



AGENDA

THE REGULAR TOWN COUNCIL MEETING WEDNESDAY, AUGUST 19th, 2020 AT 6:30 P.M.

Due to concerns regarding the potential spread of COVID-19 this meeting will be held electronically by Conference Call. The Anchor site will be 2 Castle Valley Dr. If you have comments or concerns for the Council please email them prior to the Meeting: townclerk@castlevalleyutah.com or call 259-9828 M-W 9AM-1PM. or join the meeting.

**** HOW TO JOIN THE CONFERENCE CALL ***

Option 1 Dial-in phone number (US): (978) 990-5000 follow prompts

Access code: 895972#

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

<https://join.freeconferencecall.com/townclerk58> Online meeting ID: townclerk58

*After callers login into the Meeting press *5 to mute, the call Host will unmute the Council when the meeting is to begin and unmute when the Mayor will roll call for Public for Comments.

Regular Town Meeting

Roll Call

1. Open Public Comment

2. Approval of Minutes:

5.29.2020 Joint Meeting with Grand County and Moab City Councils

6.8.2020 Special Town Council Meeting

6.17,2020 Public Hearing and Regular Town Council Meeting

7.15.2020 Public Hearing and Regular Town Council Meeting

3. Executive Reports:

*Roads Committee- M Duncan

*Planning & Land Use Commission-Colleen Thompson

*Community Renewable Energy Act.-CM Gibson.

*Solid Waste District- Diane Ackerman

*Water Agent and Water Committee Report - John Groo

*EMS District- Ed Weeks

*Fire District-M Duncan /Chief Drake

*Housing Task Force- M Duncan

*Hazard Mitigation Committee- M Duncan

4. Correspondence: Haraden email on speeding on CV Drive

5. Administrative Matters & Procedures: Neighborhood Clean-up, Conference Call monthly fee.

Manti LaSal National Forest Status Scoping Period Update - CM O'Brien. Town letters- Comment on BLM proposed restrictions in Mineral and Hell Roaring canyons to protect wildlife.

NEW BUSINESS

6. Discussion and Possible Action re: Castle Valley Drive placement and easement at Karen Nelson's lot 77.

7. Discussion and Possible Action re: Continuing the Road Committee. Ordinance 2008-3.

8. Discussion and Possible Action re: Approval for replacing the Well pressure tank.

9. Discussion and Possible Action re: Fee Schedule review.

UNFINISHED BUSINESS

10. Discussion and Possible Action re: Adoption of the Castle Valley General Plan-(updated draft available on Town website)(tabled)

11. Closed Meeting (If necessary).

12. 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"

TOWN OF CASTLE VALLEY



Grand County Council Special Joint Meeting With Moab City and The Town of Castle Valley

Held Virtually on Zoom

Moab, Utah

Minutes

Friday 29, May, 2020

WATCH ON YOUTUBE - search for: "GRAND COUNTY UTAH GOVERNMENT"

The Grand County Council, Moab City Council, and the Council of the Town of Castle Valley met in a special joint meeting on 29 May, 2020. Due to the COVID-19 Pandemic, the meeting was streamed/attended electronically. Council members from Grand County, Moab City and the Town of Castle Valley were in attendance. Roll call below.

Mary McGann, Chair

Call to Order

Chair McGann began the meeting at 10:03 am.

Council Member Disclosures

- Evan Clapper has a Commercial Use Authorization (CUA) with Arches and Canyonlands National Parks.
- Curtis Wells has an interest in nightly accommodations in Moab
- Emily Niehaus' husband sells art with Canyonlands Natural History Association
- Karen Guzman-Newton has a nightly rental and business on Main Street

Roll Call: Grand County Council members Mary McGann, Curtis Wells, Greg Halliday, Evan Clapper, Gabriel Woytek and Jaylyn Hawks. Moab City Mayor Emily Niehaus. Moab City Council members Rani Derasary, Kalen Jones, Tawny Knuteson-Boyd, and Karen Guzman-Newton. Mike Duncan joined at 10:09 am. Castle Valley Town Council Members Tory Hill, Harry Holland, Robert O'Brien, and Pamela Gibson. National Park Service (NPS) – Superintendent of the Utah Southeast Group Kayci Cook-Collins, and Amy Tendick, Compliance. Moab City Assistant City Manager Carly Castle, Moab City Recorder Sommar Johnston, and Moab City Attorney Laurie Simonson. Grand County staff in attendance were County Council Administrator Chris Baird, Assistant County Council Administrator Mallory Nassau, County Attorney Christina Sloan, and Clerk/Auditor Quinn Hall.

Citizens to Be Heard (none at this time)
Presentations

A. Presentation on the phased reopening and visitor access strategies for Arches and Canyonlands National Parks (Kayci Cook, Acting Superintendent, National Park Service Southeast Utah Group)

Kayci Cook-Collins presented about reopening strategies for Arches and Canyonlands National Parks during the COVID-19 pandemic. NPS is attempting to implement a temporary timed-entry approach at Arches National Park. National Parks were closed on 28 March due to the pandemic. During the first phase of reopening the roads, trails and restrooms are open and commercial tours are allowed to operate. Some public areas like the visitors' center, etc. are still closed. Timed entry would allow more opportunity for visitor spacing and distance. Kayci noted visitation is increasing rapidly after the COVID-19 closure. Kayci described how a temporary timed entry system would allow Arches National Park and the NPS to adapt and allow visitation and public access while keeping the public and employees safe. Timed entry would slow and coordinate visitor entry throughout the day. NPS would only meter for entry – with no requirement for exiting the park. Cost of the timed entry system would be included in the entry fee – not added to it. This would be implemented as a temporary safety measure and revisited/reevaluated in the future.

- Visitors would be allowed to stay in the park as long as they like.
- Entrance fees will be reinstated in the near future.
- Fees are suspended temporarily to limit public/employee interaction.
- The timed entry system will be temporary and reevaluated as the pandemic proceeds and public spaces reopen
- It will require a large public information strategy to inform potential visitors
- Controlled access/timed entry would only be during the busiest hours
- This is specifically to address the COVID-19 pandemic and the effort is a stand-alone attempt to mitigate safety, not a trial of a larger timed entry plan
- Kayci noted that visitation levels for summer could potentially be higher this year as folks are anxious to get out and travel
- Commercial Use Authorization (CUA) holders would likely not be subject to timed entry regulations/restrictions
- Canyonlands National Park is not seeking a timed entry system at this time
- Yosemite is looking at a similar system based on visitor numbers instead of entry times
- CUA holders have provided mitigation plans to keep visitors and clients safe
- Visitor data collection surveys have been delayed, but will likely move forward as visitation resumes – later in the year

Action Items - Discussion and consideration of

B. Approving Grand County, the Town of Castle Valley and Moab City's joint letter of support for the National Park Service's visitor access strategy for Arches and Canyonlands National Parks, including a phased reopening plan and temporary timed entry system for Arches NP (Christina Sloan, Grand County Attorney)

Motion by Bob O'Brien (Town of Castle Valley) to approve the joint letter of support for the National Park Service's visitor access strategy for Arches and Canyonlands National Parks, including a phased reopening plan and temporary timed entry system for Arches National Park

Seconded by Harry Holland

Roll Call Vote: Harry Holland, yes. Bob O'Brien, yes. Pam Gibson, yes. Tory Hill, yes.

Motion Passes 4-0.

Motion by Rani Derasary (Moab City Council) to approve the joint letter of support for the National Park Service's visitor access strategy for Arches and Canyonlands National Parks, including a phased reopening plan and temporary timed entry system for Arches National Park

Motion Seconded by Mike Duncan

Roll Call Vote: Rani Derasary, yes. Tawny Knuteson-Boyd, yes. Karen Guzman-Newton, nay. Mike Duncan, yes. Kalen Jones, yes.

Motion Passes 4-1 with Karen Guzman-Newton opposed.

Motion by Greg Halliday (Grand County Council) to approve the joint letter of support for the National Park Service's visitor access strategy for Arches and Canyonlands National Parks, including a phased reopening plan and temporary timed entry system for Arches National Park

Motion seconded by Evan Clapper

Roll Call Vote: Greg Halliday yes. Curtis Wells, nay. Gabriel Woytek, yes. Evan Clapper, yes. Jaylyn Hawks, yes. Mary McGann, yes.

Motion passes 5-1 with Curtis Wells opposed.

Discussion Items (none at this time)

Public Hearing (none at this time)

Future Considerations (none at this time)

Closed Session(s) (if necessary)

Adjourn

Chair McGann adjourned the meeting at 11:16 am.

Approved:

Jazmine Duncan, Mayor Date:

Attested:

Jocelyn Buck, Town Clerk Date:



DRAFT MINUTES
SPECIAL TOWN COUNCIL MEETING
MONDAY, JUNE 8th, 2020 AT 5:00PM
CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE

****Due to concerns regarding the potential spread of COVID-19 this meeting was held electronically by Conference Call. The Anchor site will be 2 Castle Valley Dr.**

Council Members Present: Mayor Duncan and Council Members: Gibson, Hill and Holland.

Absent: CM O' Brien.

Others Present: Colleen Thompson

Clerk: Jocelyn Buck

SPECIAL TOWN COUNCIL MEETING

Call to Order

M Duncan called to order the Special meeting at 5:00PM.

Council role call

1. Open Public Comment- None

NEW BUSINESS

2. Discussion and Possible Action re: Approval of Amendments to the Town Plat for Lots 254 and 255 Miller Lane.

Buck thanked the Council for Meeting in order to meet the time constraints of the Property owner's closings.

There was a brief discussion that the Grand County Recorder requires the Town Council to approve any and all adjustment to the Town Plat prior to them recording any adjustments.

CM Hill verified that both lots remain at 5 acres.

CM Hill motioned to approve amendments to the Town Plat for Lots 254 and 255 Miller Lane, CM Holland second, motion passed unanimously.

Adjournment

CM Hill motioned to adjourn, CM Gibson seconded, motion passed unanimously.

M Duncan adjourned the Meeting at 5:10 PM

Approved:

Attested:

Jazmine Duncan, Mayor

Date:

Jocelyn Buck, Town Clerk

Date:

DRAFT MINUTES

PUBLIC HEARING ON THE TENTATIVE BUDGET FOR FY 2021 & THE REGULAR TOWN COUNCIL MEETING

WEDNESDAY, JUNE 17th, 2020 AT 6:30 P.M.

CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE

****Due to concerns regarding the potential spread of COVID-19 this meeting was held electronically by
Conference Call. The Anchor site was 2 Castle Valley Dr.**

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

Absent: None.

Others Present: Ron Drake, Colleen Thompson, Jack Campbell and John Groo.

Clerk: Jocelyn Buck

Public Hearing on the Tentative Budget for FY 2021

1. **M Duncan called the Hearing to order at 6:30 PM.**

2. **Council Role Call -all present**

3. **Open Public Comment: No Public Comment**

Regular Town Council Meeting

M Duncan called the Meeting to order at 6:32 PM.

1. **Open Public Comment; No Public Comment**

2. **Approval of Minutes:**

* Regular Town Council Meeting May 20 15th, 2020.

**CM Hill motioned to approve the Minutes as present, CM Holland seconded, and motion passed
unanimously**

3. **Executive Reports:**

*Roads Committee- M Duncan

The Road Committee did not meet this month. CM Gibson asked about the parking lot Grand County has put in at Fire Station 1. It will be used for staging the Chip seal project on the Castle ton Road. Discussion continued on the source and quality of the material used for the parking lot. The material was taken out of the Castle ton pit and has a lot of clay in it which makes it slippery when wet and dusty when dry, basically not good for our roads.

*Planning & Land Use Commission-Colleen Thompson- Minutes provided. Council agreed Susan Curtis (the new PLUC Clerk) did a great job with the Minutes. They also thought the PLUC "to do" list was a good idea. CM O' Brien and Thompson discussed minimizing Conditional Use permits (CUP) and using hard code standards instead for some CUP situations.

*Community Renewable Energy Act.-CM Gibson updated Council on the cost options, total will be close to a million dollars for planning, design, legal, filing etc. The Committee is currently working on structuring the separation of costs between communities as well as how the costs will be divided /absorbed if or when Communities potentially opt out. Castle Valley's cost could be approximately \$355 plus a Community mailing for customers to opt out. They are stilling working on how the costs could be calculated by electric load or by number of customers/ population or by residential load only. CM Hill and M Duncan agreed it was still going to be reasonable for Castle Valley to step up and participate.

*Solid Waste District- Diane Ackerman- not present

*Water Agent and Water Committee Report – John Groo reported he has processed several well permits

in the last few months. He is hoping soon to meet with the Water Advisory Committee either in person or via Conference Call. Tomorrow he will be attending virtually the protest hearing with the Division of Water Rights regarding the transfer of surface water rights to well rights on Lot 429.

*Hazard Mitigation Committee- M Duncan- Minutes provided. There will be a Public Hearing on the Draft Plan in July. The Plan will be available on the website.

*EMS District- Ed Weeks – not present.

*Fire District-M Duncan /Chief Drake reported that the Fire District has acquired a Generator from Moab. Once it is up and running it will be able to provide emergency lights and power to the well on Lot 13 or power to the Town Building.

*Housing Task Force- M Duncan- Minutes provided.

4. Correspondence: None

5. Administrative Matters & Procedures:

Free Conference Call contribution

CM Holland proposed paying \$10/month. Discussion will continue in Item 6.

General Plan Public Hearing will be at the July 15th Council Meeting.

Manti LaSal National Forest Cooperating Agency Status Scoping Period Update – CM O'Brien reported the scoping period will start in mid-July and will have to be done online instead of face to face meetings because they cannot continue to delay the process.

Town letters

CM Holland suggested writing a letter to all the commercial delivery and services companies reminding them of the speed limits on our roads and the impacts of speeding such as dust and wear and tear on our roads. CM Hill stated that UPS and FedEx are probably responsible for 90 % of the washboards on the side roads. The letter should be directed to the corporate headquarters, because the drivers are not given enough time to do their deliveries unless they speed. CM Holland will draft a letter and circulate it to the Council.

Buck asked to have the Fee Schedule reviewed and updated; it will be sent out to the Council.

CM Hill asked to have discussion on using Roto-mill next month. She values the pristine quality of our water and has concerns about runoff. She stated that she seems to always be contradicting the Road Committee and Department but she got on the Council to protect the Valley and if that means stopping gravel pits and pollution then that what she is going to do. M Duncan asked to have more research on the use of roto mill.

NEW BUSINESS

6. Discussion and Possible Action re: Resolution 2020-6 Adopting the Final FY 2021 Budget.

CM Hill explained that the Certified tax rate property tax revenue of \$127,032 has to be in our 2021 Budget instead of the previously projected \$ 92,500. The \$ 92,500 was derived by pairing down the budget by a recommended 30% taking into account the potential effects of CoVID on Town Revenue. She will to leave the \$34,532 difference out of the 2021 Budget in case we need it for general budget shortfalls. CM Hill put those funds into Capital funds and then we could amend the budget in January when we see how much property tax we have received. She dispersed into Capital funds potentially earmarking \$10,000 for Castle Valley Drive repaving, \$19,532 for road material, \$4,000 Capital other and that left \$1,000 for the solar panel repair.

CM Duncan and CM Hill discussed going ahead and paying Conference Call \$10 month out of Office Expenses as needed until we amend in January.

CM O'Brien motioned to approved the FY 2021 Budget amended to include using the \$34,532 difference between projected tax revenue of \$ 127,032 rather than \$92,500 to be dispersed into \$1,000 Maintenance expenses, \$4,000 Capital General and \$19,532 into Capital Roads for road material and \$10,000 to Capital Roads for Castle Valley Drive, as reflected in the new attachments A and B. CM Holland seconded, motion passed unanimously

7. Discussion and Possible Action re: Resolution 2020-7 Approval of the FY2021 Tax Rate.

CM Hill motioned to approve Resolution 2020-7 Approval of the FY2021 Tax Rate as presented. CM O'Brien seconded, motion passed unanimously.

8. Discussion and Possible Action re: Appointment to the County Economic Development Advisory Board.

M Duncan explained this Board is required in order to apply for certain grants and that she is interested in serving on the Board.

CM Hill motioned to appoint Jazmine Duncan to the County Economic Development Advisory Board, CM O'Brien seconded, motion passed unanimously.

9. Discussion and Possible Action re: Selection of the 2020 Castle Valley Scholarship recipient.

CM Hill thought was great to have two applicants.

CM Hill motioned to give the Castle Valley Scholarship to Alex Holling, CM Holland seconded, motion passed unanimously.

10. Discussion and Possible Action re: Appointment to the Planning and Land Use Commission (1).

M Duncan recommended Ryan Anderson for the full term position on the Planning and Land Use Commission.

CM Hill motioned to appoint Ryan Anderson for the full term position on the Planning and Land Use Commission, CM Holland seconded, motion passed unanimously.

11. Discussion and Possible Action re: Appointment to the Planning and Land Use Commission (2).

M Duncan recommended Stephen Curtis for the partial term position on the Planning and Land Use Commission.

CM Holland thanked all those that had applied, we had four applicants.

CM Holland motioned to appoint Stephen Curtis for the partial term position on the Planning and Land Use Commission, CM Gibson seconded, motion passed unanimously.

12. Discussion and Possible Action re: Adopt Ordinance 2000-1 Regulating Excavation and Construction within, and prohibiting the obstruction of, blocking, or interference with, the Public right of way within the Town.

The Council considered and discussed the comments and approved edits from the legal review of this Ordinance.

CM Hill motioned to approve- motion dropped for further discussion. CM Gibson suggested changes to language in Section 2 C. regarding setting the cost for establishing the amount of the bond. The Council made changes "The amount of the cash or surety bond shall be 125% of the higher of 2 bids obtained by the owner from two licensed contractors to restore the right of way to its pre-excavation conditions." M Duncan asked to have "may" replace "shall" in 1.A. And it was agreed to remove the actual cost of the permit in 2A and replace with "as required by the Town's fee schedule". Also changes were made to 2A stating that "no application shall be deemed permitted until the application has been signed by the Road Department Manager."

CM Hill motioned to adopt Ordinance 2000-1 Regulating Excavation and Construction within, and prohibiting the obstruction of, blocking, or interference with, the Public right of way within the Town. as amended, seconded CM O'Brien, motion passed unanimously.

UNFINISHED BUSINESS

13. Discussion and Possible Action re: Approval of amendments to the Employee Policy manual. (tabled)
CM Hill motioned to un-table, CM Gibson seconded, motion passed unanimously.

CM Hill and Holland agreed that they should not change the Employee Policy Manual to reflect the Town's ability to eliminate or postponed employee's annual raise in situations of reduced Town revenue. CM Hill stated that employees should be honored and respected and they should feel they are valued and the Council agreed.

Council also agreed to the addition to the Policy covering the use of Town Road Department, building maintenance and grounds keeping tools and equipment.

CM Hill motioned to approve changes to the Employee Policy Manual to include the use of Town Equipment. Second CM O'Brien motion passed unanimously.

14. Closed Meeting (If necessary).

15. Payment of the bills.

CM O'Brien motioned to pay the bills; CM Holland seconded motion passed unanimously.

ADJOURNMENT

CM Hill motioned to adjourn, CM O'Brien seconded, motion passed unanimously.

M Duncan adjourned the Meeting at 8:42PM

Approved:

Attested:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

Date:

Date:

DRAFT MINUTES

PUBLIC HEARING ON THE GENERAL PLAN & THE REGULAR TOWN COUNCIL MEETING

WEDNESDAY, JULY 15th, 2020 AT 6:30 P.M.

CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE

****Due to concerns regarding the potential spread of COVID-19 this meeting was held electronically by Conference Call. The Anchor site was 2 Castle Valley Dr.**

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

Absent: None.

Others Present: Ron Drake, Colleen Thompson, Jack Campbell, Marie Hawkins Carol Drake and Stephen Curtis.

Clerk: Jocelyn Buck

Public Hearing on the Castle Valley General Plan

M Duncan called the Public Hearing to order at 6:32PM.

Roll Call

1. Open Public Comment

Thompson had a correction on page 3 second to last paragraph percentage of responses to reduce livestock should read 80% instead of 85%. She also recommended on page 10 #5 removal of any language citing "commercial agriculture" and replace it with "small scale production for primarily home consumption ". Thompson also added that there was a pdf conversion problem with the white columns bar graphs that will be fixed in the final edit.

Bob Lippmann submitted an email with his comments, entered into the record.

M Duncan closed the Public Hearing at 6:37 PM.

Regular Town Meeting

1. Open Public Comment-None

2. Approval of Minutes: Not ready.

3. Executive Reports:

*Roads Committee- M Duncan

M Duncan announced that Merrill Brady and Dave Erley resigned from the Roads Committee yesterday.

*EMS District- Ed Weeks – not present

*Planning & Land Use Commission-Colleen Thompson- Minutes provided. Thompson explained that the PLUC has a sub-Committee working on 85-3 4.9 livestock limits that is currently gathering documentation on animal waste and the potential for contamination and water quality preservation. She will email the Committee's latest report to the Council. The livestock numbers in the report are currently a conception only and are open to further discussion.

*Fire District-M Duncan /Chief Drake reported that the Fire District received a grant for \$9000 from the State of Utah.

*Community Renewable Energy Act.-CM Gibson reported that the Committee has concluded that the method determining initial set up costs will be based 50% on electricity load and 50% on population. This would be good for Castle Valley as our costs would be approximately \$400. Assuming projected costs of \$1 million. Castle Valley would also be responsible for the cost of two opt-out mailings to its residents. After the Governance agreement is signed there will be three points were a Community can withdraw. The costs will be divided up into those phases. All the participating communities will have to pass the same Ordinance by early 2021.

*Housing Task Force- M Duncan reported the group is still working to help with rent for people that are out of work due to the virus. At her full time job, M Duncan is currently leasing out the new MAPS senior housing project.

*Solid Waste District- Diane Ackerman – Buck stated Ackerman will have a report for the Council next month.

*Treasurer's Report -CM Hill reported everyone did very well staying within the bare bones amended FY2020 Budget. We are still waiting for the last water monitoring bill and any left-over funds will be put into projects that were put on hold.

*Water Agent and Water Committee Report - John Groo- not present

*Hazard Mitigation Committee- M Duncan-see Item 9.

4. Correspondence:

CM Hill and Gibson reported they had responded to a letter received from Barbara Zavada. They went out to her property and looked at the trees in question; they will follow up with Zavada next week.

5. Administrative Matters & Procedures:

Manti LaSal National Forest Cooperating Agency Status Scoping Period Update – CM O'Brien reported we are still waiting for an announcement for the opening of the scoping period.

Town letters: M Duncan wanted to put it on record that every month if there any situations regarding oil or gas leasing anywhere near Castle Valley the Town Council will write a letter of protest. CM Hill and Holland both complained about the BLM's short response period. CM Hill also reported the Cemetery District will be working towards getting a solar pump for the Cemetery well so they can plant some trees.

NEW BUSINESS

6. Discussion and Possible Action re: Town Speed limits and signage. There was lengthy discussion on the dust and road damage done by residents and commercial vehicles going too fast on the unpaved side roads. Right now the Town speed limit posted up by the mailboxes is 25 MPH unless posted otherwise. CM Holland suggested signs tying together the need to keep the dust down by reducing the speed limits. And any new speed limit signage should be in place before sending the letter Holland has written requesting commercial companies and contractors slowdown in Town. M Duncan supported posting a 15 MPH speed limit on side roads, CM Hill and Gibson thought that was too slow. M Duncan explained that we need to try to preserve the surfaces of the side roads and speeding does contribute to road base erosion, wash boarding and excessive dust. Stephen Curtis supported 15 MPH he added that there's a lot more dust created at 20+MPH than at 15 MPH. And it would also be safer for people walking and biking on the side roads. CM Holland recommended posting 20MPH limit on the Upper Eighty road. It was agreed that most of the delivery drivers have to speed on their routes in order to make their allowed times designated by their corporate headquarters.

CM Holland motioned for the Town to adopt a 15 MPH speed limit on unpaved side roads unless otherwise posted and a 20 MPH limit on the Castle Valley Drive south east of where the pavement ends, second CM O'Brien, motion passed unanimously.

CM Hill asked to change the order of business to take Item 8 before 7, second CM O'Brien motion passed unanimously

8. Discussion and Possible Action re: Using Roto mill (recycled asphalt pavement) on Town roads
CM Hill cited the current Hazard Mitigation Plan- Water Contamination section page 41 referencing that well contamination would be a very serious matter and because of the movement of water within the aquifer the contamination of any individual well could affect the entire aquifer. Item 3 chemical spills could contamination wells citing 1 gallon of gas could contaminate a million gallons of water, 1 pint of oil in a lake or wetland could contaminate 1 acre damaging aquatic habitat. Any rotomill run off from roads could contaminate wells and surface water in Castle Creek. CM Hill added that when roto mill gets hot it off gases and you can smell it. Also, black surfaces hold more heat potential increasing temperatures in the Valley. Rotomill is basically oil covered gravel not road base and every time the roads are graded the

rotomill will end up in the ditches, drainage and run off contaminates could enter the surface water. CM Hill cited the General Plan page 16 #12 the Town is responsible to protect the sole source aquifer. CM Hill stated she did not think the Hazard Mitigation Plan or the General Plan should be passed and then the Town go ahead and use rotomill on our roads. Both Plans need to address the use of rotomill. Discussion continued on whether it was necessary to get more scientific information about rotomill and/or community input. CM Holland pointed out that there was not much difference between the costs of rotomill and road base therefore wouldn't it be safer just to go ahead and use road base. CM Gibson stated that the Council has to make the best decision in order to protect the aquifer and the Town and she sees there is no compelling reason to risk using rotomill. CM O'Brien and M Duncan both agreed with CM Gibson.

CM Hill motioned to adopt a policy not to use rotomill on Town public roads, second CM Holland motion passed unanimously.

7. Discussion and Possible Action re: Adoption of the Castle Valley General Plan-(available on Town website)

M Duncan stated that there has already been a lot of discussion regarding edits and additions to the Plan. It was decided in the interest of time the Council would combine their comments/edit/additions into one document and then they could have a workshop with the PLUC in order to integrate them into the Plan.

CM Hill motioned to table Item 7, second CM Gibson, motion passed unanimously.

9. Discussion and Possible Action re: Resolution 2020-8 Adopting the 2020 Hazard Mitigation Plan-(available on Town website)

CM Hill agreed that Water Contamination section pg. 44 Item 6 does adequately cover the hazard mitigation involved of using rotomill. CM Hill motioned to approve -dropped. CM Holland added edits including adding the Fire District's new Generator to the resource list, he also pointed out here is no zeros in the mitigation strategy 1-5 scale. On page 33 update the Delegating Authority Resolution. Page 50 the priority projects date needed to be updated to 2020 and the chart formatting fixed. And on Page 58 add back up batteries to Priority 5.

M Duncan explained that after this Resolution adopting the Plan is passed FEMA still has to approve it.

CM Hill motioned to adopt Resolution 2020-8 Adopting the 2020 Hazard Mitigation Plan-with CM Hollands changes/edits/ additions, second CM O' Brien motion passed unanimously.

Council thanked the Hazard Mitigation Committee for their work on the Plan.

10. Discussion and Possible Action re: Road Letter to Delivery and Commercial Services.

M Duncan thanked CM Holland for writing the letter. Council had already reviewed the letter via email; CM Holland asked for a list of any additional delivery companies and their contact info. that should receive this letter. CM Hill wanted the letter sent to both the concrete companies. It was decided to get the 15 MPH signs posted before the letter is sent out.

CM Hill motioned to approve the letter to Delivery and Commercial Services, second CM Gibson motion passed unanimously.

11. Discussion and Possible Action re: Letter regarding BLM Leases near Canyonlands

It was agreed to send a letter to the BLM regarding the leases even though the comment period had ended. CM Hill added we should include in the letter a complaint that the comment period was too short to adequately get responses. M Holland will write the letter and the Council will approve it via email.

CM Hill motioned the Council will approve the letter regarding BLM Leases near Canyonlands via email, second CM O'Brien motion passed unanimously.

UNFINISHED BUSINESS- None

12 Closed Meeting (If necessary).

13. Payment of the bills.

CM Hill asked to get approval to pay the Water Monitoring bill before the next meeting.

CM O'Brien motioned to pay the bills including the water monitoring bill; CM Gibson seconded motion passed unanimously.

ADJOURNMENT

CM Hill motioned to adjourn, CM Holland seconded, motion passed unanimously.

M Duncan adjourned the Meeting at 8:42PM

Approved:

Jazmine Duncan, Mayor

Date:

Attested:

Jocelyn Buck, Town Clerk

Date:

DRAFT MINUTES
CASTLE VALLEY ROADS COMMITTEE MEETING
TUESDAY, JULY 14th, 2020 at 4:30 P.M.
CASTLE VALLEY COMMUNITY CENTER
2 CASTLE VALLEY DRIVE

****Due to concerns regarding the potential spread of COVID-19 this meeting will be held outside at the Town Pavilion, 2 Castle Valley Dr.**

Members Present: Jazmine Duncan, Pamela Gibson and Glen Wilson. Merrill Brady and Dave Erley both resigned and left the Meeting after Correspondence.

Members Absent: None.

Recorder: Jocelyn Buck.

Public Present: Colleen Thompson.

Roads Department: Mingo Gritts

Brady called Meeting to order at 4:30PM

1. Open Public Comment: None

2. Approval of Minutes of Roads Meeting May 19th 2020. June meeting was cancelled
Erley motioned to approve the Minutes as presented, second M Duncan, motion passed unanimously.

3. Executive Report:

Monthly Road Report-Mingo Gritts- reported that they are having fuel line problems with the tractor, so the mower is down, the new signage needs to be put up and 2 culverts need to be put in or re-aligned. They received the spare tire and rim for the grader, replaced the power steering pump on the GMC dump truck and replaced 2 new tires on the Ford dump truck. And they are still working on the motor for the tar pot machine. No incidents or accidents to report.

4. Correspondence: Email from Kaaron Jorgen asked to have Homestead graded, Gritts explained they were waiting on the tires for the Ford Dump truck which holds the water tank they need in order to finish grading. That work should be done in the next week.

Brady referred to an email from CM Tory Hill to Gritts in which Brady found the language offensive, both M Duncan and Erley agreed the language in the email was inappropriate.

CM Gibson asked if the potholes on Buchanan left by removing rocks would be filled. She also asked if the bigger rocks will be removed from the upper section of Shafer, she felt they make driving up there a little bit easier than a lot of loose gravel. Gritts explained the problem is where the roads are very steep no matter what they do they will be hard to maintain. Erley stated that the Town could buy road base from LeGrand Johnson for those sections and Gritts explained it would be better to use road base on the steep sections than to leave the wash boarded rocks sticking out.

Erley asked to have civil dialog with the public, the Committee and the Road Department to best deal with road issues such as the pot hole problems. Wilson and Erley suggested staging fill material before taking out the large rocks so the holes left can be filled as the work is done. It was agreed that we will have to work within the budget and see what we get in tax revenue in order to do projects. M Duncan explained we won't know how effects of the virus will impact our tax revenue probably until next January. And if we do get extra tax money we will put it into

Capitol Funds earmarked for road material. Brady stated that the problem with using Le Grand Johnson material is 80 % of their cost goes for hauling. He continued that for 40 years we have been going to gravel all the roads but we really cannot afford it. If Ida Gulch was still open the Council would be happy to have the wear tear on our equipment from hauling up Pace Hill. People here want improvements but don't want a pit (Quaky) in their back yard. Erley pointed out the material from both pits is not the quality road base we need for our roads. We also don't have it in the budget to run a quarry. Brady was angry and stated that the excuse Erley used to not use the Quaky pit was for the protection of the aquifer. And he strongly disagreed and stated that pit would have no effect on the aquifer. And without putting material on the roads all the dirt will wear off and there will be even more drainage issues. Discussion escalated between Erley and Brady. Erley stated that the decision to not open a pit at the Quaky was not up to him it was a Council decision and he felt personally attacked and Erley left the meeting. Discussion came back to the email sent by CM Hill.

Gibson stated that everybody on the Council is a volunteer, they are trying doing the government functions serving the public and working according to the General Plan with the limited amount of money we have. Attacking people is not appropriate, CM Hill's letter was inappropriate but she has admitted that it was wrong and we all agree it was inappropriate. Brady stated that the reason CM Hill will not be asked to resign is because you can't get anybody else to do the job.

Brady decided he will resign from the Committee and left the meeting.

5. Administrative: None

Glen Wilson continued the Meeting as Co-Chair

6. Standard Operating Procedures: Nothing new

New Business

7. Discussion and Possible Action re: Encroachment Permit Application.

It was agreed to add a place on the Application for a "\$50 fee paid check off box" and to use the direct link to the Manual on Uniform Traffic Control instead of having that as a Quick link. The fee is purposely not in the Ordinance because it is easier to update the Application and Fee Schedule administratively than to amend an Ordinance. Wilson suggested putting a six month expiration date on the permit with a small add on \$15.00 fee in order to extend the permit. It was agreed consideration for an extension was a good idea, but the expiration should be in the Ordinance as well as the acceptable reasons for the extension process.

8. Discussion and Possible Action re: Upcoming Roads Projects.

M Duncan stated that it is the Committee's job to prioritize the road work. Gritts presented a worksheet on how they have been prioritizing work for the last 4 years. Discussion continued on how to get the Committee involved in prioritizing work criteria and how to improve communications with the public. CM Gibson wanted to know how much work projects cost. Wilson left the meeting for a prior engagement.

Gritts continued that John Groo has developed data base and Gritts uses excel spreadsheets what needs to happen is both need to be merged. M Duncan added that right now the best way to see what is being done is by looking at the monthly timesheets and daily work reports. CM Gibson wanted to have a way that costs for wages, materials and equipment could be tracked in a database. Discussion continued, CM Gibson volunteered to look into working on the database.

9. Discussion and Possible Action re: Shafer Extension weed overgrowth.

Gritts stated that once the tractor is fixed they will mow the Shafer extension. M Duncan reported that she has not seen knapweed out there.

Unfinished Business

10. Discussion and Possible Action re: Perpetual and Emergency waiver/ easements (tabled)
M Duncan and CM Gibson agreed that this waiver protects the Town, and if residents don't want to sign it then we just won't go on their property to fix drainage issues. Gritts added that this waiver is to give us permanent access to work on problem drainages. And because there is no "official drainage map" for areas that we need to get into on a regular basis we may just have to use the one time waiver for those situations when residents won't sign the perpetual waiver.

11. Road's Budget

M Duncan asked to have the Road crew budget their hours so they do not run out of hours at the end of year (June). Especially as that coincides with fire season when mowing needing to be done. Buck recommended using the formula of 8.4% of the annual salary hours each month. M Duncan also recommended banking hours in the winter months. Gritts agreed that was a good idea, but emergencies and equipment breakdowns are impossible to plan for.

12. Emergency Planning- Evacuation Planning

13. Closed session

Adjournment

Gibson motioned to adjourn; Duncan seconded, the motion passed unanimously.

Meeting adjourned the meeting at 5:35 PM.

Approved:

Pamela Gibson, Glen Wilson
and Jazmine Duncan- Committee Member present.

Attested: Jocelyn Buck

Jocelyn Buck, Town Clerk (Date)

**WORKING DRAFT MINUTES
REGULAR MEETING
OF THE PLANNING AND LAND USE COMMISSION**

Date: Wednesday, August 5, 2020

Time: 6:30 PM

Place: Conference Call

Present: Ryan Anderson, Marie Hawkins, Bill Rau, Colleen Thompson, Stephen Curtis

Absent: None

Others Present: Jack Campbell, Jazmine Duncan, Lesa Smith, John Smith, Pamela Gibson, Bruce Keeler, Russell Cooper, Carol Drake, Laura Cameron, Darin Menlove, Erik Secrist, Jeff Whitney

Clerk/Recorder: Susan Curtis

CALL TO ORDER REGULAR MEETING (some attendees optionally shared video)

Rau called the Public Hearing to Order at 6:30 P.M.

1. Open Public Comment

Pamela Gibson - Gibson asked if will talk about General Plan at this meeting. Gibson has comments on General Plan and is available to answer any questions. Rau responded with his understanding of situation, the PLUC has created a final draft after public review and sent its final draft to the Town Council for their review. Rau said decisions are up to the Town Council now which has three options: 1) accept as received 2) send back to PLUC with guidance on updates or 3) make edits in Town Council. Gibson responded next steps were not clear at last Town Council meeting and she was under the impression to possibly have a workshop, although she feels that is not necessary and Council can handle edits at Town Council meeting. Gibson commented the team did a very good job, Rau thanked her and O'Brien for help on the General Plan.

Bruce Keeler - Keeler commented that he had sent in comments on livestock issues and assumes since sent in, no comment needed now. Rau thanked Keeler

Marie Hawkins - Hawkins commented that Keeler's email was excellent and he is welcome to help the Livestock Committee.

2. Approval of Minutes

Regular Meeting of July 1, 2020

Anderson moved to approve the Minutes as presented. Thompson seconded the Motion. Anderson, Hawkins, Rau, Curtis, and Thompson approved the Motion. The Motion passed unanimously.

3. Correspondence

- Public emails on livestock units

Rau - Rau has seen two emails sent to PLUC clerk and find these very useful and appreciates the input. Bruce Keeler's email suggested that a livestock owner be added to the livestock committee for balance. He noted Donna Kramer also emailed with a number of suggestions and great detail on how to build a case to determine livestock units, which will be considered in committee and in PLUC as a whole as work continues on livestock.

Thompson - Deb Holling also sent an email exchange with Thompson regarding livestock, and Thompson welcomed her input at future PLUC meetings.

Clerk - received email before meeting from Darin Menlove and Erik Secrist and forwarded to PLUC.

Rau - encourage folks to send in correspondence several hours or a day in advance if possible so members have time to review; PLUC will review this correspondence at next meeting.

4. Town Council Meeting Report —Thompson

7/15/2020 Town Council Meeting

1. First there was a Public Hearing on the draft Castle Valley General Plan update which PLUC sent to the council.

2. This was followed by the regular town Council meeting. The only item of interest to the PLUC is:

7. Discussion and Possible Action re: Adoption of the Castle Valley General Plan- (available on Town website)

M Duncan stated that there has already been a lot of discussion regarding edits and additions to the Plan. It was decided in the interest of time the Council would combine their comments/edit/additions into one document and then they could have a workshop with the PLUC in order to integrate them into the Plan.

Since the meeting there's been some email discussion about whether to have an actual workshop or not, or just to keep PLUC apprised of suggested edits in case we have feedback about them.

Rau - reiterated it is up to Town Council to make changes to the General Plan if they want to.

Thompson - welcome help on land use section wording for land that was SITLA. Not suggesting changes but would appreciate review to make sure as accurate as possible.

5. Building Permit Agent Report—Thompson

- **Permit Activity:**

TOWN OF CASTLE VALLEY - Building Permits Report

Approval Date Between 7/1/2020 And 7/31/2020

Approval	Lot	Road	Owner	Type	Purpose	Description	Height	Sq Ft <=19	Sq Ft >19
7/2/2020	046	Lazaris Lane West	Hutchinson, Neil & Sh	Building	Workshop	Garage/wkshp with bat	21.3	0	2626.125
7/5/2020	439	Firecliff Lane	Walgren, Richard	Electrical	Residence	Elec upgradesvc	0	0	0
7/7/2020	208	Shafer Lane East	Sikora, Kenneth	Building	Other	Remodel garage into liv	0	0	0
7/17/2020	443	Firecliff Lane	Ambrose, Robert & Fl	Building	Accessory B	2 containers w/roof for	14	1760	0
7/17/2020	208	Shafer Lane East	Sikora, Kenneth	Building	Shed	197 sf shed	9	197	0
7/17/2020	439	Firecliff Lane	Walgren, Richard	Septic	Residence	1250 gal	0	0	0
7/20/2020	176	Shafer Lane West	Carpenter, Catherine	Electrical	Residence	Service entrance, RV &	0	0	0
7/21/2020	264	Pope Lane West	Harpell, Judith	Electrical	Residence	for well	0	0	0
7/21/2020	321	Keough Lane	Craig, Larry & Lesley	Septic	Accessory B	2nd septic for access bl	0	0	0
7/21/2020	045	Lazaris Lane West	LLC, Chonchon	Electrical	Residence	for well, RV, meter box	0	0	0
7/21/2020		Lazaris Lane West		Septic	Residence	1250 gal, 4 BR	0	0	0
7/29/2020	443	Firecliff Lane	Ambrose, Robert & Fl	Building	Deck	Covered deck 480SF	0	480	0
7/29/2020	378	Homestead Road	Pearcy, Mathew	Septic	Residence	3BR 1000 gal	0	0	0

- **Updates on Recent Applications:**

July permits in progress

#408, Cooley, top of Cliffview. Contacted me in June about requirements for driveway and trenching for existing electrical service and well. No contact since then.

All other pending projects from June and July have been finalized.

Other item:

I had been contacted by ULCT regarding HB 374, a request for data concerning how long it takes a municipality to turn around plan review and issue building permits. I emailed them on July 1 asking for clarification because Castle Valley only determines zoning compliance, and then the permit process is taken over by Grand County Building Inspector who does the plan reviews and issues building permits.

On August 3, I finally got a reply letting Town of Castle Valley off the hook for this data reporting requirement. They are going to contact Grand County for the data.

- **Temporary Dwelling Permit Report**

TOWN OF CASTLE VALLEY - PLUC Exceptions Report

Renewal Date Between 7/1/2022 And 7/31/2022

Lot	Renewal	Approval	Owner	Type	Conditions	Notes	Non-Routine
176	7/31/2022	7/31/2020	Catherine Carpenter	TDP		Trailer for son, septic pump out by Zurich Bros bi-monthly (semi?). Subm 7/27/20	☐
378	7/29/2022	7/29/2020	Mathew Pearcy	TDP		On septic	☐

- **Additional Item discussed:**

Thompson – Lot 50 has a five-foot fence going up that should require a conditional use permit and Town staff is aware of the situation. So far it seems only one side of fence is five feet (along Castle Valley Drive). Thompson was reviewing Grand County codes on measuring fences and has a call in to Grand County Building Inspector office to confirm that any fence over 6 feet requires a building permit. Will need to address future amendments to fencing ordinance to address fences with different heights on different sides; reference was made to another nearby fence with differing heights.

Rau – commented Mayor is talking to property owner about fence

Hawkins – asked if this reference was to Karen Nelson property, and Thompson said no, it is property across street. Hawkins commented that some fences were put in before the Town had a fencing ordinance. Thompson confirmed fencing ordinance was passed in 2003, and neither of the fences under discussion pre-dated that.

6. Procedural Matters

- **Update on action items from the July 1 PLUC meeting, including Discussion re. Livestock Committee**

Discussion:

Livestock Committee:

Thompson - met with Bruce Keeler and Jason Matz. They both make a good point that the livestock committee doesn't have any livestock owners on it. Keeler has agreed to participate on the committee. Thompson feels that people have blown committee out of proportion and intent of committee. First report submitted was conceptual and preliminary, and PLUC welcomes participation of livestock owners on the livestock committee and in conversations with members of PLUC to gather information.

Keeler – willing to participate on committee

Rau – we are in a research and information gathering phase in livestock regulation, trying to gather information on who owns livestock and its impacts on land, water, neighbors, others in community.

Thompson – reminded all of the strong support in the 2019 survey for General Plan to reduce livestock numbers with the data showing some or all types of animals need to have permitted numbers reduced. Thompson compiled a Castle Valley Historic Overview of livestock since 1985 (the creation of RAR-1 zone and the first zoning ordinance), to understand what has been allowed and what has not through the years. Thompson reviewed Ordinances and General Plan surveys and made chronological list of events:

In the original 1985 version of 85-3, agriculture was defined as crops only, and livestock was treated separately. While there were no hard number limits on livestock, it was understood that raising domestic livestock would be for family food production. This is explicitly listed under permitted uses. Selling livestock was a conditional use.



In the 2007 community survey 69% of respondents favored restricting the number of animals that can be kept on one 5-acre lot.

The 2009 version of 85-3 repeated the original intent of the Town Council in establishing the RAR-1 zone, which was partly to "provide healthy and safe residences, stabilize gardening and the raising of domestic livestock for family food production and the pleasure of the residing families."

However, in 2009 the definition of agriculture now included both crops and livestock. So now, the permitted use of agriculture was producing crops and raising of livestock; however, "raising or boarding of livestock or other animals for sale or compensation" was still a conditional use.

The history of the commercial raising of livestock (as a conditional use) up to this point probably explains why so many people who attended planning commission meetings during the animal CUP discussions throughout 2019 were under the impression that commercial livestock is not allowed in Castle Valley.

In approximately 2010 the currently existing formula for limiting animal units was enacted, and the idea of commercial "agriculture", which at the time included both crops and livestock (see above definition from 2009 85-3), was introduced with the language about "farm stands". The definition of agriculture still encompassed both crops and livestock. Not only was a formula for calculating allowed numbers of animal units per lot introduced at this time, so was a conditional use permit for double that number of animals. No one applied for one of these livestock conditional use permits until 2019, which helpfully brought this entire subject to the community's attention.

Where we stand in 2020:

- agriculture is still defined as crops and livestock.
- commercial agriculture is implied to be permitted because of 85-3's use of the language about farm stands (according to a legal opinion from the town's attorney).
- 85-3's definition of feedlot is internally inconsistent and therefore not legally useful.

Rau – any other comments from PLUC on livestock committee work?

Thompson – would like to include Keeler on committee and keep meeting, talk to other livestock owners, and to understand current and historic livestock numbers in Castle Valley so we better understand impacts. However, we want to reassure residents that it's not an animal census preparatory to making them get rid of animals.

Clerk – pointed out there are several folks from public on the call, and suggested we take the opportunity to ask if anyone else would like to participate on livestock committee with Colleen's team.

Rau – willing to hear if others wish to participate and reminded all that that the public will be included in additional work and meetings. Thompson clarified Clerk meant to allow discussion now, on the conference call. Rau responded yes, public is welcome to comment of course.

Whitney, Menlove, Secrist – are all livestock owners in Castle Valley, and Mr. Whitney would like to participate on the committee. Thompson stated she'd rather not have too many people on the committee as it becomes unwieldy. The committee is happy to meet with livestock owners to hear their ideas. Whitney stated he currently owns more livestock than what would likely be allowed, and would appreciate the opportunity to give input. Menlove and Secrist stated they would be happy if the committee would like to discuss their experiences.



John Smith – would like to be involved as he is a new full time resident. Rau asked in what capacity would he like to be involved. Smith stated on the livestock question to start, and would like to learn more and fit into other areas. Thompson suggested he start by reviewing the Town website and reading PLUC and Town Council minutes about livestock and other subjects. Thompson also stated she's willing to talk or meet with anyone, or have the committee meet with anyone, to hear their ideas. Send email (address is on the town web site) and she will get in touch.

Rau – asked how Jack and Marie feel about expanding the committee.

Campbell – glad to have Keeler on committee, complimented Thompson on historic view report.. He said we need to have balance on the committee of PLUC (2 members) and members of the public to provide 50/50 ratio between livestock, general community, and PLUC participants. If we had more livestock people then we'd want to consider also having more folks from community to represent their interests. He's satisfied with Keeler.

Hawkins – welcomed Keeler, and if there were a lot of people involved, she would like to see a large meeting to hash it out—we don't need to have a legal amendment yet, but get input from the public and don't plan to act on or pass anything at that meeting, but treat it as a workshop with the public. She would like to get input now vs coming up with ordinance that people are not happy with.

Rau – would like to have something for people to react to, an action item for the September meeting. The committee can come up with suggestions on where we might be going and put that out to the public in the September meeting.

Curtis – would like to point out that is what we are doing now, taking public input, the committee reporting back, and getting information to the committee. Some are also reviewing stacks of information. He is in favor of keeping the committee as is, and is not opposed to a bit of expansion, and would like to continue to take input and funnel it to the existing committee.

Rau – Hawkins is referring to public input like the discussions last year where PLUC had 20-30 people who came to meetings to give input. This type of meeting is useful but we need to provide some sense of direction where we think the town is going, so people have something to react to. He thinks we should plan to have a direction on the agenda in September or October to hear what people have to say before we start drafting language.

Anderson – would be helpful to have baseline information on animals we currently have in the valley. Thompson stated at a meeting with Keeler, he said the livestock owners know each other, and if they could collectively help us with numbers of animals people have had in the past, and numbers now, that would provide a baseline. For example, it may turn out that someone has a bunch of turkeys and goats that we don't know about, indicating less impact. If the livestock community could work on an informal animal census it would be helpful. Anderson wouldn't want to add any more than Keeler to the committee as that makes it difficult to have back and forth discussion.

Clerk – asked Thompson if would it be helpful to develop template for livestock owners to complete so the committee could get data in a consistent way, versus getting the information in different format/content owner to owner. Thompson said this feels like overkill. Thompson is confident she can make spreadsheet from informal feedback.

Curtis – wanted to clarify he wants everyone's input, and wants to hear from everybody, agrees with Colleen's idea on streamlined committee and believe PLUC wants to hear from everybody. Support the way Colleen described the approach for the committee and getting feedback.

Campbell – after listening to discussion thinks it would be good to have a meeting with all livestock owners with interest in Castle Valley and hear what their individual issues are, so he can better perform in the committee, and this would help the committee to understand all different issues. Hawkins agreed and stated this is what she was trying to get at. Rau stated no other PLUC members could be there unless it's called a workshop, and if no decision or action is taken on any items. We would still have to give public notice, and this would get more people to attend.



Rau – As in the 2019 meetings on the CUP for extra animals, while opinions are important to help us understand one another, factual statements must be backed up by references or documentation because we must demonstrate a basis in science and law for actions we are taking. Rau thanked all for their input, welcomed Keeler, and said the committee can continue their work.

NEW BUSINESS - none

UNFINISHED BUSINESS

7. Discussion and recommendations on amendments re. fencing in ordinance 2003-3 and 85-3

Rau – asked for motion to un-table item #7

Thompson moved to un-table item #7 and Anderson seconded. Anderson, Hawkins, Rau, Curtis, and Thompson approved the Motion. The Motion passed unanimously.

Rau – stated the goal to keep this as simple as possible; the PLUC was stymied in part last year when dealing with an exclusionary fence CUP per 2003-3, as the word “commercial” is used in relation to agriculture. This Amendment is to remove accompanying language in regards to “commercial”. In Ordinance 2003-3 he suggests deleting Exceptions section A and renumbering following items. In Ordinance 85-3 Section 4.2, Section H needs editing, as does 4.5.1 Section E. Rau read language in both ordinances and suggested deleting the mentioned language relating to commercial ag.

Thompson – this is a problem for the community, because in creating 2003-3 language was removed that defined Commercial Agriculture and left us with an orphaned concept. She commented on Rau’s changes and pointed out we can’t leave in the reference to 85-3 section 4.5.1.G because it does not even exist anymore, due to previous amending and subsequent renumbering. That item is now 4.2.1.E, which she suggests deleting completely and renumbering remaining items. Thompson commented, as an aside, on possible county code that appears to say fences over 6 feet require a Grand County building permit. Thompson has a call in to the Grand County Building Inspector for clarification.

Hawkins – remembers the work in 2003 and the fencing ordinance whose intent was to keep deer out of people’s gardens and orchards.

Anderson – asked how will we vote on these items, vote on all together, or separate? Rau stated we should vote on both amendments at the same time, since it’s one agenda item.

Campbell – procedural comment: if amending a zoning ordinance, you have to have a public hearing. PLUC might want to think about folding 2003-3 into the 85-3 zoning ordinance so you don’t have to amend two ordinances. Rau stated he’s fine with a two-part motion, and having a public hearing next month on each.

Thompson – asked what is a two-part motion? Campbell stated making one motion to amend two separate ordinances.

Anderson – States we could make one motion that includes both ordinances.

Thompson – Moved to amend Ordinance 2003-3 under Exceptions to excise or remove number A entirely, and renumbering following items; and, further, to amend Ordinance 85-3 section 4.2 under Permitted Uses For RAR-1 Zone, amend item H to read only “H. Fences that conform to Ordinance 2003-3.”, with renumbering as necessary; and further amending Ordinance 85-3 section 4.5.1 by removing item E completely, and renumbering subsequent items. The Thompson motion was seconded by Curtis. Anderson, Hawkins, Rau, Curtis, and Thompson approved the Motion. The Motion passed unanimously.

Rau—instructed the Clerk to provide space on the September agenda for a Public Hearing so the public can weigh in on these proposed amendments. Additionally, this agenda item goes under Old Business, and should read “Discussion and recommendations regarding amendments to Ordinances 2003-3 and 85-3 regarding commercial agriculture and fencing.” After the Public Hearing and the PLUC discussion we will make a recommendation to the Town Council.

Summary/Action Items for September 2 PLUC Meeting:

- 
1. Livestock Committee - request informal historic and current census of livestock from livestock owners in Castle Valley to help PLUC gain better understanding of livestock in Castle Valley.
 2. PLUC - come up with suggestions on where we might be going with livestock changes to send out to public
 3. Clerk - add agenda item for September under old business, discussion and recommendations regarding amendments to 85-3 and 2003-3 ordinances in regards to commercial agriculture designation within fencing. Provide space on the September agenda after public input at the public hearing for PLUC to discuss input and vote on whether to send the amendments to the ordinances to Town Council for its review and possible adoption.

CLOSED MEETING - None.

ADJOURNMENT

Curtis moved to adjourn the Meeting. Hawkins seconded the Motion. Anderson, Hawkins, Rau, Curtis, and Thompson approved the Motion. The Motion passed unanimously.

Rau adjourned the Meeting at 7:36 P.M.

DRAFT

Moab Area Housing Task Force

July 2020 Meeting Agenda

Thursday, July 9th 2020 at 11:00AM
City Council Chambers (Wear Masks)

Join Zoom Meeting: <https://us02web.zoom.us/j/82560286817>

Type of Meeting: Monthly MAHTF Meeting

Meeting Facilitator: Jenna Whetzel, Chair

1. Chair Jenna Whetzel called the meeting to order at 11:01. The group did introductions because the new GCSD Community Coordinator, Amanda Knill, attended for the first time.
2. Ben Riley motions to approve the minutes from the June 4 meeting. Olivia Holmes seconds, and without further discussion, the motion carried unanimously.
3. Agency Updates
 - a) Moab City Update
 - i. The City Council held a meeting on June 25 to discuss priorities for the Walnut Lane redevelopment project, which included prioritizing how the land is utilized between housing, parking, and open space, and how the funding is prioritized between affordability, sustainability, and community amenities.
 - ii. On June 16, the Planning Commission discussed the IncDev presentation given to Council, which evolved into a conversation about updating the PAD ordinance, possibly creating a “PAD Lite” and updating parking standards to allow for on-street parking in some areas.
 - b) Grand County Update
 - i. The County Council passed the Strawburb PUD, which will be developed by Kalen Jones and Community Rebuilds. They also passed a mandate requiring face masks in public spaces.
 - ii. The CED Dept. applied for a shared VISTA with MVMC to work on housing issues; Olivia’s term is up in August, so the VISTA will start sometime after.
 - c) Grand County Covid-19 Task Force Update
 - i. The Emergency Shelter Sub-Task Force is still facilitating meal deliveries. They still have not decided on a location for a shelter for local homeless residents.
 - ii. The Housing Relief Fund is making its last disbursement this week and plans to disband but will reassess if rent assistance is needed again later on. MVMC and HASU are still helping clients to apply for housing assistance through SEAUALG. The HRF raised over \$43,000 and was able to assist more than 60 households.
 - d) Advocacy Committee Update
 - i. The HTF sent a letter to the State Legislature’s Executive Appropriations Committee advocating that they retain the housing funding allocated through SB 39; they retained \$5M of the funding.
 - e) Public Outreach Committee Update

- i. Alex Oldham's term has finished at HASU, but before they left, they created a financial literacy video that HASU will put on its YouTube channel. Jenna said they are also working on a homebuyer educational video to share later this year.
 - ii. At the next meeting, Jenna wants to pinpoint a date and format for providing regular housing updates to both councils.
- f) Local Housing Agency Updates
 - i. Community Rebuilds
 - 1. Residents of the Mill Creek subdivision phase one are moved in and phase two is going well. Staff is now focusing on moving forward for final plat approval for the Strawburb PUD, platting a tract at Arroyo Crossing, and an HDH application
 - 2. Apprentices, interns, and VISTAs for the next build will arrive in August; some will be housed in the Rancho Fandango, some will be dispersed in the community. Kenny's term ends at the end of this summer as well.
 - ii. HASU
 - 1. The HTF is going on a MAPS tour after this meeting. Residents have moved in, and it is currently about 50% occupied. They are hoping to have an open house sometime soon but need to figure out social distancing measures first.
 - 2. Wingate Village phase two should close in the next couple of weeks, and Ben just closed on financing for the townhomes.
 - 3. They are also working on getting the Section 8 list back open and are looking at updating house plans, reserving lots at Arroyo Crossing.
 - iii. MACLT
 - 1. MACLT is still on schedule and budget for horizontal improvements; hired Jeff Adams to do some landscaping with leftover contingency funds. The County changed Plateau Dr to Bonnies Way, and the board is working on design standards. CR and the Utah Housing Corporation have submitted plans to build as well.
 - 2. Alex left, so the board is looking to pay someone to take minutes.
- 4. Optimizing Future Land Use: Kalen Jones
 - a) Kalen gave a presentation about how LUCs affect development in the City and County, outlining the current state of development/zoning in Spanish Valley (by-right and HDHO), role of open space in PUDs, and ways we should plan for continued densification in the valley. He outlined possible paths to greater by-right flexibility and to improve PUDs.
 - b) He plans to give a presentation about City zoning next month and will send the presentation to Jenna to share to the HTF. The group discussed that the HTF is a body that could present some of these suggestions to City/County Council and staff to move forward with updating local land use codes.
- 5. The meeting adjourned at 11:52 and HTF members went to MAPS for the site tour.

attending: Jenna, Rachel, Olivia, Kaitlin, Ben, Amanda, Kenny, Kalen, Audrey, Mary

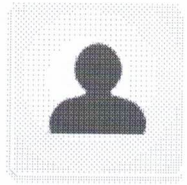
fw: Excess Speed on CV Drive

Fri 7/31/2020 10:50 AM

From: "jazmined@castlevalleyutah.com"

To: "Jocelyn Buck", "Harry Holland", "pamelag@castlevalleyutah.com", "toryh@castlevalleyutah.com", "OB@castlevalleyutah.com"

Cc: "Mingo Gritts", "glenw@castlevalleyutah.com", "Glen Wilson"



See note from Tom about speeding. There has been a big discussion on the Castle Valley FB page about it, and there seems to be just about as many people who think the speed limits are too low as people who think we need speed bumps and to put everyone behind bars...

From: "Tom Haraden" <tom_haraden@yahoo.com>

Sent: Friday, July 31, 2020 10:37 AM

To: "Jazmine Duncan" <jazmined@castlevalleyutah.com>, "Colleen Thompson" <colleenthompson@mac.com>

Subject: Excess Speed on CV Drive

Howdy-

I've been concerned for some time about speeding vehicles on Castle Valley Drive. As our population increases and as we have more "non-locals," including contractors and visitors (who have no reason to care about our community) , using the road I've noticed speeding and unsafe driving increasing.

I've been doing some research and reading on "traffic calming." These two research papers are two of the most comprehensive I've come across. I know there are others.

I've not included papers or web pages that were submitted by companies that have a vested interest. There's a very nice piece on the pros and cons of speed humps, but it's by a company that makes speed humps. It does provide good information worth considering however. Another company has a piece on how speed humps do not work. They manufacture those radar signs that tell you how fast you're driving.

Like anything, there are pros and cons, and people who are adamant either way. But, I think it's time we consider the next steps in keeping vehicles driving at a sane speed.

Thank you,
Tom Haraden
132 Buchanan Lane

Attachments:

- Do Speed Humps Help Reduce Vehicular Speeds Volumes and Motoris.pdf
- Traffic Calming.pdf

ROAD RIGHT-OF-WAY
ENTRY NO. 497909
BOOK 771 PG. 870

LOT 56
BRADFORD
09-000-0056

NORTH CORNER
LOT 77
POB

LOT 78
KEELER & KATZ
09-000-0078



GRAPHIC SCALE

0 100 200



1" (INCH) = 100' (FEET)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°00'00" E	32.11'
L2	S 45°00'00" E	61.22'
L3	S 45°00'00" W	50.68'
L4	S 45°00'00" W	42.64'

SURVEYED CASTLE
VALLEY DRIVE
(ASPHALT)

VACATING HATCHED PORTION
OF RIGHT-OF-WAY

EXISTING CASTLE VALLEY
DRIVE RIGHT-OF-WAY

LOT 76
O'KELLEY
09-000-0076

LOT 77
NELSON
09-000-0077

EXHIBIT B

NELSON
RIGHT-OF-WAY

South 862.57'
N 00°40'23" E 722.11'

66.0'

South 730.59'

BUILDINGS

HOUSE

A=89.63'
R=234.00'
CB=N 10°18'07" W
CL=89.10'

BAILEY LANE

50.0'

LOT 75
SMITH
09-000-0075

LOT 86
SVENDSON TRUST
09-000-0086



30 South 100 East
Moab, UT 84532
435.259.8171

Project 022-20

Date 4/6/20

Sheet 1 of 1

TOWN OF CASTLE VALLEY, UTAH
ORDINANCE 2008 – 3

AN ORDINANCE ESTABLISHING A CASTLE VALLEY ROAD COMMITTEE

WHEREAS, maintaining and repairing the Town's roads and related drainages is a critical public service, and

WHEREAS, significant taxpayer money is spent on these activities, and

WHEREAS, there should be citizen/taxpayer involvement in setting priorities and monitoring the quality of the work performed, and

WHEREAS, there may be citizens/taxpayers with expertise and/or interest in road and/or drainage matters who wish to participate in managing these activities, and

WHEREAS, the burden of managing the Road Department of the Town should not fall solely to the Mayor but should be shared among interested citizens, and

WHEREAS, the Town Council has the authority under Utah Code 10-3b-403 to assign administrative duties

NOW THEREFORE BE IT ORDAINED BY THE TOWN OF CASTLE VALLEY:

1. The Road Committee (hereinafter referred to as "Committee") will be an official committee of the Town of Castle Valley. Its purpose will be to provide direction and support to the Road Department in areas outlined below.
2. Formation and composition of the Committee:
 - A. The Committee will consist of four members who are appointed by the Town Council, based on those people who offer to serve on the Committee after public notice of vacancies;
 - B. Each member will serve a three-year term. Terms will be staggered, as determined by the Committee;
 - C. Committee members will meet at least once per quarter. Meetings will be governed by the Open Meetings Act, with posted agendas and minutes supplied to the Town Council. Records will be kept on file at the Town Office;
 - D. A quorum will consist of two members;

E. Up to two members may be members of the Town Council; and

F. The Committee will elect its Chairperson.

3. Duties of the Committee:

A. The Committee will create and periodically review the job description for the Road Department Manager;

B. The Committee must approve all major personnel actions regarding the Road Department Manager (i.e., hiring, firing, raises, etc.), and must participate in the Personnel Evaluation of the Road Department Manager;

C. The Committee will create and keep an updated a list of priority projects for road repair and construction;

D. The Committee will give the Road Department Manager overall direction for road priorities and allocation of resources;

E. The Committee will establish a general yearly maintenance policy;

F. The Committee will regularly review the quality and completeness of the work of the Road Department;

G. The Committee will develop other policies as needed (e.g., driveway culvert policy, etc.) and recommend them to the Town Council;

H. The Committee will work with the Road Department Manager on C., D. and E. above, including periodic meetings in person or via email and phone calls;

I. The Chairperson, along with the Road Department Manager, will report relevant information at the monthly Town Council meetings, as needed;

J. The Committee, along with the Road Department Manager, will be responsible for tracking the Road budget:

1) The Road Department Manager will inform the Committee Chairperson of anticipated expenditures that would require Town Council approval. The Committee Chairperson or other available Committee member will inform the Town Council or Mayor so that the item appears on the agenda;

2) The Committee, with the Road Department Manager, will establish a pay scale for Road staff, with Town Council approval; and

- 3) The Committee Chairperson will receive from the Town Clerk prior to every Town Council meeting a report on Road Department expenditures-to-date and Road Department bills to be approved by the Council at the meeting.
- K. The Committee will interface with residents and property owners on Road issues as needed. The Road Department Manager will keep the Committee informed of such issues;
- L. The Committee will assist the Road Department Manager with special projects, such as acquiring drainage easements, as needed; and
- M. The Town Clerk will assist on relevant paperwork, etc. for the Committee.

Passed & approved by the Town Council, Town of Castle Valley, in open session this 22nd day of October, 2008 by the following vote:

Those voting aye: Damian Bollermann, Jim Lindheim, Ranna Bieschke, Aaron Davies.

Those voting nay: None.

Absent: Valli Smouse.

Attested:

Approved:

Denise Lucas, Town Clerk

Damian Bollermann, Mayor

Desert H2O
PO Box 1028
Moab, UT 84532

Invoice

Date 8/14/2020
Invoice # 683

Bill To

Castle Valley Town

Ship To

P.O. #

Terms

Net 30

Ship Date 8/14/2020

Due Date 9/13/2020

Other

Description	Qty	Rate	Amount
Pumpsaver Insider	1	175.00	175.00T
90gal Flexcon Press tank	1	850.00	850.00T
Subtotal			\$1,025.00
Sales Tax (0.0%)			\$0.00
Total			\$1,025.00
Payments/Credits			\$0.00
Balance Due			\$1,025.00

Desert H2O
dannyprickett@hotmail.com
435-259-1757
435-259-1757

RESOLUTION 2013-1

(This Resolution 2013-1 dated January....., 2018 supersedes any earlier dated 2013-1)

A RESOLUTION TO ADOPT A PERMIT APPLICATION AND FEE SCHEDULE

Whereas, upon public hearing, the Town of Castle Valley has determined that it is in the best interests of the citizens of Castle Valley that the Town accurately charge permit and application fees as well as fair penalties for violations of Town ordinances.

Whereas, the Town Council will annually review and update the Permit Application and Fee Schedule to ensure that the fees and penalties accurately reflect the cost of providing such services.

NOW, THEREFORE, BE IT RESOLVED THAT RESOLUTION 2013-1 SHALL BE ENACTED ADOPTING THE 2018 PERMIT AND APPLICATION FEE SCHEDULE FOR THE TOWN OF CASTLE VALLEY AS FOLLOWS:

TOWN OF CASTLE VALLEY PERMIT APPLICATION AND FEE SCHEDULE

**Contact: Abby Hafey - Building Permit Agent, John Groo - Water Rights Agent
435-259-9828, Fax 435-259-9846**

Land Use Application Fees are due upon receipt of the Land Use Application (Application) and are applied toward the actual cost in processing and reviewing the Application and performing required Town inspections. Additional costs incurred that exceed the Fees listed below are calculated per review of the submitted Application and are collected as part of the Total Application Fee. When further Professional Review from that listed below is deemed necessary, the Applicant must pay an Application Deposit Fee and may be required to enter into a written agreement with the Town, as provided for in Section 9.2 of Town Ordinance 85-3, as amended. The Total Application Fee, including the Application Deposit Fee and written agreement with the Town (if applicable), must be submitted as a condition of Town Land Use Application Approval or the issuance of any other Land Use Decision.

- 1) **BUILDING PERMIT APPLICATION FEE.** Castle Valley Building Permits are required for all construction and alterations, including setting up or moving in a mobile, modular, or manufactured home; additions to external perimeter of existing structures; removal of part of a building; moving of walls; remodeling that changes the use of the building; re-roofing; fences higher than six feet (see also item 6 below); decks and porches 30" above grade, covered, or attached to a structure; and retaining walls over 4 feet or that support a structure, and other structures that require a Grand County Building Permit.
 - a. Construction/Alterations greater than 120 sq. ft. but equal to or less than 200 sq. ft. **\$30**
 - b. Construction/Alterations greater than 200 sq. ft. but equal to or less than 3500 sq. ft. **\$75**
 - c. Construction/Alterations greater than 3500 sq. ft. but equal to or less than 7000 sq. ft. **\$100**Note: Fee includes the cost of plan review, drainage review, electrical permit (see also #3), final site review and signing of certificate of occupancy.
- 2) **PLAN REVIEW FEE.** When the proper evaluation of architectural plans submitted as part of a Building Permit Application requires the Town to retain outside professional services, additional fees apply.
 - a. Plan Review for Construction/Alterations greater than 120 sq. ft. but equal to or less than 200 sq. ft. **\$20**
 - b. Plan Review for Construction/Alterations greater than 200 sq. ft. but equal to or less than 3500 sq. ft. **\$49**
 - c. Plan Review for Construction/Alterations greater than 3500 sq. ft. but equal to or less than 7000 sq. ft. **\$65**

- 3) **ADDITIONAL REVIEW.** If an application or plan is deficient in required information, additional fees apply.
 - a. First time review of deficiency revised plans **No Fee**
 - b. Multiple re-reviews of deficiency revised plans **\$20.00/hr. (\$20.00 min.)**
 - c. Review of plans revised during construction **\$20.00/hr. (\$20.00 min.)**
- 4) **CERTIFICATE OF LAND USE COMPLIANCE.** **No Fee**
Required to show that agricultural buildings, including greenhouses, adhere to Town of Castle Valley Land Use Regulations regarding setbacks, height, and square footage.
- 5) **ELECTRICAL SERVICE AND SOLAR ENERGY SYSTEM PERMIT.** **\$15**
Submit a plot plan to show that setbacks adhere to Town Land Use Regulations for: existing structures, new structures, well service, solar installations, upgrades or changes of electrical meter, new or replaced furnaces, water heaters and other mechanical installations that require a Grand County Building Department Permit. (Fee of \$15 is charged if utilities are needed prior to building, for solar installations, or for upgrades.)
- 6) **SEPTIC PERMIT.** **\$15**
Castle Valley Septic Permit application grants Land Use approval for an authorized septic system design signed by the SEUHD Sanitarian. The CV septic application must be completed and approved by the Town before a septic system is installed. A final inspection by the State Sanitarian and his/her signature on the Grand County Building Permit application are required before the Town Building Permit Agent signs the Grand County Permit application.
- 7) **TEMPORARY DWELLING PERMITS.** (if site visits are required, additional fees may apply) **\$50**
Required for all motor homes, travel trailers, campers, etc., used as occasional housing, temporary housing, or for housing during construction.
- 8) **TEMPORARY DWELLING PERMIT BI-ANNUAL RENEWALS.** (if site visits are required, additional fees may apply) **\$30**
- 9) **CONDITIONAL USE / HOME OCCUPATION / PREMISE OCCUPATION PERMITS.**
Required for all home businesses, public buildings, daycare nurseries or centers, foster care homes, botanical nurseries, livestock in excess of permitted use, schools, churches, water reservoirs, ponds, dams, windmills, fences higher than four feet that enclose more than an acre of land. (Note: Fee includes first year Business License, if required.)
 - a. Routine **\$35**
 - b. Nonroutine **\$50**
- 10) **REQUIRED BUSINESS LICENSE RENEWAL.** **\$10**
- 11) **WELLS / WATER RIGHTS.** Water user agreement required. **\$95**
- 12) **VARIANCE REQUEST.** **\$500**
- 13) **APPEALS TO A LAND USE DECISION.** **\$950**
In addition to the \$950 Application Fee, the Applicant shall pay all of the Town's costs and expenses incurred as a result of the appeal, including reasonable attorneys' fees and costs, if the Variance and Appeal Hearing Officer or Court upholds the Land Use Decision as provided for in Section 9.2 of Town Ordinance 85-3, as amended.

14) LAND USE ORDINANCE VIOLATION.

The Mayor and staff for the Town of Castle Valley is hereby directed to take all administrative actions necessary to enforce this Resolution. Any fee inconsistent with the Resolution shall be void and superseded, to the extent of conflict herewith.

1 st Offense	\$250/day
2 nd Offense	\$500/day
3 rd Offense	\$750/day
4 th Offense or more	\$1,000/day

The fees and penalties established herein shall be effective immediately upon adoption of this resolution, and shall remain in full force and effect unless amended by the town Council of the Town of Castle Valley.

This resolution shall take effect immediately upon its adoption by the Town Council.

PASSED, ADOPTED AND APPROVED by the Town Council of the Town of Castle Valley in open session on this 17th day of January 2018.

Those voting AYE: Mayor Duncan, Council Members Hill, Holland and O'Brien

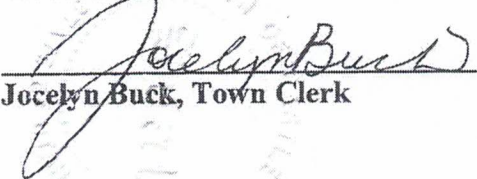
Those voting NAY: None

ABSENT: Council Member Drogin

TOWN OF CASTLE VALLEY:


Jazmine Duncan, Mayor

ATTEST:


Jocelyn Buck, Town Clerk

Official Seal of the Town of Castle Valley:

OFFICIAL COPY

CV Recorder 

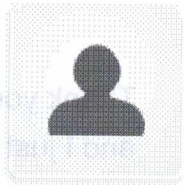
fw: re: General Plan Pg 16/17 Policies:

Fri 8/14/2020 9:41 AM

From: "Ryan Anderson"

To: "jazmined@castlevalleyutah.com", "OB@castlevalleyutah.com", "toryh@castlevalleyutah.com", "Harry Holland", "pamelag@castlevalleyutah.com", "Jocelyn Buck"

Cc: "Bill"



Good Morning All,

I had asked John Groo for some feedback and help with the questions in the water section of the General Plan. His comments back to me tonight are in red: I hope that you may find this information useful in your considerations of the GP.

Hi John,

The Town Council have raised a couple of questions that you may be the Key Master of Answers for:

General Plan Pg 16.

Policies:

11. Are these two policies still applicable? "Municipal Watershed designation" and "development of a municipal well"?

I've never heard of "Municipal Watershed designation", and I'm not sure such a thing actually exists. Being a Municipal Water Provider or a Public Water Supplier (as TCV now is) provides some leverage for watershed protection.

Development of a municipal well is still strictly theoretical. No specific steps have been taken or are proposed at this time, but that may change in the future. The Council would certainly know about anything of that nature and would have to approve it from the very beginning. Note that no one is proposing a water system, as the per capita cost would be way too high with CV's light population density. The idea would be to have a well that could fill a tank truck that would deliver water to cisterns on lots that have no well water or very poor quality well water. For a fee, of course.

Pg 17

15. Comment: (Under Water and Wastewater Policies) The Plan states that CV will research the practicalities, etc., of becoming a Municipal Water Provider. There was no prior discussion of what that term is and we have not been told about any such research being considered. If that research was done and conclusions were made, those conclusions should be included in the preceding discussion.

There is still a plan to research TCV becoming a Municipal Water Provider, and what the potential benefits and drawbacks might be. Nothing has been done yet and certainly no conclusions have been reached.

Thank you for any help you may provide. We will be discussing these apparently tomorrow night and I just got them today.

Onward,

Ryan