



AGENDA

SPECIAL MUNICIPAL BUILDING AUTHORITY (MBA) MEETING

PUBLIC HEARING ON THE SECOND AMENDED FY 2026 BUDGET AND THE REGULAR TOWN COUNCIL MEETING WEDNESDAY, MAY 20th, 2026 AT 6:30 P.M.

CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE

This meeting will be a hybrid meeting held electronically by Zoom and also in person at the anchor site the Town Building . If you have comments or concerns for the Council please attend or email them prior to the

Meeting: townclerk@castlevalleyutah.com or call 259-9828 M-W 9AM-1PM. Thank you!

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

Meeting ID: 660 541 0108 Passcode: 84532

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

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

<https://zoom.us/j/6605410108?pwd=Q05sYm5qQ0lpNIY5TVp2bTU5VnZjQT09>

Call to order and Roll Call

SPECIAL MUNICIPAL BUILDING AUTHORITY (MBA) MEETING

1. Appointing new Municipal Building Authority Board Members Mayor Duncan, CM O'Brien and CM Holland.
2. Authorization of annual Town Building CIB loan payment for \$ 7350.00.

PUBLIC HEARING

Public Hearing on the Amended Budget for FY 2026

Public Comment:

Regular Town Meeting

1. Open Public Comment:
2. Approval of Minutes: Regular Town Council Meeting April 15, 2026.
3. Executive Reports:

*Water Agent and Water Advisory Committee Report - John Groo/ CM O'Brien/Sarah Stock

*Road Department Report- D.Honer

*Planning & Land Use Commission-Faylene Roth / Deb Testa – General Plan Update

*Utah Renewable Communities-CM Gibson

*Fire District-M Duncan /Chief Drake

* Information Technology (IT) Report- Colleen Thompson

4. Correspondence: TBA.

5. Administrative Matters & Procedures: Town letters, County Emergency Operation grant, Planning and Land Use Commissions positions, Groundskeeper position still open.

NEW BUSINESS

6. Discussion and Possible Action re: Adopting Ordinance 2026-1 Adopting the Utah Clean Energy Program.

7. Discussion and Possible Action re: Resolution 2026-1 Adopting the second Amended FY 2026 Budget.

8. Discussion and Possible Action re: Resolution 2026-2 Treasurer intends and states that the FY 2027 Budget includes a property tax increase. And the Public Hearing on the Tax Increase will be Wednesday August 12th at 6:30PM.

9. Discussion and Possible Action re: Resolution 2026-3 Presentation and Approval of the Property Tax Impact Schedule.

10. Discussion and Possible Action re: Resolution 2026-4 Adopting the Tentative FY 2027 Budget.

11. Discussion and Possible Action re: Payment of MBA CIB Loan for \$7350.

12. Discussion and Possible Action re: Future of the Hazard Mitigation Plan and its requirements.

13. Discussion and Possible Action re: Adopting Amendments to Ordinance 85-3 Ch.5.0 Land Use Wildland Urban Interface Zone

14. Discussion and Possible Action re: Adopting Amendments to Ordinance 95-6 Building Permit Processes Sec.1.1

UNFINISHED BUSINESS -none

15 Closed Meeting (If necessary)

16. Payment of the bills.

ADJOURNMENT

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

Entity: select "Castle Valley" Body: select "Town of Castle Valley" "Select this meeting and click on "Download attachments"

ATTACHMENTS A B

Castle Valley Budget / Actual 2025, Adopted 2026, Amended 2026, 2nd Amendment 2026, Proposed 2027							
		Operating Budget	Actual 2025 Budget	Adopted 2026 Budget	Amended 2026 Budget	2nd Amendment 2026 Budget	Proposed 2027 Budget
Codes	Operating Income		\$ 721,270.94	\$ 847,370.00	\$ 773,420.00	\$ 1,262,572.54	\$ 396,905.00
	Tax Revenue		\$ 214,966.31	\$ 289,282.00	\$ 215,332.00	\$ 216,650.00	\$ 291,350.00
4110	Property Taxes		\$ 132,398.44	\$ 208,942.00	\$ 134,850.00	\$ 134,850.00	\$ 209,850.00
4111		Current	\$ 126,986.27	\$ 204,942.00	\$ 130,850.00	\$ 130,850.00	\$ 205,850.00
4112		Delinquent	\$ 5,412.17	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
4150	Sales Tax		\$ 79,783.65	\$ 72,000.00	\$ 72,000.00	\$ 76,000.00	\$ 76,000.00
4175	Misc Tax		\$ 2,784.22	\$ 8,340.00	\$ 8,482.00	\$ 5,800.00	\$ 5,500.00
4176		Motor Carrier	\$ 475.36	\$ 490.00	\$ 632.00	\$ 1,000.00	\$ 700.00
4177		Fee in Lieu	\$ 860.02	\$ 6,350.00	\$ 6,350.00	\$ 3,600.00	\$ 3,600.00
4199		Other	\$ 1,448.84	\$ 1,500.00	\$ 1,500.00	\$ 1,200.00	\$ 1,200.00
	Intergovernmental Revenue		\$ 237,683.13	\$ 65,500.00	\$ 65,500.00	\$ 618,727.39	\$ 83,000.00
4210	Class "C " Roads		\$ 61,617.89	\$ 60,000.00	\$ 60,000.00	\$ 76,000.00	\$ 76,000.00
4211	Add Road Tax		\$ 7,598.55	\$ 5,500.00	\$ 5,500.00	\$ 7,000.00	\$ 7,000.00
4220	Liquor Allotment Fund					\$ -	\$ -
4230	Government Grants		\$ 168,466.69			\$ 535,450.43	\$ -
4299	Other / ARPA					\$ 276.96	
4300	Permits and Fees		\$ 3,787.50	\$ 3,065.00	\$ 3,065.00	\$ 2,475.00	\$ 2,555.00
4310	Water Agreements		\$ 570.00	\$ 475.00	\$ 475.00	\$ 95.00	\$ 400.00
4320	Building Permits		\$ 1,700.00	\$ 1,250.00	\$ 1,250.00	\$ 755.00	\$ 1,000.00
4330	Business Lic/CUP		\$ 455.00	\$ 455.00	\$ 455.00	\$ 355.00	\$ 355.00
4340	Fines					\$ -	\$ -
4350	School Bus Prkg		\$ -	\$ -	\$ -	\$ -	\$ -
4399	Other Fees		\$ 1,062.50	\$ 885.00	\$ 885.00	\$ 1,270.00	\$ 800.00
4400	Donations/Private Grants		\$ 1,325.00	\$ -	\$ -	\$ -	\$ -
4420	Scholarship		\$ -	\$ -	\$ -	\$ -	\$ -
4499	Other	Rec Grant / RMP	\$ 1,325.00			\$ -	\$ -
4500	Interest		\$ 39,528.00	\$ 36,000.00	\$ 36,000.00	\$ 32,000.00	\$ 20,000.00
	Sale of Fixed Assets						
	Transfer from Genl Fund Balance		\$ 42,961.00				
	Transfer From Capital Funds		\$ 181,020.00	\$ 453,523.00	\$ 453,523.00	\$ 392,720.15	\$ -

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	Operating Expenses		\$ 725,179.44	\$ 847,370.00	\$ 773,420.00	\$ 1,262,572.54	\$ 396,905.00
5100	Administration		\$ 68,879.15	\$ 100,820.00	\$ 84,820.00	\$ 76,406.96	\$ 99,889.00
5110	Payroll & Taxes		\$ 44,598.74	\$ 46,170.00	\$ 46,170.00	\$ 46,280.00	\$ 50,169.00
5111		Clerk	\$ 31,680.74	\$ 32,390.00	\$ 32,390.00	\$ 32,500.00	\$ 33,475.00
5115		Mayor	\$ 12,918.00	\$ 13,780.00	\$ 13,780.00	\$ 13,780.00	\$ 14,194.00
5119		Information Tech					\$ 2,500.00 ✖
5120	Office Expenses		\$ 2,395.08	\$ 4,000.00	\$ 4,000.00	\$ 5,499.96	\$ 5,770.00
5125	Public Notice/ Website		\$ 1,981.70	\$ 3,000.00	\$ 3,000.00	\$ 2,300.00	\$ 3,000.00
5130	Elections		\$ -	\$ 8,000.00	\$ -	\$ -	\$ -
5135	Programs/Events		\$ 4,428.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
5136		Scholarship	\$ -	\$ -	\$ -	\$ -	\$ -
5137		Clean-Up	\$ 4,428.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
5139		Other / CREP					
5150	Professional Services		\$ 5,473.41	\$ 17,550.00	\$ 12,550.00	\$ 6,627.00	\$ 21,850.00
5151		Legal	\$ 2,126.00	\$ 11,000.00	\$ 6,000.00	\$ 2,100.00	\$ 11,000.00
5152		Appeal Authority	\$ -	\$ 1,350.00	\$ 1,350.00	\$ -	\$ 1,350.00
5153		Audit	\$ 2,460.00	\$ 2,700.00	\$ 2,700.00	\$ 4,527.00	\$ 6,500.00
5154		Database	\$ 887.41	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 3,000.00 ✖
5160	Dues/Memberships/ Training		\$ 500.00	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ 500.00
5165	Travel		\$ -	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00
5170	Telephone		\$ 2,082.84	\$ 2,600.00	\$ 2,600.00	\$ 2,100.00	\$ 2,600.00
5175	Insurance/ Bonds		\$ 7,419.38	\$ 10,000.00	\$ 9,000.00	\$ 8,100.00	\$ 9,000.00
5180	Interlocal Services - Animal Control						
5199	Other						
5200	Community Bldg/Lot		\$ 19,985.61	\$ 29,125.00	\$ 22,675.00	\$ 20,825.00	\$ 25,726.00
5210	Payroll & Taxes		\$ 1,427.47	\$ 6,000.00	\$ 3,000.00	\$ 3,000.00	\$ 6,000.00
5260	Cemetery						
5261		Payroll					
5269		Other					
5220	Lease/MBA		\$ 7,498.63	\$ 7,350.00	\$ 7,350.00	\$ 7,350.00	\$ 7,200.00
5230	Utilities		\$ 1,148.92	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
5240	Maintenance Expenses		\$ 2,010.57	\$ 5,000.00	\$ 2,550.00	\$ 700.00	\$ 3,000.00
5241	Equipment for Community Center						
5250	ARPA Expenses						
5280	Road Shed Loan		\$ 7,900.02	\$ 7,775.00	\$ 7,775.00	\$ 7,775.00	\$ 7,526.00
5299	Other	lot irrigation / reparian fuels					
5290		emr / Defribulator					
5295	Donation Expenses						

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5300	Planning/ Land Use		\$ 12,600.23	\$ 14,925.00	\$ 12,925.00	\$ 15,000.00	\$ 16,290.00	
5310	Payroll & Taxes		\$ 12,600.23	\$ 12,925.00	\$ 12,925.00	\$ 15,000.00	\$ 14,290.00	
5311		Permit Agent	\$ 6,883.85	\$ 6,775.00	\$ 6,775.00	\$ 7,000.00	\$ 7,210.00	
5312		Clerk	\$ 5,716.38	\$ 6,150.00	\$ 6,150.00	\$ 8,000.00	\$ 7,080.00	
5320	Professional Services		\$ -	\$ 2,000.00	\$ -		\$ 2,000.00	
5330	Studies							
5399	Other							
5400	Water		\$ 5,116.84	\$ 30,000.00	\$ 16,500.00	\$ 13,500.00	\$ 30,500.00	
5410	Payroll & Taxes		\$ 4,177.50	\$ 16,000.00	\$ 8,000.00	\$ 8,400.00	\$ 16,000.00	*
5420	Professional Services		\$ 353.50	\$ 8,000.00	\$ 3,500.00	\$ -	\$ 8,000.00	
5422	Cemetery Well							
5421	Water Study							
5499	Other	Water monitoring/	\$ 585.84	\$ 6,000.00	\$ 5,000.00	\$ 5,100.00	\$ 6,500.00	
5500	Roads		\$ 488,597.61	\$ 672,500.00	\$ 636,500.00	\$ 1,073,647.58	\$ 153,500.00	
5510	Payroll & Taxes		\$ 41,333.19	\$ 65,000.00	\$ 50,000.00	\$ 34,000.00	\$ 65,000.00	
5511		Road Supervisor	\$ 26,427.35	\$ 40,000.00	\$ 30,000.00	\$ 22,000.00	\$ 40,000.00	*
5512		Road Staff	\$ 14,905.84	\$ 25,000.00	\$ 20,000.00	\$ 12,000.00	\$ 25,000.00	*
5513		Administrator						
5514		Training	\$ -	\$ 2,500.00	\$ 1,500.00	\$ -	\$ 2,500.00	
5521		Road Legal	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	
5520								
5530	Road Equipment		\$ 42,387.36	\$ 65,000.00	\$ 45,000.00	\$ 31,000.00	\$ 63,000.00	
5531		Fuel Oil/ Supplies	\$ 11,670.30	\$ 17,000.00	\$ 15,000.00	\$ 15,000.00	\$ 17,000.00	
5532		Maintenance/ Repa	\$ 25,525.06	\$ 31,000.00	\$ 25,000.00	\$ 15,000.00	\$ 31,000.00	*
5533		Equipment/Tools	\$ 965.11	\$ 15,000.00	\$ 5,000.00	\$ 1,000.00	\$ 15,000.00	
5534	Leased Equipment		\$ 4,226.89	\$ 2,000.00	\$ -	\$ -	\$ -	
5540	Road Maintenance/ Repair		\$ 404,877.06	\$ 538,000.00	\$ 538,000.00	\$ 1,008,647.58	\$ 21,000.00	
5541		Contractors	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	
5542		Weed Control						
		Other- grader/ bac	\$ 147,070.00					
5543	Castle Valley Drive							
5547	CC Culvert		\$ 45,210.00	\$ 520,000.00	\$ 520,000.00	\$ 994,647.58		
5544	Shafer / Up80		\$ 198,466.69	\$ -	\$ -	\$ -	\$ -	
5549		other / gravel	\$ 14,130.37	\$ 17,000.00	\$ 17,000.00	\$ 14,000.00	\$ 20,000.00	*
5599	Other	CVD / chip sealing						
	Transfers		\$ 130,000.00	\$ -	\$ -	\$ 63,193.00	\$ 71,000.00	
	To General Fund							
	To Capital Fund		\$ 10,000.00					
	To Capital Fund/Roads		\$ 120,000.00			\$ 63,193.00	\$ 71,000.00	
	SURPLUS		\$ (3,908.50)	\$ -	\$ -	\$ -	\$ -	

ATTACHMENTS A B

[illegible]

REGULAR TOWN COUNCIL MEETING DRAFT MINUTES

WEDNESDAY, APRIL 15th, 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 of the Town Building.**

Council Members Present: Mayor Duncan, Council Members Gibson, Hill, Holland, and O'Brien

Council Present on Zoom: None

Absent: None

Present at the anchor site: Dorje Honer, Colleen Thompson, Egmont Honer, Ron Drake, and the Llwelllyens

Others Present on Zoom: Laura Cameron and Joh Groo

Regular Town Meeting M Duncan called the Meeting to Order and Buck called role at 6:30 PM.

1. Open Public Comment: None

2. Approval of Minutes:

Regular Town Council Meeting March 18th, 2026.

CM O'Brien motioned to approve February 18th, 2026, Meeting Minutes with one typo correction, CM Hill seconded motion passed unanimously.

3. Executive Reports:

*Water Agent and Water Advisory Committee Report - John Groo/ CM O'Brien/Sarah Stock Draft Minutes provided. CM O'Brien reported on the MAWP meeting were Cash Stalling (DWRi) discussed HB 60 and cleared up a reversal of his previous statement that DWRi was only concerned with water quantity not quality HB60 changes that it now defines water quality, quantity and availability as it applies to public welfare (wellbeing) and are reasons for DWRi to reject further water appropriations. Stalling also stated in the meeting that this year is a disastrous year for the Colorado River volume and that low Lake Powell levels threaten Glen Canyon Dam dead pool status.

*Road Department Report- D. Honer - Castle Creek Culvert Update the guard rail is to be installed today and the Road crew plans on cold patching CV Drive over the culvert this week. Honer hopes the road will be open next week. CM Gibson and Honer cleared up some rumors around Town (1) that the contractor ran out of money, so the headwalls are lower and also why the road won't be paved. No, the engineer's hydraulic study did not require higher headwalls and paving the road was never in the contractor's bid in order to save the Town approx. \$60-70K. (2) Cold patch won't stay in place. No, Honer stated with traffic and summer heat enough cold patch will get compacted for an adequate road surface.

M Duncan and Honer continued that the project will be complete when the final walk through happens possibly next week. The green gate at the bottom of Shafer will be replaced and closed as soon as Castle Valley Drive opens. CM Gibson asked for a resident when the Pace hill project was going to start, M Duncan stated that there was no new information on that, probably because Grand County did not get the grant for that project.

*Planning & Land Use Commission-Faylene Roth. Buck reported the PLUC will have a Public Hearing on the WUI amendments to 85-3 and 95-6 in May and then the Council will get them in June. And the PLUC will hopefully have their Public Hearing on the General Plan in June.

*Utah Renewable Communities-CM Gibson explained the URC Ordinance needs to be passed by the Town by June 2. The Ordinance is having legal review with Simonson and will be ready for the May Council meeting. A Public Hearing is not required; this program has been discussed at monthly public meetings for 5 years. Information on the Ordinance and the program will be posted on the Town

website. The opt out notices will be sent out with RMP bills later in the Fall. CM Gibson added that if the Town wanted to contribute to the URC temporary operating agreement it would be \$415.

*Fire District- Chief Drake reported that the Cell tower contractor is still working up a plat plan, design, and contract proposal, there will be a Public Hearing when that information is available. Drake explained that the BLM requires three potential sites be officially declined before they will consider permitting the tower on BLM land. The State burn window will remain open until further notice.

* Information Technology (IT) Report- Colleen Thompson nothing to report

* Treasurer's Report- CM Hill reported that the amending process will be complicated this year because of the Culvert project bills and grants etc. So far, the rest of the budget looks great and is in fact under budget. CM Hill asked to have input and/or wish list for the FY27 budget. We are still getting information on the new property tax increase process.

4. Correspondence: Western Leaders email, M Duncan asked if the Council wanted to sign on to this letter. Basically, the letter is trying to get the State to make extraction industries clean up after themselves. After some discussion Council agreed to sign the letter.

5. Administrative Matters & Procedures: Town letters, only the one discussed above. The Spring Clean Up was successful we had 48 loads and very full containers. Debbie Testa has been hired as the PLUC Clerk she will start training with Faylene soon. The Groundskeeper position is still open. M Duncan affirmed the Dark Sky Week Proclamation.

NEW BUSINESS

6. Discussion and Possible Action re: Memorandum of Understanding with the Fire District.

M Duncan explained the language updates the Town's responsibilities required in HB 84 Council pointed out a couple of typos.

CM Hill motioned to approve the Memorandum of Understanding with the Fire District with the corrections; CM O'Brien seconded motion passed unanimously.

7. Discussion and Possible Action re: Castle Creek Culvert Project payment to Beh Bros for \$183,970.64.

CM Hill motioned to pay the Beh Bros. \$183,970.64, CM O'Brien seconded the motion passed unanimously.

UNFINISHED BUSINESS -None

8. Closed Meeting (If necessary)

9. Payment of the bills

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

ADJOURNMENT

M Duncan adjourned the Meeting at 7:19 PM

Approved:

Attested:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

WATER ADVISORY COUNCIL MEETING MINUTES
MONDAY, May 11th 2026. AT 9:00 A.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 of the Town Building.

CALL TO ORDER AND ROLL CALL

Groo called the Meeting to Order at 9:01 AM, and called the roll.

Water Committee Members Present: John Groo, Sue Bellagamba, Bob O'Brien

Water Committee Present on Zoom: Dave Erley, Pam Hackley

Water Committee Absent: Ryan Anderson

Present at the anchor site: Sarah Stock, Colleen Thompson

Present on zoom: Egmont Honer, Dorje Honer, Dana Rogers

REGULAR COMMITTEE MEETING

1. Open Public Comment

- None

2. Approval of Minutes

- WAC meeting April 6th, 2026
 - Groo moves to approve, O'Brien seconds. Groo, Erley, Hackley, vote in favor. O'Brien and Bellagamba abstain.

3. Items of Interest

- MAWP Report - Stock/O'Brien
 - Stock reports on the meeting, including Cash Stalling's (UDWRi Regional Engineer) water report. NRCS states it is the worst on record by a long shot. 2015 was 5x better than this year, this was the next worst water year. Reservoirs are okay - at 50%, low natural flow, so okay this year, but not if it continues. He said that negotiations over the Colorado River have essentially ceased. He thinks that BuRec will pick a preferred alternative and run the river to protect power generation as a top priority and that by fall the flow past Lees ferry will drop below 82.5 million over 10 years - which will most likely lead to a Colorado River Compact related lawsuit. He said that from Utah Division of Water Rights perspective, curtailment will not be administered until a seven state agreement is signed or a court order is issued. Colton Lay (MAWP coordinator) also presented an overview of some funding opportunities including Non-Point Source (NPS) funding and Bureau of Reclamation WaterSmart funding which is of interest to Castle Valley for water metering.
 - O'Brien reports that a Nature Conservancy and BLM partnership is looking at watershed work in the Placer Creek and they are waiting on a watershed analysis done by USU to be completed.
 - WAC generally discusses low-tech erosion control (L-TEC), beaver-dam analog (BDA), and planning for Placer Creek work.
- Updates about water related actions taken by the State Legislature (HB 60)
 - O'Brien - Points out that HB 60 now clearly mentions water quality as a consideration in the public welfare.

- Erley points out the burden of proof is now on the developer of the water rights, not the protestee.
- Bellagamba points out that they removed the language “natural stream environment” from the list that could previously be included for consideration by the state engineer, so in some ways it’s a step backwards.
- Water Use and Preservation Element of the Grand County General Plan - Hackley/O’Brien
 - O’Brien introduces the topic and states that he thinks the plan should include mention of climate change and impacts on future water supply, which it does not do now. The plan states that the County can reduce water use per capita in order to create a buffer for growth, but the plan does not factor in decreases in supply due to climate change.
 - Hackley argues that the citizens in the Town of Castle Valley should indeed comment on the plan even though we are incorporated and Castle Valley is not directly included in the plan because we all live in Grand County and the General Plan impacts us all. Hackley thinks that we should provide comments from the Town of Castle Valley about the sole source aquifer.
 - O’Brien, also a member of the Grand County Planning Commission, is hoping to get a section added about protections for the Sole Source Aquifers. He is also encouraging the formation of a Grand County water advisory committee to focus on water issues beyond land use and the perspective of the water suppliers.
 - Groo places priority for action on the Watershed Protection Overlay District and Sole Source Aquifer, not necessarily the Water Use and Preservation Element of the General Plan. He feels that it would be inappropriate for TCV to comment on the Preservation Element because TCV was identified as an autonomous 'neighboring jurisdiction' that is not included in the Element.
 - Erley points out that as we get more efficient with water we lose water in the environment that is supporting wildlife and supplying a buffer for our resilience in times of drought.
 - Thompson mentions facebook chatter about “conserved” water from residents that then goes to hotels and other developments or could potentially be later taken by the state.
 - Bellagamba stresses that we are in a different scenario now that Lake Powell is so low. “Use it or lose it” doesn't apply unless we are in adjudication or in a different scenario. She highlights the need to conserve water in order to meet the Compact requirements for the lower basin. This is the worst water record by far on record, so this is an important year to conserve.
 - O’Brien is very supportive of reducing the amount of water that we use despite the complexity of the issue.
 - Stock is worried about losing all small scale local agriculture by implementing conservation if we don’t prioritize it through planning.
 - Erley points out that cattle and alfalfa use huge amounts of water in the Colorado River Basin.
 - O’Brien brings the discussion back to planning and protecting agriculture through planning and zoning while doing water savings in more densely populated areas.

PRIORITY ACTION REPORTS

4. Water Management Plan Priority Action List

- Water Rights - Groo
 - Groo is working on enforcement of our existing ordinances and bringing people into compliance who are out of it.

- Groo is working on revision for the Water Use Agreement Permit which will likely be before the Town Council in June. This will include some alterations to pave the way for a water metering program.
- Groo spoke to Cash about our 40 year plan with the Division of Water Rights. Now, future 40 year plans will have to be done by an engineer and a new one should be in place before the expiration of the last 40 year plan. We have a 2049 end date on our 40 year plan. The town has filed change applications (year 2000) on our water rights, moving the points of diversion from the five original ranch wells to a point of diversion on each lot. Currently, when proof comes up, we simply file extensions rather than filing proof of use. The priority dates stay the same as the original rights.
- Erley asks if our 40 year plan is already obsolete, perhaps we should think of revising it so that it is a functional plan for future governments to reference.
- Groo says that we have to start moving towards proving our water use, either through metering, or surveying. He thinks a new plan might be a good idea. Cash mentioned a revision of the rules and requirements for the 40 year plan moving through the legislature this coming year.
- Well Metering – Stock/Groo/Honer
 - Stock has reached out to the Bureau of Reclamation Water SMART program. They need a basic cost estimate for a water metering program. She will work with Groo and Honer to come up with some basic program specifics.
 - Erley suggests a tiered roll out for a water metering program, say, start with a pilot program of 50 volunteer wells and try to get that grant funded and move on from there.
 - O'Brien mentions the "small scale, applied science" descriptions for the WaterSMART grant and how this may fit with that sort of program.
 - Bellagamba mentions the mantra "you cannot manage what you cannot measure" that is often mentioned in the Division of Water Rights world. This is very applicable to us.
 - Thompson agrees that the pilot program may be more palatable for folks concerned about being overly managed.
- Castle Creek – Hackley
 - Hackley will reach out to the local USGS people who installed the lower Castle Creek gages for ideas on funding sources.
- Aquifer Monitoring (UGS Program) – Stock/O'Brien
 - O'Brien reports on a field trip with Colton Lay (UDWQ), Greg Gavin (UGS), Sarah Stock, Pam Hackley, and Bob O'Brien. We visited the new monitoring well on Shafer Lane and discussed the state of the creek, diversions, water sampling, etc.
- Non-Potable Water for Cisterns – Groo
 - Groo mentions history related to a potential large capacity well on Shafer Lane and why this may not be a viable option for the Town to pursue.
- Grand County Watershed Protection Overlay District – O'Brien
 - No further updates.
- DRWi Appropriations Policy for CV – Erley
 - Erley is interested in looking at all the private property that could be re-zoned in the valley and what this water use could look like under different scenarios.

- O'Brien thinks that we are likely to have enough volume of water for a long while because there is so much water leaving the valley, our emphasis should be on having enough flow to preserve water quality.
- Groo gives an update on a conversation he had with Cash on Ground water management plans. This is typically done after a triggering event or shortage and then UDWRi starts turning off water rights based on priority. If there is no harm being done, no rights get turned off. An appropriations policy is different from a Groundwater Management Plan.
- Stock will compile some spatial data to try to answer these questions: How much development potential is there on private land outside of the town in Castle Valley? What is the corresponding water use according to current UDWRi policy? How much potential is there on federal lands for increased water use under different privatization scenarios?
- O'Brien mentions Pitkin County in Colorado that has a plan that anticipates the conversion of federal lands to private and has developed zoning for that scenario.
- Explore options for protection of surplus water- Bellagamba
 - Bellagamba thinks that we are in a good place because we are a public water supplier with municipal rights. These have a 50 year forfeiture. Division of Water Rights cannot do forfeiture any more, it is done through the courts. She believes we have the potential to apply for "non-use," but need more information from Cash.
 - Groo thinks that the current statutory framework is shifting with water shortages coming and we should explore creative options to demonstrate use of our surplus water.
 - WAC has a general discussion of water banking and all of the holes that we have in our knowledge.

ADJOURNMENT

O'Brien moves to adjourn 10:48 AM.

For Meeting Packets go to: <https://www.utah.gov/pmn/index.html> Government: select "Cites"
Entity: select "Castle Valley" Body: select "Town of Castle Valley" Select this meeting and click on
"Download attachments"

Contact information: Sarah Stock, wateragent@castlevalleyutah.com

Chair's Signature

Date

**WORKING DRAFT MINUTES
REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY
THURSDAY, MAY 7, 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: Ryan Anderson, Dorje Honer, Janie Tuft

PLUC Members Absent: Marie Hawkins, Jeff Whitney

Present at anchor site: Mayor Jazmine Duncan, Egmont Honer

Present on Zoom: CJ King, Pam Hackley, Bob Lippman

PLUC Clerk at anchor site: Faylene Roth, Debbie Testa

CALL TO ORDER & ROLL CALL FOR THE PUBLIC HEARING

Anderson called the Public Hearing to order regarding proposed amendments to Ordinances 85-3 and 95-6 to comply with Utah State HB48 regarding fire risks within designated Wildland Urban Interface areas within the Town Boundaries at 6:32 P.M. Testa called roll.

1. Open Public Comment

Hackley raised a concern about a potential typo in the lot numbers listed in Ordinance 85-3 Section 5.0 for parcel 09-0000-0367, CV Lot Numbers 360 and 370. Roth acknowledged the concern and confirmed that lot numbers sometimes differ from parcel numbers, promising to verify and confirm the correct information. Anderson read a letter from Diane Ackerman expressing support for the bill.

Honer moved to adjourn the Public Hearing regarding proposed amendments to Ordinances 85-3 and 95-6 to comply with Utah State HB48 regarding fire risks within designated Wildland Urban Interface areas within the Town Boundaries. Tuft seconded the motion. Honer, Tuft, and Anderson approved the Motion. The Motion passed unanimously. Public Hearing Adjourned at 6:41 PM

CALL TO ORDER & ROLL CALL

Anderson called to order the Regular Meeting of the Planning and Land Use Commission (PLUC) of the Town of Castle Valley (TCV) at 6:42 P.M. Roll call stayed the same.

1. Adoption of Agenda

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

2. Open Public Comment - None

3. Approval of Minutes: April 2, 2026, Regular Meeting

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

4. Reports - Correspondence: TBA

Building Permit Agent – Thompson

The following permits were approved during the month of April 2026: a Certificate of Occupancy for a residential remodel for lot 396; a Certificate of Land Use Compliance for a Greenhouse for lot 378; a Certificate of Land Use Compliance for an Accessory Building for lot 378; a Certificate of Occupancy for an addition on lot 357; a Land Disturbance Activity permit for cistern & water lines for lot 251, a Septic Permit for lot 99; a building Permit for a garage-studio on lot 99, a ROW Encroachment for electric service entrance for lot 404; a Land

Disturbance Activity permit for a pond on lot 430; a Certificate of Occupancy for an addition on lot 176.

The following permits are in process at the end of April: a building permit for an addition to an unpermitted cabin on log 351; a certificate of occupancy for lot 193; a building permit for residence and outbuildings on lot 386; a septic permit for lot 386.

Water Advisory Committee (WAC) – Anderson

Anderson handed out summaries of the last WAC meeting on April 6, 2026. He said the Committee will meet again on Monday, May 11, 2026. WAC Minutes are available on the Town of Castle Valley website.

Procedural Matters: Roth asked whether PLUC members could access their email, and they confirmed they could. Roth noted that Thompson would help Hawkins access her email if she was still having issues.

NEW BUSINESS -- None

UNFINISHED BUSINESS.

5. Discussion and possible action regarding amendments to Ordinances 85-3 and 95-6 to comply with Utah State HB48 regarding fire risks within designated Wildland Urban Interface (WUI) areas within the Town Boundaries

Honer requested confirmation of the accuracy of the parcel and lot number amendments referenced in the WUI table under section 5.0 of 85-3, particularly the discrepancy noted by Hackley, and to update as necessary before sending to the Town Council. A definition of WUI was the other amendment made to 85-3. Roth reviewed the WUI amendment to 95-6, including Thompson's suggested amendments. Honer noted an unmatched parenthesis at the end of the added sentence for WUI that needed correction. There are also two places in 95-6 where Thompson's amendments address land disturbance activity in section 1.3, including adding a preliminary questionnaire and one or more follow-up inspections. Corresponding updates were made to the Land Disturbance permit application form. The Land Disturbance Preliminary Questionnaire form was also included for review.

Honer moved to push amendments to ordinances 85-3 and 95-6 to the town council, using Colleen's suggested edits, including specific references to Title 15A of the Utah Code, the addition of a parenthesis, and confirmation that the parcel and lot numbers are the ones intended to be used. Tuft seconded the Motion. Honer, Tuft, and Anderson approved the Motion. The Motion passed unanimously.

Tuft confirmed that she would check with the county regarding the parcel and lot numbers and notify the PLUC clerk of the results.

6. Discussion and possible action regarding other amendments to Ordinances 85-3 and/or 95-6

Since the land disturbance activity was not discussed in the public hearing, the commission agreed to revisit, schedule and post a public hearing for the 95-6 land disturbance activity changes for the next Planning and Land Use Commission meeting on June 4th, ensuring proper public notice.

Honer moved to revisit agenda item #6, under Unfinished Business, Discussion and possible action regarding other amendments to Ordinances 85-3 and/or 95-6. Tuft seconded the Motion. Honer, Tuft, and Anderson approved the Motion. The Motion passed unanimously.

Honer moved to table agenda item #6 under Unfinished Business to a future meeting due to the lack of public hearing on land disturbance activity amendments to Ordinances 85-3 and/or 95-6. Tuft seconded the Motion. Honer, Tuft, and Anderson approved the Motion. The Motion passed

unanimously.

7. Discussion and possible action regarding the 2026 General Plan

Roth noted that the General Plan has been moved from a Google document to a Word document, and Thompson is working on final formatting changes. She noted that the highlighted items are those that have changed since the last meeting and asked everyone to proofread and ensure that all sections make sense. Regarding Section 3 housing, the wording of the second paragraph was reviewed, and the commission agreed to leave it as is. On page 14, item #4, Honer suggested updating to “The town will create regulations for group homes for the disabled because such homes are required to **allow for them** by federal law.” On item #4, Honer suggested switching drainage channels in front of town easements in the sentence. On page 21, Roth highlighted the addition of WUI in the General Plan and the next paragraph that includes Firewise percentages. Under the Emergency Preparedness section, Roth noted that the Fire Department recommended deleting the sentence in the second paragraph that mentions EMS responders, since we no longer have them. Honer recommended adding a space after 60minutes, so it reads **60 minutes**. The first sentence in the third paragraph includes updates to the dates for the Hazard Mitigation Plan. Under policy #4, Buck rewrote it to reflect the current CWPP. An EMS policy was dropped, reducing the number from 7 to 6. On page 26, the town budget numbers were redone to reflect the average budget over the last five years. The General Plan is ready for a public hearing to be held by the PLUC.

Honer moved to push the 2026 General Plan to a Public Hearing at the next PLUC meeting on June 4. Tuft seconded the motion. Honer, Tuft, and Anderson approved the Motion. The Motion passed unanimously.

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): Left Tabled

Honer moved to revisit Agenda Item #6. Tuft seconded the motion. Honer, Tuft, and Anderson approved the Motion. The Motion passed unanimously.

Honer moved to place agenda item #6 and the changes to Ordinance 95-6 regarding land disturbance activities to a Public Hearing at the next PLUC meeting on June 4. Tuft seconded the motion. Honer, Tuft, and Anderson approved the Motion. The Motion passed unanimously.

- 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)
- **Land Disturbance Activity Preliminary Questionnaire (added 5.7.26)**

CLOSED MEETING – None

ADJOURNMENT

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

Anderson declared the Meeting adjourned at 7:36 P.M.

APPROVED:

ATTESTED:

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

Debbie Testa, PLUC Clerk Date

TOWN OF CASTLE VALLEY - Building Permits Report

Approval Date Between 4/1/2026 And 5/12/2026

Approval	Lot	Road	Owner	Type	Purpose	Description	Height	Sq Ft <=19	Sq Ft >19
4/1/2026	378	Homestead Road	Anderson, Elizabeth (	CLUC	Greenhouse	Greenhouse	7.5	128	0
4/1/2026		Homestead Road		CLUC	Accessory B	Shipping container	8.5	160	0
4/7/2026	357	Castle Valley Drive Upp	Broadwell, Jane	Building	Certificate o	Addition	0	0	0
4/9/2026	251	Miller Lane West	Kaness, Steven	LDA	Other	Cistern & water lines	0	0	0
4/10/2026	099	Pace Lane West	Trenbeath, Eric	Septic	Residence	2BR septic	0	0	0
4/16/2026		Pace Lane West		Building	Garage	Garage-studio	17	1764	0
4/16/2026	404	Cliffview Drive	Rowe, Steven & Lynn	ROW Encroa	Other	Elec svc entrance	0	0	0
4/16/2026	430	Rimrock Lane	Bellagamba, Sue	LDA	Other	Pond, provisional	0	0	0
4/20/2026	176	Shafer Lane West	Carpenter, Catherine	Building	Certificate o	CO addition	0	0	0
5/5/2026	193	Shafer Lane East	Mitchell, Stephen & R	Building	Certificate o	Certificate of Occupanc	0	0	0



April 30, 2026

To: Utah Board of Oil, Gas, and Mining
Re: Support for Proposed Bonding Rule Updates – R649

Dear Members of the Utah Board of Oil, Gas, and Mining,

As local elected officials from communities across Utah, we write to express our support for the proposed rule changes to modernize oil and gas bonding requirements in R649. Updating Utah's financial assurance rules will ensure that oil and gas companies, not our taxpaying constituents, are responsible for the full cost of plugging, remediating, and reclaiming all wells.

Utah is home to thousands of low-producing, non-producing, and at-risk well sites, many of which have sat idle and unplugged for years. When wells are not properly restored, they pose risks to our lands, water, air, and public health. They also leave communities nationally vulnerable to billions of dollars in cleanup costs that divert public funds from our schools, roads, and essential services.

Utah's oil and gas bonding requirements haven't been updated in more than two decades. As a 2019 performance audit of the state's oil and gas program clearly found, inadequate bond amounts place financial liability on the state and taxpayers, which will only worsen as old wells get older, their production declines further, and remediation costs rise.

We commend the Division of Oil, Gas, and Mining for taking a modern, risk-based approach to financial assurance that ties an operator's bonding requirements to both its revenue and its potential liabilities. We especially support the decision to restrict blanket bonding to lower-risk operators and to require individual well bonds from those with weak production or high concentrations of idle, at-risk wells.

We respectfully urge the Board to consider the following that will make sure the rule is meaningful:

- **Restore supplemental bonding for all at-risk wells.** The current draft weakens those requirements and allows a percentage of an operator's at-risk wells to be covered by a blanket bond, increasing the likelihood of future orphan wells. Supplemental bonding for all at-risk wells would incentivize operators to plug these wells or return them to economic production while ensuring the state had sufficient funds to cover remediation if the wells are orphaned.
- **Fix the at-risk well ratio calculation.** The proposed rule determines an operator's risk profile by dividing their state and private at-risk well population by their total well population in Utah, which includes state, private and federal wells. This introduces a math loophole that misrepresents operator risk. The state should determine operator risk levels by having both the numerator and the denominator of the formula cover the same set of wells. This loophole increases taxpayer financial liability and, according to recent analysis, primarily benefits out-of-state companies that are among the most likely to orphan their wells.
- **Maintain idle and temporarily abandoned wells in the at-risk category.** Division extensions for shut-in (temporarily idle) wells do not evaluate financial strength or the likelihood of future production. Clear evidence shows that the longer a well is idle, the less likely it is to return to productive use. These wells are still risky and should not be exempt from supplemental bonding.
- **Maintain the five-year review cycle and the Division's discretion to adjust bond amounts.** Outdated bonding requirements are a root cause of the orphan well crisis nationally. We support the five-year review cycle and urge the Division to stick to it rigorously.

The impacts of orphaned oil and gas wells are not abstract for local governments, and we have a responsibility to the people we represent. Strong, commonsense bonding requirements are not a burden on industry but a basic condition of doing business responsibly. They ensure that when a well reaches the end of its productive life, the company that benefited from it bears the cost of restoring the land.

Thank you for considering our comments and your efforts to reduce the risk of future orphan wells and threats to our health, natural resources, and local economies.

Sincerely,

Jazmine Duncan
Mayor, Town of Castle Valley

Pamela Gibson
Castle Valley Town Councilor

Tory Hill
Castle Valley Town Councilor

Harry Holland
Castle Valley Town Councilor

Bob O'Brien
Castle Valley Town Councilor

Jacques Hadler
Grand County Commissioner

Trisha Hedin
Grand County Commissioner

Mary McGann
Grand County Commissioner

Lenise Peterman
Mayor, City of Helper

Miles Loftin
Moab City Councilor

Bill Ciraco
Park City Councilor

Terry Willis
Mayor, City of Price

Suzanne Harrison
Salt Lake County Councilor

Tonja Hanson
Summit County Councilor

Megan McKenna
Summit County Councilor

Chris Robinson
Summit County Councilor

Subject **FW: Work Session Presentation**
From <jazmined@castlevalleyutah.com>
To <townclerk@castlevalleyutah.com>
Date 2026-05-14 10:27



-
- 2026_Leg Wrap Report_detailed (1).pdf(~356 KB)
 - UC3 Special Edition Newsletter 2026.pdf(~12 MB)
-

Correspondence, in case council is interested in more..

From: Heather Eder <heather@utahuc3.org>
Sent: Thursday, May 14, 2026 10:05 AM
To: jazmined@castlevalleyutah.com; pamelag@castlevalleyutah.com; toryh@castlevalleyutah.com; harryh@castlevalleyutah.com; OB@castlevalleyutah.com
Subject: Work Session Presentation

Greetings!

I represent Utah UC3. We are a non-partisan organization specializing in constitutional analysis, training, and advocacy, committed to preserving decision-making authority at the local level. Our director, Sarah Davenport-Smith, is currently scheduling presentations for May and June and would welcome the opportunity to share more about what we do and how we support local government in Utah. Her presentation is informative and practical, with a focus on issues that directly impact municipalities.

For your reference, I've attached our comprehensive 2026 Legislative Session analysis and May Special Edition Newsletter featuring SB284.

Please let me know if there might be a good time to coordinate, or if you would appreciate any additional information.

Thank you for your time and consideration—we appreciate the opportunity to connect.

With Gratitude,

Heather V Eder
Government Relations Assistant | Client Relations Coordinator
425.681.5619
heather@utahuc3.org
www.utahuc3.org

My working day may not be your working day. Please don't feel obligated to reply to this email outside your normal working hours.



2026 Legislative Wrap-Up for Local Elected Officials

Introduction

This report provides a structured, constitutional analysis of key legislation from Utah’s 2026 session that collectively impacts cities, counties, and local governance authority. Rather than focusing on individual bills in isolation, this report organizes the legislation—including HB 17, HB 38, HB 60 S1, HB 65 S4, HB 68 S6, HB 457 S5, HB 475 S4, HB 492 S6, HB 507 S4, SB 39, SB 278 S4, SB 284 S6, and HCR 6 S1—into shared categories of constitutional effect. Local elected officials can expect to gain a clear understanding of how these measures, when viewed together, influence land-use authority, fiscal control, procedural safeguards, and the structural role of local government under the Utah Constitution. This report is designed not only to explain what changed, but to help local leaders identify where discretion remains, where risks are emerging, and how to proactively prepare for implementation, policy adjustments, and future legislative engagement.

Constitutional Impact Table

Shared constitutional impact category	Bills in this group	What the category does in practice	Main constitutional concern for local government	Practical local-government consequence
1. State centralization of land-use and zoning authority	HB 68 S6 – Housing and Community Development Amendments; SB 284 S6 – Local Land and Water Modifications; HB 457 S5 –	Moves more local housing, zoning, annexation, and development decisions into state-defined frameworks, mandatory strategy menus, or	Art. XI, § 5 home rule erosion; in some bills also Art. I, §§ 7 and 24 where local hearing, appeal, or	Less municipal discretion over density, parking, annexation, permitting posture, and regulatory design;

	County Governance Modifications; HCR 6 S1 – Housing Resolution; HB 65 S4 – Construction Code Amendments	statewide technical standards. HB 68 requires local housing strategy implementation options such as rezoning, parking reductions, ADUs, fee reductions, and other measures; SB 284 imposes statewide land-use and water-planning constraints; HB 457 uses automatic annexation; HB 65 expands statewide code control.	classification issues are affected.	greater difficulty tailoring local law to infrastructure, water, neighborhood form, and service capacity.
2. Fiscal leverage, revenue reallocation, and state-linked financing	HB 492 S6 – Transportation, Infrastructure, and Housing Amendments; HB 507 S4 – State Coordination of Regional and Local Economic Development Projects Amendments; SB 278 S4 – Development Authority Modifications; SB 39 – Investment Zone Amendments; HB 475 S4 – Development Planning and Coordination Amendments	Uses loans, tax increment, reinvestment structures, zone financing, or project-area authorities to redirect revenue flows or condition local participation. HB 492 conditions infrastructure loans on local housing-plan compliance and local matching/revenue commitments. HB 507 creates regionally significant development zones, tax-increment mechanisms, and limits certain incentives outside those zones.	Art. XI local fiscal autonomy, Art. XIII taxation, and in some cases Art. XIV public debt concerns where long-term commitments or redirected increments affect local control.	Cities and counties may keep service obligations while losing control over part of the growth revenue needed to fund roads, public safety, utilities, and schools.

3. Administrative reclassification of legislative acts	SB 284 S6 – Local Land and Water Modifications; HB 68 S6 – Housing and Community Development Amendments; HB 475 S4 – Development Planning and Coordination Amendments	Reframes what used to be locally political judgments into compliance questions, strategic checklists, or state-coordinated implementation. The Bill Summary Table already identifies this as a recurring pattern.	Art. XI, § 5 , and secondarily Art. VI where local legislative judgment is diluted by administrative or quasi-ministerial state frameworks.	Councils and commissions increasingly become processors of state policy rather than true policy-makers answerable to local voters.
4. Due-process compression and reduced procedural safeguards	HB 60 S1 – Water Rights Amendments; SB 284 S6 – Local Land and Water Modifications; HB 38 S2 – County Government Amendments; HB 457 S5 – County Governance Modifications	Narrows protest, review, timing, appeal, or local procedural discretion. The Bill Summary Table identifies HB 60 S1 as compressing meaningful protest and judicial access, HB 38 S2 as restructuring county process, and HB 457 S5 as using automatic annexation without ordinary petition or vote safeguards.	Art. I, § 7 due process, Art. I, § 11 open courts where applicable, and in HB 38 potential Art. VI, § 22 multi-subject concerns.	More local exposure to rushed timelines, thinner protest rights, and decisions that are harder to challenge or meaningfully shape at the local level.
5. Boundary, governance, and structural reordering of local government	HB 38 S2 – County Government Amendments; HB 457 S5 – County Governance Modifications; SB 39 – Investment Zone Amendments	Reworks governance structure, county processes, or territorial arrangements in ways that can shift authority without a constitutional amendment.	Art. XI local-government structure, Art. VI when state law reorders governance in ways broader than the title or subject reasonably suggests.	Local elected officials may inherit territory, obligations, or procedural burdens without matching revenue, consent, or local design control.

6. Policy signal bills that prepare future preemption	HCR 6 S1 – Housing Resolution	Non-binding, but establishes a legislative posture favoring additional housing preemption and statewide coordination. The Bill Summary Table specifically flags it as signaling future statutory preemption.	Not usually a direct constitutional violation by itself, but important as a foundation for later Art. XI conflicts.	Creates the political predicate for later mandates, reporting systems, and compliance conditions.
7. Bills that do not materially drive the overreach pattern	HB 17 – Municipal Services Fees & Political Subdivision Liens	Works within existing municipal authority and preserves city discretion.	Minimal constitutional concern in the combined analysis.	Shows that not every 2026 local-government bill followed the same centralizing pattern.

Practical Steps For Local Elected Officials

Protective step	Why it matters	Immediate action
Adopt a municipal home-rule findings resolution	Builds a formal local record that land use, budgeting, and development conditions are core local legislative functions.	Pass a resolution citing Utah Const. Art. XI, § 5 , identifying where 2026 enactments affect zoning, annexation, fiscal autonomy, and service capacity.
Create a 2026 implementation matrix	Helps cities distinguish what is mandatory, what is optional, what is fund-conditioned, and what still leaves local discretion.	Direct staff and counsel to produce a bill-by-bill matrix with columns for: effective date, mandatory action, optional participation, funding condition, litigation risk, and budget impact.
Preserve local legislative findings in the record	Future disputes will often turn on whether a city documented water, traffic, infrastructure, police, fire, and school-capacity realities.	Require written findings for rezonings, density changes, fee waivers, annexation responses, and state-linked financing decisions.
Run a fiscal stress test before accepting state-linked money	“Voluntary” state loans or incentives can bind future councils and budgets.	For HB 492 / similar programs, require a public analysis showing matching funds, repayment source, service-cost increase, and who bears long-term maintenance.
Update annexation, utility, and service-extension policies	HB 457-type boundary changes can impose service burdens quickly.	Review island/peninsula areas, utility maps, police/fire response, and capital schedules before automatic or state-driven boundary effects occur.

Protect fee authority and cost-recovery documentation	Several bills pressure localities to waive or reduce fees for state housing goals.	Maintain current nexus studies, infrastructure cost schedules, and written evidence showing what fee reductions would shift to existing taxpayers.
Review zoning code for areas where state law now preempts silence	If local code is outdated, the state framework will increasingly fill the gap.	Identify ADUs, parking near transit, density bonuses, moderate-income housing tools, and ministerial review provisions that need local clarification.
Coordinate regionally with neighboring cities and counties	Fragmented local responses make state centralization easier.	Use councils of governments, county-municipal working groups, and mayor/council coalitions to share model findings, fiscal data, and amendment requests.
Request clarifying amendments early, before the next session	Waiting until late session makes defensive drafting harder.	Prepare a short package of targeted fixes: no retroactive fiscal impairment, explicit local findings authority, preserved appeal rights, and no fund-conditioning outside clear statutory limits.
Build a litigation-quality administrative record without rushing to litigation	The strongest protection is often a clear record, not an immediate lawsuit.	Have counsel preserve all state guidance, local findings, budget projections, public comments, and implementation impacts in one indexed file.

Bringing It All Together

For local elected officials, the most important takeaway from the 2026 session is that the principal risk did **not** come from one single bill. It came from the **combined direction** of multiple bills that act on the same constitutional pressure points: local zoning authority, local revenue control, procedural independence, and the ability of elected city and county bodies to make policy rather than merely administer a statewide program. The Bill Summary Table captures that pattern directly: these bills, taken together, restructure zoning discretion, fiscal autonomy, development control, revenue allocation, and regional governance authority, gradually moving local governments away from sovereign local decision-making and toward state-conditioned administration.

The strongest recurring pattern is **state centralization of land-use authority**. HB 68 S6 pushes municipalities and counties toward prescribed housing strategies, including rezoning, parking reductions, impact-fee reductions, ADU allowances, and other state-preferred tools. SB 284 S6 adds statewide land-use and water-planning constraints, while HB 457 S5 changes annexation dynamics and HCR 6 S1 signals continued legislative appetite for housing preemption. HB 65 S4 is different in subject matter, but still adds to the broader pattern by expanding statewide technical code control over areas long administered locally, even if it does so through a construction-code pathway rather than a housing mandate.

The second major pattern is **fiscal leverage**. HB 492 S6 ties infrastructure-loan eligibility to local housing-plan compliance, matching funds, and identified repayment sources. HB 507 S4 creates regionally significant development zones, tax-increment capture mechanisms, and incentive restrictions that steer local economic-development policy into state-designed channels. SB 278 S4, SB 39, and HB 475 S4 likewise fit the same broader concern: local governments may continue carrying service, maintenance, and political accountability while a larger share of the decision structure and growth-value capture moves upward or outward. That is why the fiscal question for local officials is not simply “Is money available?” but “What control do we surrender, for how long, and who pays the recurring service cost?”

A third pattern is **procedural compression**. HB 60 S1 narrows meaningful protest and public-interest review in water-rights adjudication. HB 38 S2 restructures county process. HB 457 S5 uses automatic annexation mechanics that reduce normal consent-based pathways. SB 284 S6 limits discretionary denial authority and moves some decisions toward a more ministerial

posture. The result is not only a policy shift but a governance shift: local elected bodies have less room to weigh competing local facts, slower-growing service obligations, or unique community conditions before being pushed toward approval or compliance.

For that reason, the best local response is **not panic and not passivity**. It is disciplined preparation.

Cities and counties should:

- formalize a home-rule record
- map every mandatory and optional implementation step
- insist on written findings for any state-linked housing or infrastructure action
- run hard fiscal stress tests before accepting funding tied to future policy commitments
- coordinate regionally, because the overreach problem is cumulative and structural, not merely city-specific.

One bill in this set, HB 17, largely stayed within traditional municipal authority and *shows that reform and constitutional fidelity can coexist*. But the broader package points in the opposite direction. Local elected officials should therefore prepare now not only to comply where required, but to **document, narrow, amend, and defend** the areas where local constitutional authority still remains.

TOWN OF CASTLE VALLEY
ORDINANCE NO. 2026-01

AN ORDINANCE OF THE TOWN OF CASTLE VALLEY ENACTING THE
COMMUNITY CLEAN ENERGY PROGRAM

Preamble

WHEREAS, in 2019, the Utah State Legislature enacted House Bill 411, codified at Utah Code Ann. §§ 54-17-901 to 909 (“the Act”), titled the “Community Renewable Energy Act;” and

WHEREAS, in 2024, the Utah State Legislature enacted House Bill 241 and Senate Bill 214 which, collectively, renamed the Act the “Community Clean Energy Act” and amended certain provisions of the Act; and

WHEREAS, the Act authorizes the Utah Public Service Commission (“Commission”) to establish a program (“Program”) whereby towns, municipalities, and counties may cooperate with qualified utilities to provide electric energy for participating customers from clean energy resources; and

WHEREAS, the Act provides that a customer of a qualified utility may be served by the Program if the town, municipality, or county (“Community”) in which the customer resides satisfies certain requirements, including:

(a) the Community must enter into an agreement with a qualified utility (“Utility Agreement”):

(i) stipulating to the payment to the qualified utility of the costs of:

(A) third-party expertise contracted for by the Division of Public Utilities and the Office of Consumer Services, for assistance with activities associated with initial approval of the Program; and

(B) providing notice to the Community’s customers as provided in the Act;

(ii) determining the obligation for the payment of any termination charges under the Act that are not paid by a participating customer and not included in participating customer rates; and

(iii) identifying any initially proposed replaced asset;

(b) the Community must, within ninety (90) days after the date of the Commission’s order approving the Program, adopt a local ordinance that:

(i) establishes participation in the Program; and

(ii) is consistent with the terms of the Utility Agreement; and

(c) the Community must comply with any other terms or conditions required by the Commission; and

WHEREAS, the Act further authorizes the Commission to adopt administrative rules to implement the Act and the Commission has adopted such rules as set forth in Utah Administrative Code R746-314-101 through 402 ("Rules"); and

WHEREAS, the Rules require that a customer of a qualified utility may be served by the Program if, in addition to the requirements of the Act, the Community in which the customer resides also adopts an agreement ("Governance Agreement") with other eligible Communities to establish a cooperative decision-making process for Program design, resource solicitation, resource acquisition, and other Program issues and provides a means of ensuring that eligible Communities and those that become participating Communities will be able to reach a single joint decision on any necessary Program issues; and

WHEREAS, consistent with the requirements of the Rules, the Town of Castle Valley entered into an agreement with other eligible Communities entitled the Interlocal Cooperation Agreement Among Public Entities Regarding the Community Renewable Energy Program ("Governance Agreement"), thereby becoming a member of the Community Renewable Energy Agency ("Agency"), which endeavors to make certain joint decisions about the proposed Program on behalf of Communities as set forth in the Governance Agreement; and

WHEREAS, consistent with the requirements of the Act, the Town of Castle Valley executed a Utility Agreement with Rocky Mountain Power, a qualified utility under the Act, on September 30, 2024, which addresses the issues required by the Act; and

WHEREAS, consistent with the requirements of the Act, on January 24, 2025, and June 4, 2025, Rocky Mountain Power filed an application with the Commission seeking approval of the Program and the Commission opened Docket No. 25-035-06 to consider the application; and

WHEREAS, consistent with the requirements of the Act, on March 4, 2026, the Commission issued an order in Docket No. 25-035-06 ("Commission Order") approving the Program; and

WHEREAS, as contemplated in the Act, the Town of Castle Valley Town Council desires to adopt this ordinance that satisfies the requirements of the Act; and

WHEREAS, the Town of Castle Valley desires to take actions which it has determined promote the health, safety and welfare of the Town of Castle Valley's residents; and

WHEREAS, the Town of Castle Valley Town Council has determined that adoption of this ordinance will enhance the economic well-being of the Town of Castle Valley and its residents through prudent management of the Town of Castle Valley's financial resources; and

WHEREAS, the Town of Castle Valley Town Council has determined that adoption of this ordinance will help address concerns related to poor air quality and other environmental concerns due in part to the use of fossil fuels; and

WHEREAS, the Town of Castle Valley Town Council finds that energy sources utilized by and within the Town of Castle Valley can impact public health, safety and welfare; and

WHEREAS, recent advances in energy technology have made certain clean energy resources more economically viable than in the past and, in some cases, more cost-effective than traditional energy sources; and

WHEREAS, proximity to outdoor recreation is a key economic contributor to the Town of Castle Valley and one which relies on preservation of the environment and protection of natural resources; and

WHEREAS, the Town of Castle Valley and its residents have shown an interest in environmental stewardship through various initiatives and activities surrounding growth and development; and

WHEREAS, the Town of Castle Valley Town Council believes that determining and undertaking further actions designed to reduce fossil fuel dependence while appropriately balancing financial stewardship and promoting economic growth is an important component of safeguarding public health, safety and welfare; and

WHEREAS, the Town of Castle Valley Town Council met in regular session monthly, to, among other things, consider adopting the Program on behalf of the Town of Castle Valley electric customers; and

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOWN OF CASTLE VALLEY AS FOLLOWS:

Section 1. Adoption. The Town of Castle Valley Community Clean Energy Program Ordinance, which is published on the Town's website in Ordinance form, is adopted in accordance with Exhibit A, copies of which have been filed for use and examination in the Office of the Town of Castle Valley's Town Clerk (the "Community Clean Energy Program Ordinance").

Section 2. Savings Clause. In the event one or more of the provisions of this Community Clean Energy Program Ordinance shall, for any reason, be held to be unenforceable or invalid in any respect under applicable laws, such unenforceability or invalidity shall not affect any other provision; and in such an event, this Community Clean Energy Program Ordinance shall be construed as if such unenforceable or invalid provision had never been contained herein.

Section 3. Effective Date. This Community Clean Energy Program Ordinance shall take effect immediately upon the date of its first publication.

APPROVED, ADOPTED, AND PASSED and ordered published by the Town of Castle Valley Town Council, this 20th of, May 2026.

TOWN OF CASTLE VALLEY:

Jazmine Duncan
Mayor

ATTEST:

Jocelyn Buck
Town Clerk

VOTING OF COUNCIL:

APPROVED AS TO FORM:

Laurie Simonson
Town Attorney

EXHIBIT A

COMMUNITY CLEAN ENERGY PROGRAM

SECTION 1. TOWN OF CASTLE VALLEY'S PARTICIPATION IN THE COMMUNITY CLEAN ENERGY PROGRAM

1.1 The Town of Castle Valley hereby establishes its participation in the Community Clean Energy Program ("Program") as approved by the Public Service Commission of Utah ("Commission").

1.2 On March 4, 2026, the Commission issued an order in Docket No. 25-035-06 ("Commission Order") approving the Program. The Commission Order is on file with the Commission. The Program's rates, Rules, and requirements are governed by the Commission Order, and may be modified from time to time by subsequent Rules and orders adopted by the Commission. To the extent that the Commission Order or any subsequent rule or order adopted by the Commission contradicts any portion of this Title, the Commission order or rule or order adopted by the Commission shall govern.

1.3 **ELIGIBLE CUSTOMERS.** Pursuant to Utah Code § 54-17-905(5), residential customers participating in the net metering program under Utah Code Title 54, Chapter 15, Net Metering of Electricity, Rocky Mountain Power Schedule 135, are not eligible to participate in the Program. All other retail electric customers of Rocky Mountain Power within the current and future boundaries of the Town of Castle Valley, including all residential, commercial, and industrial customers, are eligible to participate in the Program ("Eligible Customer"). Eligible Customers include rooftop solar customers on Rocky Mountain Power schedules 136 and 137, which are compensated through an export credit rather than a net metering credit.

1.4 **IMPLEMENTATION DATE.** The Program shall be implemented on the date that RMP sends out the first Notices identified in Section 2, below ("Program Implementation Date"). Eligible Customers shall be enrolled in the Program if they receive the Notices and decline to opt out of participation in the Program by the date set forth in the Notices. Consistent with the Act and the Rules, the Notices shall be sent to each Eligible Customer before the commencement date that applies to each such customer ("Customer Commencement Date"), as set forth in the Rules.

SECTION 2. CUSTOMER PARTICIPATION IN COMMUNITY CLEAN ENERGY PROGRAM.

2.1 Each Eligible Customer shall be automatically enrolled in the Program unless the customer opts out of the Program prior to the Customer Commencement Date.

2.2 **NOTICES.** As set forth in the Act and the Rules before any Eligible Customer becomes a participant in the Program, Rocky Mountain Power first shall deliver to each

Eligible Customer certain notices (collectively, the “Notices”) containing content and in the form, manner, and delivery method as required by the Act and Rules and other orders and Rules.

2.3. OPT-OUT. Each Eligible Customer may elect not to participate in the Program and instead to pay applicable existing electric rates by giving notice to Rocky Mountain Power in the manner and within the time period set forth in the Notices.

2.3.1 FIRST OPT-OUT NOTICE. Rocky Mountain Power shall provide a First Opt-Out Notice, separate from standard monthly bills, to each Eligible Customer within the Town of Castle Valley, no earlier than sixty (60) days and no later than thirty (30) days before the Customer Commencement Date applicable to each customer. The First Opt-Out Notice shall, in all material respects, use the form and content of the First Opt-Out Notice as approved by the Commission.

2.3.2 SECOND OPT-OUT NOTICE. Rocky Mountain Power shall provide a Second Opt-Out Notice, separate from standard monthly bills, to each Eligible Customer within the Town of Castle Valley, at least fifteen (15) days after the First Opt-Out Notice was provided and at least seven (7) days before the Customer Commencement Date applicable to such customer. The Second Opt-Out Notice shall, in all material respects, use the form and content of the Second Opt-Out Notice as approved by the Commission.

2.3.3 Each Eligible Customer that receives the First Opt-Out Notice and the Second Opt-Out Notice as described herein and declines to opt out of the Program by the customer’s Customer Commencement Date will be enrolled in the Program.

2.4 CUSTOMER OPTION TO OPT IN TO PROGRAM. An Eligible Customer located within the Town of Castle Valley that is not enrolled in the Program may at any time elect to participate in the Program by providing notice to Rocky Mountain Power in the form and content approved by the Commission. Following such notice to opt in to the Program, the customer will be enrolled in the Program starting with the billing period following the notice in which it is reasonably practicable for Rocky Mountain Power to enroll such customer. The reasonably practicable billing period shall be based on when the notice was received from the customer and the customer’s billing cycle. Following enrollment in the Program, the customer shall be subject to all Program requirements.

2.5 CUSTOMER OPTION TO EXIT PROGRAM. Customers enrolled in the Program may exit the Program by giving notice to Rocky Mountain Power.

SECTION 3. TERMINATION FEES

3.1 If a customer declines to opt out of the Program prior to the applicable Customer Commencement Date, but subsequently exits the Program, the existing customer may be required to pay a termination fee, as set forth in this Section.

3.2 When applicable, the amount of the termination fee shall be based on the rate schedule of the exiting customer as approved by the Commission and may be modified from time to time by subsequent orders of the Commission.

3.3 CIRCUMSTANCES IN WHICH TERMINATION FEE SHALL NOT APPLY: A Termination Fee shall not apply in the following circumstances:

3.3.1 Any customer that opts out of the Program within the “Cancellation Period” applicable to the customer, as defined in the Rules;

3.3.2 Any customer that ceases to be an electric customer of Rocky Mountain Power;

3.3.3 Any customer that moves to a new location that is not within the boundaries of a community that participates in the Program;

3.3.4 Any customer that seeks protection through bankruptcy proceedings;

3.3.5 Any customer enrolled in Schedule 3 bill assistance (“Low-Income Lifeline Program”).

SECTION 4. ACQUISITION OF CLEAN ENERGY RESOURCES

4.1 For purposes of this section, “clean energy resource” shall have the definition set forth in the Act.

4.2 Rocky Mountain Power may adopt or procure one or more clean energy resources to serve the needs and goals of the Program. The acquisition of any such clean energy resource must follow solicitation application and evaluation criteria approved by the Commission.

4.3 Any clean energy resource adopted or procured by Rocky Mountain Power to serve the needs and goals of the Program must be approved by the Commission based on a finding the same is reasonable and in the public interest.

4.4 The Commission shall determine the method of cost recovery for any clean energy resource acquired to meet Program needs and goals, and the Commission’s determination regarding cost recovery may affect Program rates.

SECTION 5. PROGRAM RATES AND RATE ADJUSTMENT FILINGS

5.1 Program rates will be determined by the Commission.

5.2 The initial Program rates were determined by the Commission in the Commission Order.

5.3 Program rates may be adjusted by the Commission from time to time, consistent with the procedures approved by the Commission for adjusting Program rates.

SECTION 6. UTILITY BILLING FOR PARTICIPATING CUSTOMERS

6.1 Rocky Mountain Power shall bill each Participating Customer on a monthly basis and shall:

6.1.1 include information in its monthly bills to participating customers identifying the Program cost; and

6.1.2 provide notice to participating customers of any change in rates for participation in the Program.

SECTION 7. TOWN OF CASTLE VALLEY PARTICIPATION IN PROGRAM

7.1 Through its membership in the Community Renewable Energy Agency, the Town of Castle Valley participated in the design and approval of the Program and shall participate in future decisions regarding clean energy resource solicitation, clean energy resource acquisition, and certain other Program issues.

7.2 Consistent with Utah Code § 54-17-903(2)(a), the Town of Castle Valley entered into an agreement with Rocky Mountain Power ("RMP") regarding the facilitation of the Program ("Utility Agreement"). Pursuant to the Utility Agreement, the Town of Castle Valley:

7.2.1 shall pay for the costs of third-party expertise contracted for in connection with the Program's development and initial approval by the Commission;

7.2.2 shall pay its proportional costs associated with RMP providing the Notices to the Town of Castle Valley customers as discussed in Section 2, above;

7.2.3 termination charges not paid by a participating customer shall be included in participating customer rates and shall not be paid by the Town of Castle Valley;

7.2.4 there shall be no initially proposed "Replaced Asset" as that term is defined by Utah Code § 54-17-902(15).

7.3 The Town of Castle Valley has already approved the appropriation of funds and has already paid those funds to the Agency for the Agency to make payments for the costs of third-party expertise contracted for in connection with the Program's development and initial approval by the Commission pursuant to the Governance Agreement.

7.4 The Town of Castle Valley hereby approves the appropriation of funds to pay its proportional costs associated with RMP providing the Notices to the Town of Castle Valley customers as discussed in Section 2, above.

The Town of Castle Valley shall not be obligated to pay any costs of the Program other than those costs set forth herein and any costs that Town of Castle Valley may bear as a utility customer that participate

Resolution 2026-1
A RESOLUTION ADOPTING THE SECOND AMENDED
FISCAL YEAR 2026 BUDGET

BE IT RESOLVED by the Town Council, Town of Castle Valley that the attached second amended budget for fiscal year 2026 (Attachment A) is the true and correct amended budget approved by the Town Council.

Passed, Adopted, and Approved by the Town Council, Town of Castle Valley in open session on the **20th day of May, 2026** by the following vote:

Those voting AYE:

Those voting NAY:

Absent:

APPROVED:

ATTESTED:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

Resolution 2026-2

A RESOLUTION STATING THE TOWN INTENDS TO HAVE PROPERTY TAX INCREASE IN THE FY2027 BUDGET

BE IT RESOLVED that Treasurer states that the Tentative FY 2027 Budget includes a property tax increase. And the Public Hearing on the tax increase will be Wednesday August 12, 2026 at 6:30 PM at the Town Building 2 Castle Valley Drive, Castle Valley, Utah as well as on Zoom.

Passed, Adopted, and Approved by the Town Council, Town of Castle Valley in open session on the **20th day of May, 2026** by the following vote:

Those voting AYE:

Those voting NAY:

Absent: None

APPROVED:

ATTESTED:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

Resolution 2026-3
A RESOLUTION PRESENTING AND ADOPTING THE FY 2027
PROPERTY TAX IMPACT SCHEDULE

BE IT RESOLVED by the Town Council, Town of Castle Valley that the attached Property Tax Impact Schedule for fiscal year 2027 is correct and approved by the Town Council.

Passed, Adopted, and Approved by the Town Council, Town of Castle Valley in open session on the **20th day of May, 2026** by the following vote:

Those voting AYE:

Those voting NAY:

Absent: None

APPROVED:

ATTESTED:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

Town of Castle Valley Proposed Property Tax Impact Schedule

The Town of Castle Valley will consider an increase to its property tax rate from .000864 to .001345 (estimated) to generate an additional \$75,000. The following information is intended to provide decision makers and the public with an explanation of how the Town's operations would be affected if the proposed property tax increase is adopted.

Town of Castle Valleys Current Property Tax Rate	.000864
Town of Castle Valleys Current Property tax income	\$134850
Proposed Revenue with Tax Change	\$209,850
New Property Tax Revenue to Castle Valley	\$75,000

Estimated Increase to the Town of Castle Valley's Property Tax Revenue 55.62%

Estimated Increase to a primary residence of \$400,000 = \$105.72

<u>Affected</u>	<u>Proposed</u>	<u>Budget without</u>	<u>Budget Change</u>
<u>Department</u>	<u>Budget</u>	<u>Change</u>	
Administration	\$149,535	\$134,535	\$15,000

Impact of Tax Increase

Two Computer upgrades to Windows 11, Server storage upgrade, IT budget established Staff cost of Living increases. Water Agent position requiring more hours to fulfill increased duties establishing and administration of the Water Advisory Committee. As well as additional work in order to pursue goals in the Town's Water Management Plan.

<u>Affected</u>	<u>Proposed</u>	<u>Budget without</u>	<u>Budget Change</u>
<u>Department</u>	<u>Budget</u>	<u>Change</u>	
Roads	\$153,500	\$93,500	\$60,000

Impact of Tax Increase

Capital Roads projects i.e. Castle Valley Drive chip seal, road equipment repair and/or replacements, road material i.e. gravel.

Total General Fund Change: \$75,000

5.20/2026 Draft

Resolution 2026-4

A RESOLUTION ADOPTING THE PROPOSED FISCAL YEAR 2027 BUDGET

BE IT RESOLVED by the Town Council, Town of Castle Valley that the attached proposed budget for fiscal year 2027 (Attachment A) is the true and correct proposed budget approved by the Town Council.

Passed, Adopted, and Approved by the Town Council, Town of Castle Valley in open session on the **20th day of May, 2026** by the following vote:

Those voting AYE:

Those voting NAY:

Absent:

APPROVED:

ATTESTED:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

CHAPTER 5 BUILDING AND LOT REQUIREMENTS

5.0 WILDLAND URBAN INTERFACE ZONE

The Wildland Urban Interface (WUI) Zone includes all parcels and RG-15 lands within the Town Boundary that are subject to current Utah State WUI Building Code.

<u>Parcel Number</u>	<u>CV Lot Number</u>
09-0000-0367	CVRR 369 and 370
09-0000-0446	CVRR 372.3 and 371.4
09-00000369	CVRR 371.3
<u>Other</u>	
<u>Range and Grazing (RG-15)</u>	

5.1 MINIMUM LOT SIZE

The minimum lot size for the RAR-1 Zone is five (5) acres, easements included.
The minimum lot size for the RG-15 Zone is fifteen (15) acres, easements included.

5.2 SETBACK REQUIREMENTS

The Land Use Authority may require an applicant to submit a topographical drawing prepared by a registered land surveyor or civil engineer identifying all property lines, road easements and required setbacks if deemed necessary to verify that the setback requirements in this section are met.

- A. For all buildings, including municipal buildings, water wells, solar energy systems and other alternative energy structures, above ground water cisterns, above ground metal shipping containers, portable sheds, and septic systems, setbacks shall be fifty (50) feet from a platted public street easement line.
- B. The setbacks for solar energy systems and other alternative energy structures, above-ground water cisterns, above-ground metal shipping containers, portable sheds, and all buildings (except for those listed in subsection E below), including municipal buildings, shall be thirty (30) feet from the side property line or back property line.
- C. Water wells shall be located at least fifty (50) feet from the property line between contiguous lots and at least 100 feet from any existing septic system.
- D. Septic systems shall be located at least fifty (50) feet from the property line between contiguous lots and at least 100 feet from any existing water well.
- E. Barns, corrals, pens, coops, sheds, and other Accessory Structures for the keeping of livestock shall be located at least 70 feet from property lines between contiguous lots and a least 100 feet from any existing Dwelling on a neighboring lot or parcel.

5.3 BUILDING AREA AND HEIGHT LIMITS

- A. Except for municipal buildings, the combined square footage of all buildings located on a legally platted lot shall not exceed 7,000 square feet.
- B. The combined square footage of all municipal buildings located on a legally platted lot shall not exceed 9500 square feet.
- C. No building or addition to an existing building, including municipal buildings, shall exceed twenty-five (25) feet in building height except as provided for in Subsection H of this section.

SURFACE WATER: streams, other Watercourses, lakes and reservoirs; or stormwater runoff, snow melt runoff, surface runoff, street waters related to street maintenance, infiltration and drainage.

TEMPORARY ACCESSORY DWELLING FOR MEDICAL PURPOSES (TAD): A recreational vehicle, park trailer, or HUD approved single-wide manufactured home to be used exclusively for immediate family members who are certified infirm, or for caregivers who are assisting the occupants of the main Dwelling who are certified as infirm.

TEMPORARY DWELLING: A manufactured mobile unit (other than a mobile home) designed and permitted by its manufacture as a temporary residence for travel, recreational, and vacation use, including recreational vehicles such as: travel trailers, park trailers, camp trailers, motor homes, truck campers and vans and installed as a Dwelling and occupied for any length of time, i.e. intermittent occupancy or long-term residency. A travel trailer shall not require special highway movement permits when towed on public highways, and shall not exceed eight (8) feet in width of forty (40) feet in length. A park trailer shall not exceed an area of 400 square feet. The unit must be self-contained or attached to a septic system approved by the Local Health Department. A Temporary Dwelling is considered a Dwelling. Only one Dwelling is permitted on a legally platted lot in the Town (except that an unused recreational vehicle may be stored while not in use).

TOWN COUNCIL: The Castle Valley Town Council, which includes the Mayor and Council members.

UNNECESSARY HARDSHIP: A general restriction placed upon a lot with respect to setback or area where, by reason of exceptional narrowness, shallowness, shape, land condition or topography of such lot, a literal enforcement of the general restrictions would result in an unfairness to the owner compared to the owners of other lots in the same zone and/or which literal enforcement would be unnecessary in order to achieve the intent of the zone. The hardship shall not have been created by an act of any property owner.

UPDES: The Utah Pollution Discharge Elimination System, which is the state/national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 318, 402, and 405 of the Clean Water Act.

VARIANCE: A waiver or modification of a setback, an area requirement or height requirement of Town Land Use Ordinances, as distinguished from a conditional use, to be determined by the Appeal Authority.

WATERCOURSE: A permanent or intermittent stream or other body of water, either natural or manmade, which gathers or carries Surface Water, including catch basins.

WILDLAND URBAN INTERFACE: The zone where structures and other human development meets, or intermingles with, undeveloped wildland.

ORDINANCE 85-3

THE TOWN OF CASTLE VALLEY

(This Ordinance 85-3 dated March 19, 2025 supersedes any earlier dated Ordinance 85-3)

AN ORDINANCE PROVIDING FOR LAND USE IN THE TOWN OF CASTLE VALLEY, UTAH.

Be it ordained by the Town Council of the Town of Castle Valley, Utah:

In order to provide for Land Use Regulation within the Town of Castle Valley this Land Use Ordinance of the Town of Castle Valley is enacted to read as follows:

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**April 17, 2024 TOWN OF CASTLE VALLEY, UTAH
ORDINANCE 95-6 AMENDED**

**AN ORDINANCE OF THE TOWN OF CASTLE VALLEY REGARDING THE
BUILDING PERMIT AND OTHER LAND USE PERMIT PROCESSES**

**(This Ordinance dated April 17, 2024 amends and supersedes
any earlier dated Ordinance 95-6)**

WHEREAS, the Town of Castle Valley (“the Town”) has an Interlocal Agreement with Grand County (“the County”) regarding Building Inspection Services wherein the Town reviews and approves building plans, electrical system plans, and solar energy system plans for their compliance with the Town’s zoning regulations before the County can issue a building permit for such plans, and

WHEREAS, the Town also has legal and liability issues in relationship to property owners who construct buildings, electrical systems, and solar energy systems on their lots, and

WHEREAS, changes to washes, drainages, or Watercourses on individual lots may adversely impact Town roads, other public infrastructure, and neighboring properties, and

WHEREAS, the Town has occasion to change its zoning regulations, and must also make changes in its regulations and forms in order to remain in compliance with changes in County law, Utah State law, and case law relating to zoning and building, and

WHEREAS, the Town needs to have a building and land use permit process which is clear and effective in meeting all these needs; therefore

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE VALLEY, UTAH:

SECTION 1: SIGNED FORMS AND AGREEMENTS REQUIRED: The Town will have a Castle Valley Building Permit Information Sheet and other Land Use Applications which specify the submissions, forms, and agreements which the Town requires in order to grant Town Zoning Approval on the Grand County Building Permit Application form for submission to the County, to grant zoning approval for other structures or improvements that do not require a Grand County building permit but are subject to Town land use regulations, or to oversee Land Disturbance Activity that might affect drainage of Surface Water (as defined in Ordinance 85-3).

1.1 Building Permits. Unless determined inapplicable by the Designated Land Use Authority, the signed documents and information listed below are required in order to attain Town zoning approval for a building permit to construct, repair, reconstruct or alter any building, to move any building onto a lot, or for any other project that requires a Grand County Building Permit. Required submission documents and information may be

determined inapplicable by the Designated Land Use Authority only if deemed unnecessary in order to properly evaluate and ensure a Land Use Application's compliance with Town Land Use Regulations and its impact on the zone in which the land use will be located.

Property within the Wildland Urban Interface (WUI) Zone, as described in Ordinance 85-3, is subject to current Utah Wildland Urban Interface Code adopted as a construction code under the Utah State Construction Code (pursuant to Utah Code Title 15A).

- a. A Castle Valley Building Permit Information Sheet (initialed and signed by applicant).
- b. An approved Septic Application signed for the Town of Castle Valley.
- c. Building plans with all the information specified in the Castle Valley Building Permit Information Sheet except for those items determined to be inapplicable by the Designated Land Use Authority for the Land Use Application being applied for (signed by property owner, and, if relevant, the building contractor).
- d. An Acknowledgement of One Dwelling Per Platted Lot (signed by applicant).
- e. An Acknowledgement of Short-Term Rentals Prohibited (signed by applicant).
- f. A Geologic Hazards Release Agreement (signed by applicant).
- g. Land Disturbance Review as described in Section 1.3 of this Ordinance (signed by the Roads Manager or other designated official) that shall expire after 12 months unless a complete Building Permit Application is submitted to the Town within that period.
- h. (Where applicable) An Acknowledgment and Release Agreement for lots without legal access (signed by applicant).
- i. (Where applicable) A Temporary Dwelling Permit.
- j. (Where applicable) A Decommissioning Contract. No portion of the decommissioned unit or building shall be buried on the property or elsewhere within the Town as further provided for in Ordinance 96-1 Watershed Protection, and Ordinance 85-3, as amended. All decommissioned material shall be properly stored on the property or shall be promptly removed from the property to a place of safe and legal disposal, after which the site and/or building, as applicable, must be returned to its preexisting condition.
- k. (Where applicable) An approved Right of Way Encroachment Permit signed by the Roads Manager or other designated official.
- l. (Where applicable) A Grade Review to determine Existing Grade prior to any earth-moving, signed by the Building Permit Agent or other designated official, as described in Ordinance 85-3 Chapter 5.7.B, and Section 5 of this Ordinance.
- m. (Where applicable) A topographical drawing prepared by a registered land surveyor or civil engineer if deemed necessary by the Designated Land Use Authority to determine compliance with setbacks or to determine Existing Grade or an estimation of pre-development topography.

- n. (Where applicable) An approved Internal Accessory Dwelling Unit (IADU) Permit, as described in Ordinance 85-3 Section 5.10, if applying for a building permit to construct, or remodel to create, an IADU.
- o. Any additional information and signed documents deemed necessary in order to properly evaluate and ensure a Land Use Application's compliance with Town Land Use Regulations and its impact on the zone in which the land use will be located.

1.2 Electrical and Solar Energy System Permits. Electrical Permits are necessary only when no other construction work is being done. Otherwise, they are included as part of a building or remodel permit and not independent of it. Solar Energy System Permit Applications must always be submitted independent of construction work being done.

Unless determined inapplicable by the Designated Land Use Authority, the signed documents and information listed below are required in order to attain Town Approval for an Electrical Permit Application or a Solar Energy System Permit Application. Required submission documents and information may be determined inapplicable by the Designated Land Use Authority or the Building Permit Agent only if deemed unnecessary in order to properly evaluate and ensure a Land Use Application's compliance with Town Land Use Regulations and its impact on the zone in which the land use will be located.

- a. A completed Castle Valley Electrical Permit Application or Solar Energy System Permit Application along with submission of all information specified in the Application. If electricity (including solar electricity) is being installed or upgraded to supply an existing building for the first time, a statement of change of use may be required if deemed applicable by the Designated Land Use Authority.
- b. Electrical system Applicants must submit 3 complete copies of the Electrical Plan as submitted to the Grand County Building Department.
- c. Solar Energy System Applicants must submit approval of an interconnection agreement from the local electric utility company to the Town in order to gain Town approval on systems connected to the grid.
- d. Solar Energy System Applicants must submit 3 complete copies of the Grand County Residential Solar Photovoltaic (PV) System Plan Review as submitted to Grand County Building Department with the attachments as listed on the Town's Solar Energy System Permit Application.
- e. (Where applicable) A Grade Review to determine Existing Grade prior to any earth-moving signed by the Building Permit Agent or other designated official.
- f. (Where applicable) a Land Disturbance Review performed by the Roads Manager or other designated official.
- g. Any additional information and signed documents deemed necessary in order to properly evaluate and ensure a Land Use Application's compliance with Town Land Use Regulations and its impact on the zone in which the land use will be located.

Copies of these forms and agreements as they exist at the time of this Ordinance are attached to this Ordinance for information purposes.

1.3 Land Disturbance Activity, Review and Permit

Land Disturbance Activity (as defined in Ordinance 85-3) may require Town oversight, including such activity not associated with a Building Permit, to protect property from changes in drainage.

Land Disturbance Review. Any Building Permit application is required to have a Land Disturbance Review by the Roads Manager or other designated official. Any other planned Land Disturbance Activity that meets one or more of the following thresholds is required to have a Land Disturbance Review by the Roads Manager or other designated official:

- a. Area of ½ acre (21,800 square feet) or more.
- b. Within a 10-foot proximity of a Watercourse (as defined in Ordinance 85-3).
- c. Moving or disturbing 50 cubic yards of material or more.
- d. Planned disturbances in setback areas.

Submission requirements for a Land Disturbance Review shall include:

- a. Plot plan showing entire lot with setback lines, existing structures including septic systems, and proposed land disturbance activity (separate page zoomed with detail if necessary.)
- b. List of any thresholds expected to be triggered, with details.
- c. In the case of a Land Disturbance Review associated with a building permit, detail any planned land disturbance activity which is not already included on the building plans.
- d. List contractors, engineers, and any other involved professionals.
- e. Any additional details or notes.
- f. Payment of Land Disturbance Review fee (waived for building-permit-associated projects.)

Upon completion of the Land Disturbance Review, the Roads Manager or other designated official may determine that a Land Disturbance Permit is required.

Land Disturbance Permit. Every person or entity shall be required to obtain a Land Disturbance Permit if the planned Land Disturbance Activity meets one or more of the following thresholds:

- a. Land Disturbance of 1 acre or more; Utah licensed engineering required if greater than 2 acres. Approval is contingent on notification of the State under UPDES (as defined in Ordinance 85-3).
- b. Engaging (crossing or changing) a Watercourse.

- c. Moving or disturbing 100 cubic yards of material or more; Utah licensed engineering required if greater than 2,000 cubic yards.
- d. If in the determination of the Roads Manager or other designated official at the Land Disturbance Review a permit should be required because of other circumstances directly relevant to the intent of protecting property from changes in drainage.

Mitigations or other conditions may be imposed by the Roads Manager or other designated official as part of the Land Disturbance Permit, which may include, but not limited to:

- a. Revegetation of disturbed areas.
- b. Riprap/armoring on erosion prone areas.
- c. Silt fencing or other silt retention methods.
- d. Timeframe for mitigations.

Exemptions from the Land Disturbance Permit requirement:

- a. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.
- b. Pre-existing agricultural operations conducted as an allowed use.

SECTION 2: The content of the forms and agreements listed in Section 1 may be amended as deemed necessary by the Planning and Land Use Commission to keep them compatible with Town Land Use Regulations, Grand County regulations, Utah state law, and evolving case law. Changes in content will be reported to the Town Council.

SECTION 3: Additional forms and agreements may be required as directed by the Town Council or as deemed necessary by the Planning and Land Use Commission to assure compliance with Town Land Use Regulations, and Grand County regulations, Utah state law, and evolving case law. Such additional forms and agreements will be reported to the Town Council.

SECTION 4: All road easement encroachments must receive written approval by the Town prior to any work being done within a Town road easement. Town approval of road easement encroachments shall take the form of the signature of the Town's Roads Manager on the Right of Way Encroachment Permit application. Town zoning approval for a new building or addition may be denied if any changes have already been made to any wash, drainage, or Watercourse on the lot in a way that affects the exit point of surface water or the concentration of discharge at that point, as determined by a Land Disturbance Review.

SECTION 5: A Grade Review shall determine and establish existing grade prior to earth-moving processes used to prepare a site for future construction or moving a structure on to a lot (see Ordinance 85-3 Definitions, and Illustrations for Definitions C1 and C2; and Section 1.1.1 of this Ordinance).

SECTION 6: APPROVAL OF BUILDING PERMIT APPLICATIONS, ELECTRICAL OR SOLAR ENERGY SYSTEM APPLICATIONS AND OTHER LAND USE APPLICATIONS:

- a. The Town Building Permit Agent is the Designated Land Use Authority for approving routine Building Permit Applications, routine Electrical and Solar Energy System Permit Applications, and other routine Land Use Applications as designated in Ordinance 85-3, as amended and shall consider approval for a complete application. The Building Permit Agent shall determine if an application is complete and determine applicable submission requirements prior to review. Town approval of a routine Building Permit Application, a routine Electrical or Solar Energy System Permit Application, and other routine Land Use Applications shall take the form of the signature of the Town Building Permit Agent on the Grand County Building Permit application form.
- b. The Castle Valley Planning and Land Use Commission is the Land Use Authority for approving nonroutine Building Permit Applications, nonroutine Solar Energy System Permit Applications, and other Land Use Applications as designated in Ordinance 85-3, as amended, and will consider approval of a complete application at their next regularly scheduled meeting. If determined nonroutine by the Building Permit Agent, the Building Permit Agent shall also determine if an application is complete and determine applicable submission requirements for the Planning and Land Use Commission and their review of the Land Use Application. Town approval for Land Use Applications for which the Planning and Land Use Commission is the Land Use Authority shall take the form of the signature of the Planning and Land Use Commission Chair on the appropriate Land Use Application Permit form after an affirmative majority vote by the members of the Planning and Land Use Commission present at an Open Public Meeting.
- c. The Town Council is the Land Use Authority for approving Building Permit Applications related to noncomplying buildings, nonconforming uses and Temporary Accessory Dwellings for Medical Purposes and other Land Use Applications as designated in Ordinance 85-3, as amended, and will consider approval of a complete application at their next regularly scheduled meeting after a recommendation for action from the Planning and Land Use Commission. The Building Permit Agent shall determine if an application is complete and determine applicable submission requirements for the Town Council's review, prior to the Planning and Land Use Commission's initial review of the Land Use Application and their recommendation for action to the Town Council. Town approval for Land Use Applications for which the Town Council is the Land Use Authority shall take the form of the signature of the Mayor on the appropriate Land Use Application Permit form after an

affirmative majority vote by the members of the Town Council present at an Open Public Meeting.

- d. Unless a specific requirement is determined inapplicable by the Designated Land Use Authority, a valid Building Permit or other Land Use Application Permit can be issued only after the completion of all requirements as specified in the Building Permit Information Sheet, all requirements as specified on the Application form for the specific Land Use Permit being applied for, the payment of all required fees, and the approval by the Designated Land Use Authority. The Building Permit Agent shall, in a timely manner, determine whether the Land Use Applications listed in this Ordinance are complete for the purposes of subsequent, substantive land use authority review. After a reasonable period of time to allow consideration of a Land Use Application, the Land Use Authority shall approve or deny each complete Land Use Application with reasonable diligence.

SECTION 7: REVOCATION OF TOWN BUILDING PERMIT APPROVALS:

- a. Grand County Building Permit Application forms must be signed by the Designated Castle Valley Land Use Authority and then the Grand County Building Department (also by the Local Health Department if there is a septic system) to be a complete and valid permit.
- b. Town Approval of a Building Permit Application, an Electrical System Permit Application, or a Solar Energy System Permit Application will be revoked and become invalid if, within six months of receiving Town approval, the Applicant has not received a completed Building Permit, Electrical Permit or Residential Solar Photovoltaic System Plan Review (PV Plan Review) from the Grand County Building Department with all fees paid. If the Town's approval is revoked on this basis, the fee paid to the Town will not be refunded. If the applicant wishes to start the application process again, new forms must be filed and a new fee must be paid.
- c. If the County revokes a completed Building Permit, Electrical Permit or PV Plan Review for any reason, the Town's Approval is also revoked. If the applicant wishes to revive such an application, the applicant must begin anew the application process with the Town. In such an instance, the original fee will not be refunded and new forms must be filed and a new fee must be paid.
- d. The applicant may extend the Town's approval for an additional six months with no additional fee as long as: no changes have been made to the applicant's proposed building, addition, electrical system, or solar energy system; no changes have occurred in the Town's Land Use Regulations since the applicant's original approval by the Town that would affect the application; the request is made before the expiration date of the permit; and the Town's approval has not been revoked for any reason. If any of the above

have occurred, the applicant must begin anew the application process with the Town.

SECTION 8: SEVERABILITY: If any provision of this ordinance or any application thereof to any person(s), entity, or circumstance is held invalid, the remaining provisions of this ordinance and applications thereof to other person(s), entities, or circumstances shall not be affected thereby.

SECTION 9: PENALTIES AND FINES:

Criminal Penalty and Imprisonment: Every person who violates this Ordinance is guilty of a Class B misdemeanor and may be punished by a criminal penalty not to exceed the maximum class B misdemeanor fine under Utah Code §76-3-301 or a term of imprisonment up to six (6) months, or both.

Civil Penalty: Alternatively, the Town Council may impose an appropriate civil penalty for each violation of this Ordinance by a fine not to exceed the maximum class B misdemeanor fine under Utah Code § 76-3-301, which civil penalties the Town Council shall specify and adopt under its authority herein and as granted by law with a minimum fine as established by resolution.

SECTION 10: EFFECTIVE DATE: This ordinance will become effective immediately upon passage by the Town Council of the Town of Castle Valley with regard to all building permit applications made after this date.

PASSED, ADOPTED AND APPROVED by the Town Council of the Town of Castle Valley, Utah in open session the 17th day of April, 2024, by the following vote:

Those Voting AYE: Mayor Duncan, Council Members Hill, Gibson, and O'Brien.

Those voting NAY: None.

Those ABSENT: Council Member Holland.

APPROVED:

Jazmine Duncan, Mayor

ATTESTED:

Jocelyn Buck, Town Clerk

Town of Castle Valley

5/19/2026 11:23 AM

Register: 1300 · General Accounts Unrestricted:Zions Operating

From 04/20/2026 through 05/23/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/21/2026			1300 · General Accoun...	Funds Transfer		X	15,000.00	22,587.03
04/30/2026			-split-	Deposit		X	195.00	22,782.03
04/30/2026			4200 · Intergovernmen...	Deposit <i>EWP Reimbursement</i>			3,177.88	25,959.91
04/30/2026			5100 · Administration:...	Service Charge	3.00	X		25,956.91
04/30/2026	EFT	Zions Bank Liabilities	-split-	87-0483404	2,199.38			23,757.53
04/30/2026	10352	Colleen R Thompson	-split-		750.64			23,006.89
04/30/2026	10353	Debbie Testa	-split-		103.89			22,903.00
04/30/2026	10354	Dorje Honer	-split-		2,441.05			20,461.95
04/30/2026	10355	Egmont Honer	-split-		1,488.27			18,973.68
04/30/2026	10356	Faylene Roth	-split-		676.39			18,297.29
04/30/2026	10357	Jasmine A Duncan	-split-		912.50			17,384.79
04/30/2026	10358	Jocelyn F. Buck	-split-		2,087.28			15,297.51
04/30/2026	10359	Sarah E Stock	-split-		561.03			14,736.48
04/30/2026	10360	Jones Demille Engin...	2000 · Accounts Payable	<i>TA - Culvert</i>	7,922.80			6,813.68
04/30/2026	10361	Zions Bank	2000 · Accounts Payable	<i>Roads - Hose fittings</i>	170.51			6,643.17
05/01/2026	10362	CC Enterprises	2000 · Accounts Payable	<i>Signs - Culvert</i>	962.50			5,680.67
05/01/2026	10363	Emery Telcom	2000 · Accounts Payable		171.30			5,509.37
05/01/2026	10364	John W. Groo	2000 · Accounts Payable		532.50			4,976.87
05/01/2026	10365	Kilgore Companies L...	2000 · Accounts Payable	<i>Coldpatch - Culvert</i>	10,443.25			-5,466.38
05/01/2026	10366	Moab Times Indepen...	2000 · Accounts Payable	<i>Public Hearing</i>	37.40			-5,503.78
05/01/2026	10367	Revize Software Syst...	2000 · Accounts Payable	<i>Website</i>	1,000.00			-6,503.78
05/01/2026	10368	Rocky Mountain Po...	2000 · Accounts Payable		30.01			-6,533.79
05/01/2026	10369	Solid Waste Special ...	2000 · Accounts Payable	<i>Clean up</i>	4,468.80			-11,002.59
05/01/2026	10370	Wheeler Cat	2000 · Accounts Payable	<i>Roads Sops</i>	218.43			-11,221.02
05/07/2026			1300 · General Accoun...	Funds Transfer			15,000.00	3,778.98