

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)
- Land Disturbance Activity Review (approved 6.6.24)
- Routine Solar Energy System (SES) Permit Application (approved 8.1.24)
- Land Disturbance Activity Permit (approved 9.5.24)
- Certificate of Land Use Compliance (CLUC) Form to replace CLUC for Agricultural Use (approved 9.5.24)
- Agricultural Exemption Form (approved 3.6.25)
- Certificate of Occupancy Review form (added 5.8.25)
- Temporary Dwelling Permit Application form (added 5.8.25)
- Temporary Dwelling Permit Renewal form (added 5.8.25)
- Fulfillment of Decommission Contracts (approved 4.3.25)
- Three Acknowledgments - Geologic Hazard, Short Term Rentals, One Dwelling Per Lot

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:

Doge/Honer

Ryan Anderson Co-Chair

Dorje Hone, Co-Chair

03/05/26

Date

ATTESTED:

FR on Zoom

Faylene Roth, PLUC Clerk

3-5-26

Date