



AGENDA

THE REGULAR TOWN COUNCIL MEETING WEDNESDAY, AUGUST 19th, 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

Regular Town Meeting

1. Open Public Comment:
2. Approval of Minutes: Regular Town Council Meeting Minutes from July 15th, 2026.
Approval of Minutes: Public Hearing on the Tax Increase on August 12th, 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- Deb Testa/ Colleen Thompson
 - *Utah Renewable Communities-CM Gibson
 - *Fire District-M Duncan /Chief Drake
 - * Information Technology (IT) - Colleen Thompson
4. Correspondence: TBA.
5. Administrative Matters & Procedures: Town letters, Groundskeeper and PLUC Clerk positions update.

NEW BUSINESS

6. Discussion and Possible Action re: Updating the Capital Projects Plan.
7. Discussion and Possible Action re: Resolution 2026-7 Approving the Certified Tax Rate.
8. Discussion and Possible Action re: Resolution 2026-8 Approving the FY 2027 Budget to include the tax increase.
9. Discussion and Possible Action re: Approving PLUC selection process language amendments to Ordinance 2026-2.
10. Discussion and Possible Action re: Approving Amendments to Ordinance 83-3 Chapter 4 Section 4.2 (D) regarding Farm Stands.
11. Discussion and Possible Action re: Resolution 2026-9 Adopting the 2025 Castle Valley Hazard Mitigation Plan.
12. Discussion and Possible Action re: Road Dept .Purchase order for CAT transmission Oil for \$2449.70

UNFINISHED BUSINESS -none

13. Closed Meeting (If necessary)
14. 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"

THE REGULAR TOWN COUNCIL MEETING DRAFT MINUTES

WEDNESDAY, JULY 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, and Hill.

Council Present on Zoom: CM O'Brien

Absent: CM Holland

Present at the anchor site: Dorje Honer, Colleen Thompson, Egmont Honer, Ron Drake, Greg Haliday, John Stahfeldt and Norman Llewellyns.

Others Present on Zoom: John Groo.

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

Regular Town Meeting

1. Open Public Comment: None

2. Approval of Minutes: Public Hearing and the Regular Town Council Meeting Minutes from June 17th, 2026.

CM Hill motioned to approve the Minutes from the Public Hearing and the Regular Town Council Meeting from June 17th, 2026. CM Gibson seconded the motion, passed unanimously with CM O'Brien abstaining.

3. Executive Reports:

*Water Agent and Water Advisory Committee Report -July Mtg. cancelled. See Items #7/#8

CM O'Brien reported he is still trying to get aquifer protection in the Grand County General Plan.

*Road Department Report- Honer. CM Gibson asked when the gate at the bottom of Shafer will be re-installed. It is still sitting on a rock, and motorcyclists are still getting through. Honer will look into it and put more rocks around the cul de sac. Honer got back some estimates from LeGrand Johnson for the CV Drive chip sealing approx. \$200K plus another \$8-10K for staging equipment. Before that we will need to repair the edges/ potholes estimates are around \$30K in labor and materials, they are also looking into some new cheaper/ faster methods. The previously quoted \$9 per square foot is if the repairs were done by LeGrand Johnson. Total cost for the Town to repair all the damage would be between \$30-\$100K. Contracting out the repairs Honer stated could be as much as \$700K. M Duncan was concerned that if the Road Department does all the repairs, we won't have the budget for any regular road maintenance. Buck cited the conditions out on the Cisco Road where the cold patches are constantly coming out and needing repeated repairs. Also, the chip sealing CV Drive will need to coincide close to finishing up the repairs or the repairs might come apart before the sealing is done. Honer explained the process and added that he thinks they do not use tac oil to seal the repairs on the Cisco Road.

*Planning & Land Use Commission- Deb Testa. Minutes provided

*Utah Renewable Communities-CM Gibson reported the URC has updated their website.

*Fire District-Chief Drake reported on a very successful 4th of July Party and the Fire District is in the process of getting the new radios programmed.

* Information Technology (IT) - Colleen Thompson is working on getting the library WiFi hooked up to one of the battery backups we got from the Grand County Emergency grant. That way if there is power outage people could still use the WiFi at the Town Building.

* Treasurer's Report- CM Hill report provided. The B and C roads funds deposits are lower than expected. We are sitting pretty good between our cost outlays and the grant money received for the CV Culvert project.

4. Correspondence: None.

5. Administrative Matters & Procedures: No Town letters.

NEW BUSINESS

6. Discussion and Possible Action re: Approval of the Fraud Risk Assessment.

CM Hill motioned to approve the Fraud Risk assessment, CM Gibson seconded roll vote approved unanimously.

7. Discussion and Possible Action re: Water Use Agreement and Permit Revisions and ...

8. Discussion and Possible Action re: Ordinance 2027-1 Water Use Revisions

M Duncan explained #7 and #8 should be combined because provisions in the Agreement and the Ordinance reflect each other. Groo explained that these re-visions are ready for legal review if the Council approves them. M Duncan pointed out that not all side road setbacks are 50 feet, the Upper Eighty has 25 feet right of way and some of the roads are out of the platted easement. So, the solution could be 100ft separation. M Duncan added that the estimate for the meter/ install is \$300 so the revised WAUP should be more than \$295. CM Hill and Groo agreed the costs may need to be revised in the future when we know the actual costs for metering. Egmont Honer added right now costs for the metering are unknown. Groo added that our metering plan will need to be submitted to the Division of Water Rights for their approval. CM O'Brien continued that the language regarding the setback/ separation depending on the road should be language the attorney comes up with. Discussion continued on how the State DWRI, and Health departments ultimately have jurisdiction of where septic tanks and wells are placed.

Halliday pointed out that the metering does not take into consideration the water being put back through leach fields unlike other towns with monitored sewer systems, he asked what provisions are for that. Groo explained that right now the State is only interested in water taken out of the aquifer not replaced. Groo will send both documents for legal review.

CM Hill motioned to send the Water Agreement and Ordinance 2017-1 for legal review, CM O'Brien second motion passed unanimously.

9. Discussion and Possible Action re: Planning and Land Use Alternates Proposal.

M Duncan explained the process of "nominating" alternates came up in the last PLUC Meeting. We have never used alternates. M Duncan stated that the appointment protocol for all the PLUC positions lack transparency and the interviewing and nominating should not fall to one person, the mayor. The interviews and appointments should be done in an open meeting by the whole Council.

Stahfeldt added from his experience that board interviews need to be public. There were however questions on whether the deliberation should be public.

M Duncan did not agree with the proposal provided that alternates should have previously been on the PLUC and that an alternate can transition into a Commission seat when one comes available.

There was some further discussion on how to appoint alternates; the position requires knowledge on current PLUC issues and public meeting protocols, but we need to take into account that some applicants may have planning and land use experience outside of CV. The Ordinance 2006-3 Establishing the Planning and Land Use Commission will go to the Town Attorney for code updates and language changes. Item dropped

UNFINISHED BUSINESS -none

10. Closed Meeting (If necessary)

11 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 7:28 PM

Approved:

Attested:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

WATER ADVISORY COMMITTEE MEETING MINUTES
MONDAY, August 10th 2026. AT 9:00 A.M.
CASTLE VALLEY TOWN BUILDING - 2 CASTLE VALLEY DRIVE

**This meeting is 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 9:02 AM, and Stock called the roll.

Water Committee Members Present: John Groo, Sue Bellagamba, Ryan Anderson

Water Committee Present on Zoom:

Water Committee Absent: Pam Hackley, Dave Erley, Bob O'Brien,

Present at the anchor site: Sarah Stock, Egmont Honer, Laura Cameron, Don Montoya, Faylene Roth

Present on zoom: Harry Holland, Kinde Nebeker, (ripple effects podcast), David Berrey, Laurel Wright, Emily Lewis

REGULAR COMMITTEE MEETING

1. Open Public Comment

- Harry Holland reports that the Utah Division of Wildlife and SITLA are negotiating a land sale on some big parcels of land just east of the watershed up in the La Sals.
- Laura Cameron brings up a possible water rights exchange with those SITLA parcels.

2. Approval of Minutes

- WAC meeting June 8th, 2026
 - Bellagamba highlights a statement summarizing what Groo discussed in the last meeting, "Our water rights are perfected and under current water law, cannot be taken away." Bellagamba wants to clarify that *Town* Water Rights are not subjected to forfeiture in this circumstance because we are municipal water supplier and subject to a 40 year plan.
 - Postponed vote for approval until a quorum is present

NEW BUSINESS

3. Appoint a co-chair for the WAC

- Postponed until next meeting

4. Presentation by Emily Lewis on Water Marketing Strategies

- Starts at 9:14
- Lewis, water attorney working with Culp and Kelley LLP & CK BlueShift
- We are in a unique position of having more water than we need.
 - Utah's Water Banking framework- 2020 Utah Law - Sunsets in 2030
 - Goal 1: Lessen administrative load for change applications with the State Engineer
 - Goal 2: Facilitate in-stream flows and allow greater flexibility for this (additionally a new 2022 in-stream flow statute)
 - Two models:
 - Statutory Water Bank - can work well where there is a lot of activity moving water around each year. Large administrative burden, broader pool of potential applicants

- Contract Water Banking - Leases between 2 and 5 parties, may be more applicable for Castle Valley to explore
- Utah generally administers surface and groundwater rights separately. Conjunctive management (combining the two) is only used in a few places in the State.
 - Currently, you cannot mix surface and groundwater in a bank
- A groundwater bank could hold or lease groundwater rights, but protecting Castle Creek's surface runoff would likely require the surface right holders to participate directly, or a separate surface-water bank or instream flow filing
- Options for protecting unused water
 - Change application on water rights to a water-banking use
 - 40 year Public Water Supplier Protections (Lewis says this is probably our best way of protecting our water)
 - We need to show a need for all of the water rights based on growth protections.
 - There are laws that allow for "surplus exchanges" of surplus rights (according to the 40 year plan).
 - Filing non-use applications. These last 5-7 years, you can apply to extend. You can still use this water under certain circumstances
 - This may be good if we have more water rights in our portfolio than our 40 year plan projects.
 - "Global Change Applications" have been used in irrigation companies for some time, the state engineer is beginning to use these for municipalities
 - Instream flow protections
- If we don't have the right mix of supply and demand, the water banking tools may not serve us. Our municipal structure allows for flexible use in the valley, which is one benefit of water banking. To make this worth our time, we would need to bring in more players.
- Well Metering and Funding:
 - Individual well metering provides the usage data underlying both water-banking accounting and instream-flow administration
 - As required by state law, we should have a meter on each point of diversion (well)
 - Weber Basin Conservancy District has a "pinging" system for secondary meters (irrigation canals), which collects radio signals from meters intermittently and broadcasts them to the hub (Contact: John Perry, Weber Basin)
- Instream Flow: new legislation in 2022, with updates in 2023, and additional legislation in 2026
 - You can file to have a water right protected for instream flow purposes.
 - Water rights operate on a priority date, including for instream flows.
 - The vast majority of these have been used for storage - so bringing flows to the Great Salt Lake or Lake Powell. Instream flows for storage might run in October, whereas instream flows for environmental purposes might run in August.
 - It is much more common to change water rights from a surface point of diversion to groundwater diversion. The reverse, groundwater to surface, isn't common (though perhaps this is what TCV could try for instream flows).
- Are we interested in piloting a groundwater conservation easement? These exist in Southern Colorado (San Luis Valley) and New Mexico. These might be an interesting way to keep our aquifer in safe yield. There would be potential for a state-based tax credit.
 - Roth: Could residential lots without wells, or unused water rights, be a source for conservation easements?

- Groo asks if there could be a path towards considering this area with conjunctive management.
 - Lewis states that there are tools for us to do this. We can ask for a distribution order area from the State Engineer (different from a Groundwater Management Plan). A distribution order comes up in areas with discord to come to clarity on who gets shut off, when, and can look at the systems as a whole.
 - Stock mentions that the creek water rights tend to have significantly older water rights than the town's groundwater rights.
 - Presentation ends at 10:09
- WAC discusses the presentation:
 - Montoya brings up all the private rights in the valley and looks to Boulder, Colorado who is implementing conservation easements for riparian recovery. Mentions the potential for Castle Creek to thrive as a riparian corridor
 - Cameron asks for clarity about "water speculation."
 - Belagamba states that we have to consider if we are working with our water attorney or hiring Culp and Kelly on this.
 - Belagamba highlights the potential for using the "dedicated water" statute for instream flows for storage, which may be helpful since we have Lake Powell downstream.

PRIORITY ACTION REPORTS

5. Water Management Plan Priority Action List

- Water Rights - Groo
 - No updates
- Well Metering – Stock/Groo/Honer
 - Stock reiterates that it is state law to meter all diversions (wells) in the State.
 - Wright asks if users would have to pay for the water if such a program came into existence.
 - Groo answers no, it's simply for information on how much water is used.
- Castle Creek – Hackley
 - No updates
- Aquifer Monitoring (UGS Program) – Stock/O'Brien
 - No updates
- Non-Potable Water for Cisterns – Groo
 - No updates
- Grand County Watershed Protection Overlay District – O'Brien
 - No updates
- DRWi Appropriations Policy for CV – Stock
 - Stock presents on findings from research exploring water rights and private land parcels in the Castle Valley watershed and outside of the Town boundary. She is trying to answer the question: given current UDWRi appropriation policies, how much water could be appropriated if all the parcels of land in the watershed were subdivided. How does this compare to current water use? Are there any avenues that the Town of Castle Valley can take to protect our water from overuse?
 - She describes the current appropriation policy, where each lot, regardless of size, has a maximum appropriation potential, which varies based on area and elevation (6.73 AF in

the lower and mid valley, 4.73 in Castleton and up, 2 AF in Willow Basin). There is also the potential for fixed time applications for larger water rights.

- Water in Mason Draw is being diverted over to Wilson Mesa and out of the watershed (209 AF), we would want to work to avoid other transbasin diversions like this in the future.
 - There are large chunks of private land in Castleton (Doles Ranch) which could be subdivided and increase water allocations and use.
 - Groo highlights the current policy from UDWRi, which states that all new water users in the Town should seek water rights from the Town.
 - Stock highlights the concern that the surface rights to the creek are much older than the town's groundwater rights. Potential solutions to the problem could include securing old water rights or working on some sort of aquifer recharge project to protect against a future where there is less infiltration through the losing stretch of Castle Creek. This could use high flows, but would perhaps have to be located outside of the creek channel since the creek is essentially a ditch connecting parties who hold the water rights.
 - Belagamba expresses interest in finding existing old impoundments to use for this purpose.
 - Groo, the WAC, and Montoya continue to discuss
- Explore options for protection of surplus water- Bellagamba
 - Bellagamba asks what the next steps are
 - Groo responds that we should answer the questions that Emily asked of us, get a sense of priorities in this regard
 - Belagamba will reach out to Lewis for the presentation to share
 - Stock asks about demand management and if the state would be interested in using or accounting for our surplus ground water.
 - Bellagamba responds that it is likely that the state would want to see actual cuts to water use, not just paper water rights accounting, since the water is currently unused, but that accounting is important.
 - Anderson mentions that he will be gone for three months, asks if we should get someone else on for the PLUC.
 - Groo responds that if there is someone with interest, it would be great to keep the PLUC in the loop on our conversations.

ADJOURNMENT

Groo moves to adjourn at 10:54 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

September 14, 2026

Chair's Signature

Date

Town of Castle Valley
Road Department
Monthly Report August 2026

Dorje Honer
August 18, 2026

ROAD MAINTENANCE

- General Road Maintenance
 - Side roads
 - We will be doing various cleanup/ditch work through the fall.
 - Surface work will be done as conditions improve for grading. (Cooler temps and higher moisture)
 - Castle Valley Drive
 - Pot hole repair has begun and will continue through fall.

PROJECTS

- General
 - Castle Valley Drive (Chip Seal Prep)
 - Side Repair Cost Estimates:
 - Legrand price is about \$9 per square foot.
 - Our updated costs come in at about \$4.50/sq. Ft. (Excluding disposal)
 - We are researching alternate equipment/methods.

MATERIALS

- We will be ordering cold-patch as needed over the coming months as we use it to minimize losses and have fresh material. (Another load is planned to be ordered, expecting around \$4,300.)

REQUISITIONS

- Cold-Mix Asphalt (~30 tons, total ~\$4,300)
- Cat fluids and filters for Cat grader service. (Including TDTO oil (110 gallons, total \$2,449.70)

ACQUISITIONS

- Quick connects for water hoses.
- Various small tools.
- Batteries for the work truck.

EQUIPMENT

- Cat Grader
 - We are at 7,000 machine hours and will be doing all previously required service to make sure it is done and at a normal hour mark for future simplicity.
 - Will likely also do tandem repair at this time as it coincides with some of the service work to be done.
- Mower (Repaired)
 - Main lift piston leaking. (Repaired)
- Loader (Parts have been ordered, awaiting delivery)
 - Drive shaft failure & Brake leaks

FACILITIES

- Nothing to report at this time

TRAINING

- Nothing to report at this time

BUDGET

- We are currently within budget.

INCIDENTS & ACCIDENTS

- Nothing to report at this time.

WORK SCHEDULE

- The road crew works a flexible schedule (usually Mondays & Tuesdays) based upon: resources available, prioritization of work, weather conditions, and the private schedule of its employees. The road crew currently does not work on Sundays except for emergencies.

**MINUTES
PUBLIC HEARING & REGULAR MEETING
OF THE PLANNING AND LAND USE COMMISSION
TOWN OF CASTLE VALLEY
THURSDAY, AUGUST 6, 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 present at anchor site: Ryan Anderson (Chair), Janie Tuft, Jeff Whitney, Matt Gross. Arrived later: Dorje Honer (Co-Chair)

Present at anchor site: Colleen Thompson (substitute clerk), Mayor Jazmine Duncan, Egmont Honer, Marie Hawkins

Present on Zoom: Dave Frey, Sue Frey

CALL TO ORDER & ROLL CALL FOR THE PUBLIC HEARING regarding proposed amendments to Ordinance 85-3 Section 4.2 D Permitted Uses for RAR-1 Zone

Anderson called the public hearing to order at 6:31 P.M.

1. Thompson called the roll.
2. **Open Public Comment:** Dave and Sue Frey spoke in support of the proposed farm stand language, noting benefit to residents who grow produce or make related products. Discussion clarified that the amendment allows a *shared* farm stand (products from multiple lots displayed on one stand) provided all products are raised in the Town of Castle Valley; prepared/cottage-food products involve separate State requirements. Jeff Whitney suggested changing the geographic reference from “Town of Castle Valley” to the broader “Castle Valley.” There was general consensus. No further public comments.
3. Whitney moved to adjourn the public hearing. Tuft seconded. Motion passed unanimously. Public hearing adjourned at 6:48 P.M.

CALL TO ORDER & ROLL CALL – REGULAR MEETING

Anderson called the Regular Meeting of the Planning and Land Use Commission (PLUC) of the Town of Castle Valley to order at approximately 6:49 P.M. Thompson called the roll.

1. **Adoption of Agenda.** Anderson requested amendment of the agenda to postpone New Business Item 5 (discussion regarding Town Council interview and approval of PLUC candidates) pending legal review and recommended language. Whitney moved to postpone Item 5. Tuft seconded. Motion passed unanimously. Tuft moved to adopt the agenda as amended. Gross seconded. Motion passed unanimously.
2. **Open Public Comment.** Anderson and others recognized and thanked Marie Hawkins for more than twenty years of service on the PLUC, including work on four General Plans. Cards were presented. Hawkins briefly responded. No other public comments.
3. **Approval of Minutes July 2, 2026, Regular Meeting.** Gross moved to approve the July 2, 2026 minutes. Tuft seconded. Motion passed unanimously.
4. **Reports**
 - Correspondence – None

- Building Permit Agent (BPA) Report – Thompson. July approved permits: solar battery addition to existing system on Lot 238 (Miller); Certificate of Land Use Compliance for animal sheds on Lot 386 (Homestead). In progress; Lot 386 multiple buildings approaching maximum allowed square footage, temporary dwelling permit and decommissioning contract anticipated, new septic planned; Lot 157 non-routine solar proceeding through Grand County Building Department; studio/bedroom on Lot 137 (former Oller); Conditional Use Permit approved for Lot 230 (Eula Gonzales – soap, possible additional future products. Discussion of Lot 386 plans, outdoor kitchen removed from studio residence to eliminate multiple kitchens; Ryan asked about status of follow-up re two shipping containers on Lot 388—so far they have not responded to email.
- Water Advisory Committee (WAC) Anderson – July meeting canceled. Next meeting scheduled for the following Monday; report will be provided at the September PLUC meeting.
- Procedural Matters – Town is seeking a PLUC secretary. Also, during power outages the library Wi-Fi now operates on battery backup (estimated 13–15 hours); it is a communication resource only, not a cooling center.

NEW BUSINESS

5. **Discussion and possible action regarding having the Town Council interview and approve PLUC candidates:** Postponed (see Item 1 Agenda adoption).
6. **Discussion and possible action regarding proposed amendments to Ordinance 85-3 Section 4.2.D Permitted Uses for RAR-1 Zone Regarding Farm Stands**
(Member Dorje Honer arrived at this point in the meeting.)
Whitney moved to recommend the ordinance amendment to Town Council with the minor change that the language read “Castle Valley” rather than “Town of Castle Valley.” Tuft seconded. Motion passed unanimously. The recommendation will be forwarded to Town Council.

UNFINISHED BUSINESS

7. **Discussion and possible action regarding updates to land use application forms, in order to align them with changes in procedure and recent amendments to Ordinances 95-6 (tabled)**

No action taken. Forms previously completed have been removed from the list; remaining items continue under review.

CLOSED MEETING – Not needed.

ADJOURNMENT – Whitney moved to adjourn. Tuft seconded. Motion passed unanimously. Meeting adjourned at 6:59 P.M.

—Colleen Thompson

BPA Report as of 8/3/2026

Building permits approved									
date	lot#	road	owner	type	purpose	description	height	sq ft <=19	sq ft >19
7/7/2026	238	Miller Lane East	Kincaid, Glen & Tana	Electrical	Solar	Battery for existing solar	8	40.5	0
7/24/2026	386	Homestead Road	Jones, Craig & Tracy	CLUC	Shed	Animal pens	7	194	0
Building permits in progress									
Start date	lot#	road	owner	type	purpose				
5/1/2026	386	Homestead	Craig Jones	BP	Res + outbldgs				
6/1/2026	157	Buchanan	Johnston/Martin	BP—solar	NR solar				
7/14/2026	137	Castle Valley Drive	Elliot & Ann Justin	BP	Studio-Bedroom				
TDP/CUP etc									
Start date	lot#	road	owner	type	purpose				
7/21/2026	230	Miller Lane East	Eula Gonzaaes	CUP—Home Occupation	soapworks, initially				

Capital Projects Plan 1.23.2024

The Town of Castle Valley holds two capital funds, one for capital roads and another for general capital, we have identified capital projects for each fund based on current and anticipated needs.

In our capital roads fund, chip sealing castle valley drive is our highest priority and needs to be done every seven to 10 years, additionally replacing the castle Creek culverts, engineering and installation of low water crossings in the upper 80, replacing our grader, buying our backhoe at the end of its lease and equipping our road department with the rock crusher and dump truck to be able to process larger materials that we aren't able to purchase, running water to our road shed and purchasing a Sander and a materials shed to cover our crack sealing material and sand. Running Wifi to our Road Shed to support data entry from equipment and the road manager has also been identified as a potential project. The paving of Castle Valley Drive was also discussed in creating this capital project plan and more research will be done to determine the benefit compared to the continued chip sealing.

From our general capital we have several priority water projects starting with an isotope study and the 7th monitoring well on Shafer lane, also prioritized based on meetings the division of water rights, a peer review of our water study, and Parshall Flumes both at the top and bottom of Castle Creek, and the groundwater budget based on data from the monitoring wells and the isotope study.

Also from the general capital fund, projects for our emergency operation plan include a generator for lot 13 to ensure continuous use of the pump from that well to support fire suppression activities and also a trailer to house our emergency operations equipment such as sandbags and signage.

Some of these projects will also be placed on the CIB list for potential grant applications. The projects from our Capital projects plan that will also be placed on the CIB list or are currently on that list are: Replacing the Castle Creek Culverts, engineering and installation of low water crossings in the Upper 80, the Isotope Study, replacing the grader, and potentially the paving of Castle Valley Drive if this project is found to be more beneficial than the continued chip sealing.

8.19.2026 FYI Addition : On our last CIB list we had a Mower Arm and a Roller/ Compactor

Utah State Tax Commission - Property Tax Division Resolution Adopting Final Tax Rates and Budgets	Form PT-800 Rev. 02/15
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County: **GRAND**Tax Year: **2026**

It is hereby resolved that the governing body of:

CASTLE VALLEY TOWNapproves the following property tax rate(s) and revenue(s) for the year: **2026**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
10 General Operations	209,850	0.001193
	\$209,850	0.001193

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date: _____

Title: _____

Resolution 2026-8
A RESOLUTION ADOPTING THE
FISCAL YEAR 2027 BUDGET

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

Passed, Adopted, and Approved by the Town Council, Town of Castle Valley in open session on the **19th day of August, 2026** by the following vote:

Those voting AYE:

Those voting NAY:

Absent:

APPROVED:

ATTESTED:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

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	Actual 2026 Budget	Proposed 2027 Budget	Budget with total grant money entered in one year
Codes	Operating Income		\$ 721,270.94	\$ 847,370.00	\$ 1,262,572.54	\$ 923,182.40	\$ 396,905.00	\$ 1,199,305.42
	Tax Revenue		\$ 214,966.31	\$ 289,282.00	\$ 216,650.00	\$ 225,102.75	\$ 291,350.00	\$ 225,102.75
4110	Property Taxes		\$ 132,398.44	\$ 208,942.00	\$ 134,850.00	\$ 135,882.87	\$ 209,850.00	\$ 135,882.87
4111	Current		\$ 126,986.27	\$ 204,942.00	\$ 130,850.00	\$ 131,823.83	\$ 205,850.00	\$ 131,823.83
4112	Delinquent		\$ 5,412.17	\$ 4,000.00	\$ 4,000.00	\$ 4,059.04	\$ 4,000.00	\$ 4,059.04
4150	Sales Tax		\$ 79,783.65	\$ 72,000.00	\$ 76,000.00	\$ 84,040.59	\$ 76,000.00	\$ 84,040.59
4175	Misc Tax		\$ 2,784.22	\$ 8,340.00	\$ 5,800.00	\$ 5,179.29	\$ 5,500.00	\$ 5,179.29
4176	Motor Carrier		\$ 475.36	\$ 490.00	\$ 1,000.00	\$ 769.62	\$ 700.00	\$ 769.62
4177	Fee in Lieu		\$ 860.02	\$ 6,350.00	\$ 3,600.00	\$ 3,199.28	\$ 3,600.00	\$ 3,199.28
4199	Other		\$ 1,448.84	\$ 1,500.00	\$ 1,200.00	\$ 1,210.39	\$ 1,200.00	\$ 1,210.39
	Intergovernmental Revenue		\$ 237,683.13	\$ 65,500.00	\$ 618,727.39	\$ 300,297.89	\$ 83,000.00	\$ 576,420.91
4210	Class "C " Roads		\$ 61,617.89	\$ 60,000.00	\$ 76,000.00	\$ 66,315.69	\$ 76,000.00	\$ 66,315.69
4211	Add Road Tax		\$ 7,598.55	\$ 5,500.00	\$ 7,000.00	\$ 7,998.03	\$ 7,000.00	\$ 7,998.03
4220	Liquor Allotment Fund				\$ -	\$ -	\$ -	\$ -
4230	Government Grants		\$ 168,466.69		\$ 535,450.43	\$ 225,707.21	\$ -	\$ 501,830.23
4299	Other / ARPA				\$ 276.96	\$ 276.96		\$ 276.96
4300	Permits and Fees		\$ 3,787.50	\$ 3,065.00	\$ 2,475.00	\$ 2,765.00	\$ 2,555.00	\$ 2,765.00
4310	Water Agreements		\$ 570.00	\$ 475.00	\$ 95.00	\$ 95.00	\$ 400.00	\$ 95.00
4320	Building Permits		\$ 1,700.00	\$ 1,250.00	\$ 755.00	\$ 935.00	\$ 1,000.00	\$ 935.00
4330	Business Lic/CUP		\$ 455.00	\$ 455.00	\$ 355.00	\$ 355.00	\$ 355.00	\$ 355.00
4340	Fines				\$ -	\$ -	\$ -	\$ -
4350	School Bus Prkg		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4399	Other Fees		\$ 1,062.50	\$ 885.00	\$ 1,270.00	\$ 1,380.00	\$ 800.00	\$ 1,380.00
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	\$ 32,000.00	\$ 34,602.76	\$ 20,000.00	\$ 34,602.76
	Sale of Fixed Assets							
	Transfer from Genl Fund Balance		\$ 42,961.00					
	Transfer From Capital Funds		\$ 181,020.00	\$ 453,523.00	\$ 392,720.15	\$ 360,414.00	\$ -	\$ 360,414.00

ATTACHMENTS A B

	Operating Expenses		\$ 725,179.44	\$ 847,370.00	\$ 1,262,572.54	\$ 1,160,074.08	\$ 396,905.00		\$ 1,160,074.08
5100	Administration		\$ 68,879.15	\$ 100,820.00	\$ 76,406.96	\$ 74,086.06	\$ 99,889.00		\$ 74,086.06
5110	Payroll & Taxes		\$ 44,598.74	\$ 46,170.00	\$ 46,280.00	\$ 45,541.37	\$ 50,169.00		\$ 45,541.37
5111		Clerk	\$ 31,680.74	\$ 32,390.00	\$ 32,500.00	\$ 32,623.37	\$ 33,475.00		\$ 32,623.37
5115		Mayor	\$ 12,918.00	\$ 13,780.00	\$ 13,780.00	\$ 12,918.00	\$ 14,194.00		\$ 12,918.00
5119		Information Tech					\$ 2,500.00		
5120	Office Expenses		\$ 2,395.08	\$ 4,000.00	\$ 5,499.96	\$ 4,930.12	\$ 5,770.00		\$ 4,930.12
5125	Public Notice/ Website		\$ 1,981.70	\$ 3,000.00	\$ 2,300.00	\$ 2,305.30	\$ 3,000.00		\$ 2,305.30
5130	Elections		\$ -	\$ 8,000.00	\$ -	\$ -	\$ -		\$ -
5135	Programs/Events		\$ 4,428.00	\$ 5,000.00	\$ 5,000.00	\$ 4,321.50	\$ 5,000.00		\$ 4,321.50
5136		Scholarship	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
5137		Clean-Up	\$ 4,428.00	\$ 5,000.00	\$ 5,000.00	\$ 4,321.50	\$ 5,000.00		\$ 4,321.50
5139		Other / CREP							
5150	Professional Services		\$ 5,473.41	\$ 17,550.00	\$ 6,627.00	\$ 6,585.10	\$ 21,850.00		\$ 6,585.10
5151		Legal	\$ 2,126.00	\$ 11,000.00	\$ 2,100.00	\$ 2,058.10	\$ 11,000.00		\$ 2,058.10
5152		Appeal Authority	\$ -	\$ 1,350.00	\$ -		\$ 1,350.00		
5153		Audit	\$ 2,460.00	\$ 2,700.00	\$ 4,527.00	\$ 4,527.00	\$ 6,500.00		\$ 4,527.00
5154		Database	\$ 887.41	\$ 2,500.00	\$ -		\$ 3,000.00		
5160	Dues/Memberships/ Training		\$ 500.00	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ 500.00		\$ 500.00
5165	Travel		\$ -	\$ 2,000.00	\$ -		\$ 2,000.00		
5170	Telephone		\$ 2,082.84	\$ 2,600.00	\$ 2,100.00	\$ 1,899.37	\$ 2,600.00		\$ 1,899.37
5175	Insurance/ Bonds		\$ 7,419.38	\$ 10,000.00	\$ 8,100.00	\$ 8,003.30	\$ 9,000.00		\$ 8,003.30
5180	Interlocal Services - Animal Control								
5199	Other								
5200	Community Bldg/Lot		\$ 19,985.61	\$ 29,125.00	\$ 20,825.00	\$ 19,464.54	\$ 25,726.00		\$ 19,464.54
5210	Payroll & Taxes		\$ 1,427.47	\$ 6,000.00	\$ 3,000.00	\$ 2,218.49	\$ 6,000.00		\$ 2,218.49
5260	Cemetery								
5261		Payroll							
5269		Other							
5220	Lease/MBA		\$ 7,498.63	\$ 7,350.00	\$ 7,350.00	\$ 7,350.00	\$ 7,200.00		\$ 7,350.00
5230	Utilities		\$ 1,148.92	\$ 3,000.00	\$ 2,000.00	\$ 1,426.16	\$ 2,000.00		\$ 1,426.16
5240	Maintenance Expenses		\$ 2,010.57	\$ 5,000.00	\$ 700.00	\$ 694.90	\$ 3,000.00		\$ 694.90
5241	Equipment for Community Center								
5250	ARPA Expenses								
5280	Road Shed Loan		\$ 7,900.02	\$ 7,775.00	\$ 7,775.00	\$ 7,774.99	\$ 7,526.00		\$ 7,774.99
5299	Other	lot irrigation / reparian fuels							
5290		emr / Defribulator							
5295	Donation Expenses								

ATTACHMENTS A B

5300	Planning/ Land Use		\$ 12,600.23	\$ 14,925.00	\$ 15,000.00	\$ 14,123.76	\$ 16,290.00		\$ 14,123.76
5310	Payroll & Taxes		\$ 12,600.23	\$ 12,925.00	\$ 15,000.00	\$ 14,123.76	\$ 14,290.00		\$ 14,123.76
5311		Permit Agent	\$ 6,883.85	\$ 6,775.00	\$ 7,000.00	\$ 6,437.91	\$ 7,210.00		\$ 6,437.91
5312		Clerk	\$ 5,716.38	\$ 6,150.00	\$ 8,000.00	\$ 7,685.85	\$ 7,080.00		\$ 7,685.85
5320	Professional Services		\$ -	\$ 2,000.00			\$ 2,000.00		
5330	Studies								
5399	Other								
5400	Water		\$ 5,116.84	\$ 30,000.00	\$ 13,500.00	\$ 10,408.81	\$ 30,500.00		\$ 10,408.81
5410	Payroll & Taxes		\$ 4,177.50	\$ 16,000.00	\$ 8,400.00	\$ 8,265.76	\$ 16,000.00		\$ 8,265.76
5420	Professional Services		\$ 353.50	\$ 8,000.00	\$ -		\$ 8,000.00		
5422	Cemetery Well								
5421	Water Study								
5499	Other	Water monitoring/	\$ 585.84	\$ 6,000.00	\$ 5,100.00	\$ 2,143.05	\$ 6,500.00		\$ 2,143.05
5500	Roads		\$ 488,597.61	\$ 672,500.00	\$ 1,073,647.58	\$ 978,797.91	\$ 153,500.00		\$ 978,797.91
5510	Payroll & Taxes		\$ 41,333.19	\$ 65,000.00	\$ 34,000.00	\$ 24,227.79	\$ 65,000.00		\$ 24,227.79
5511		Road Supervisor	\$ 26,427.35	\$ 40,000.00	\$ 22,000.00	\$ 16,264.15	\$ 40,000.00		\$ 16,264.15
5512		Road Staff	\$ 14,905.84	\$ 25,000.00	\$ 12,000.00	\$ 7,963.64	\$ 25,000.00		\$ 7,963.64
5513		Administrator							
5514		Training	\$ -	\$ 2,500.00	\$ -		\$ 2,500.00		
5521		Road Legal	\$ -	\$ 2,000.00	\$ -		\$ 2,000.00		
5520									
5530	Road Equipment		\$ 42,387.36	\$ 65,000.00	\$ 31,000.00	\$ 14,477.26	\$ 63,000.00		\$ 14,477.26
5531		Fuel Oil/ Supplies	\$ 11,670.30	\$ 17,000.00	\$ 15,000.00	\$ 7,492.82	\$ 17,000.00		\$ 7,492.82
5532		Maintenance/ Repa	\$ 25,525.06	\$ 31,000.00	\$ 15,000.00	\$ 6,920.49	\$ 31,000.00		\$ 6,920.49
5533		Equipment/Tools	\$ 965.11	\$ 15,000.00	\$ 1,000.00	\$ 63.95	\$ 15,000.00		\$ 63.95
5534	Leased Equipment		\$ 4,226.89	\$ 2,000.00	\$ -	\$ -	\$ -		\$ -
5540	Road Maintenance/ Repair		\$ 404,877.06	\$ 538,000.00	\$ 1,008,647.58	\$ 940,092.86	\$ 21,000.00		\$ 940,092.86
5541		Contractors	\$ -	\$ 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	\$ 994,647.58	\$ 928,721.23			\$ 928,721.23
5544	Shafer / Up80		\$ 198,466.69	\$ -	\$ -	\$ -	\$ -		\$ -
5549		other / gravel	\$ 14,130.37	\$ 17,000.00	\$ 14,000.00	\$ 11,371.63	\$ 20,000.00		\$ 11,371.63
5599	Other	CVD / chip sealing							
	Transfers		\$ 130,000.00	\$ -	\$ 63,193.00	\$ 63,193.00	\$ 71,000.00		\$ 63,193.00
	To General Fund								
	To Capital Fund		\$ 10,000.00						
	To Capital Fund/Roads		\$ 120,000.00		\$ 63,193.00	\$ 63,193.00	\$ 71,000.00		\$ 63,193.00
	SURPLUS		\$ (3,908.50)	\$ -	\$ -	\$ (236,891.68)	\$ -		\$ 39,231.34

	CAPITAL BUDGET							
6000	Capital Projects Income	\$ 382,276.69	\$ 520,000.00	\$ 994,647.58	\$ 652,598.21	\$ 347,123.02		\$ 928,721.23
6100	Transfers from Capital Fund	\$ 181,020.00	\$ 453,523.00	\$ 392,720.15	\$ 360,414.00			\$ 360,414.00
6110	Government Grants	\$ 201,256.69		\$ 535,450.43	\$ 225,707.21	\$ 276,123.02	late reimb	\$ 501,830.23
6120	Other/ Transfers from Operating Funds		\$ 66,477.00	\$ 66,477.00	\$ 66,477.00	\$ 71,000.00		\$ 66,477.00
6130	Equipment Materials	\$ 147,070.00						
6199	Other/CC Culvert CV Drive/ 8o cross	\$ 235,206.69	\$ 520,000.00	\$ 994,647.58	\$ 928,721.23			\$ 928,721.23
6200	Community Bldg/ Lot	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
6210	Payroll & Taxes							
6220	Equipment							
6230	Solar Panels							
6299	Other	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
6250	Basketball Court Pit Toilet	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
6300	Other Capital Projects							
7052	SURPLUS TO CAPITAL FUND			\$ 63,193.00	\$ 63,193.00	\$ 71,000.00		\$ 63,193.00
7051	Surplus To General Fund							
	GENERAL FUND TRANSFERS							
	From Capital Funds To General F	\$ 181,020.00	\$ 453,523.00	\$ 392,720.15	\$ 360,414.00			\$ 360,414.00
	From General Funds To Capital F	\$ 130,000.00	\$ 66,477.00	\$ 129,670.00	\$ 66,477.00	\$ 71,000.00		\$ 66,477.00
	General fund balance transfers	\$ 42,961.00						

TOWN OF CASTLE VALLEY, UTAH
ORDINANCE NO. 2026-02
AN ORDINANCE AMENDING ORDINANCE NO. 2006-03
“AN ORDINANCE ESTABLISHING THE PLANNING AND LAND USE COMMISSION
AND DESIGNATING LAND USE AND APPEAL AUTHORITIES”

WHEREAS, the State of Utah requires that each municipality enact an ordinance establishing a planning commission (Utah Code Annotated §10-20-301); and

WHEREAS, Utah Code Annotated §10-20-301(1)(b)(ii) mandates that this ordinance provide procedures for appointing a planning commission member; and

WHEREAS, on December 13, 2017, the town of Castle Valley, UT (“Town”) adopted Ordinance No. 2006-03 “An Ordinance Establishing the Planning and Land Use Commission and Designating Land Use and Appeal Authorities;” and

WHEREAS, Ordinance No. 2006-03 provides the procedure for appointing a planning commissioner as follows: “The Mayor shall interview each candidate to establish ability to perform the duties of the Commission pursuant to Section 10-9a-302, UCA [now Utah Code Annotated §10-20-301]. The Mayor shall then appoint an eligible candidate with the advice and consent of the Town Council;” and

WHEREAS, the Town now desires to amend Ordinance No. 2006-03 to have the Town Council interview planning commission candidates and subsequently make the appointment in a public meeting; and

WHEREAS, the Town also desires to amend Ordinance No. 2006-03 to reflect that the Utah Code Annotated has been amended and that and the Municipal Land Use Development Act formerly Utah Code Annotated §10-9a-101 *et seq.* is now Utah Code Annotated §10-20-101 *et seq.*

WHEREAS, the Town also desires to amend Ordinance No. 2006-03 to correct a reference to the Government Records Access and Management Act;

NOW THEREFORE, it is hereby ordained by the Town Council of the Town of Castle Valley that:

Section 1: Ordinance No. 2006-03 shall be amended by adding the language underlined and removing the language stricken as follows:

WHEREAS the State of Utah requires that each municipality enact an ordinance establishing a planning commission (Utah Code Section 10-~~9a~~20-301),

WHEREAS the State of Utah requires that the Planning Commission recommend to the legislative body, an appropriate delegation of power to at least one designated land use authority to hear and act on a land use application and an appropriate delegation of power to at least one appeal authority to hear and act on an appeal from a decision of the land use authority (Utah Code Section 10-~~9a~~20-302),

NOW THEREFORE, it is hereby ordained by the Town Council of the Town of Castle Valley that:

SECTION 1. Definitions. Unless otherwise defined herein or in Ordinance 85-3, all undefined capitalized terms in this Ordinance 2006-3 shall have the meaning ascribed to them under Section 10-9a20-1032 of the Municipal Land Use Development and Management Act of the Utah Code Annotated (UCA).

SECTION 2. Planning and Land Use Commission Created. The Town of Castle Valley (Town) Planning and Land Use Commission (Commission) is created pursuant to the enabling authority granted by Section 10-9a20-301, UCA. The Commission shall act as a non-partisan, long range planning body for the Town. The Commission shall consist of five (5) regular members and two (2) alternate members. Appointments to the Commission shall be made on a basis that fairly represents the interests of all residents of the community. Members shall be appointed to the Commission by the Mayor with the advice and consent of the Town Council. Vacancies shall be filled by the Mayor, with the advice and consent of the Town Council. The person appointed to fill a vacancy shall serve for the unexpired term. *or as alternates*

...

SECTION 2.2. Commission Member Eligibility and Selection Process. A candidate must be a resident of the Town for one year before applying. Notice of vacancy shall be posted two months prior to the end of a member's term. Candidates shall submit a letter of interest to the Town Clerk. The Mayor Town Council shall interview each candidate in a public meeting to establish ability to perform the duties of the Commission pursuant to 10-9a20-302, UCA. The Mayor Town Council shall then appoint an eligible candidate with the advice and consent of the Town Council in a public meeting.

...

SECTION 2.5. Authority of the Commission. The Commission shall have all necessary authority specifically conferred upon Planning Commissions pursuant to Section 10-9a20-302, UCA, generally conferred upon "Land Use Authorities" pursuant to Section 10-9a20-101, et seq., UCA; and such other powers as designated in Ordinance 85 -3, as amended.

...

SECTION 2.10. Notice. All meetings and business of the Commission shall be noticed pursuant to Sections 10-9a20-1201, et seq., and 52-4-101, et seq., UCA. The Commission shall prepare, and review annually, a notice matrix that succinctly displays noticing procedures.

SECTION 2.11. Minutes and Records. The Town Council shall appoint or hire a person to document the regular and special meetings and hearings of the Planning Commission. These proceedings shall be recorded. Minutes of the regular and special meetings shall be prepared that include meeting date, time, and location; names of members present and absent; the substance of all matters proposed, discussed or decided, and a record, by individual member, of votes taken; the names of all citizens who appeared and the

substance in brief of their testimony; and any other information that any member requests be entered in the minutes. Hearing minutes shall be recorded as a synopsis of the proceedings with an audio recording back-up. Prior to the next regular meeting, the preparer of the minutes shall forward, in a timely manner, a draft version to the Commission. Upon approval of minutes, the Town Clerk shall file a hard copy, marked as final with adoption date, and associated documents in the Town Records. A computer version shall be stored on the Clerk's computer in read only PDF format. A recording of the meeting shall be made available to the public for listening in accordance with the provisions of the Government Records Access and Management Act (Section 63G-2-5102, UCA).

...

SECTION 5. Variance and Appeal Hearing Officer Created. The Officer is created pursuant to the enabling authority granted by Section 10-9a20-31101, UCA of the Municipal Land Use Development and Management Act, as amended. The Officer shall be appointed by the Mayor with the advice and consent of the Town Council.

...

SECTION 5.6 Powers And Duties/Jurisdiction. The powers and duties and jurisdiction of the Officer shall be limited to the matters set forth below. Each of such powers and duties shall be exercised pursuant to the procedural and other provisions of this Ordinance and Utah law. 1. Hear and decide original appeals from Land Use Decisions applying the provisions of Town Land Use Regulations, except as provided for in Ordinance 85-3. 2. Hear and decide variances from the terms of Town Land Use Regulations. 3. Hear appeals related to determinations made regarding the existence, expansion or modification of Nonconforming Uses. 4. Hear appeals regarding the interpretation of the Zoning Maps and disputed questions on lot lines, or similar questions as they arise in the administration and interpretation of Land Use Regulations only after a written Land Use Decision has been made by the applicable Land Use Authority. Legislative Decisions related to the enactment or amendment of Town ordinances, Land Use Regulations, General Plans, and Zoning Maps shall be appealed directly to the Grand County District Court pursuant to Section 10-9a20-801(5)1109, et seq., UCA.

...

SECTION 5.13. District Court Review. Any person adversely affected by any final decision of the Appeal Authority or legislative decision of the Town Council may Petition for Review with the District Court in accordance with Section 10-9a20-8011109, et seq., UCA, as amended and pursuant to Chapter 7 of Ordinance 85-3, as amended.

Section 2: Effective Date

This Ordinance shall take effect on the XXXXXX, 2026, or upon its publication in the Times Independent, whichever occurs later.

Section 3: Non-Substantive Corrections

The mayor upon consultation with the Town Attorney, before publication, may make any non-substantive corrections to this Ordinance to correct typos or make other changes that do not alter the obligations of the Town.

PASSED, ADOPTED AND APPROVED by the Town Council of the Town of Castle Valley in open session on the day of, 2026.

Those voting AYE:

Those voting NAY:

ABSENT:

TOWN OF CASTLE VALLEY:

Jazmine Duncan, Mayor

ATTEST:

Jocelyn Buck, Town Clerk

Official Seal of the Town of Castle Valley:

CHAPTER 4 PERMITTED AND CONDITIONAL USES**4.1 USES PROHIBITED IN ZONES UNLESS EXPRESSLY PERMITTED:**

Uses of land which are not expressly designated as permitted or conditionally or otherwise permitted within the zones are hereby declared to be expressly prohibited.

4.2 PERMITTED USES FOR RAR-1 ZONE

- A. Agriculture, the work of producing crops and the raising, care, and keeping of no more than one and one-half (1.5) animal units of livestock per acre on each legally platted lot as determined from section 4.9 of this land use ordinance. One acre of land on each legally platted lot shall be deemed as a residential housing acre and shall be excluded from the total acreage available for animal unit calculations. Also, no more than 8 large sized animals, or 30 medium sized animals, or 100 small sized animals shall be allowed on each legally platted lot as determined from the chart in section 4.9.
- B. The keeping of no more than thirty (30) beehives on each legally platted Town lot.
- C. One Single-family Dwelling and one Internal Accessory Dwelling Unit per legally platted lot, and buildings or structures accessory thereto.
- D. ~~One stand for the display and sale of agricultural and livestock products raised on the premises.~~
One stand for the display and sale of agricultural and livestock products raised in Castle Valley.
- E. The keeping of operable farm machinery, farm products and agricultural storage shed(s) for use on the premises.
- F. Feed storage buildings for the storage of farm products.
- G. Barns, corrals, pens, coops, and sheds for the keeping of livestock provided that such structures are located at least 70 feet from property lines between contiguous lots and at least 100 feet from any existing Dwelling on a neighboring lot or parcel, and 20 feet from any open waterway that drains into a natural stream or into a drainage way that drains into a natural stream.
- H. Fences that conform to Ordinance 2003-3,
- I. Signs limited to one nonlighted sign not larger in area than eight (8) square feet and no higher than 6 feet from the natural grade immediately below the sign.
- J. One Temporary Dwelling per legally platted lot, as provided for in this Land Use Ordinance.
- K. One Temporary Accessory Dwelling for Medical Purposes per legally platted lot, as provided for in this Land Use Ordinance.
- L. Above ground water tanks that are no more than twelve (12) feet in height when measured from the top of the tank to natural grade and have a flat, non-reflective finish that is similar in color to the surrounding soil and vegetation.
- M. Solar energy systems for residential or agricultural uses.

TOWN OF CASTLE VALLEY, UTAH
RESOLUTION 2026-9

A RESOLUTION ADOPTING THE 2025 CASTLE VALLEY, UTAH HAZARD MITIGATION PLAN

WHEREAS the Town of Castle Valley recognizes the threat that natural hazards pose to people and property within Castle Valley; and

WHEREAS 'The 2025 Castle Valley, Utah Hazard Mitigation Plan' identifies and updates mitigation goals and actions to reduce or eliminate long term risk to people and property in Castle Valley from the impacts of future hazards and disasters; and

WHEREAS adoption by the Town of Castle Valley demonstrates their commitment to the hazard mitigation and achieving the goals outlined in 'The 2025 Castle Valley, Utah Hazard Mitigation Plan'.

WHEREAS the Town Council of the Town of Castle Valley believes it is in the best interest of the Castle Valley to adopt 'The 2025 Castle Valley, Utah Hazard Mitigation Plan.'

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE VALLEY, UTAH, THAT:

~~Section 1.~~ That the '2020 Castle Valley, Utah Hazard Mitigation Plan' has met the requirements of the Stafford Act and Title 44 of the Code of Federal Regulations 201.6 and on December 2, 2020 was approved by the Federal Emergency Management Agency (FEMA).

Section 2. That the Town of Castle Valley hereby adopts the 'The 2025 Castle Valley, Utah Hazard Mitigation Plan'.

Passed, Adopted, and Approved by the Town Council of The Town of Castle Valley in open session on the 19 day of August, 2026 by the following vote:

Those voting AYE:

Those voting NAY:

Absent: None

APPROVED:

Jazmine Duncan

Jazmine Duncan, Mayor

ATTESTED:

Jocelyn Buck

Jocelyn Buck, Town Clerk

Town of Castle Valley								
PURCHASE REQUISITION & PURCHASE ORDER								
SUPPLIER					APPROVAL			
Name: <i>Wheeler Cat</i>					PO #: <i>202604</i>		PO Issue Date:	
Phone: <i>435-259-6976</i> Fax:					Department: <i>Roads Dept.</i>			
Contact:					Requested By: <i>Dogeltoner</i>		Date: <i>08/18/2026</i>	
Required By Date: <i>08/30/26</i>					Approved By:		Date:	
Item / Quote / Part #	QTY	UOM	Acct #	Eqt #	DESCRIPTION	UNIT PRICE	EXTENDED	
<i>8T-9573</i>	<i>2</i>	<i>Ea</i>			<i>55 gallon Drum of TDTO Oil</i>	<i>\$1,224.85</i>	<i>2,449.70</i>	
Notes:							Total: <i>\$ 2,449.70</i>	

Town of Castle Valley

8/18/2026 2:07 PM

Register: 1300 · General Accounts Unrestricted:Zions Operating

From 07/31/2026 through 08/22/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
07/31/2026			4200 · Intergovernmen...	Deposit <i>EWP Reimbursement</i>		25,453.25	286,788.90
07/31/2026			5100 · Administration:...	Service Charge	45.00 X		286,743.90
07/31/2026	eft	Zions Bank Liabilities	-split-	87-0483404 9...	1,448.74		285,295.16
07/31/2026	10410	Charles S Ramser	-split-		509.76		284,785.40
07/31/2026	10411	Colleen R Thompson	-split-		392.65		284,392.75
07/31/2026	10412	Debbie Testa	-split-		300.14		284,092.61
07/31/2026	10413	Dorje Honer	-split-		1,087.95		283,004.66
07/31/2026	10414	Egmont Honer	-split-		879.36		282,125.30
07/31/2026	10415	Jasmine A Duncan	-split-		916.50		281,208.80
07/31/2026	10416	Jocelyn F. Buck	-split-		2,092.28		279,116.52
07/31/2026	10417	Sarah E Stock	-split-		533.32		278,583.20
08/01/2026	10419	Desert West	2000 · Accounts Payable	<i>copy paper</i>	52.89		278,530.31
08/01/2026	10420	Emery Telcom	2000 · Accounts Payable		172.50		278,357.81
08/01/2026	10421	Jocelyn Buck*	2000 · Accounts Payable	Petty Cash	100.00		278,257.81
08/01/2026	10422	John W. Groo	2000 · Accounts Payable		337.20		277,920.61
08/01/2026	10423	Moab Times Indepen...	2000 · Accounts Payable	<i>Tax advert</i>	617.50		277,303.11
08/01/2026	10424	Napa Auto Parts	2000 · Accounts Payable		49.99		277,253.12
08/01/2026	10425	Rocky Mountain Po...	2000 · Accounts Payable		31.47		277,221.65
08/01/2026	10426	Solid Waste Special ...	2000 · Accounts Payable		33.00		277,188.65
08/01/2026	10427	WF Communications	2000 · Accounts Payable	<i>Radio license</i>	425.00		276,763.65
08/03/2026	10418	Zions Bank	2000 · Accounts Payable		114.86		276,648.79
08/03/2026			1300 · General Accoun...	Funds Transfer		10,000.00	286,648.79
08/05/2026			1400 · Capital Funds:1...	Reimbursement...	250,669.77		35,979.02
08/13/2026			4300 · Permits & Fees:...	Deposit	<i>Deposit to capital fund</i>	90.00	36,069.02