

WATER ADVISORY COMMITTEE MEETING AGENDA
MONDAY, September 14th 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.

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=Q05sYm5qQ0lpNlY5TVp2bTU5VnZjQT09>

CALL TO ORDER AND ROLL CALL

REGULAR COMMITTEE MEETING

1. Open Public Comment
2. Approval of Minutes
 - WAC meeting June 8th, 2026
 - WAC meeting August 10th, 2026

NEW BUSINESS

3. Appoint a co-chair for the WAC

PRIORITY ACTION REPORTS

4. Water Management Plan Priority Action List
 - Water Rights - Groo
 - Well Metering – Stock/Groo/Honer
 - Castle Creek – Hackley
 - Aquifer Monitoring (UGS Program) – Stock/O’Brien
 - Non-Potable Water for Cisterns – Groo
 - Grand County Watershed Protection Overlay District – O’Brien
 - DRWi Appropriations Policy for CV – Erley
 - Explore options for protection of surplus water- Bellagamba
 - Answer questions that Emily Lewis asked of us in her presentation last month and clarify goals around the use of water banking or using the instream flows statute

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"

Contact information: Sarah Stock, wateragent@castlevalleyutah.com

WATER ADVISORY COMMITTEE MEETING MINUTES
MONDAY, June 8th 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 9:08 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, Ryan Anderson

Water Committee Absent:

Present at the anchor site: Sarah Stock, Diane Ackerman, Debbie Holland, Susan Auer, Egmont Honer, Laura Cameron, Kitty Calhoun, Roxanne DiSanto

Present on zoom:

REGULAR COMMITTEE MEETING

1. Open Public Comment

- None

2. Approval of Minutes

- WAC meeting May 11th, 2026
 - Bellagamba would like to clarify a section of the notes to read: "Bellagamba stresses that we are in a different scenario now that Lake Powell is so low. There are exemptions to the "Use it or lose it" clause in Utah Water Law. For example, special circumstances such as drought or hardship."
 - Groo moves to approve with the amendment. O'Brien seconds the motion. Erley, Hackley, O'Brien, Groo, Bellagamba vote in favor. Anderson abstains.

NEW BUSINESS

3. Calendar adjustment: Proposed cancellation of July 6th WAC meeting

- O'Brien moves to cancel the July 6th WAC meeting. Erley seconds the motion. All vote in favor.

PRIORITY ACTION REPORTS

4. Water Management Plan Priority Action List

- Water Rights - Groo
 - Groo is working on amendments to the Water Use Agreement and Permit and the Water Use Ordinance - which will require all new wells drilled using Town water rights to allow for the installation of a non-invasive water meter (measuring electrical use at the pump rather than water through the pipe).
 - Bellagamba clarifies that it is currently required by Utah Water Law to meter all new diversions.
 - Cameron asks for clarification on cost and existing users and how they fit into it.
 - Groo clarifies that this is for new wells and the town will install the meters.
 - Egmont throws out the ballpark estimate of \$150-300 per meter.

- Groo mentions that the end goal is for all the water users to have meters but the funding source has not been identified.
- O'Brien asks for clarification of who will pay for each new meter.
- Groo says that the cost will be rolled into the (soon to be updated) fee for new water users to cover the cost.
- Bellagamba mentions that Utah Code 73-1034 outlines requirements for metering on new diversion and water uses [of pressurized non-culinary water] and that enforcement will begin 2030.
- Erley stresses that we are not talking about measuring water flow because those devices are fickle. We are rather measuring the electrical use of the pump and inferring the flow, which is more accurate and cheaper.
- Hackley brings up previous meetings where we discussed doing test runs on these devices. She suggests putting out a call for volunteers to install meters for a pilot program.
- Bellagamba asks how the metering requirement from the state will be enforced.
- Groo explains that the Division of Water Rights deals with the water right holder, in this case, the Town of Castle Valley, so it is the Town's responsibility. The Town will attempt to enforce this with the caveat that the WAUP would not become valid until the meter is installed on new wells.
- Well Metering – Stock/Groo/Honer
 - Stock introduces a draft Water Monitoring Program Proposal with timelines attached to phases.
 - WAC discusses the draft of a Water Monitoring Program Proposal:
 - Bellagamba emphasises that the intro should include the idea that the state owns the water. We need to simplify the scope of the introduction to emphasize Utah Water Law, the requirements, and how we are trying to follow Utah Water Law - leave out Colorado River Compact stuff.
 - Groo clarifies that we have pending change applications on our water rights. Our water rights are perfected and under current water law, cannot be taken away because of our public water supplier status and 40 year plan. So if our change applications are denied or the proof requirement on the change application lapses, we can simply re-apply and start anew.
 - Holland asks if meters would help protect our water rights from being taken away by the state.
 - Groo: Current water law says that if a town has water rights, even if they aren't using all of them, they cannot be taken away. A 2009 Supreme Court case with the city of Roosevelt set this precedent. But this is current law, and it may change as water supplies get tighter and tighter. We currently have to measure surface water using estimates to prove our water rights. It would simplify things greatly to have all municipal water metered. If we did have all connections metered we could file a change application and move all of the Town's water rights to municipal use, which would make management much easier.
 - Holland states that this idea, that this is a step towards protecting our water, makes her want to participate in the pilot phase.
 - Erley adds that there is benefit of being able to get municipal status for all our rights that relate to our status in the whole Colorado River Basin. Municipal water will be protected by the Bureau of Reclamation along with dam operations.
 - DiSanto: Do you have to meter to get municipal status?
 - Groo responds to the affirmative.
 - Egmont gives a brief update of his research on the devices for water monitoring. He is going to supply us with a small catalog of off the shelf meters for comparison. During Jeep Safari,

- there were over 250 of these mesh network devices online in the area. There were no major glitches at first site, but upon examination, Egmont found that some of the data from his devices got lost. Egmont suggests developing a closed node system to avoid failure, with small repeaters in key spots in the valley. This is an additional cost, but in the range of \$150 each for repeater. These could be attached to Rocky Mountain Power poles with an agreement so as to be easily accessible.
- O'Brien asks if these are approved by the state.
 - Egmont mentions that we need to find out if inventing our own system would preclude us from getting grants or funding from the state.
 - Groo states that based on conversations with former Regional Engineer Marc Stilson, he is confident that if we can demonstrate the effectiveness of our system, that it will be approved by UDWRi.
- Castle Creek – Hackley
 - Hackley has been working on re-establishing the USGS streamgage on upper Castle Creek. USGS is now looking for funding sources.
 - Hackley discusses the TMDL (Total Maximum Daily Loads)¹ impairment for E. coli on lower Castle Creek and how we might address this. Amy Dickey with UDWQ is working with Colton Lay, director of MAWP; they can apply for Non-point Source (NPS) funding to address TMDL. They want to do a synoptic study on the creek and sample many sites along the creek over 1 or 2 days to try to pinpoint sites where pollution comes into the creek. Septics and runoff from livestock are a potential source for contamination. Dickey will reach out to the SEUHD to see if there is any grant funding to do outreach mailers about septic maintenance.
 - Diane: Asks if there is current E. coli in the aquifer.
 - Hackley clarifies that the TMDL study was done on the creek surface waters, not the aquifer. E. coli starts showing up somewhere below Castleton. The upper section is clear. The focus of concern is for recreation aka swimming in the creek or Quaky Pond, etc.
 - Diane asks how you check the aquifer for E. coli.

¹ The purpose of a Total Maximum Daily Load (TMDL) is to restore clean water by determining the amount of a pollutant that a waterbody can receive to support its beneficial uses and meet state water quality standards. It involves identifying the location and magnitude of pollutant exceedances, all potential sources of the pollutant, and best management practices (BMPs) to reduce pollutant loading. Once a TMDL is completed, it is reviewed and approved by the Utah Water Quality Board, incorporated into state rule, and then submitted to the Environmental Protection Agency (EPA) for final approval. The federal Clean Water Act (CWA) aims to maintain and restore the physical, chemical, and biological integrity of the Nation's waters. The CWA requires EPA, or delegated authorities such as states, tribes, and territories, to establish beneficial uses, and define water quality standards to protect those uses. Section 303(d) of the CWA requires each state to publish a 303(d) list of impaired waterbodies that fail to meet state water quality standards for their beneficial uses as part of its Integrated Report. A TMDL is required for 303(d) impaired waters for each pollutant responsible for the designated use(s) impairment. The State of Utah was delegated authority to administer the CWA, which is encoded in the Utah Water Quality Act (Utah Code Title 19 and UAC R-317). The Utah Division of Water Quality (DWQ) administers the water quality regulatory programs for the state. As part of those duties, DWQ collects water quality data and assesses whether a waterbody meets water quality standards for its designated beneficial uses. The 2024 Integrated Report identified three Assessment Units (AUs) in southeastern Utah as impaired for not meeting the drinking water (Beneficial Use Class 1C) and frequent primary contact recreation (Beneficial Use Class 2A) designated beneficial uses (Utah Administrative Code R317-2-6) due to exceedances of water quality standards for Escherichia Coli (E. coli) bacteria (Figure 1). This report defines the TMDLs that, when attained, will bring the creeks into full support of their drinking water and recreational beneficial uses.

- Groo explains that the UGS tests twice a year at seven wells around the valley. They test for phosphates, which can indicate problems with septic systems in the aquifer.
 - Hackley says that the TMDL is only 4% off from compliance, so it is close to attainment. Dickey told her that this is a great opportunity for us to take action and get results. Compliance is voluntary, not 'actionable'.
 - Erley explains that phosphates are in laundry detergent and are cheap to test for, so they are a good precursor and indicate septic contamination.
- Aquifer Monitoring (UGS Program) – Stock/O'Brien
 - Groo talks of the new 7th water monitoring well. The Kolm study pointed to the need of a new well in the area at the end of Shafer. There happened to be a newly abandoned well in just that area and the owner is letting us keep it open to use as a monitoring well.
- Non-Potable Water for Cisterns – Groo
 - Groo has no immediate updates. We are keeping our eye out for an existing source well.
 - Erley mentions that we should find out exactly what they do out at the airport for treatment.
 - Egmont mentions that the Synergy Company used UV lamps to create ozone for their small-scale treatment system.
- Grand County Watershed Protection Overlay District – O'Brien
 - O'Brien updates about his work to try to get County level protections for the lands over our sole-source aquifers. In the amendment to the Grand County General Plan it now says that the County should look at the land use issues in the two sole-source aquifers and there is a promise from the Planning Commission to look at the sole-source aquifers during land use code update. There are a number of things that you can do in conditional use on range and grazing that would be of great concern to the aquifer.
 - O'Brien explains that one protection from having a sole-source aquifer status is that if you are going to do a project with Federal money in our sole-source aquifer, it gets a review by the US EPA. The BLM has 'no surface occupancy' in the sole-source aquifer lands, but the County has no similar protections.
- DRWi Appropriations Policy for CV – Erley
 - No updates
 - Groo explains that we are looking at how much land is outside of the town that has yet to be developed and use this to look at appropriations policies.
 - Bellagamba mentioned that water rights are being moved around and this could be a factor of concern. The Town of Cisco just got a large appropriation of water from San Juan County.
 - WAC discusses interbasin water transfers.
- Explore options for protection of surplus water- Bellagamba
 - Bellagamba has been talking with Emily Lewis, a well connected water attorney who has worked on water marketing as well as in the Town Castle Valley. She says that she would be glad to come talk to us about water banking. She can tentatively attend our next meeting via zoom. Bellagamba would like to pull together a list of legal water questions that we have and send it to her beforehand.
 - Bellagamba briefly explains water leasing.
 - Cameron expresses concerns over the general idea of using our surplus water because of declining water availability.

- Bellagamba explains that she is most interested in the clause of water banking that would exempt us from showing beneficial use.
- WAC discusses general ideas of water banking and creek/groundwater interactions and ways in which water marketing could benefit Castle Valley water rights while keeping water in the system.
- DiSanto: Would this include leasing our water to data centers?
- Bellagamba responds that an entity could do this regardless of water banking, but wouldn't recommend that we pursue anything like this, rather it is a tool that could be used to preserve instream flows for example.
- Erlery mentions it would be good to get a brief opinion on water metering from Ms. Lewis as well as water banking.

ADJOURNMENT

Groo moves to adjourn at 10:53 AM.

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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 14th, 2026

Chair's Signature

Date

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, 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 questions about a possible water rights exchange with those SITLA parcels.

2. Approval of Minutes

- WAC meeting June 8th, 2026
 - Belagamba 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
- The Town of Castle Valley is 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 (including wells)
 - 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 and when, and can look at the systems as a whole.
 - Stock mentions that the creek water rights tend to have significantly older priority 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 AF 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

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Contact information: Sarah Stock, wateragent@castlevalleyutah.com

September 14, 2026

Chair's Signature

Date