY, MARCH 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: February 5, 2026, Regular Meeting
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 the 2026 General Plan

UNFINISHED BUSINESS.

6. 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 (Tabled)
7. Draft amendments to 2019 General Plan
8. 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, FEBRUARY 5, 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.

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

PLUC Members Present on Zoom: Ryan Anderson, Marie Hawkins

PLUC Members Absent: None

Present at anchor site: Colleen Thompson, Egmont Honer, Greg Halliday, and Mike Carlyle

Present on Zoom: Cory Shurtleff, Jazmine Duncan

PLUC Clerk at anchor site: Faylene Roth

CALL TO ORDER & ROLL CALL

Honer 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. Roth called roll.

1. Adoption of Agenda

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

2. Open Public Comment

Shurtleff announced that he was a resident of Castle Valley and that he worked as the Community Development Director for the City of Moab which has been working on the same issue regarding the Wildlife Urban Interface (WUI) maps now required by the State of Utah. He noted that the Town of Castle Valley (TCV) was represented during initial State level discussions. He was concerned that Grand County had over-designated the fire risk within Castle Valley and that the State had overestimated the exposure level.

Halliday said that he sees a problem with the States' WUI map, because the TCV was built on ranch land, not undeveloped land. According to Halliday, the first settler came into this valley in 1883; and, since that time, there has been large open spaces used to grow feed, hay, or alfalfa. So, he said, it is not technically wildlands.

3. Approval of Minutes

January 15, 2026, Regular Meeting

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

January 29, 2026, Workshop Meeting

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

Correspondence – None.

Building Permit Agent – Thompson submitted a January Building Permit Activity report. It included a Land Disturbance Activity permit for a driveway, a septic permit, and a building permit for a two bedroom residence for Lot 404. In addition, a solar permit for a mini-split was issued for Lot 357 and a demolition permit was issued for a trailer on Lot 153. Thompson also reported that a Routine-Conditional Use Permit was issued to Jared Ehlers for a home office at

Lot 11. Notification letters were sent to adjacent neighbors, and the Town Council and the PLUC have been notified.

Water Advisory Committee (WAC) – Ryan Anderson

Anderson reported that the WAC meetings are held on Mondays. He said that he attended the initial meeting which included an update of the work historically done to date. He will write up a report after the next meeting.

Procedural Matters – None.

NEW BUSINESS

5. Discussion and Possible Action re: regarding creation of Wildland Urban Interface (WUI)

Honer explained that the WUI map provided by the State shows the fire danger as determined by the State. TCV does not have to accept this map. We can determine the risks that we see. Whitney added that ranching had taken over the whole valley so it is technically not an interface area. He also said that the State will assess any properties within the risk areas, will charge an assessment fee, and can regulate plantings around existing structures. Honer said that TCV may also have the option to appeal the State map. Both agreed that the pinyon/juniper areas on the Cliffside, the wildland areas adjacent to Round Mountain and the greenbelt area within the Town boundary were never ranched and pose the greatest risks. Whitney added that the 15 acre lots in the upper valley are not a dangerous interface. Mayor Duncan interjected that the proximity of structures also plays a role in determining fire risk. Honer added that the Town would not want to put burdensome building codes and fees on property owners if there was no real benefit for them or for the Town. Halliday said that there had been a major fire near Round Mountain that burned up to the Town boundary. Then the wind changed and the fire blew back; but, he said, it was never an uncontrollable fire. Honer stressed that the primary concern is house to house ignition.

Whitney moved to create a Town of Castle Valley Wildland Urban Interface map that designates all properties within the Town Boundary that are not within the Castle Valley River Ranchos subdivision as high risk. Tuft seconded the Motion. Hawkins, Honer, Tuft, Whitney, and Anderson approved the Motion. The Motion passed unanimously with four in favor.

Duncan suggested consulting Tommy Tompkins or Rudy Sandoval. Whitney and Honer will put together a map to present at the next PLUC Meeting.

UNFINISHED BUSINESS

6. Draft Amendments to 2019 General Plan

Anderson moved to untable Item 6. Whitney seconded the Motion. Hawkins, Honer, Tuft, Whitney, and Anderson approved the Motion. The Motion passed unanimously with four in favor.

Roth reported that Bob O'Brien will be available in a week to ten days to update the charts. PLUC Members worked their way through the draft of the 2026 General Plan to determine which areas should be deleted because they have been addressed and which areas should be updated. An updated draft will be available for the next PLUC Meeting.

Tuft moved to retable Item 6. Whitney seconded the Motion. Hawkins, Honer, Tuft, Whitney, and Anderson approved the Motion. The Motion passed unanimously with four in favor.

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)
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Item 7 was left tabled and there was no discussion, but Thompson reported that she will be updating all forms with the Town's privacy policy to comply with a State-mandated requirement.

CLOSED MEETING - None

ADJOURNMENT

Whitney moved to adjourn.

Honer adjourned the Meeting at 8:57 PM.

APPROVED:

ATTESTED:

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

 Faylene Roth, PLUC Clerk Date

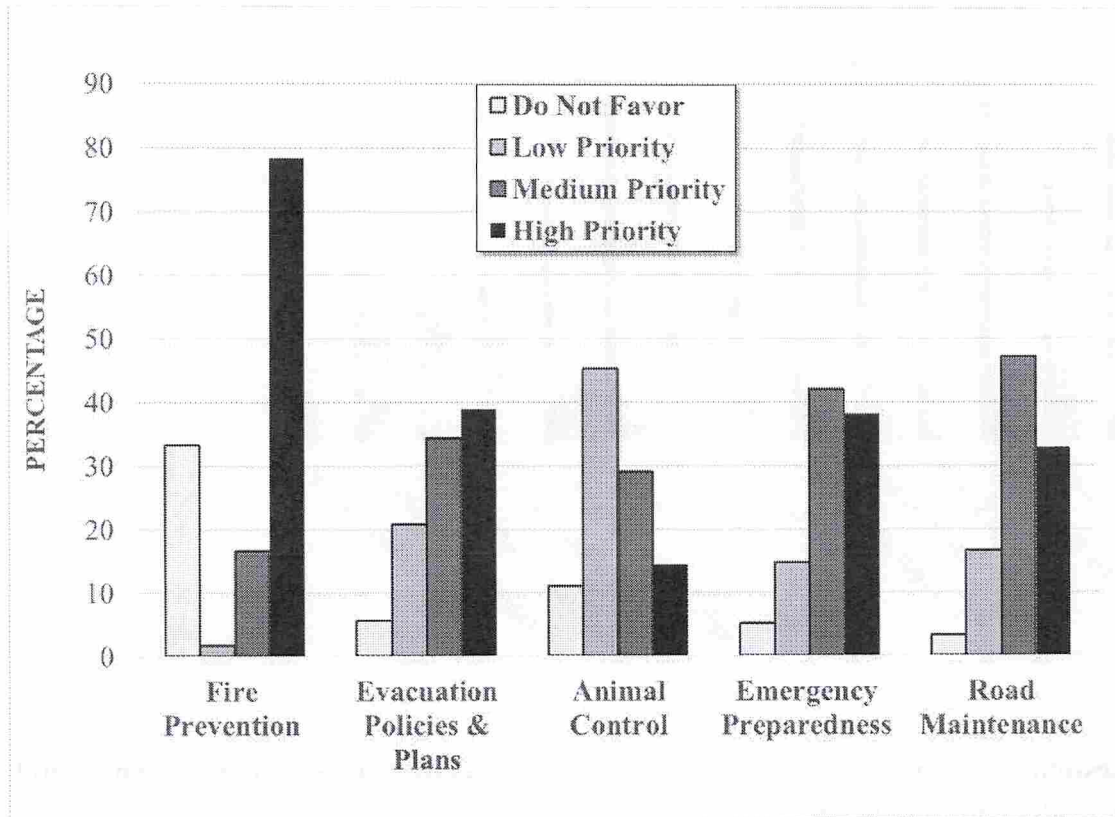
TOWN OF CASTLE VALLEY - Building Permits Report

Approval Date Between 2/1/26 And 2/28/26

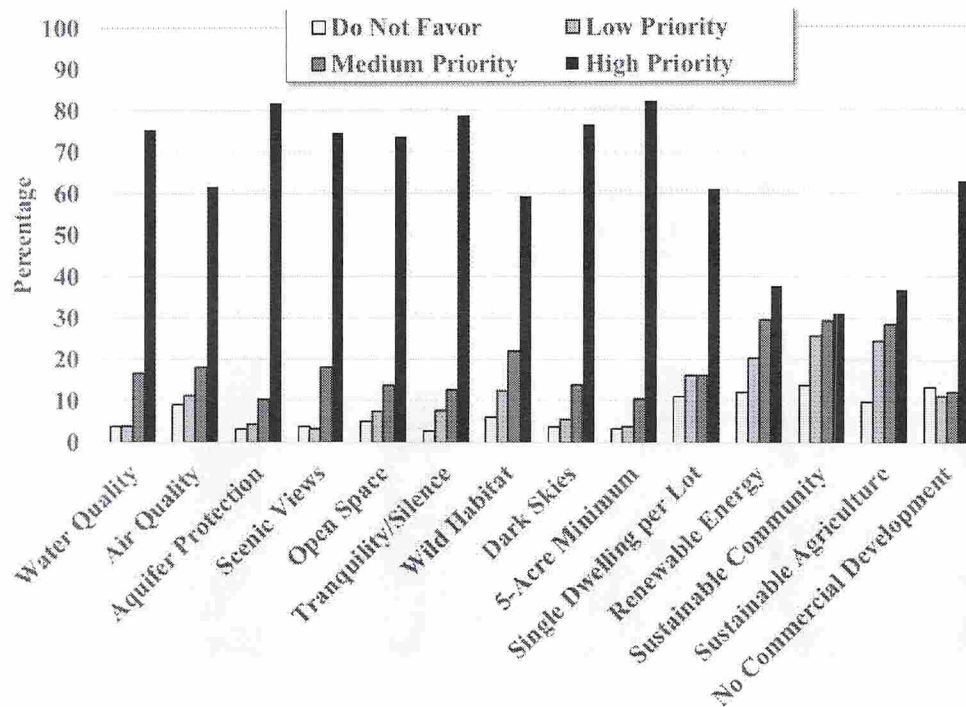
Approval	Lot	Road	Owner	Type	Purpose	Description	Height	Sq Ft <=19	Sq Ft >19
2/26/2026	401	Cliffview Drive	Doherty, Terry	Other	Other	Easement Encr for driv	0	0	0
2/26/2026	251	Miller Lane West	Kaness, Steven	Other	Other	Easement Encr for elec	0	0	0

In progress as of 3/1/2026

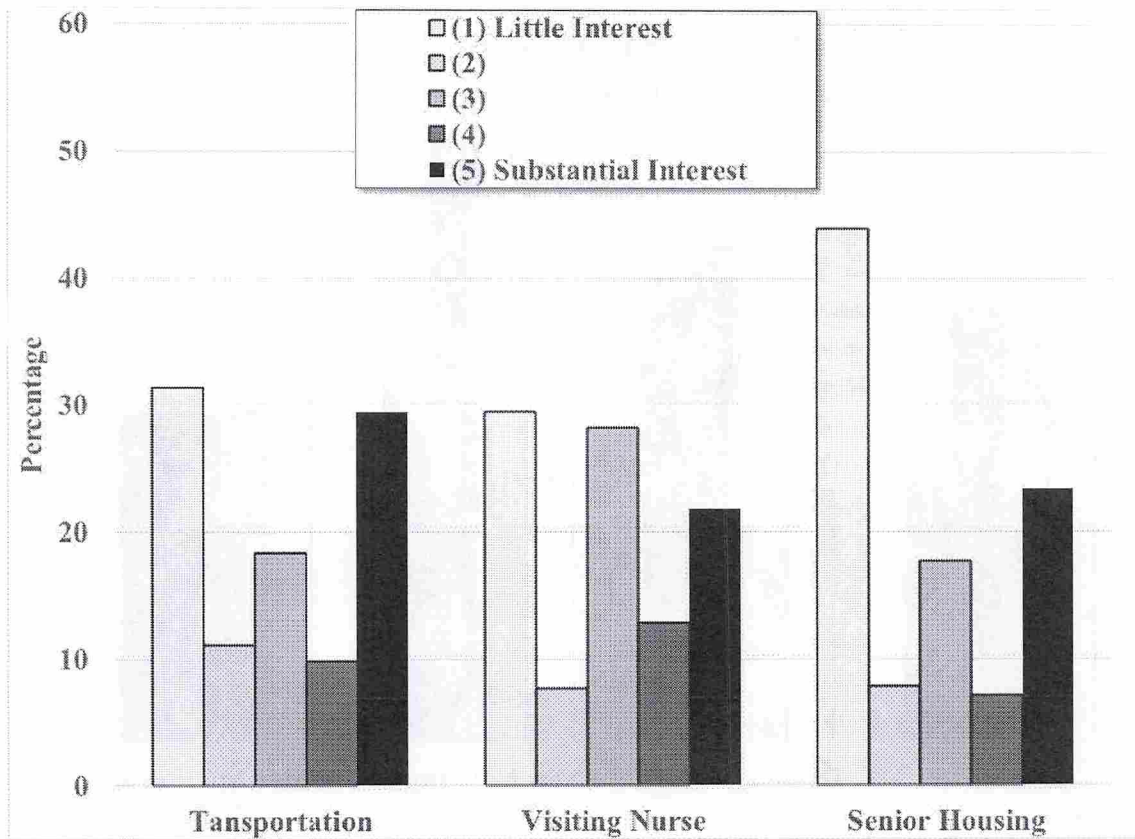
033	Rimshadow	Zimmerman, Judith	BP	Demo	Demolish 1970s house
401	Cliffview	Doherty, Terry	LDA Review		Driveway and parking area
251	Miller	Kaness, Steven	Elec		Install electrical service
216	Shafer	Cermak & Grinspoon	Elec	Violation	Minisplit installed without permit.



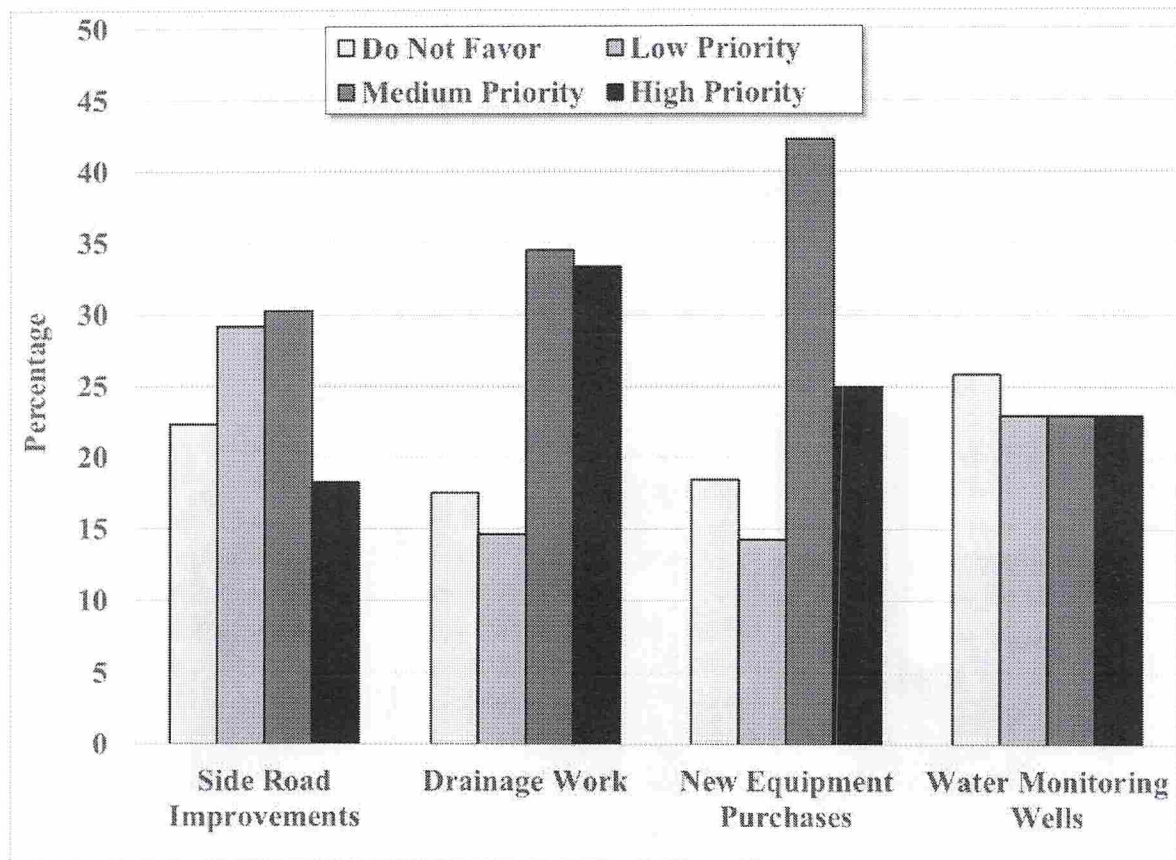
Survey Question H2: Which issues do you believe the Town should make a high priority to develop or improve upon?



Survey Question H1: Which community values and policies do you believe the Town should continue to protect and maintain?

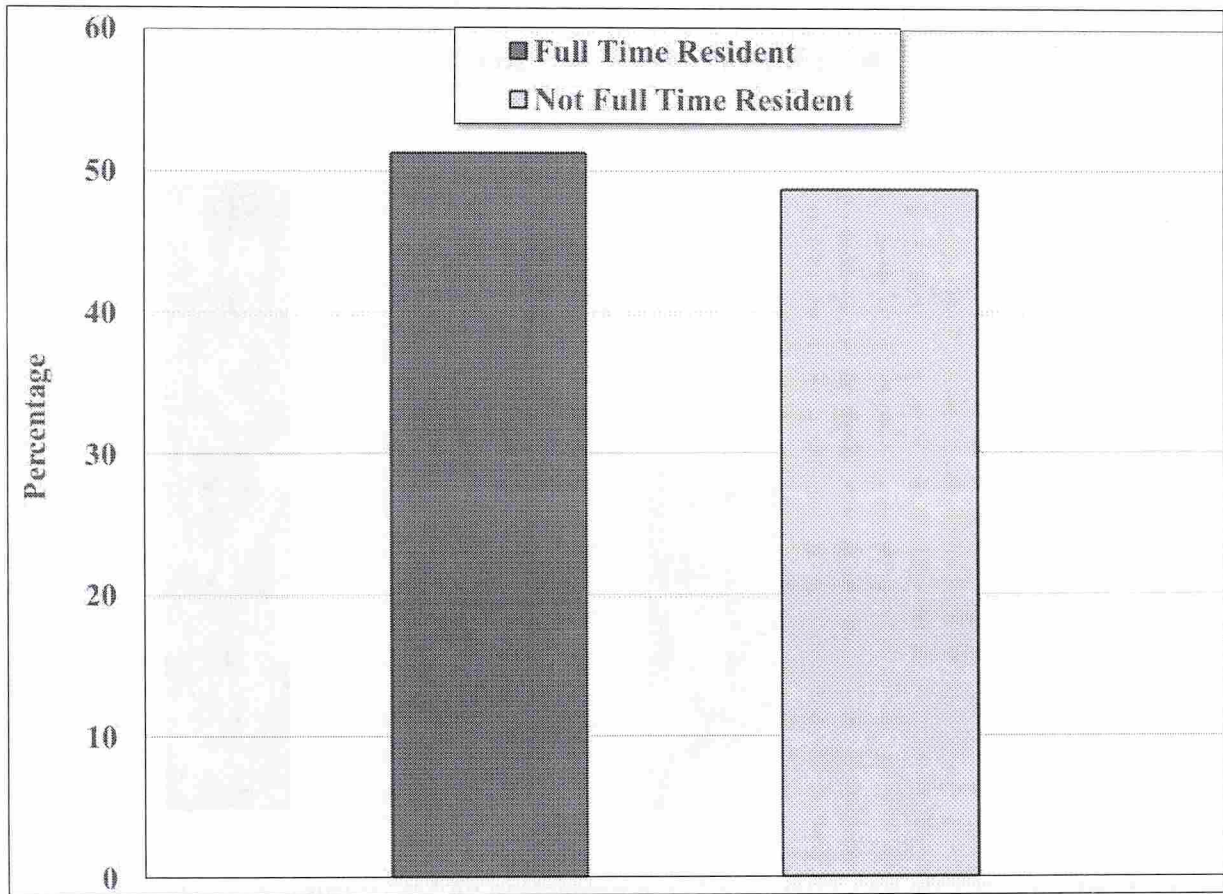


Survey Question D6: Indicate your level of support for the listed senior services.

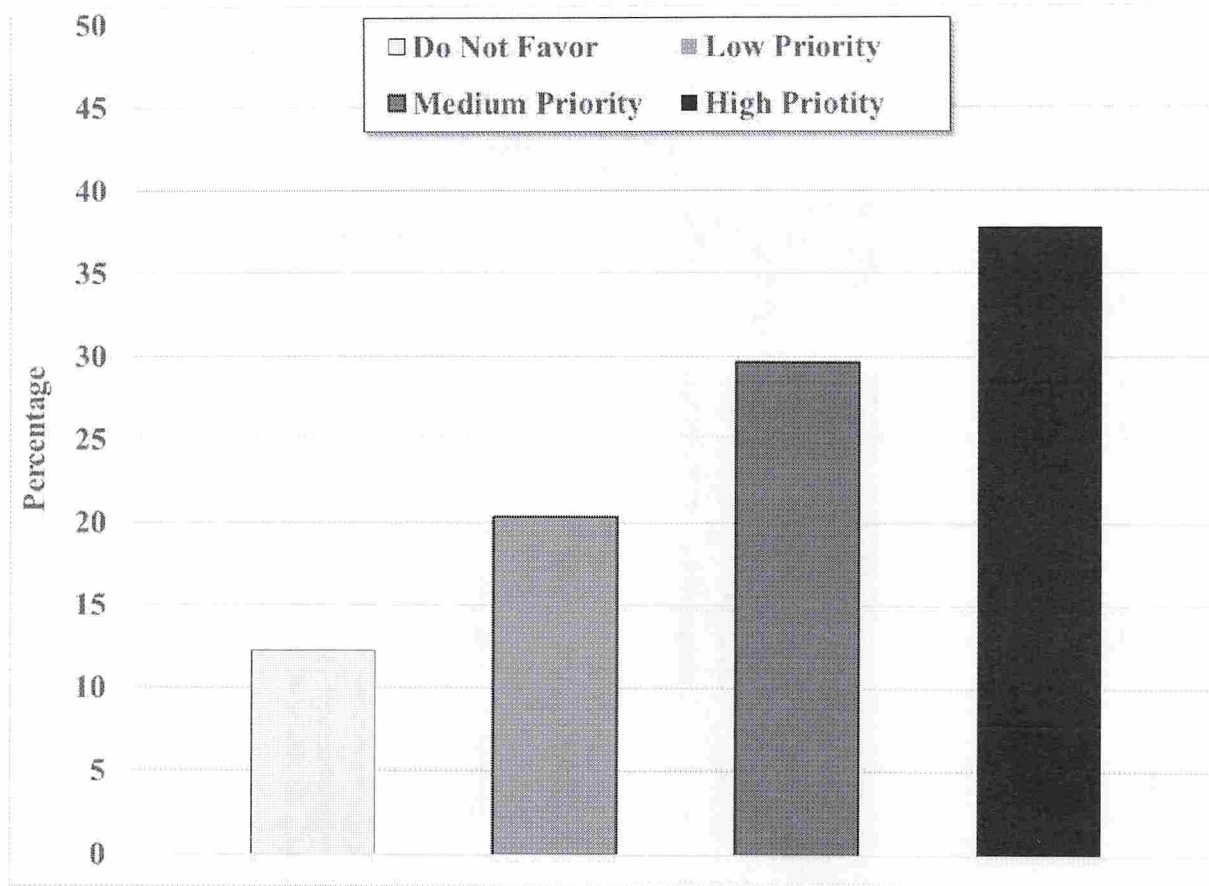


Survey Question G3: Prioritize projects that may require additional taxes or fees.

E5



Survey Question E5: Do you favor raising taxes, as needed?



Survey Question H1k: Do you favor the Town protecting and maintaining renewable energy technologies?

. SUGGESTED COMMENTS

Lots were sold with water rights

The existence of the town depends on having access to an unimpaired water supply

Water is such a finite resource in the west that needs to be managed

Fines and restrictions are not preferred approaches and generally result in damaged attitudes. Those should be last resorts!

Properly maintained septic systems are more environmentally friendly than municipal waste system

Large eaves should be encouraged not discouraged by including in the square foot calculation

Don't support hiring someone to drive around all day looking for violations. I also don't want to see an HOA out here.

Establish a "bad neighbor list" on the town bulletin (mailboxes) board/website (Shame them)

Confronting neighbors is daunting for most

The town of Castle Valley should have very few codes

Enforcement gets ugly fast

For the most part, town officials are not qualified to dictate or enforce ordinances.

Personal opinions are too often the controlling factor

No short term rentals. Setbacks. Single-family residences. Livestock restrictions.

Lighting. 5 acre minimum

Noise. Nuisance. Dark skies

Night sky – but it isn't enforced

Protection of viewshed and dark sky. Zoned for no business. Regulation of livestock numbers. Dogs must be on leash. 15 MPH speed limit

I like the height and square footage and one dwelling per lot

It is a slippery slope that rentals cause, which never ends well for property owner. Or wildlife

Pro-livestock & Agricultural Zoning is THE reason we made Castle Valley our home

Junk ordinances – some properties are fire hazard!

Building Height is fair. Setbacks are fair

We appreciate homes blending in with valley (colors) and not too high for everyone's view

Dogs on leashes although it is NOT enforced and no one obeys. **My walks around the valley are controlled by the owners who let their dogs run loose. There are some roads I feel unsafe to walk on**

I wish there was an ordinance about CATS not leaving property. I don't want cats eating lizards or any animal on my property. Cats eat birds & lizards & anything else that moves
Home business too strict, burn windows

Detached ADU's should be allowed & should be rentable without owner being a resident

For the most part, people come to CV to get away from rules and regulations. Except for health and safety, all other controls are bureaucratic ideological that people are not capable. (Less government is best.)

. I would love to take my car to a local mechanic, or get a haircut here in CV. Oh, and how about not having to drive into Moab to get staples and gas? Ranching and farming are essential to this community and restricting the number of animals is silly. Restrict smell and noise instead

Short rental rules are too strict; Shafer should be open for access to the loop road; There are way too many deer in the valley

2007-7 (firearms/hunting)--needs safety updating

...prohibit use of recreational use/target shooting, or AR-type auto & semi-auto rifles/hand guns anywhere in the Valley

The property tax is out of hand

Because there was no commercial zones when the town was formed, anything less strict would amount to spot zoning

A store or restaurant should be permissible

... Do you want it to look like Moab? I hope not

...Loneliness & isolation may be a problem & a small gathering place to facilitate frequent socialization would benefit the community

I would LOVE a little coffee shop next to library

Anything that is contrary or a threat to the isolation concept of CV should not be allowed

If Castle Valley wants to be a "Town", we need funding for improvements, need to generate balanced and managed growth/economic support. If we want to be a NEIGHBORHOOD not a town, stop looking to improve town systems,,,

Livestock & agriculture is part of the draw to live rural, otherwise you could live in town Like diversity and allowing livestock and agriculture as long as ordinances are followed and neighbors considered

Gardens are beneficial, and we support the free vegetable exchange at the town lot. However, I do not support using properties solely for grazing of livestock. Huge waste of H2O I think it's fun to have horses & sheep around

We enjoyed the moderate number of livestock and thankful there are no lots with concentrated numbers

Regulation and enforcement of number of livestock and agriculture has been acceptable

Love having the farm and its open land. Do not love cows! Too many flies, and smell

Chickens, goats, horses add to rural flavor

We are a bedroom Community Not a Real Town!!!!

Let people do what they want on their land

Limiting # and type

Keeping any aggressive/dangerous animals fenced

Adds to the charm of Castle Valley

Pastoral scene

Chickens, sheep & cows

Taller fencing should be allowed around these lots to keep deer and predators out

The only bad thing are the roosters at 4 am

Limit burning and smoke production on bad air days

Ability to have horses

Keeps Castle Valley from becoming too gentrified

Castle Valley benefits from this slower pace of life

Increased H2O use for pasture seems problematic for drought conditions...

Noise, too much manure when ordinances are not followed or enforced

Livestock penned very close to neighbors houses. Fly control

Smells & open burning & animal noise

...**Attracted coyotes can be a safety concern for neighbors**

Too many large animals, excessive water use, and noise

It looks like E. coli in water/discharge from livestock, ag fields needs monitoring to identify sources

...I said OK to additional cows for neighbor--regret it now

...**Use of heavy machinery to support ranch-like activity within a neighborhood setting**

Potential for aquifer and waterway contamination & erosion

There are no negative effects of livestock and agriculture... If one dislikes these things, they should live in town

People who let their dogs run free. **People don't understand, or don't care, that other people consider barking dogs or dogs invading their property a nuisance or danger**

Tumbleweed and bindweed big issues

Gotta keep on it, especially goatheads

Flood bring the seeds of everyone's weeds they haven't controlled. Wind brings tumbleweeds & tumbledustard people haven't controlled

Constant battle

It's hard to control once you disturb the top layer of soil

Years of work to deal with cheatgrass

I would love a town-wide effort to help with tumbleweeds

CV has a mostly 60+ population. How can I and others get more help with weeding?

I tried to control them surrounding my home, but it is difficult to do so on my entire property

Would love to pay the town to address as we are part time

Not many solutions, except hand gathering, mowing, burning

Variable weeds are part of the natural Ecosystem trying to stabilize soil

How is weed control a town concern?

Tumbleweeds blowing up under eaves and shrubs is a huge fire hazard...

Installed Living Fences (bushes & trees) to reduce problem

Surrounding unoccupied lots infesting us with noxious weed seeds & fire danger

We've been mowing to control fire hazards for as long as we've been here, everyone should be

How about reinstating EMS service out here?

The question about the aging community needing transportation, nursing care, and housing for seniors is not in this town's purview...

It would be nice to be able to stay longer in this community

CV is a demanding place to live at any age--more than just these factors are at play for aging out here

This has been shown to work well if you can find a caretaker

,,,need options for lot maintenance too

Even young people without licenses or someone w/DUI etc. could benefit from a town shuttle

The Town does not have funds for this. It cannot even maintain roads without additional taxation

Volunteer transportation or pick up items

Fee based service

Maybe initially institute a formal "ride board" and explore from there

No--simply call your neighbors & let them know you are going into town and can you help them

If demand warrants & cost reasonable

Not the "Town" administration's problem; should be citizen led

We have aged out and are leaving. Lack of help caring for 5 acre homestead main reason

Just demand services that is provided rest of county

,,,The River Road is quite challenging

Need access to private pay caregivers to come to CV residents and provide non-medical assistance

Suggestion? Check out/research the Village to Village Network...

I am 69 y/o myself – I just want to stay as long as I possibly can

A transportation service would be helpful to all, not just seniors

This all sounds great as long as tax money is not funding it

We are not sure that CV is the right place for senior housing given the isolated nature of the area and distance to medical care in an emergency

I like the fact that this question is on the survey. I think this is a viable concern. It supports and encourages "community" in the valley...

We can't take on housing for seniors

Maximum transparency is worthwhile in conduct of businesses and town governance

Would use website if it was more timely & informative

Don't use Facebook, so can be difficult to get timely information

I oppose official use of Facebook for town information. Many refuse to use Facebook

Newspaper

Dislike notes taped to mailboxes

Ease of finding certain forms and other info, some can be hidden

The zoning code and amendments are hard to track. More description and titles would be helpful

Local resources for assistance & help needs to be updated & increased

Index, for ordinances

It's hard to find old news – maybe a history page?

How about an electronic bulletin board. No politics, just requests for information/help, etc

Ability to search a specific topic w/in the ordinances would be very helpful

Photos of "good" lighting examples of houses in the valley

I support the town getting a bigger portion of taxes, but not an overall tax increase

Fix Shafer Lane

The less government the better. Raise money for specific projects through fundraisers, sales taxes on a store/gas station, and grants

We need bigger % of county!

Not happy about taxes being raised but I understand why

Property valuations recently exploded unnecessarily

Maybe, for road maintenance

A5 How many lots do you own?

Half of CV; about 225; 10 personally

A10 If you do not currently have permanent housing, or if you own additional lots, do you plan to build a residence in..

Wanted to build 3 years ago, but couldn't find an affordable builder

B1 Do you have a well?

Shared between lots 147, 148, 149, and 151

I share a well with my neighbor

Shared well with (redacted)

B2 If yes, has the quality or quantity of your well water changed within the past three years? B2a If yes. what has changed?

Feels like it's changed – have not tested recently

My well water has been described as dirty, smelly, and hard— I have extensive water purification and softening systems and equipment

Seems to be more calcified

It seems harder

It seems to have gotten harder, but I haven't got around to having it tested. In the meantime, I bring drinking water from town

More mineraly (sic). Sulfur smell

It has become "harder"

More silt – filtered out with house filter

Maybe browner

It has a strong sulphur smell when it sits for a while. Must be filtered – lots of sediment.

Taste isn't great. Had well tested – it's safe to drink

Gotten harder

We've never measured, but it seems to have more TDS

Up on hill - quality always bad

This is the first time I have ever had cavitation - Hopefully can lower my pump. Very concerned - neighbor behind me has dug a huge pond and has not yet filled it

Hardness, saltier

Very high sediment load due to drilling wells all over

The quality of water seems to be less with more silt in water

In 2020, the depth to the water level in our well was 95 feet. In 2025 we replaced our pump, and the new depth was 160 feet. Our water pressure has diminished as well

Less

Amount

Many more minerals in it. Doesn't taste very good

Sediment problems increase when well drilling on next lot started

B3 If you do not have a well, why not?

We now have water trucked in
Cost of drilling with no guarantee of water availability or water quality is prohibitive, so cost is the main reason
Property is towards the rim
Our lot is on the talus slope so drilling a well is unlikely to work
Original well dried up - not worth trying again due to poor water quality
We would need to drill approx 800–900 feet for crappy water
One lot has a well, but it is so salty it's considered brine

B4. If you do not have a well, do you have a cistern? B4a What size?

Well and cistern
[Indicate they have a well, but use it to fill up their cistern]
2 x 2500 gal
10k?
4500 gallons total

B4B Do you have water commercially delivered? B4C If yes, source?

Not yet
[circled "no" and wrote in "self"]
Self haul

B5 Do you support the Town continuing research on options to provide residents whose lots produce little or no water and/or poor quality water with 5a Non-potable water? 5b Potable water?

What are cliff peoples' original plans to get water?
I don't think it's the town's responsibility. Those who buy lots without water understand that's what they are getting into
Tough luck
No. Imposes a greater depletion load on our aquifer. Comment: This also allows further intrusion of the Porcupine Rim water into the main aquifer
Community well
Absolutely
Research yes—depends on demand/cost
Not sure cost?
Research is OK but asking all residents to fund any projects is not OK unless it is infrastructure for everyone
As long as it's paid for by those who will be using the water and not the general taxpayer ONLY if highly regulated/limited to culinary use only--w/user's responsibility to filter
Not the Town's responsibility!
Concern w/liability, expense, overuse, regulatory issues & hurdles

B6. The Town has historically been concerned with aquifer and surface water protection and management. Would you support further restrictions and lot mitigations?

The town has a history of making rules based on pseudoscience, like 4 foot fencing for deer migration

Unless they pay for real studies, they should not make rules

Only if testing results show new contamination or water levels drop

Absolutely!

As needed

Get rid of cattle in the entire valley

The Town already has access to wells and it should be made available to residents. Lots were sold with water rights. If a lot doesn't have water access should be provided

Depends on the restrictions, but generally, yes

Metering?

Too broad for me to answer yes or no. It depends, but generally, I support protecting our aquifer

Reasonable restrictions or mitigations could be warranted and I would support them

Protecting the water source is very valuable

Protect our water

There should be guidelines to protect aquifer

Need more information about restrictions & lot mitigations. We support aquifer & surface water protection in general

This question is too vague to answer. Totally depends on the specific restriction and how restrictions are determined

Too ambiguous to answer

In my neighborhood, there are several acres of grass – not sure why? Just to mow every weekend?

Yes for surface water management. No for aquifer restrictions

Restriction on what? Mitigation of what & how?

Don't know – what restrictions?

Do not know enough to answer

Not sure

Not familiar enough with issue to render judgment on restrictions

Water is not unlimited

Perhaps – depends on the aquifer

Monitor aquifer and take action as required

People who buy lots without good water know this when purchasing, and should be responsible for their water deliveries. Many are not permanent residents

Avoid the use of fertilizers and/or pesticides that might adversely affect groundwater quality

Ban pesticides in CV except for organic ones

Individual lot owner responsibility

Yes/no: depends on restrictions

Concerned about source water contamination. Selling of previously undeveloped, BLM, SITLA, land for development. Ex: Glamping

The town needs to have much more information about our water budget before considering restrictions

As long as it's not too restrictive

Yes. Specific policy or policies brought through the Public Process to specifically mitigate or regulate specific issues. NOT—broad bans on arbitrary concerns or unrelated regulations

Any actions need to be based on data that shows declining water quantity and/or quality

Is this suggesting tax money will pay for private wells/water?

This is a loaded question. Depending on how it is done could make a drastic difference in support. It is silly. One lot could have a family of 12! I can't have two people living in tiny homes/alternative housing on a lot

Really it depends on the situation. Water quality testing and measuring the aquifer sounds good. But measuring individual well use not needed unless the aquifer is in trouble

Having irrigation to water defensive space is critical to wildfire survivability of homes

Yes and No circled. I am a soil scientist facing additional restrictions on a septic in clay soils, although the issue (E. coli) is coming from septic on sandy soil. There needs more nuance in any restrictions to acknowledge soil type

There are plenty of controls already in place

The aquifer should be protected at all cost

Depends on the plan. "probably". The residents need to be educated on the threats (septic, toxic chemicals, etc.). Information needs to be reinforced, keep updates current, keep an ongoing dialogue for awareness and reinforcement

I think if people who live on lots with ample water want

to use it for agriculture-within reason-they should be able to. We also need to be careful about water use

#1 important issue is judiciously using the aquifer so it lasts long term

Lot of lots hose watering Lawns & Gardens

I do not support the Town providing water (potable or NOT). The Town does not have the infrastructure or funds. Lot owners knew what they bought and have methods in place. That said, there's NOT enough water to support livestock. Livestock should be limited

Yes, definitely. The Town should create and enforce much stricter limits on aquifer use for "agricultural" or irrigation use. Our neighbor waters a field of weeds daily, and our well water is dropping

5-year septic pumping, Fuel storage containment

The State of Utah has a department to manage water

Water quality & quantity is the Valley's number one priority and the W.M.P document is a great roadmap to this goal.

Make sure septic systems are pumped, animal feces need to stay on property & not get into our water

1) Cutting down on lawn watering, yes. 2) Xeriscape type regulations, yes. 3) Watering trees and gardens, no

The existence of the town depends on having access to an unimpaired water supply

Our biggest issues are fire & life safety and control of water. Have to have water to prevent catastrophic fire

B7. Do you support putting more money towards our water infrastructure?

What infrastructure?? On a more serious note, it would be nice if the town lot could get a well with water that wouldn't kill the grass and that people could drink

A community H2O system with delivery infrastructure might be considered

Other than making a filling station for residents to use, I would not be in favor of a bigger water infrastructure

I think it's the responsibility of the lot owner to pay for their own water

Doing what? Protecting aquifer – yes

People knew or should have known what the water situation is on the lot they were buying. Not other residents problem to give them water!

I am willing to support specific proposals with accompanying research

Provide everyone w/high-quality pressurized water by creating well, storage tank, piping at strategic location in upper Valley. For half the money proposed for the new culvert/bridge project. (Well, maybe twice the money)

I think the point is that once we spend \$20,000 on a well, we are good to go. But the town should limit how much acreage we water (as they do). Those without water should have easy-ish hauling options, but not paid by the town

What does this mean? Pipes? Flood diversion? Far too general to answer

If available to all residents

Not yet

Yes, for firefighting purposes

But I have concerns about water availability for battling fires in the valley

No!! In the end, the water is owned and controlled by the state, not CV. Any action or changes has to go through the state. The state only allows us to manage

We support a filling station where we could get potable water. We do not support spending on further water infrastructure

I would need more info on plans & costs. Since I have a good water source, I get little to no benefit from tax money spent on water infrastructure

Metering, another monitoring well, gauging station on upper Castle Creek

Depends on the specific proposal and outcome. Public Process → CIP → Advance General Plan. Planning 101.

I would strongly support water infrastructure throughout the valley. I feel this would be a much better option for long-term culinary water instead of individual wells

I do not support Town delivering water. Should be Private Company. Lean toward a "filling station", but do not support a lot of money for it...Re the water on Town Lot is awful. Do not put treatment plant on town lot. Find good water well. Charge small fee

I would support proper management of septic/other innovative systems that are superior and better for the aquifer than water infrastructure. i.e. point of use waste water treatment/drop in waste

Yes, if it is for research and/or protective measures that only a town/city can take

Water is such a finite resource in the west that needs to be managed

Septic systems need to be maintained according to prescribed standards. Incentives should be explored. For example: providing "proof of pumping" to the TCV (every 3-5 years) might earn the residence a discounted rate (within the prescribed window dates) with 1-2 vendors that have agreed to provide the TCV a "bulk rate" discount. Or, some such incentive. Fines and restrictions are not preferred approaches and generally result in damaged attitudes. Those should be last resorts!

Conservation

If it meant having access to a common shared well access to potable H2O

Limited Amount, but not really in Favor of a municipal system due to increase taxes beyond what we can afford

That said, there is NOT enough water to support livestock. Livestock should be limited to legitimate domestic use. IF "meat" is being sold, then obviously this is NOT domestic use only. It's commercial

If that means raising taxes=no using current taxes=yes

Yes, if it supports increased quantity and quality of potable drinking water for primary residents. Monitoring wells could help protect individual and town/valley water rights Enhance monitoring wells/delineate carrying capacity of aquifer(s). Define "our water infrastructure."

Water meters on private wells? Town well(s) should not be subject to significant usage for any private purposes.

Whose money??

It depends on many factors; yes to the water monitoring & research efforts. We approve of a community well for non-potable water that is paid for by those who will use it. We do not approve of a potable-water community well as this is prohibitively too costly Culverts need to be bigger

IF those whom do not have potable water can benefit from the infrastructure

With a well-researched, scientific, sensible plan & the residents approval before spending

Only if it results in a local source of potable water for use by those w/o wells

Not necessary! Fire dept should have access to a couple of large producing wells in emergency

This is a valuable and effective use of funds

B8. If you have aseptic system, when was it installed?

I have two systems. One is over 15 years old, the other is 0-5 years.

Septic contamination problems are mitigated if suggestion mentioned above became real [central water supply]

Unsure of exact date, but less than 10

The state has control, and a septic system is the most effective system. We all know how much raw sewage is allowed to be dumped into our waterways or ground water around 1998

Lot #2 5-10 years

Current and modern system

Wrote in "Over 15 year likely"

Favor certain septic monitoring practices=no

1976 or earlier

2nd lot 0-5 years

B9. When was your septic system last pumped?

Pumped summer 2025

Checked every few years, never needed pumping

Less than a year

It was seldom used until four years ago.\

10–15 years: it was checked then & did not require pumping

Will have it pumped in 2027. House was finished 2022

It was just installed

One person, maybe 4 weeks a year...not much waste water

We pump regular 3 yrs

Usage rate is less than 1/2 person per year

Brand new August 2025

I don't know when the old one was last pumped but we installed a new one in 2024

The house is only occupied on average 2-3 mos./year

It's never been a problem. We are very careful with the system & have excellent drainage

The system only sees very light usage

Not aware it has ever been pumped

Twice in 15 years

Properly maintained septic systems are more environmentally friendly than municipal waste system

We watch what we put in. Never had any problems

C1. Currently. Castle Valley regulates height and square footage to protect viewshed, drainage, and rural character. Are the current regulations... Satisfactory? Too stringent? Too lenient?

Too lenient on drainage

[circled "too lenient"] don't know

Don't know current regs?

[Answered both "satisfactory" and "too lenient"] Pretty massive height achieved on some hillside lots

Slightly too stringent

The only codes that I think are necessary are restrictions on excessive unpleasant smells, excessive noise, domestic animals running loose, and height restrictions on building. These are things that keep neighbors from encroaching on neighbors

Large eaves should be encouraged not discouraged by including in the square foot calculation

Wrote in "don't have enough info"

Not enough protection. Rampant building

Height restrictions=are good. sq ft.=no restriction

C2. Enforcement of Town ordinances is primarily handled through the Formal Complaint Process. Do you favor the Town investigating other means to enforce ordinances? Complaint-driven/Town can initiate/Hire code enforcement officer

It seems to work! [the formal complaint process.]

[circled "yes"] I guess

Would like to know more about this

Depends

Don't support hiring someone to drive around all day looking for violations. I also don't want to see an HOA out here

Shame on Facebook for CV

Complaint-driven: Yes, best. Town can initiate - No. Hire code enforcement officer - Definitely Not

Only hand-slapping with valid complaints. No follow thru. All these new houses have huge windows or even glass walls. Lights on all the time inside & out. Corrupts viewshed. Also leaving trash cans on roads unsightly, tip over, garbage all over. Too much construction traffic damaging roads

Create stricter code enforcement during permitting and construction processes (i.e. lot enhancement, new builds, dirt work, ag-projects etc.) It should not be the burden of neighbors to consistently have these conversations with builders to voice their complaints Interlocal agreements w/county regulatory agencies & sheriff's office

1. Explore property liens 2. Establish a "bad neighbor list" on the town bulletin (mailboxes) board/website (Shame them)

THIS COSTS A LOT

No

Letters sent for noncompliance, if serious issue fine/liens on property

Confronting neighbors is daunting for most. At least the town should enforce if a lot is essentially a junkyard

Plans must be approved by the town, right? So this would be monitoring that what is built is what was on the plan, right?

Legal enforcement

If you have code, it should be enforced. That said I worry CV is tending to be too stringent.

Get rid of power poles

Complaint-driven is effective for nuisance based issues but having a policy for the town to engage, specifically for health, safety, or welfare issues can create a better observation of *NON-AESTHETIC*based code. Operate as TOWN, not an HOA.

The town of Castle Valley should have very few codes. No enforcement see above. Enforcement gets ugly fast

A problem is how the ordinance violation is enforced. Without a mechanism to do so (e.g. liens on property) many ordinances are without teeth. A good example is the non-enforcement of the 'accumulation of junk' prohibition. [85-3; 8.2 Refuse. ...]

Depending on the complaint. Some things may pose risks for water quality, fire hazard, etc

There are many valley residents that feel the town and ordinances are too aggressive and restrictive. We need to foster and strive for "community" choices and solutions. Educate and reinforce the critical issues: 1. Roads; 2. Fire Dept; 3. Water Rights
Doesn't building permits help control this?

C3. Are there any Town ordinances you especially appreciate?

Single dwelling per lot, and 5-acre minimum

Lighting

Dark skies related rules. Rentals – no nightly rentals. Density of lots – to one single family home

No short term rentals. Setbacks. Single-family residences. Livestock restrictions. Lighting. 5 acre minimum

Noise. Nuisance. Dark skies

Minimum 5 acres

1. Only one house/5 acres. 2. No commercial establishments. 3. Lighting ordinance/Dark Sky. 4. Dogs have to be under control. 5. No pesticide (herbicide, insecticide, etc.) use by Town

96–1 Watershed Protection. 2021–5 Dark Skies. 2013–5 Hazard Mitigation

Night sky – but it isn't enforced

No subdivision on property

85-3, 2021-1

Protection of viewshed and dark sky. Zoned for no business. Regulation of livestock numbers. Dogs must be on leash. 15 MPH speed limit

Night sky

Dark skies

Dark sky ordinance. I confess I have not read all the ordinances

Yes— dark skies and current 5-acre zoning

One dwelling/lot. Restrictions on businesses

Lighting to protect dark night skies. Noise ordinance limiting loud activity after 10 PM

I like the height and square footage and one dwelling per lot

Dark sky

Dogs kept on owner's property – although this is not enforced and should be. Roaming dogs can be dangerous to people and animals

Watershed protection

Dark Skies, water protection, leash laws

Night sky compliance

Keeping low-key, rural character!

Dark sky

Lighting – dark sky protections

Light ordinance, 5 acre restriction, no commercial area, animal restrictions, occupational home & premise restrictions

Dark sky & nuisance pets. Pets should not run free in Castle Valley, nor should dogs be let outside just to bark all day. As of now, our only option is to ask our neighbors to keep their dogs in, or w/a bark collar. This is met w/hostility. Same for floodlights– why do you have them, neighbor? But they won't turn them off if requested

Dark sky regulations

Minimum lot size

A lot of lots have junk & vehicles all over. I would appreciate more enforcement of junk, storage, and junk vehicles on lots. They are unsightly and create rodent and fire hazards

Building height & SF limitations; • only one residence per property; • designated night sky community— exterior lighting regulations; • no hunting; • protection of natural drainage routes

Dogs! But not enforced

Dark sky. Town restriction on building heights and sizes

I completely support no rentals Airbnb VRBO. I live part-time in a small community in rural MT. The greed of several people has ruined our small town. On the hill that my home is located, out of five homes there are now 15 rentals, including five glamping tents. These people who rent out do not care about the local people who pay property tax, all they care about is exploiting the natural beauty and making as much money as they can. I am so proud that Castle Valley does not allow this to happen. It is a slippery slope that rentals cause, which never ends well for property owner. Or wildlife

Junk ordinances – some properties are fire hazards!

I am not at my residences full time. So I do not see the ordinance compliance

Dark sky

Dark skies, building size restrictions

Dark nights :)

Noise, dark sky, height, & sq footage

Dark sky

No

Dark sky, building restrictions

Dark night skies, but enforcement is not occurring on several lots – please enforce!

Residential zoning only

Dark sky

No!

Dark skies

Dark sky

Night, sky, sound, sq ft of buildings, and building height

Dark sky ordinance and all the wildfire mitigation efforts

Night/dark sky

For the most part, town officials are not qualified to dictate or enforce ordinances.

Personal opinions are too often the controlling factor

1 residence/5 acres

No short term rentals. Exterior lighting requirements

Limiting lights. Limiting short term rentals

Subdivision ordinance, square footage ordinance, dark sky

Lighting

Pro-livestock & Agricultural Zoning is THE reason we made Castle Valley our home

Junk ordinances – some properties are fire hazards!

Building Height is fair. Setbacks are fair. Dark Sky—OUTDOOR Regs.

Dark Sky

2021-5 Dark Sky. The water protection ordinances.

It is important to maintain the open space and peaceful nature of the valley and limit development to assure it remains that way.

Dark Sky

Dark Sky [smiley face]

1 dwelling per lot, restriction on size of dwelling, limitations on animals allowed, lighting restrictions, that commercial/retail not allowed

Honestly I am unaware of what the town's ordinances are with the exception no business allowed. 1 per 5 acre

Dark sky/lighting

Lighting restrictions

Fire ordinance, water protection, underground power lines

Noise

Night sky

We appreciate homes blending in with valley (colors) and not too high for everyone's view

Speed Limits; Lighting

dark sky

Limits on # of livestock per property; Limits on outdoor lighting

Dark Sky Ordinance

Dogs must have a leash = good one! Lighting ordinance is great!

Dark Skies

Dark skies, 5 acre minimum, single family dwelling, aquifer protection, would appreciate more watershed protection

Restrictions on short term rentals

Noise of barking dogs & side-by-sides, speed limit

Our property damaged by those vehicles

Outdoor light ord

Dogs on leashes although it is NOT enforced and no one obeys. My walks around the valley are controlled by the owners who let their dogs run loose. There are some roads I feel unsafe to walk on

No

Smell & noise are fine

The ordinances that keep CV dark, quiet, low density, and mostly free from commercial traffic. Ordinances strictly not allowing nightly vacation rentals.

85-3 & ongoing amendments/96-1 (watershed)--needs updates/98-2 (animals)/2022-1 (watering)/2003-3(fencing)/2004-3(subdivision)/2005-2/2007-

3/(nuisance)/20171(water)/2021-4 (fires)/2021-5 (darksy)/2023-1 (mayor comp

No

Dark sky. Noise control. Speed control/limit signs

Building size limits

1. Dark sky commitment!!! 2. Fire wise!! 3. Water management

If they were enforced better, the ones to control dogs

Control of dogs, prohibiting fireworks, protection of watershed, dark sky ordinances, no commercial businesses, livestock limits, no changes to washes or drainages

Ordinances related to lighting, noise (barking dogs etc.) building restrictions (height/square footage/one single family residence per lot). Prohibition on commercial & industrial business enterprises

Night skies; limits on building coverage on lots; one primary residence per lot of 5 acres; no commercial stores; dogs under control

Limiting how big a house can be, only allowing 5 acres lot size

Dark skies, No commercial bldgs, No short-term air bnb

Dark Sky ordinance, limit on livestock

Dark Sky compliance. No subdividing 5 acre lots

Dark skies limits on RV & junk car storage on lots limits on house/property rentals

The town does not enforce ordinances on their friends They also pick and choose what ordinances they want to enforce and who they want to go after

Water protection, setbacks, height and use restrictions

5 acre lot minimum!

Lighting - but not strictly enforced! Mayor & TC members should knock on doors where there are annoying/continuous problems w/ outdoor lights being left on all night

Dark Sky + Noise

All of section H1

Dark skies

No

Lot size

C4. Are there any ordinances you disagree with?

No.

Height and square footage.

Thankfully, none.

Light ordinance a little too restrictive.

No, but I'd like to see: ATV noise regulation, overhead aircraft restrictions

I wish there was an ordinance about CATS not leaving property. I don't want cats eating lizards or any animal on my property. Cats eat birds & lizards & anything else that moves
2002-1, 2004-4

Height restriction of 25 feet, including shade like awnings and eaves on buildings and porches as square footage

We should allow full ADUs

I don't disagree – I just see any need for new ordinances when there is no enforcement of existing ordinances

Nothing comes to mind

No

No

Height restrictions are too stringent for those wanting to build 2-story houses with pitched roof. Also would like to see less head of livestock per property.

Not with the principles, some may go beyond what is necessary

No

Nothing brings to mind

Water between certain hours – not legal

Who has time for that?

None that I know of

Fencing. Height

Unleashed dogs restrictions on town roads

I would like the short term rental policy changed from minimum days (I think it is at 27 days) to allowing 12 rentals per year and no more than one rental per month. This would limit rentals to reasonable times & allow a 2 week rental occasionally

Possibly fencing. I need to review it again

Preventing short term rental

No

Yes, I have tried to maintain flooding from entering my residence, even placing drainage pipe on my entrance and was told I could not and had to remove it. Flooding continues as the town has not graded drainage correctly to drainage to Castle Valley Drive. Not happy

Noise

Dark Sky—we had a dark sky before the new regulations. The only reason to have the actual designation is to promote tourism. The old regs were good enough. It cost me \$600 to throw out my brand new lights & replace them

Home business too strict, burn windows

We think some older ordinances need to be looked at. Outdated or need to be more relevant

Detached ADU's should be allowed & should be rentable without owner being a resident

There is a need for more housing

No

Town should consider barking dog and possibly invasive plant restrictions

Yes

No separate ADU. Bad decision & forcing some of us to leave. Several single older people can't afford property taxes, & can't or don't want a roommate. Current law is forcing people out. It was not written well

Yes

Solar cap – if you don't run power to every property, you can't cap the solar power option
For the most part, people come to CV to get away from rules and regulations. Except for health and safety, all other controls are bureaucratic ideological that people are not capable. (Less government is best.)

Detached ADU limitation.

Square footage – should be lower

Height too restrictive. Square footage/roof line footage too restrictive. Only one choice for outdoor dark sky lighting. No water reclamation on one's property. Solar allowance too limited based on RMP stability

Arbitrary/Aesthetic Regulations: Arbitrary Square Footage Max, especially given Livestock & Agricultural Use. Density limit for external ADU's (state mandated Internal ADU), should be able to build density regardless of attachment. Regulation of Internal Lighting (Overreach, Non-Constitutional). Arbitrary Livestock & Agricultural Limits: Regulate IMPACTS not RATIOS

I'm not up to date on all the ordinances to answer this

The dark sky restrictions are ridiculous. With an aging population we ought to be able to light our properties as much as we want. If anyone wants to see the night sky they can drive a few miles out of the valley and gaze away. The whole idea of telling residents what kind of lights they can use or to close their curtains is a huge overreach into our property rights. The home business restriction is another overreach. If you are going to raise property taxes you ought to allow people to make extra money out of their homes. I would love to take my car to a local mechanic, or get a haircut here in CV. Oh, and how about not having to drive into Moab to get staples and gas? Ranching and farming are essential to this community and restricting the number of animals is silly. Restrict smell and noise instead

None that we can think of.

That new people have to install Power underground at great expense, yet no plan in place to remove "Unsightly" power poles. Since the 1980s.

Short rental rules are too strict; Shafer should be open for access to the loop road; There are way too many deer in the valley

How could we have a second dwelling be possible by having outlines that would mitigate the environmental impact. With a drastically changing world it would be nice to have housing for our kids who will likely never be able to purchase real estate when they are grown.

Height restriction in reason and total [sq.ft.] for a build especially on a 5 acre lot.

There needs to be provision for housing of people to help us. We are all old. Perhaps 900 sq. ft. nonattached house (not ADU) with a limit of residents? Something

Many, especially those that regulate height and square footage, fencing, etc. which should be left to lot owners or be less prescriptive.

Need more comment space here incorporated throughout survey. TCV Dark Sky Ordinance requirements that do not align with 99% of dark sky lighting products on the market. For example, these "dark sky" products have integrated lighting fixtures w/3000 color, (not 2700 color)

Non Rental 2nd living + separate dwelling--guest house family & caregiver OK. Strictly overseen but needed for aging

Too much livestock. Allowing uncovered window walls & Lights on. Commercial traffic NOT restrained.

One parcel owners sells Livestock commercially. For Example, has put ads on CV on CV FaceBook page selling. One placed 9-18-2025: 4 for sale 2 heifers, 2 "bred cows" due in January. This is NOT domestic use only.

Most all of them

Ordinances that too loosely define multiple building allowances for "single family residence." Ordinances that allow for false, non-productive agriculture use that waste water. Both have been an issue on Lazaris Lane and elsewhere

2007-7 (firearms/hunting)--needs safety updating (See also H3 re=ord. 2004-4, apparently MISSING from Town record!)

Yes

Hunting--we would like to muzzle loaders eliminated in C.V. & prohibit use of recreational use/target shooting, or AR-type auto & semi-auto rifles/hand guns anywhere in the Valley

No but non-enforcement--people living or 2nd housing in trailers with no intent to build.

Livestock and pet ordinances should be less stringent

No

Fencing ordinance

Not that I have come across

\Too many to list

No

Yes!

People should be instructed on the proper way to re route water across their own property

Yes

D1. Currently the Town allows home and premises businesses. Do you think the current level of allowed commercial activity is...Satisfactory? Too stringent? Too lenient?

The Conditional Use Permit process for business licenses is unwieldy and intrusive. It might be better to simply write what's allowed in detail in the ordinance. (this was actually recommended by ULCT). We really only need to regulate traffic and signage, at least, for the routine type permits, which could be handled through ordinance. Even the non-routine CUPs we currently have could have their requirements, detailed in the ordinance (fuel storage, fire, extinguisher, inspections, etc.) Because we report businesses to the County for tax revenue purposes, we could simply require a business license

The property tax is out of hand

Could be problematic. Historically, I recall

Because there was no commercial zones when the town was formed, anything less strict would amount to spot zoning

The policy limiting home and premises businesses has always been too limiting. Since Carlsberg and Kingsley started selling lots in CV

A store or restaurant should be permissible

We are open to some types of businesses, but not all types

I think we need to make sure the premise businesses stay small and do not bother neighbors

Don't know what allowed is – need links to these rules, or summary

I would like to purchase "convenience" item to keep from driving to Moab so often. If someone wanted to open a convenience store in the valley, I'd be all for it!! :) It would be nice to have an auto repair business as well –like changing oil!!

Do not know the extent of businesses. Do you want it to look like Moab? I hope not

Perhaps allowing 1 or 2 more AirB&B or a local grocery store

Some H.E.O. businesses are more problematic & noise & soil disturbance

There is a need for a small store or arrangement to deliver groceries. Loneliness & isolation may be a problem & a small gathering place to facilitate frequent socialization would benefit the community

No infrastructure to be a real town

It would be nice to have access to a pharmacy & gas station closer than Moab, but we do love the rural nature & pristine views

Anything that is contrary or a threat to the isolation concept of CV should not be allowed

If Castle Valley wants to be a "Town", we need funding for improvements, need to generate balanced and managed growth/economic support. If we want to be a NEIGHBORHOOD not a town, stop looking to improve town systems. Opportunity for young locals, and families to create PLACE instead of outcommuting. We wonder why we can't find municipal support (Fire Department, Council, Staff, Roads) especially from young people

I'm between satisfactory & too stringent. I don't want to encourage increased traffic to the town but feel some additional business/commercial activity could be useful as well as possible limited short term options—though this could be a slippery slope and would need well thought out implementation

The home business restriction is another overreach. If you are going to raise property taxes you ought to allow people to make extra money out of their homes. I would love to take my car to a local mechanic, or get a haircut here in CV. Oh, and how about not having to drive into Moab to get staples and gas?

Noise

If Castle Valley wants to be a "Town", we need funding for improvements, need to generate balanced and managed growth/economic support. If we want to be a NEIGHBORHOOD not a town, stop looking to improve town systems [Circled Satisfactory but drew loop to include too stringent. [Wrote:] Since the Town of Castle Valley is remote with almost no services, home and premise businesses that can specifically offer useful services to the valley residents sh/be encouraged and supported. Additionally, the sales tax (% proceeds) associated with these sales in the valley would benefit the TCV and its residents (i.e. property tax allocations)

Stop [double underline] short-term ([approx. 30 days]) rentals

Define current

Low traffic levels, Noise & Dust, Regular big truck traffic

Too much commercial traffic. Adjacent parcel has multiple Businesses, commercial vehicles damage our fence & property--they turn around & even park on our property. We can't "catch" them very often. The Homeowner doesn't provide space, he doesn't care. Lots of garbage.

We appreciate residents' ability to conduct small business activity on their premises. We do not want commercial store fronts or services that increased consumer and tourist traffic. No nightly or short-term vacation rentals

Please don't increase livestock limits!

There aren't supposed to be any [home business] that bring traffic in; example the the therapist that lives here and brings people in

I/we have never "noticed" any businesses conducted in town that would be considered a nuisance. I think residents should be allowed to conduct business from their homes

Circled 1 and 3 (satisfactory and too lenient)

I would LOVE a little coffee shop next to library

Would love to see grocery/bodega services

D2. In a rural community that allows livestock and agriculture as a part of its community character, what positive effects, if any, seem to increase quality of life?

Part of the reason I moved here was the agricultural nature of the community. I get meat, milk, eggs, and produce from a number of neighbors

I love the ability to raise my own food. I seldom eat meat from the store. I use waste products on my lot

More bad than good: undisturbed native requires no irrigation. Disturbed areas produce dust and weeds. Promotes desertification

Dairy livestock raise the joy level in life.

Food security. Better quality control.

Meat across the street!

Fresh eggs, fresh produce, practicing sustainability and self-sufficiency, appreciate rural character

[Indecipherable] feeling of life. Love it!!

Animal presence

None from cattle

Zoned RAR, why I live here

Allowing livestock keeps the land open & undeveloped

Livestock & agriculture is part of the draw to live rural, otherwise you could live in town

I like buying eggs & milk out in Castle Valley

The town should develop a valley-wide weed control program & encourage high value agriculture. We support current livestock & agricultural levels

Livestock are an integral part of rural life – as long as there aren't too many for the lot size

Fresh eggs

The joy and satisfaction of producing your own food and sharing it with neighbors. Also, the protection of local food production systems is important

Like diversity and allowing livestock and agriculture as long as ordinances are followed and neighbors considered

I like having livestock in the valley. It keeps with the rural setting

Self gratification

Our taxes are lower as a result – living w/livestock next door can be a challenge, but most owners are good about trying to control flies & smells

Gardens are beneficial, and we support the free vegetable exchange at the town lot.

However, I do not support using properties solely for grazing of livestock. Huge waste of H2O

Availability of locally sourced food & animal products

Allowing homesteading & self-sufficiency

Sounds & sights, the level of livestock in the valley is goof
It is part of living in the country
Fresh eggs & milk
More community self sustainability
None!
I think it's fun to have horses & sheep around
We enjoyed the moderate number of livestock and thankful there are no lots with concentrated numbers
Green pastures
Sustainable homesteads, community food source
Doesn't effect either way
This is what is to be expected in a rural community
No rentals period. No commercial business
I have no issues w/livestock – however – it must be managed to keep properties clean and waste-free so that people living next door don't have to put up with manure smell, flies, and [ends there]
Regulation and enforcement of number of livestock and agriculture has been acceptable
Nice to see
Open space
Soft [? Illegible] use of 5 acres seems OK
People that sell veggies, eggs, bread, etc
This makes people happy
What's the real meaning of these two questions?
Seems ok
None
Probably no positive effects for neighbors. There are positive effects for owners
Mainly for people to produce their own food
None
Love having the farm and its open land. Do not love cows! Too many flies, and smell
Chickens, goats, horses add to rural flavor
OK
More animals is better
We are a bedroom Community Not a Real Town!!!!
I think the effects are positive.
I'm not so happy about cows in CV, horses OK
Access to the farm and its produce
Love the deer & turkeys & horses & cattle. It's beautiful to live & coexist among the livestock

Appreciate visual, green foliage, orchards, wine trellises, increase in bird population/habitat. Increases bat population & deer population
I enjoy driving past the folks with livestock and seeing the animals. I think it adds character to the community
Being able to grow and raise my own food
Local food sources are a plus for the community if they get shared
We enjoy the local atmosphere, eggs, some vegetables, etc. Do not encourage

advanced ag or livestock, but local gardens and simple animals are part of the charm!

Availability of homegrown product

Maintain Character Community was founded on. Reason for making CV our home, advances sustainability of community, builds connection and cooperation between neighbors. Invaluable asset for community that is being removed region/nation wide, more & more rare. Creates healthy and dynamic Eco-System if done well. Increases Value in homes & community

Nothing comes to mind immediately

Ranching and farming are essential to this community and restricting the number of animals is silly. Restrict smell and noise instead

I like the animal sounds in the morning!

Hearing rooster and other farm creatures is pleasant

No BIG Commercial building w/animals like chicken or pigs; I love to hear Rooster's crowing!

Availability of eggs, meat, cheese, etc. Adds character to the valley

Fresh eggs, veggies, manure, sound

People being able to provide their own healthy food make a real difference in not supporting toxic largescale agriculture, meat production. Fertilizing land in the rhizonial layer where nutrients are used and providing compost for other local gardens

It's good to see animals around

Let people do what they want on their land

Agriculture helps food security, eating locally, rural character

Animals are great, as long as they are managed to county regulations

Access to eggs and the community garden. These are benefits to the community

Limiting # and type

Growing one's own food is positive.

None!

Keeping any aggressive/dangerous animals fenced

Open Spaces

Everything about it is positive

Happy to share CV with livestock that are important to our neighbors. Part of country living The allowed schedule of livestock/animals seems appropriate (at this time).

Agriculture* and livestock shelters (SF) should be absolutely excluded from overall SF per Lot. (currently at 7000 SF total) i.e. specifically greenhouses. Also 5 acres rural parcels restricted to 7000 SF is also too restrictive, i.e.maybe10,000 SF excluding ag & livestock bldgs

Having the option increases our quality of life

People can be more independent; raising their own meat & vegetables, fruits, etc

Organic farming, free-range eggs

Sustainability, connection w/earth

Adds to the charm of Castle Valley

Pastoral scene

Chickens, sheep & cows

Great for domestic use only. But one person has at least 10 cows, pigs, etc. on two lots. And sells meat, sometimes eggs! Advertises on the C.V. Facebook page. And Etsy
Turkeys which eat insects
I do not see livestock as adding to community character. Horses, chickens--OK.
Independence is good
People who grow (and share) their own food and keep productive small livestock on their property (chickens, goats). Horses for riding and pack stock are great too
Locally produced foods; barter & income
Livestock and agriculture ARE rural
Yes it's a great thing to allow the self-sustainability in all of these AG areas
("agriculture" circled) yes
Enjoyment of small # of animals
Taller fencing should be allowed around these lots to keep deer and predators out
None for us here
More open spaces, farm to table opportunities
Not sure I understand this question. But I don't think allowing livestock has any impact on quality of life--other than on the livestock owners' quality of life
All aspects of agriculture increase my quality of life
Life is good here
The ability to grow your own food is definitely an increase. Providing extra for neighbors via sales on community bldg. drop-off area also great
Chickens eat grasshopper
Locally available meats & produce & encouraging living off locally grown & raised products through commerce or trade/barter.
Ranch lifestyle and protection of natural habitat
The only bad thing are the roosters a 4 am
Limit burning and smoke production on bad air days
Ability to have horses
None
Keeps Castle Valley from becoming too gentrified
It's wonderful that residents can raise animals & crops here. For many people, that is the draw for living somewhere more remote - it's a simpler/healthier (often) way of life.
Castle Valley benefits from this slower pace of life
Allowing residents to be self-sufficient
Dark skies, reduced background noise

D3 In a rural community that allows livestock and agriculture as apart of its community character, what negative effects, if any, seem to reduce quality of life?

There is the occasional animal owner with poor management practices, which tends to affect only immediate neighbors with odors and noise, but I don't think it's a big problem. Enforcement will always be a problem and it would be nice if we could find some way of dealing with those instances
Increased H2O use for pasture seems problematic for drought conditions. We should do outreach to inform causes and effects of land treatments

The negative effects come when livestock owners don't know what good management policies are. When they first start up, or slow to learn or adjust, don't give a damn about their neighbors

Aquifer threat. Stench

Flies

As long as smells & waste don't leave the property, it's an activity some enjoy very much

Flies, odors

Insects

Cattle

The smell, especially pigs

None

I don't know of any

None

Failure to manage manure, leading to more flies

Noise, too much manure when ordinances are not followed or enforced

Smells, insects

None

Livestock penned very close to neighbors houses. Fly control

Flies, use of toxic herbicides and pesticides

No noted

Flies – odor

Our taxes are lower as a result – living w/livestock next door can be a challenge, but most owners are good about trying to control flies & smells

Livestock are smelly and there should be less allowed. There are many reports of residents unable to enjoy their properties because of neighbors' pigs or cows

Smell & ground disturbance (only on mismanaged operations)

Nothing that affects me

Livestock can have detrimental effects like smell, water, quality, we suppose. It's about scale

If too many animals are allowed

Noise and smell

None

Livestock increase flies, noise, smell. Ag. beyond needs of single families depletes groundwater, increases herbicide & pesticide contamination. Noise & dust can become a problem

None that I know of

Feces, smells, noise

Smell/flies

Roosters are a bit annoying

Poor fencing

None

Doesn't effect either way

None

Adds to rural scenery on property owners land. I do not approve of cows being allowed to graze on public land because of fencing that is needed to contain them. Also, we are told

not to walk on the fragile soil ecosystem, yet these cows trample all over the ground they are grazing

Manure smell, flies, dust from over-grazing

Over abundance of livestock or commercial farming. Too much negatively affects lots and people living next to these properties. Regulate

Water usage

Allowing too many critters per lot

Invasive weeds, flies

Flies!

Smells & open burning & animal noise

What's the real meaning of these two questions

None

None

Only negative effect I have noticed is dogs owned for predator protection. Attracted coyotes can be a safety concern for neighbors

Too many large animals, excessive water use, and noise

Noise

Do not like cows. Flies, smell, habitat destruction

Some lots do not remove manure promptly, resulting in odors

None

None

Absent Owners

None

None

We haven't experienced any

Roosters

Overcrowding of livestock

Devegetation of property, increased weeds, potential aquifer contamination, overuse of water resources

None

Crowing roosters disturb the peace, as do barking dogs

Odors, land, degradation, insects (like flies); possible water overuse

Occasional smell or noise, but not bad. If animals and plants are well cared for and land is maintained then no issues

Too much odor from livestock

Poorly managed properties create negative impression that hurt families and properties that are managing well. Good Practices & Management are Key to Positive Effects

Nothing comes to mind immediately

Some properties have multiple dogs that bark at all times. "Pets" seem somehow excluded from noise/nuisance ordinances

None that I have noticed

Smell

Overgrazing, smells if no/lack of upkeep

Smell, dust and weeds

When livestock are poorly managed obviously flies and smell

Pig poop stinks and pigs should be outlawed w/lifetime grandfather-clause for existing porcine residents. Pet pot-belly pigs okay if they live indoors

Smells and flies

Only negative may be water usage, smell, noise

Smell and waste

It looks like E. coli in water/discharge from livestock, ag fields needs monitoring to identify sources

Noise, odor

Possibly overuse of water

Noise -

Getting chased by a dog/a wedding venue in the field, didn't know this was allowed...

Flies

Only the smell, if owners don't manage properly

Smell of waste, especially pigs

Insects, grasshoppers, flies [frowny face log inserted), odors

No negative effects

Too many animals per lot can be smelly for neighbors. This has been addressed, which is good

Turkey and pig farming, pollution due to fertilizer runoff, non-organic practices polluting air, soil and ground water

Smell, noise

Waste removal

Noise

Too many on a lot--it smells when the wind blows--I said OK to additional cows for neighbor--regret it now

Turkeys in my neighborhood

Much less--livestock smell, insects, noise

Manure, stench, overuse of water for livestock & watering pasture

Condone enough for personal consumption

Smell, waste, noise

None

Disproportionate water use for non-productive irrigation. Noise and smell associated with large livestock. Use of heavy machinery to support ranch-like activity within a neighborhood setting

Potential for aquifer and waterway contamination & erosion

Complaints from neighbors

There needs to be strict control of livestock numbers and the waste & smell. A big concern is risk of aquifer contamination due to livestock waste (manure)

("Livestock" circled) smell, pollution of ground water w/feces

Odor, water quality

There are no negative effects of livestock and agriculture. It's why a resident should have picked this community to live. If one dislikes these things, they should live in town

Odor? (does not effect us)

People who let their dogs run free. People don't understand, or don't care, that other people consider barking dogs or dogs invading their property a nuisance or danger

The smell, the killing of predators, the potential for improper waste disposal

Livestock's negative impacts can include flies, odors, noise and impact on water quality. I can't quantify how severe these negative impacts may be. Depends on the livestock, the livestock owner and other property owners' proximity to the livestock. Often there's no problem

None if done with care

None

None that have effected me directly

Flies, smells

Native habitat destruction from livestock. Agriculture seems better as it isn't completely eliminating greenery/dust protection

Water use, smell & flies

Unkempt, unsanitary conditions and/or livestock, pets not cared for or ill-treated (if applicable)

Need to protect appropriate natural habitat & water courses

Dust from fast drivers on roads

Too many animals = stink

Noise, smell, trashy lots, denuded lots

Odor of livestock is too concentrated on one lot

As it exists now, I can't think of any

Allowing too much livestock such as excessive smell, noise, etc

BIG Commercial building w/animals

D4 Controlling and/or eradicating migrating noxious weeds and other non-native invasive species from Castle Valley is an ongoing challenge for all property owners. Please rate impact of weeds on your property.

I have trouble with tumbleweeds. They pile up along my fence, and my lot is difficult if not impossible to mow because of rocks. I had them all cleaned out one year, but the neighbor's lot is completely overgrown with them, so of course they came back

We have relatively native ground cover on most of 5 acres

Tumbleweed and bindweed big issues

Gotta keep on it, especially goatheads

Moderate to severe

Flood bring the seeds of everyone's weeds they haven't controlled. Wind brings tumbleweeds & tumbled mustard people haven't controlled

["Severe impact" is heavily underlined and circled]

Constant battle

It's hard to control once you disturb the top layer of soil

Lots of tumbleweeds

Problem is many landowners do nothing so we have problem

Years of work to deal with cheatgrass

I have removed all tumbleweeds from my property, but neighbors who don't control them are responsible for all the new weeds. Frustrating but what can be done?

Weeds increased as soil was disturbed for building site

Moderate to severe impact tumbleweed!

Property owners should control their own weeds.

I spend at least six days a year, pulling tumbleweeds (also ragweeds)

Been weeding them out for 10 yrs

I would love a town-wide effort to help with tumbleweeds

[Moderate to severe] CV has a mostly 60+ population. How can I and others get more help with weeding?

In Montana we have a severe noxious weed problem. So, I understand the importance of control

We are cheatgrass nazis!!

I tried to control them surrounding my home, but it is difficult to do so on my entire property

Cannot keep up with cheat grass & thorny tumbleweeds

Heavy equipment above our lot introduced weed we hadn't seen

Needs more work/attention/help. PLEASE consider outlawing the use of Roundup & the like

We keep it cleaned up

We weed every week including sides of our street

Primary is Tree of Heaven (I can provide a video that shows how bad this can be) secondary is Russian olive. I have decorative pampas grass, which should be banned

Tumbleweeds/cheatgrass

.Some tumbleweeds, but we can uproot them as necessary
Notsureyet

We try to mitigate the weed as best we can

Need info so that we can tackle this properly

Would love to pay the town to address as we are part time

We support any citywide effort to minimize weeds. Especially tumbleweeds & mustards

I think it would be beneficial to educate property owners on what weeds to be aware of and the proper control/eradication measures.

Not many solutions, except hand gathering, mowing, burning

Varies year to year depending on drought or amount of moisture.

Variable weeds are part of the natural Ecosystem trying to stabilize soil

Mitigation over time over turns to more stable vegetation.

After construction I have been battling Russian Thistle invasion.

How is weed control a town concern? If the question is unanimously answered

"Severe Impact" what is the town to do about it?

Town government Solution? Pass ordinances requiring residents to eliminate their weeds? Not everyone can or will pull weeds so some will burn them posing a fire risk, some will poison them posing a risk to the water table, if they don't pull their weeds then what will the town do to enforce the ordinance? Hire someone to go onto their property and pull the weeds and bill the owner? If the owner doesn't pay for the weed removal or the fine, what then? Take them to court? With what money? Town tax dollars?

In order for the town to have control over weed mitigation or any other ordinance the town will have to spend enormous resources of both time and money hounding people to comply. That just sounds gross. Furthermore, it only takes one lot that doesn't pull their weeds to reseed the entire valley necessitating strict enforcement which I view as antithetical to the peaceful laissez-faire town we enjoy in CastleValley.

I think the best way forward regarding weed mitigation is for the town to make sure the weeds are pulled, and grounds are well kept around the town hall. Leading by example is the best way to encourage people to take care of their own properties. Yes, hire a landscaper to keep the town grounds and the roadsides looking amazing. That is a legitimate use of town resources

Tumbleweeds!

We spend many weeks every year removing tumble weeds, cheatgrass...
Tumbleweeds blowing up under eaves and shrubs is a huge fire hazard. Have we looked at putting (weed catcher fence strings" at our upper boundary?
It would be a severe impact if I didn't work my butt off to get rid of them
I eradicate hundreds of tumbleweed daily.
Tumbleweeds only seem to grow where the soil is disturbed
Circled 2 and 3 (moderate and severe impact)
This is one the Town should force some level of compliance on (to reduce fire risks)

Main problem is tumble weed

[Moderate and Severe impact circled equally.] It would be helpful to provide an explanation here as to why this question is being asked. What are the TCV discussions around this topic? How does this affect residents?

Artery (roads) seem to be the place of concern

Weeds are terrible, mostly due to floods. We work on them a lot

Would like help with removing that do not harm soil

[Circled moderate and severe impact) Comment with severe impact- grasshoppers this year have stripped our trees & some may die!!

[Circled "severe impact" and wrote in cheat grass. Comment: don't know of a solution!

After "severe impact" - Absentee owners area big weed problem

We try our best to keep noxious weeds off. Our neighbors do not & they are upwind. We get their weeds

Installed Living Fences (bushes & trees) to reduce problem

Surrounding unoccupied lots infesting us with noxious weed seeds & fire danger

T'weeds

Not the town business except @ city hall pull your weeds first

Tumbleweeds and cheatgrass are nearly impossible to control due to outside spreading
Russian Knapweed!

The tumbleweeds from the empty lot across the road and up valley love to gather all over
my property. Can a catch fence be put on their property?

Pick your tumbleweeds!

We spend month keeping them under control

We've been mowing to control fire hazards for as long as we've been here, everyone
should be

Only because we pick weeds & clean our property on a regular basis.

We take care of tumbleweeds, but not other species.

Constant work to control & need help!

Town should clear weeds & accumulated sediment/debris from ditches - annually

Tumble weeds!

Tumbleweeds/cheatgrass

**D5 The median age of residents in Castle Valley is 68.9 years as of the July 1, 2024,
U.S. Census Bureau update. How concerned are you about your ability to remain
living in your home as you get older or if you have a health challenge at any age?**

Main concern: TAXES!

Not primary home

[Low concern] for now

Daughter lives across road

Added "current" after "High Concern"

Low-Medium

Due to increasing taxes

I'm not a permanent resident

[68.9 years] HA!

Not primary residence

N/A RV

Medium concern circled with arrow drawn toward High Concern

**D6 As people grow older, they may need services not usually required for younger
people....do you think the Town should:**

How about reinstating EMS service out here?

The question about the aging community needing transportation, nursing care,
and housing for seniors is not in this town's purview. That ought to be left to
individuals, families, churches and community-based organizations

Not town concern

Many individuals have access to this through insurance. These should be
secondary to all primary town functions (fire, roads, water, etc)

Specifically ADUs that are not TADs or IADUs

It would be nice to be able to stay longer in this community
CV is a demanding place to live at any age--more than just these factors are at play for aging out here
This has been shown to work well if you can find a caretaker
See C4 answer--need options for lot maintenance too
Even young people without licenses or someone w/DUI etc. could benefit from a town shuttle
I don't think this is an issue for the town to be responsible for.
But on ADU--no long term rental once ownership changes hands
Not a full time resident so this doesn't apply to me
The Town does not have funds for this. It cannot even maintain roads without additional taxation
Volunteer transportation or pick up items
Fee based service
No cost to CV tax payer
NO-EXPENSIVE
Maybe initially institute a formal "ride board" and explore from there
No--simply call your neighbors & let them know you are going into town and can you help them
If demand warrants & cost reasonable
And caregivers
Not the town job
[Redacted] is a nurse of 12 years
More elderly might want this
That is no prescribed out of town control?
It would be interesting if a 5 acre lot were deeded to a 3-building set up with a 4th for a rent-free health care person for people who can no longer live alone. Or some other idea
Carefully written reg to allow an extra "house" not just temp
Once built, these units will be misused in future
This would be a commercial use of property in my opinion
No
[Rated "3" and circled "caretakers"]
We have aged out and are leaving. Lack of help caring for 5 acre homestead main reason
Not the "Town" administration's problem; should be citizen led
Unable to continue living here because of these issues. Mainly finding transportation to medical appointments. MRH van does help, but can't make it out here every week
Explore (expand?) success of current van transport for CV residents with hospital appointments
We wouldn't personally need this, but understand the community could benefit
Just demand services that is provided rest of county
I can see that transportation to & from Moab even once a week could be helpful. The River Road is quite challenging
Need access to private pay caregivers to come to CV residents and provide non-medical assistance

Suggestion? Check out/research the Village to Village Network. vtvnetwork.org is a national organization that empowers communities to support older adults in leading independent, healthy & purposeful lives. It serves as a membership-based platform that connects various villages across the country, allowing them to share best practices and resources for aging in place. Established in 2010, the network aims to maximize the growth and sustainability of individual Villages and the broader Village Movement. Additionally, it provides support for communities looking to create their own membership-run Villages for older adults. I'm happy to research further & present info to the Town for consideration

I am 69 y/o myself – I just want to stay as long as I possibly can

A transportation service would be helpful to all, not just seniors

If family can take care of family easier to jump through without all the regulation. That will work

Better EMS

CV is at risk of isolation/loneliness – needs a gathering place

I am paying \$260 per day for wife at Canyonlands Care Center

(Redacted) is willing to help residents as a traveling nurse if interested

Not the town's responsibility

I don't feel the town has the financial resources to deal with these issues, nor are they the town's problem

Careful with property rights conditioned on "Class", could create defensibility issue for Town regulating

"Types" of Occupancy. Need to explore dynamic options but use "LEGAL" standards.

Yes, but caution, get legal Review

Maybe look at a voluntary network in CV where people who think that they need periodic wellness checks by neighbors can get on such a list

I think second dwelling units be allowed. Limit septic tank size. Labor source for 5 acre-- Weeding, Pruning etc

This all sounds great as long as tax money is not funding it

We are not sure that CV is the right place for senior housing given the isolated nature of the area and distance to medical care in an emergency

I like the fact that this question is on the survey. I think this is a viable concern. It supports and encourages "community" in the valley. I agree with this venue

ObamaCare is supposed to provide all of this

We can't take on housing for seniors

People can take care of their needs -- not the town's responsibility

EI How do you receive news about the Town government?

Preference: email

I'm not well informed - it's my fault

Thanks for all you do to keep us informed!

Maximum transparency is worthwhile in conduct of businesses and town governance

Would use website if it was more timely & informative

I have tried to get on email list but...?

Please put the zoom login information at the end of the document. It's annoying scanning past all that to try to find out what the meeting is about

[Bulletin board] currently broken

Don't use Facebook, so can be difficult to get timely information

I oppose official use of Facebook for town information. Many refuse to use Facebook

Newspaper

Dislike notes taped to mailboxes

I don't receive any news

We follow the Town minutes but how about a bi-weekly (?) push notification of relevant CV happenings, maybe in bullet form. We're not on Facebook

For some reason I no longer get updates via e-mail

Small group neighbors

I like to be "tuned in"

People from Church

E2 If you use the Town website {castlevalleyutah.com), do you find it easy to use. with useful information?

Don't use

I've never used it.

N/A

E2a Please suggest changes that will assist your use of the website

Especially appreciate the "search" function. How about featuring that, since I've heard residents say they can't find info on the site

Not often

Index, for ordinances

Searching PDFs

Ease of finding certain forms and other info, some can be hidden

Good job Colleen!

The zoning code and amendments are hard to track. More description and titles would be helpful

Local resources for assistance & help needs to be updated & increased

Maybe incorporate both. Only use CV Facebook page

It's hard to find old news – maybe a history page?

Thank you to those who maintain this. It is well done

Keep code info reliable & up-to-date

Connected to email announcements

Link the Facebook content, calendaring, etc. Keep it simple, but the website should be the source of truth we can rely on

We like the improved website! How about an electronic bulletin board. No politics, just requests for information/help, etc

Was in process of upgrade Last I checked
Until now, I did not know we had a town website
Website design is dated and hard to find information
Ability to search a specific topic w/in the ordinances would be very helpful
Not easy but I can try harder
Photos of "good" lighting examples of houses in the valley
Continue the appreciated improvements!
If possible, please put the CV-town meeting minutes earlier if not too much trouble!
It's great!
Quit allowing political views
Timely info lacking -- ex: recent change in mailboxes
It has good information. I need to remember to use it more!

E3 Are you on the Town email list?

Will do
Somehow I was eliminated
Sent request.

E4 The Town has several part-time employees. It relies on volunteers to fill positions on the Town Council, the Planning and Land Use Commission, and other ad hoc committees. Would you consider serving in the Town government?

Already have
Particularly ad hoc
[Indicated already volunteering]
Not healthy enough at this time
Already did that in the past
In 2–3 years after sell my biz
Not there all the time
Down the road
Too old
I have been a board member and president of a POA, but age would probably be a problem
When we retire, live there more of the time, yes—in 5 to 10 years
Not there enough
Not in CV often enough
If it could be done remotely
Not available full time
I am only here Sept-Dec. If it could be done over zoom

E5 The Town operates on a relatively small operating budget excluding capital projects. The Town received only 9.2% of your total County property taxes in 2024.

This portion of the County property tax is the primary source of Town revenue. The Town's property tax rate was last raised in 2016. Do you favor raising the Town's portion of property taxes, as needed?

As needed

["No" heavily emphasized.]

For the county? Yes

I support the town getting a bigger portion of taxes, but not an overall tax increase

["Yes" answer underlined heavily.]

Unless the Fed/state taxes get reduced, then yes

Depends on things

Fix Shafer Lane

Maybe, for road maintenance

Maybe – I would need to see where funds would go

Has already been done for 2025

BUT can't play both sides; be a town or be an HOA as far as rights & land use

The less government the better. Raise money for specific projects through fundraisers, sales taxes on a store/gas station, and grants

[As needed was underlined]

[circled "The Town's property tax rate was last raised in 2016." [wrote in "Wrong You increased Taxes 55% This Year"]

[circled "as needed? And added their own "?"] [Wrote in: "but with limits"]

There needs to be investigation, research, possible mobilization/litigation for the TCV portion of taxes received to be more appropriately aligned (% of county taxes) to TCV.

Grand Co. just raised taxes--CV should get more of it.! (channeling Life of Brian)

We need bigger % of county!

Raise tax on me=no. Take more from G.C.=yes

From the County property taxes.

And publicly approved

Maybe

Not happy about taxes being raised but I understand why

Property valuations recently exploded unnecessarily

E6 Do you favor increasing Town property taxes to hire more staff and/or increase the hours and/or pay of current staff?

Yes, but not for additional staff, just for existing staff

Only if needed

["No" heavily emphasized]

\ For roads, yes. This question is too vague

I don't know. If need is demonstrated, then yes

Need more information

Does anyone hear that bureaucratic creeping sound?

Depends

If needed
For roads yes
[circled "increase the hours"] Road!
Defer to town Council
For required staff necessary for basic town operations
No more employees, yes grab more money from the county if you can. Don't raise taxes
\$
If the need is demonstrated, but a tough haul for many in CV
For increasing services
If appropriate yes
Not sure but checked "Yes" and wrote "for fire abatement & emergency services"
No No No
To support fire control, road maintenance, and code enforcement
Depends/case-by-case
Property taxes are too high.
Uncertain
Not sure - would depend on the work

E7-Arc there any important issues that the Town government is not addressing?

Dust control.
Uneven enforcement of ordinances
Washboard roads
I think the Town could require landowners to either control weeds that travel off property
or pay for having them controlled
General road maintenance
Control UTVs, stop speeding on CV Drive. Eliminate cattle. Block the glamping
Keep Jocelyn! More attention to roads
Shoulder work on Castle Valley Drive
Abolishing the Township in favor of less government
We need better road maintenance.
Roads & speeding
Enforcement of ordinances re: junk in yards because they are a fire and safety threat
[Higher more staff and/or increase hours] And to improve CV drive – paint a centerline
It is time for reliable cell phone service!
Increase in hours for roadwork – after culvert on Castle Creek is replaced – use recent tax
increase for roads
Town needs to support cleaning out of washes to prevent future flooding
Enforcement of existing ordinances
Seems you're doing the best you can! Thank you
Code enforcement. Please, please, please. One of my part-time neighbors said they
stopped coming to CV because of the barking dogs
Too much spent on non-road items
Water security (though there may be projects we are not aware of)

As a non-resident we feel very ostracized. We have owned in the valley for over 17 years, but the town treats us & its residents like second class citizens. We pay almost 50% more in taxes than residents (due to the residential exemption) but we don't have as much of a say. We have had signs posted on our property & other unneighborly actions. And when our friends use our property, everyone assumes we are renting it out. We have a right to use our property like everyone else. And we are less of a burden because we are hardly there. It would also be nice to receive a phone call about violations rather than something posted on our door, which we won't see for weeks since we are not there. We want to be part of the community, & used to feel like we were. But not now. Please help change this. Nonresident owners have rights too

Assistance to residence with weeding to help decrease the loss of homes if there is a fire
Enforcing regulations

The purposed Glamping

The last time you raised property taxes you wanted a 100% increase. I objected then.

I attended the meeting as a non-resident. Non-residents pay a higher amount. Residents at the meeting were not aware of this. Everyone should be assessed EQUALLY.

180% rise in taxes (property) in 1 yr.

Crickets & tumbleweeds

Roads not done

Bigger road culverts for Porcupine Creek

No they over address all issues

Glamping near by

Emergency medical transportation from the valley

Speeding on CV Drive

Our taxes have tripled in 10 years, forcing older residents out. Others struggle, & we all talk of how/if we can afford to, nor can we find housing for employees.

The roads are always an issue, dust & mud

Not a permanent resident – but the upper 80 access is not paved and is frequently washed out – I am in favor of paving until the end

As a very part-time resident would be willing to pay a separate fee for the town staff or volunteers to check property after storms or disaster of any kind and to dispose of/remove weeds & any wildfire [illegible] – we have a contractor do this occasionally, but would be happy to pay the town to

Town is not adequately addressing potential future flooding. Not removing fill in catchment basins, not robustly building permanent berm walls along Placer & Castle creeks. Sheet flooding, disturbs large swaths of soil, resulting in explosion of weed growth (increases fire hazard). Greatly increases road construction costs

The overall property tax issues are contributing to my consideration to sell my property

More resources for the road department to deal with drainage and road conditions

Road maintenance.

Possibility of real estate developments outside of the town boundaries and inside of Castle Valley i.e.: CFI Castle Valley property is now for sale

Roads

If Grand County taxes continue to increase at the high rates, then no increase in property tax for town

ROADS & CULVERTS

Visionary – > General Plan – > Strategic Plan – > Policy Implementation – > Action. Town either needs to lean into contemporary Planning Practices or Back Out. Over Regulation without Property Right Balance chokes sustainable community

I would like to see infrastructure improvements—a culinary water system from one well would be a great improvement, also road improvements such as paving the dirt roads would be a great improvement

You seem to be addressing all that we can think of. -- except for property trash/junk

I think a community mower. Control cheat grass on the Flats. Perhaps hire someone to run it so it is maintained. Also weeds removed along secondary roads

The Town government does an excellent job given its resources. The dedication of staff is exemplary

Noise ordinance not enforced

Yes: 1. Time to install cell phone service; 2. Time to have small convenience store/gas See E5. property tax proportions (county vs. TCV). See G1. Road maintenance schedule (w/dates & progress on a spreadsheet- posted.) (transparency & updates)

I think the town government is a dedicated group of hard working people, striving to do the very best for the community. THANK YOU!!!

Gentrification

The grasshopper invasion this year has been devastating. We had an arborist visit our property and are awaiting his report to save our trees. I can share this report

Side Roads!

Enforcement of existing code. Every parcel owner should be emailed a Link to Town Code--so they don't claim ignorance

No

Fix the tax rate of residents that have owned property here for a decade or more. Raise taxes on the newbies as much as you want.

Yes. New and second home construction impacts (trucks, machinery, noise, dust, etc) have taken a heavy toll on infrastructure and full-time residents. Noise limits, hours of construction operation, and time limits for construction completion should be created. A new house across the street from us has been under construction daily for nearly three years.

More proactive environmental protection efforts and influence, both within town and the larger watershed/viewshed

Inexperienced road crew, storm water drainage

No--you are working on the main issues in our mind.

Dogs

I think barking dogs (and unleashed dogs running at large) should be addressed more actively (ordinance 98-2); I think some effort should be made to address violations of ordinance 2007-3—extreme accumulations of junk on numerous properties. I think our dark sky ordinance (2021-5, as amended) should be more actively enforced (by gentle education and encouragement if possible)

Doing a great job!

Would like the Shafer Lane access & road conditions more formally addressed to provide a reliable second ingress/egress point

Encourage residents to suggest & volunteer their services.

Too much on bridges and culverts, not enough on roads themselves

Why are we only cleaning out in the drainage ditch in front of the mayors house why are we paying for Ron to use fire truck as personal vehicle

Ditches -- Ditches – Ditches

Cell phone service. Example - like installing environmentally friendly tower, disguised as a tree or something