



## AGENDA

### THE REGULAR TOWN COUNCIL MEETING WEDNESDAY, SEPTEMBER 16<sup>th</sup>, 2020 AT 6:30 P.M.

#### Electronic Meeting Determination

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), Jazmine Duncan, Mayor of the Town of Castle Valley issues this Determination supporting the decision to convene electronic a meeting of the Council via Conference Call without a physical anchor location. Due to the COVID-19 pandemic Meetings at the anchor site may present substantial risk to public health and safety. Taking into consideration public health orders limiting in-person gatherings, the average "at risk" age of Town residents and the limited space in the Town Building, the Town of Castle Valley will continue to hold meetings by electronic means. This determination expires 30 days after the day on which the Mayor has made the determination. The public can join the Conference Call Meetings or submit comments through emails.

#### **\*\* 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

Determination and Roll Call

1. Open Public Comment

2. Approval of Minutes: 8.19.2020 Regular Town Council Meeting

3. Executive Reports:

\*Roads Committee- M Duncan

\*EMS District- Ed Weeks

\*Planning & Land Use Commission-Colleen Thompson

\*Fire District-M Duncan /Chief Drake

\*Community Renewable Energy Act.-CM Gibson.

\*Housing Task Force- M Duncan

\*Solid Waste District- Diane Ackerman

\*Hazard Mitigation Committee- M Duncan

\*Water Agent and Water Committee Report - John Groo

4. Correspondence: TBA

5. Administrative Matters & Procedures: Manti LaSal Forest Scoping Update - CM O'Brien. Town letters

#### NEW BUSINESS

6. Discussion and Possible Action re: Well location Variance on Lot 194

7. Discussion and Possible Action re: Hunting Season Notification.

8. Discussion and Possible Action re: Amendments to Ordinances 85-3 sections 4.2-4.5 and 2003-3.

9. Discussion and Possible Action re: Payment of Road Shed CIB loan \$7375.00

10. Discussion and Possible Action re: Approval of Resolution 2020-8 Fee Schedule

11 Discussion and Possible Action re: Neighborhood Clean-up additional \$1100 cost

#### UNFINISHED BUSINESS

12. Discussion and Possible Action re: Castle Valley Drive placement and easement at Karen Nelson's lot 77(tabled).

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

14. Closed Meeting (If necessary) Utah Code 52-4-205 (c) strategy session to discuss pending or reasonably imminent litigation.

15. 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"

**DRAFT MINUTES**  
**THE REGULAR TOWN COUNCIL MEETING**

**WEDNESDAY, AUGUST 19<sup>th</sup>, 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 and O'Brien.

**Absent:** CM Holland.

**Others Present:** Ron Drake, Colleen Thompson, Jack Campbell, Stephen Curtis, John and Leesa Smith, Marie Hawkins, Norman Llewellyn, Donna Kramer, Tom Wood, Laura Cameron, Russel Cooper, Karen Nelson and Matt Langer

**Clerk:** Jocelyn Buck

**Regular Town Meeting**

M Duncan called the meeting to order at 6:32PM

Roll Call

**1. Open Public Comment**

Jack Campbell asked that the septic density study be cited in the General Plan.

**2. Approval of Minutes:**

5.29.2020 Joint Meeting with Grand County and Moab City Councils.

CM Hill motioned to approve the Minutes from 5.29.2020 as presented, CM O'Brien second, motion passed unanimously.

6.8.2020 Special Town Council Meeting

CM Hill motioned to approve the Minutes from 6.8.2020 as presented, CM O'Brien second, motion passed unanimously.

6.17.2020 Public Hearing and Regular Town Council Meeting

CM Hill motioned to approve the Minutes from 6.17.2020 as presented, CM O'Brien second, motion passed unanimously

7.15.2020 Public Hearing and Regular Town Council Meeting

CM Hill motioned to approve the Minutes from 7.15.2020 as presented, CM O'Brien second, motion passed unanimously

**3. Executive Reports:**

**\*Roads Committee- M Duncan**

CM Hill asked to have the Road Meeting minutes from 7.14.2020 corrected to read "that she sent her letter to M Duncan not Road Manager Gritts".

**\*Planning & Land Use Commission-Colleen Thompson- no questions, great Minutes**

**\*Community Renewable Energy Act.-CM Gibson updated Council that the Committee has updated all the participating Communities that the costs will be shared based on population and electrical load. The Committee is working on a way the costs could be staggered over two years. This would lessen the financial impact if other Communities were to pull out of the agreement. At this time the Town's costs would be around \$400.00. M Duncan asked for an update on the time line. CM Gibson stated that the plan is to have the governance agreement completed by the end of this year which does comply with the time line.**

\*Solid Waste District- Diane Ackerman- not present, no report.

\*Water Agent and Water Committee Report - John Groo not present, no report.

\*Hazard Mitigation Committee- M Duncan reported we have received the report from the State on what we need to fix in our Plan before we can submit it to FEMA. The Committee will be meeting again to work on those requirements.

\*EMS District- Ed Weeks - not present, no report.

\*Fire District-M Duncan /Chief Drake reported that Monday morning there was a small tree fire started from a power pole down on Lot 395 near the creek. The Fire Department responded quickly and the fire was put out before it could get down into the creek under brush.

\*Housing Task Force- M Duncan- Minutes provided.

4. Correspondence: Tom Haraden submitted an email regarding his concerns about the increased speeding and unsafe driving on CV Drive and he asked the Council address the situation. M Duncan noted that in a report attached to Haraden's email that the fatality and injury rate to pedestrians is much higher at 40 MPH compared to lower speeds. That is probably why we set the speed on CV Drive at 30 MPH.

5. Administrative Matters & Procedures: Neighborhood Clean-up the Council agreed with the Road Committee to tentatively set the date for Saturday November 7<sup>th</sup>. Conference call monthly fee , Buck just wanted verified that we will pay \$10 per month. Manti LaSal National Forest Scoping Period Update - CM O'Brien reported that the Draft Plan should be posted in the second week of August and the scoping period should start the second week of September for the 60 day comment period. Town letters- CM Hill will write a 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. CM Hill asked that if we vacate the easement in lot 77 then we would have to go through the process of getting a prescriptive easement from Lot 76.

M Duncan explained that would be the legal process and it would cost the Town. The road having been there for 30 + years would be the legal basis of getting the prescriptive easement but we would still need to go to court to get that easement.

Nelson stated that she cannot sell her property because she does not have clear title and any potential buyer would not be able to get a loan on it. This started in 1992, in 1998 she was told the situation was resolved then she was granted a variance to build her house addition further into the easement which reinforced for her that that the situation was resolved. She cannot wait to sell her property for the Town to get an easement from Patric O'Kelley Lot 76. Such an easement would also jeopardize his mortgage.

CM Gibson stated that because both Nelson and O'Kelly have title insurance the Title Companies should be able to get this resolved because they did not do their initial homework on the titles. Nelson stated that the Title Company did not do a survey so they just covered the lot based on the Town Plat Map. CM Gibson suggested that maybe the Town can work with O'Kelley. Buck added that O'Kelly is fine with where the road is now and is not interested in any changes. M Duncan stated that ultimately we may have to pursue litigation for the prescriptive easement.

Nelson explained she was told that a quick claim sale of a piece of a mortgaged property would be grounds for the mortgage to fail. O'Kelly would have to pay off his current mortgage to make any changes sometime he is not prepared to do.

CM Hill asked if the O'Kelley property could just be re-appraised because it would hold the same value there would not be a change in its value as the road has always been there. In fact the appraised value would be higher.

Nelson stated that she can't wait, she needs to get this resolved or take the Town to court. M Duncan ventured that if Nelson can afford to take the Town to court she should pay for the Town to get the prescriptive easement and that would be faster. The Town cannot afford to get the easement right now.

Buck asked for clarification as to why Nelson cannot sell it "as is". Nelson stated because the title is "muddied" and now that she has disclosed that a buyer would not be able to get a mortgage and also the sale price would be significantly lower than its value. M Duncan asked for a time line to discuss options with O'Kelley and Nelson requested a commitment for some kind of action within 7 days. CM Gibson agreed to meet with O'Kelley and see if this can be resolved. CM O'Brien added that perhaps an informed realtor could help with the situation.

CM Hill asked if Nelson would consider sharing the cost for the prescriptive easement with the Town. Nelson stated she might be and will talk to her attorney about those options

CM Hill motioned to table Item 6, CM O'Brien second motion passed unanimously.

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

M Duncan explained that the Road Committee met and found enough value in the Committee for it to continue. They may need to recommend some amendments to Ordinance 2008-3 regarding duties of the Chair and to look into ways to make the Committee more productive. We will need to recruit a couple new members to the Committee and hopefully we can get people with some road experience. CM O'Brien asked to have input from the Committee as to what to amend the Ordinance. CM Gibson stated that besides working within the road's budget the Town needs to know how much work and repairs are costing the Town. M Duncan agreed that we need to know how much road work costs as part of being accountable to residents and their questions. CM Hill also agreed that the Committee has value but any new members need to know how limited our budget is and that the Council will not always agree with the Road Committee's recommendations. It was agreed to continue the Road Committee, fill the open positions and to have the Committee look at Ordinance 2008-3 and provide recommendations for any necessary amendments. CM O'Brien agreed that the Road Committee has value and should continue.

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

CM Hill motioned to replace the pressure tank; CM O'Brien seconded motion passed unanimously.

**9. Discussion and Possible Action re: Fee Schedule review. Resolution 2013-1.**

Council agreed they had no new changes except the addition of the encroachment permit and renewal. An updated Resolution will be on the September agenda for approval.

**UNFINISHED BUSINESS**

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

CM Hill motioned to un-table Item 10, CM O'Brien seconded, motion passed unanimously.

Council's edits and addition: In the introduction provided by CM Holland Council agreed to remove that the "Town was incorporated to promote" to the "Town promotes". Page 14 Policies #4 Shafer Lane will be maintained as a four season emergency egress and ingress for the public. Section #5 Water the Existing Conditions paragraph still needs some definitions and explanations of a designated water supplier and a municipal watershed designation terms referred to in Policies #11 and #15 as they would pertain to Castle Valley. Council asked to have John Groo work on that section.

M Duncan opened up Item 10 for public comment.

Jack Campbell asked that the septic density study be cited in the General Plan. That study had recommended 15 acre lots per septic tank. He will write up a paragraph to add to the Water section of the Plan. Both Thompson and Gibson had some typo /small edits that they will email to Buck.

CM Hill motioned to table Item 10; CM O'Brien seconded motion passed unanimously.

**11. Closed Meeting (If necessary).**

**12. Payment of the bills.**

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

**ADJOURNMENT**

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

**M Duncan adjourned the Meeting at 8:06PM**

**Approved:**

**Jazmine Duncan, Mayor**

**Date:**

**Attested:**

**Jocelyn Buck, Town Clerk**

**Date:**

**DRAFT MINUTES**  
**CASTLE VALLEY ROADS COMMITTEE MEETING**  
**TUESDAY, AUGUST 18th, 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 was held outside at the Town Pavilion, 2 Castle Valley Dr.**

Members Present: Jazmine Duncan, Pamela Gibson and Glen Wilson.

Members Absent: None.

Recorder: Jocelyn Buck.

Public Present: Colleen Thompson.

Roads Department: Mingo Gritts

**Call to Order**

M Duncan (acting Chair) called the meeting to order at 4:30 PM

1. Open Public Comment: None
2. Approval of Minutes of Roads Meeting July 14th 2020.

Gibson motioned to approve the Minutes, Wilson seconded, motion pass unanimously.

3. Executive Report:

Monthly Road Report-Mingo Gritts

Gritts reported that they have been trying to get some mowing done but the mower has had to be repaired five different times in the last month. The mower arm assembly may finally need to be replaced it is so old. The tractor works well so we may need to buy a drag behind simple mower or brush hog. M Duncan asked if the County would ever consider contracting with the Town for mowing. The new signs have been put up at the turn across from the Town building and the reflective signs at the Castle Valley Drive turn by Brady's have been replaced. More signs have been ordered specifically to try to reduce speeds on the unpaved side roads. Buck asked if we had received the "no outlet" sign to replace the one missing up beyond the mailboxes. Gritt's son is working up a proposal for a Town of Castle Valley sign at the entrance by the mailboxes. Gritts is working up project management standards for the Committee so they can get more involved. The Roads files are in the "z" drive, Roads, "m" files. Discussion continued on what is needed to start using the roads database John Groo created. There should be a way to merge Gritt's spreadsheets into the database. Buck will send Groo the two most recent spreadsheets to see if he can merge them. One of the hand held radios was broken and needs to be replaced. We should look into getting a better holster or clip system. Work schedule is 2 days a week Mondays and Tuesdays.

4. Correspondence: Kaaron Jorgen thanked Gritts for the road work on Homestead. And Laura Cameron called and asked to have two holes at the corner of Taylor and Keogh filled in before winter.

5. Administrative: Neighborhood Clean-up. The Committee agreed to tentatively set the date for the Neighborhood Clean-up on Saturday November 7<sup>th</sup>. The Council will be discussing this tomorrow night. The Committee approved the Encroachment permit form with the addition of the MUTCD and OSHA websites. And changed the permit expires six months from date of "approval" not "date of issue".

6. Standard Operating Procedures: Buck will format what SOPs we have and get them ready for approval.

**New Business**

7. Discussion and Possible Action re: Electing a Committee Chairperson.

The Committee decided to temporarily rotate chairing the meetings until the Committee open positions are filled.

8. Discussion and Possible Action re: Continuing the Road Committee.

M Duncan stated there is a lot of value in having the Road Committee especially doing research, SOPs

and other projects. The hard part is always filling the Committee positions. Wilson felt the Committee's goal should be to support the road crew to make their jobs easier as well as more productive. He understands that the Town Council did not agree with the Road Committee's recommendations for the Quaky Pit. Gibson stated that the Council had a different focus on what is best for the Community. It was not like the Road Committee was in a fight with the Council for the Quaky Pit. Gibson just wants everybody to work together for the best outcome, everybody brings different skills and we just need to work towards being as efficient as possible because the Town has a very limited budget. Duncan felt that Road Department did a great job this past year. Sometimes the Council looks at different things like the value of our water, views and quiet. However as a Town we have to also provide services and one of the most important is public safety which involves keeping our roads maintained year round. As an aging community keeping roads maintained for emergency access is a priority. Thompson agreed there was a lot of value in the Road Committee; the volunteers do a lot of work. Buck had the opposite opinion that the Committee is not doing enough they need to step up and do more because too much is delegated to Gritts (i.e. SOPs and spreadsheets) that is keeping him from getting out and doing work on the roads. Wilson asked Gritts to make a list of what the Committee could be doing to help take a load off. The Committee agreed to recommend keeping the Road Committee to the Council and to start looking for new members. Buck will post the position(s) next week.

9. Discussion and Possible Action re: Water line to the road shed.

Grits explained that the Road Shed needs four 4 season access to water. The best solution would be to fix the existing hydrant at the corner of the Fire Station. And in the future as the budget allows he recommended running a line from that hydrant another 100-150 feet over to the Road shed. M Duncan suggested just using the water in the water truck because it is better water (from Lot 13 well) than the Town building well water. She stated for this winter they should just park the water truck in the Road Shed. She will talk to the Fire District commissioners about shared funding to repair and replace the hydrant. Buck reminded the Committee that fixing the old broken hydrant at the pavilion was necessary so there is emergency access to water in case there was an accident with the pavilion barbecues. Gritts agreed and offered to sub in a faucet at the end of the existing sprinkler line so a hose could left there for emergencies.

**Unfinished Business**

10. Discussion and Possible Action re: Perpetual and Emergency waiver/ easements (tabled)

Gibson motioned to un-table Item 10, Wilson seconded, motion passed unanimously.

Buck will replace "storm water runoff channel" in the place of "drainage system" throughout the document(s) and check and see if this document was legally reviewed.

11. Road's Budget

Replacing the radio will come out of "Equipment and Tools budget"; the holsters etc. are expensive and could be purchased in the future budget permitting. Buck will get a cost quote for the radio for Council approval.

12. Emergency Planning- Evacuation Planning

Duncan and Buck agreed that working on the Emergency Plan should be our next project this winter. Duncan had previously developed a template Plan that needs to be applied specifically to Castle Valley.

13. Closed session

**Adjournment**

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

Meeting adjourned the meeting at 5:40 PM.

**Approved:**

Committee Members present:

\_\_\_\_\_

**Attested:**

Jocelyn Buck, Town Clerk (Date)

**WORKING DRAFT MINUTES (3 ct)**  
**PUBLIC HEARING AND REGULAR MEETING**  
**OF THE PLANNING AND LAND USE COMMISSION**

**Date:** Wednesday, September 2, 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

**Clerk/Recorder:** Susan Curtis

*Agenda Items #1 and #2 of the meeting were not recorded due to oversight by the Clerk to start the recording. The recording started at #3 Correspondence.*

**CALL TO ORDER PUBLIC HEARING AND REGULAR MEETING** (some attendees optionally shared video)  
Rau called the Public Hearing and Regular Meeting to Order at 6:30 P.M.

- 1. Public Hearing** - Amendments to Ordinances 2003-3 & 85-3 in regards to commercial agriculture designation within fencing and related public input  
- no additional public input was presented during the meeting

**Public Comments** – none

Curtis made a motion to close the public hearing. Thompson seconded the Motion. Anderson, Hawkins, Rau, Curtis, and Thompson approved the Motion. The Motion passed unanimously.

**2. Approval of Minutes**

**Regular Meeting of July 1, 2020**

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

**3. Correspondence**

- Public emails on amendments to ordinances 2003-3 and 85-3.  
Clerk – four emails were received from the public, emails from Bob Schumaker and Donna Kramer-Wood were read by the clerk during Correspondence.  
Rau – confirmed the Clerk did acknowledge the receipt of the emails and the Clerk responded yes.  
Clerk and Rau - The other two emails from Donna Kramer-Wood and Tom Wood are in support of the ordinance amendments and will be referenced later during #7 Unfinished Business.

**4. Town Council Meeting Report** —Thompson

Report on Town Council meeting of 8/19/20

Presented to PLUC on 9/2/20

**1. General plan update.** Input from various TC members was incorporated into the proposed update. Bob O'Brien is going to do some work on the Water section and then the General Plan update will undergo copy editing and formatting. No final action was taken.

**2. Amendment to the Town's Fee Schedule.** A \$50 fee for Encroachment Permits, with \$15 renewal fee, will be added. No final action was taken.

**3.** There are two open positions on the Roads Committee. There was some discussion about eliminating the Roads Committee altogether.

## 5. Building Permit Agent Report —Thompson

- **Permit Activity:**

### TOWN OF CASTLE VALLEY - Building Permits Report

Approval Date Between 8/1/2020 And 8/31/2020

| Approval  | Lot | Road             | Owner       | Type     | Purpose | Description              | Height | Sq Ft <=19 | Sq Ft >19 |
|-----------|-----|------------------|-------------|----------|---------|--------------------------|--------|------------|-----------|
| 8/10/2020 | 202 | Shafer Lane East | Catto, John | Building | Garage  | 2 carport additions to g | 11     | 480        | 0         |

- **Updates on Recent Applications:**

#### Updates on recent applications, August 2020

#162 Shurtleff residence. Final stages – waiting for septic permit and fee payment.

#054 Holling, 3 permits granted in 2008, for County renewal. Doing research.

Thompson – All of the #054 permits are from 2008; in 2008 permits did not have expiration dates, today permits do include expiration dates. Several permits, not all Lot 54 but also other landowners, remain from 2008, and Thompson is reviewing the three permits currently requested and confirming there are no “substantive (lay-out, use, structural)” changes from original granted permits.

Hawkins – asked what are the permits for?

Thompson – the #054 permits are for a barn replacing an existing cowshed, a garage addition on house, and sunroom addition on house.

## 6. Procedural Matters

- **Update on action items from the August 5 PLUC meeting, including Discussion re. Livestock Committee**

#### Discussion:

Rau – asked for updates on action items from August 5 PLUC meeting

#### **Livestock Committee:**

Thompson – ongoing research but no new updates, Bruce Keeler had a death in the family and this has slowed down the informal survey of the existing livestock owners.

Curtis – asked Thompson do we have any targets in regards to timeframes in mind to make recommendations to the Town Council?

Thompson – not yet, Keeler pointed out to Thompson there are no imminent plans known of for anyone to do anything major, no timeline exists today, but the livestock issue is high on the priority list of PLUC.

Rau – difficult to suggest when something might go to the Town Council because all proposed amendments have to go to the PLUC first and the PLUC then holds a public hearing related to any amendments suggested. Before get there, PLUC needs to hear the livestock committee research findings and then the PLUC can begin to go into details on amending the ordinance if feel want to go that that way.

Curtis – wondering what work might be on the table that needs to get done to move livestock work forward, obviously need to continue to make strides on amendments and Curtis is happy to help.

Thompson – will let Curtis know if livestock committee needs any help

Rau – thanked livestock committee and all the work they have completed

**NEW BUSINESS - none**

**UNFINISHED BUSINESS**

## **7. PLUC discussion and possible action on amendments regarding fencing in ordinances 2003-3 and 85-3**

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

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

Rau – discussed in previous meetings to remove language that has been confusing and conflicting in each of these ordinances. In Ordinance 2003-3, PLUC recommends deleting #A under the exceptions, deleting the following wording “A. Lots designated by the Town of Castle Valley for commercial agricultural uses may employ fencing around the entire property to a height of 8 feet to exclude deer.” Amendment is to exclude all language in A and renumbering letter B to become A and C to become B and D to become letter C.

Thompson – thanked Tom Wood for email that pointed out the renumbering needed in proposed amendments in 2003-3. New item B (former C) should now read “All exclusionary fencing under A above shall be a minimum of 50 feet from road”.

Rau- agreed and thanked Tom for pointing out and asked for any additional comments

Anderson – asked to move on amendments individually as come up for discussion to provide more clarity, recommends PLUC to finish proposal on 2003-3 and then move on to proposals for 85-3.

Rau – agreed this was what was decided at last meeting and both proposed amendments will go to Town Council and with understanding approved individually and are being sent together as both are regarding broader language of commercial agriculture and fencing.

Anderson - moved to approve as amended Ordinance 2003-3 for Town of Castle Valley Utah eliminating “A. Lots designated by the Town of Castle Valley for commercial agricultural uses may employ fencing around the entire property to a height of 8 feet to exclude deer.” And re-lettering items that follow including under former C changing the letter B to A.

Thompson seconded the motion. Anderson, Hawkins, Rau, Curtis, and Thompson approved the Motion. The Motion passed unanimously.

Rau- move on to proposed amendments for Ordinance 85-3 in section 4.2, letter H, keep wording “fences that conform to Ordinance 2003-3”. Subsequent language suggests remove wording, “except as described in section 4.5.1.G of this Land Use Ordinance and in Ordinance 2003-3 as fencing for lots designated for commercial agricultural use by the Town Council”. Also, recommending changes to Ordinance 85-3 section 4.5.1 Non-permanent conditional use permits, suggest deletion of #E “fences which exceed 4 feet in height and which enclose more than one acre of land on lots designated by the Town Council for commercial agricultural use as provided in Ordinance 2003-3.” This amendment is to remove language around commercial agriculture related to fencing and removing current #E and changing #F to #E.

Rau – do we have a motion to adopt amendments and send 85-3 and 2003-3 amendments to the Town Council for their consideration?

Anderson moved to send amendments to the Town Council. Thompson seconded the Motion. Anderson, Hawkins, Rau, Curtis, and Thompson approved the Motion. The Motion passed unanimously.

### **CLOSED MEETING – None.**

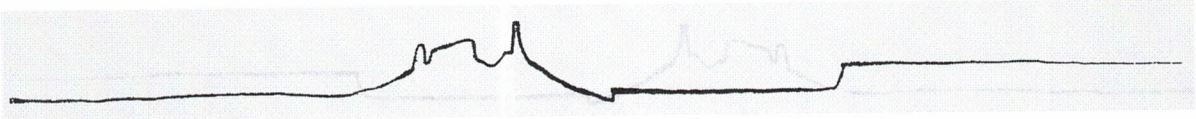
### **Additional Comments:**

Hawkins – could we have a public meeting outside in October to get public input on livestock amendments?

Rau – it is possible in October but may be too cold in November, the Town would like to see consistency in how we hold the PLUC meetings.

Thompson – would like to see what progress Keeler makes on livestock owner input and get the livestock committee together soon to get direction on aquifer research.

PLUC – discussed impact of COVID 19 and ability to meet outdoors and record the PLUC meeting and possible workshop for public comment. Required by law to record meetings so maybe we could use a microphone. Next meeting is October 7 and would like to make a decision at least a week before the meeting based on where livestock committee is and weather predictions. This would possibly be a PLUC meeting with workshop for formal public comments on livestock and then move into PLUC meeting. Unless someone would like to have a separate workshop without a quorum.



Duncan – Governor Herbert's last emergency declaration did not include the exemption for having a public anchor site for meetings so the public could attend at the site. Previously the anchor site was not required to be open but now government meetings do not have the exemption on providing an anchor site for the public to attend the meetings. The PLUC Chair can write a declaration and present it at the meeting as not safe to meet in person and why we will not provide an anchor point for PLUC meetings. Duncan agreed we have a high-risk category in our community in regards to COVID-19 and thinks we should write a declaration that government meetings will continue to be held online. Duncan has not received input yet from the Town Council but expects several Town Council members will agree.

Rau – will see what Town Council decides on providing an anchor point and will send an email to the PLUC to see how the team feels on meeting. Most agree to not hold meetings in Town Building. Rau understands what Marie is saying and her concerns and will keep in touch on next steps for how to hold future meetings.

**Summary/Action Items for September 2 PLUC Meeting:**

1. Livestock Committee - complete 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. Rau – complete language edits and send adopted 85-3 and 2003-3 amendments to the Town Council for their consideration
3. Rau – share information with PLUC on Town Council decision whether or not to write a declaration to present at future meetings stating it's not safe to meet in person, and will not provide an anchor point for PLUC meetings.

**ADJOURNMENT**

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

Rau adjourned the Meeting at 7:06 P.M.

# Road Committee Correspondence, 9.15.20 meeting; re: speed limit signs

Mon 9/14/2020 6:16 PM

**From:** Robert P Lippman

**To:** "townclerk@castlevalleyutah.com", "mingog@castlevalleyutah.com", "jazmined@castlevalleyutah.com"

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Greeting Jocelyn ~

Please place this letter in the record to be read at tomorrow's road committee meeting. Thanks, as always!

Bob L.

To: Town Clerk and Roads Committee

From: Robert Lippman

Date: 9.14.20

Re: Speed limit signs

Greetings ~

Thank you for the placing of new speed limit signs, especially in the Upper-80 area. Hopefully, such posting will help to decrease already excessive speeds, and also help keep the dust down on the lanes.

I wish to point out a critical inconsistency in the signage, however, in the Upper 80 residential area, and am **requesting correction**.

The signs posted along CV Drive notice a "15 mph" limit on all unpaved lanes. In the Upper 80, however, the posted limit notices "20 mph" along both the access road across UOL land, and in the residential area. I have commonly witnessed, and our neighbors in the lower Upper 80 have consistently reported, excessively fast driving through the U-80 (especially by UTV's), implicating safety issues, noise, and dust plumes.

Please, **(1)** re-post the U-80 to "15 mph," for practical and legal consistency (and the above reasons), beginning at the NW corner of Lot 352 (the present "20 mph" sign is misplaced, being at the NE corner of that lot); and, **(2)** move and re-post, to "15 mph" the reverse sign, presently also misplaced near the NE corner of Lot 356, further North to where the first sign presently is, so that it will be visible to vehicles coming off BLM lands through the "Green Gate;" and, **(3)** replace the "20 mph" sign along the access road across UOL lands, with "15 mph" signs facing both directions.

Thank you very much for your attention to correcting these discrepancies, and for your ongoing work keeping our roads safe and drivable.

Sincerely,

Bob Lippman

## Re: 9.15.2020 Road Committee Meeting Agenda

Mon 9/14/2020 1:10 PM

**From:** Bob Schumaker

**To:** Town of Castle Valley



As a taxpayer I would like to know how much those speed limit signs for unpaved roads cost. It would seem this was money poorly spent. I guess someone should have moved to Phoenix if they didn't want dust. The major contributors are UPS and FEDEX. If you could get the county to run radar on all our unpaved roads and they did catch them, the first thing they would do is refuse to deliver to Castle Valley and then we would have to go to town to get our packages. If you wanted to spend money on signage it would have been better spent on replacing the warning signs on the S turn which have NO reflective capability at all and could make for a dangerous situation at night. One sign at the entrance would have been plenty. It would give the complainer something to call the sheriff with.

**Bob Schumaker**

*"Do it today. Tomorrow is a figment of your imagination."*

*Be Decisive !! The road of life is paved with flat squirrels who couldn't make a decision.*

On Monday, September 14, 2020, 12:09:30 PM MDT, Town of Castle Valley <townclerk@castlevalleyutah.com> wrote:

### AGENDA

CASTLE VALLEY ROAD COMMITTEE MEETING

TUESDAY, SEPTEMBER 15th, 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. If you have concerns for the Road Committee please email prior to the Meeting: townclerk@castlevalleyutah .com or call 259-9828 M-W 9AM-1PM. Thank you!**

### Call to Order

1. Open Public Comment:

2. Approval of Minutes of Roads Meeting August 18th 2020.

3. Executive Report:

Monthly Road Report-Mingo Gritts

4. Correspondence: TBA

5. Administrative: Database update, new members.

6. Standard Operating Procedures: pending

New Business

7. Discussion and Possible Action re: Amber Lane cul-de-sac options.

8. Discussion and Possible Action re; HolyOak cul-de-sac options.

Unfinished Business

9. Discussion and Possible Action re: Perpetual and Emergency waiver/ easements (tabled)

10. Road's Budget

11. Emergency Planning- Evacuation Planning

12. Closed session

Adjournment

---

Sent to schu\_44065@yahoo.com

Unsubscribe:

[https://castlevalleyutahcom.acemlna.com/proc.php?](https://castlevalleyutahcom.acemlna.com/proc.php?nl=1&c=135&m=139&s=57663fee3ab280217a0e4cfadbbbed66&act=unsub)

[nl=1&c=135&m=139&s=57663fee3ab280217a0e4cfadbbbed66&act=unsub](https://castlevalleyutahcom.acemlna.com/proc.php?nl=1&c=135&m=139&s=57663fee3ab280217a0e4cfadbbbed66&act=unsub)

Town of Castle Valley, HC 64 PO Box 2705, Castle Valley, Utah 84532, United States

## September 15th road committee meeting and new speed limit signs

Mon 9/14/2020 4:21 PM

**From:** CHRIS STEINMAN

**To:** "townclerk@castlevalleyutah.com", "jazmined@castlevalleyutah.com", "mingog@castlevalleyutah.com"

---



Good afternoon all:

This is to request that our letter below be read at the upcoming Road Committee meeting scheduled for the 15th of September 2020 as well as be recorded with the minutes.

Thank you,  
Chris and Robin Steinman

**To:** Mayor of Castle Valley, Town Clerk and Roads Committee

**From:** Chris and Robin Steinman

**Date:** September 14, 2020

**Subject:** Speed limit signs on CV roads

Good afternoon:

Thank you for placing the new speed limit signs - we trust that they will have a positive impact and help reduce or eliminate the constant speeding in the valley.

The purpose for this letter is to request some changes to improve and correct the signs in the Upper 80 area.

The current signs posted along the paved portion of CV Drive require a "15 mph" limit for all unpaved roads; however, on the unpaved road in the Upper 80 signs now state 20 mph is the limit. This is a disconnect with the other "down valley" signage and requires correction to 15 mph for consistency.

The speed limit needs to be set to 15 mph in the Upper 80 as we regularly observe people in all types of vehicles especially OHVs and side by side ATVs and cars and trucks and motor cycles driving way to fast creating safety risk and tons of noise and dust. Some of these vehicles such as the ATVs are clearly wide open throttle at times.

In summary:

a) Correct and re-post the signs in the Upper 80 to 15 mph for consistency as stated above;

- b) Re-post the 15 mph sign in the Upper 80 at the corner where Castle Valley Drive has the 90-degree turn such that vehicles driving onto Castle Valley Drive towards town who are coming from the Round Mountain / Green Gate area are able to see the sign as well.
- c) Post a 15 mph sign on the un-paved portion of Castle Valley Drive before entering the Upper 80 as vehicles such as OHVs, dirt bikes tend to be open throttle by the time they reach the Upper 80.

Thank you and appreciate your help to address these issues and requests.

Best regards,

Chris and Robin Steinman

Lot 352 Castle Valley Drive

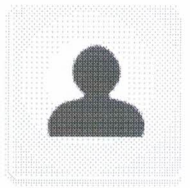
## Re: Castle Valley Hunting Season dates

Fri 9/11/2020 11:47 AM

**From:** Chris Wood

**To:** Jocelyn Buck

**Cc:** Adam Wallerstein



Jocelyn,

Good morning. Thanks for the email. There is no simple answer to your question. Hunting is a long season. It's happening now. Here is a calendar that shows the various hunts that are happening-

<https://wildlife.utah.gov/discover/wildlife-calendar.html>

You can also use our hunt planner to find hunts in your area- <https://dwrapps.utah.gov/huntboundary/hbstart?HN=BI6525>

I will highlight some of the more popular ones and ones that are most likely to happen near Castle Valley

The archery deer season ends today.

Utah's general muzzleloader deer season is Sept. 23–Oct. 1, 2020

Utah's general "any legal weapon" (rifle) deer season is Oct. 17-25, 2020

Utah's late-season limited-entry muzzleloader deer (on general-season units) season is Oct. 28–Nov. 5, 2020

While the area around Castle Valley prohibits using rifles, a hunter can use a muzzleloader or primitive weapon during the "any legal weapon" aka rifle hunt.

I don't think you will have any elk hunters in the area but elk hunts are happening this fall. You can find those on the calendar.

Bear hunts are also happening. Again, I would guess almost all bear hunters use rifles.

Bear season dates are-

August 8- September 20

September 23 - October 25

and November 7 - November 14

Let me know if you have any questions. And, Adam, feel free to chime in or correct anything that I've expressed.

Chris

On Thu, Sep 10, 2020 at 8:30 AM Jocelyn Buck <townclerk@castlevalleyutah.com> wrote:

Hi Adam and Chris

Would you please help clarify the Hunting season dates for the land adjacent to the Town residential areas. I want to warn residents that use that area hiking and riding . The 2020 Guidebook - General season dates is a little confusing , what dates actually apply to our area .

Thank you

**Jocelyn Buck**

**Town Clerk**

**Town of Castle Valley**

[townclerk@castlevalleyutah.com](mailto:townclerk@castlevalleyutah.com)

[www.castlevalleyutah.com](http://www.castlevalleyutah.com)

435-259-9828

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

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

**4.2 PERMITTED USES FOR RAR-1 ZONE**

- A. Agriculture, the work of producing crops and the raising, care, and keeping of no more than one and one-half (1.5) animal units of livestock per acre on each legally platted lot as determined from section 4.9 of this land use ordinance. One acre of land on each legally platted lot shall be deemed as a residential housing acre and shall be excluded from the total acreage available for animal unit calculations. Also, no more than 8 large sized animals, or 30 medium sized animals, or 100 small sized animals shall be allowed on each legally platted lot as determined from the chart in section 4.9.
- B. The keeping of no more than thirty (30) beehives on each legally platted Town lot.
- C. One Single-family dwelling per legally platted lot and buildings or structures accessory thereto.
- D. One stand for the display and sale of agricultural and livestock products raised on the premises.
- E. The keeping of operable farm machinery, farm products and agricultural storage shed(s) for use on the premises.
- F. Feed storage buildings for the storage of farm products.
- G. Barns, corrals, pens, coops, and sheds for the keeping of livestock provided that such structures are located at least 70 feet from property lines between contiguous lots and at least 100 feet from any existing dwelling on a neighboring lot or parcel, and 20 feet from any open waterway that drains into a natural stream or into a drainage way that drains into a natural stream.
- H. Fences that conform to Ordinance 2003-3, except as described in Section 4.5.1.G of this Land Use Ordinance and in Ordinance 2003-3 as fencing for lots designated for commercial agricultural use by the Town Council.
- I. Signs limited to one nonlighted sign not larger in area than eight (8) square feet and no higher than 6 feet from the natural grade immediately below the sign.
- J. One Temporary Dwelling per legally platted lot, as provided for in this Land Use Ordinance.
- K. One Temporary Accessory Dwelling for Medical Purposes per legally platted lot, as provided for in this Land Use Ordinance.
- L. Above ground water tanks that are no more than twelve (12) feet in height when measured from the top of the tank to natural grade and have a flat, non-reflective finish that is similar in color to the surrounding soil and vegetation.
- M. Solar energy systems for residential or agricultural uses.

**4.3 PERMITTED USES FOR RG-15 ZONE**

Single family dwelling.

**4.4 PROHIBITED USES FOR RAR-1 AND RG-15 ZONES**

- A. Short-term rentals are prohibited. The use of property through rental arrangements for a period of less than twenty-five (25) days is a commercial use of property and is not permitted unless specifically allowed under other provisions of this Land Use Ordinance. The intent of this provision is to prohibit use of property for commercial rental as overnight accommodations.
- B. Bed & Breakfasts are prohibited.
- C. Livestock feedlots, fur farms, animal hospitals, kennels, animal byproducts rendering plants, and

migratory beekeeping operations of any size, either permanent or temporary, are prohibited.

- D. On-site motor vehicle, trailer or boat repair shops; auto body and/or fender repair shops; manufacture of, assembly of, or on-site repair shops for heavy equipment, major appliances, or engines; junkyards; and mortuaries or crematoriums are prohibited. (See also Section 4.8.2 Prohibited Uses for Home and Premises Occupations.)

#### 4.5 CONDITIONAL USES FOR RAR-1 ZONE

##### 4.5.1 Nonpermanent Conditional Use Permits

Nonpermanent Conditional Use Permits may be deemed routine or nonroutine as further provided for under other sections of this Land Use Ordinance. The following nonpermanent uses of land may be permitted in the RAR-1 zone upon compliance with the requirements set forth in this Land Use Ordinance and after approval has been granted by the designated Land Use Authority for a nonpermanent conditional use permit:

- A. Nurseries, botanical.
- B. Premises Occupations as provided for in this land use ordinance. (See also Section 4.8.2 Prohibited Uses for Home and Premises Occupations)
- C. Home Occupations as provided for in this land use ordinance. (See also Section 4.8.2 Prohibited Uses for Home and Premises Occupations)
- D. Day care nurseries and family day care centers.
- ~~E. Fences which exceed four (4) feet in height and which enclose more than one (1) acre of land on lots designated by the Town Council for commercial agricultural use as provided in Ordinance 2003-3.~~
- ~~F.E.~~ Additional kitchens, as defined in this Land Use Ordinance, exceeding one kitchen per legally platted lot.

##### 4.5.2 Permanent Conditional Use Permits

Permanent Conditional Use Permits shall be deemed nonroutine. The following permanent buildings and structures may be permitted in the RAR-1 zone upon compliance with the requirements set forth in this Land Use Ordinance and after approval has been granted by the Designated Land Use Authority for a permanent conditional use permit:

- A. Public buildings.
- B. New or substantial changes to existing irrigation ditches, spring fed ponds, water pipelines, and flood control structures.
- C. Above ground water storage tanks that are different from those specified in Section 4.2.L of this Land Use Ordinance.
- D. Schools, churches, cemeteries, parks, playgrounds and arboretums.
- E. Windmills and other wind energy systems.

DRAFT  
TOWN OF CASTLE VALLEY, UTAH  
ORDINANCE 2003 – 3

AN ORDINANCE ENCOURAGING THE MOVEMENT OF DEER WITHIN CASTLE VALLEY BY LIMITING  
THE USE OF EXCLUSIONARY FENCING

Preamble

The Town of Castle Valley acknowledges that because the Town is part of wild mule deer critical winter habitat (as designated by the State of Utah Division of Wildlife Resources), it is necessary to limit the use of exclusionary fencing to maximize the ability for deer to move through and live in the valley.

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

SECTION 1:

1. All solid fences are subject to applicable building permit requirements.
2. All fencing shall be smooth wire or rail.
3. Barbed wire is prohibited.
4. For wire fencing, top wire shall be a maximum of 48 inches from the ground and at least 12 inches shall separate the top two wires.
5. Stays shall be placed at 6-8 foot increments.
6. Rail fences shall be a maximum of 48" from the ground with 16" spacing between the rails.
7. Electrified fencing shall be a maximum of 48 inches from the ground and at least 12 inches shall separate the two top wires.
8. Fencing of open construction (e.g., corrals) shall have at least 12" gap between the top two rails.

Exceptions to the above are as follows:

~~A. Lots designated by the Town of Castle Valley for commercial agricultural uses may employ fencing around the entire property to a height of 8 feet to exclude deer.~~

AB. Residents may use exclusionary fencing with a maximum height of 8 feet in no more than one acre (43560 sq. ft.) per five acres.

BC. All exclusionary fencing under B. above shall be a minimum of fifty feet from roads.

CD. Pre-existing fencing as of March 1, 2003, and repair of existing fencing, but not with barbed wire.

SECTION 2:

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

### SECTION 3.

**EFFECTIVE DATE:** This ordinance shall take effect immediately upon passage by the Town Council.

**PASSED AND APPROVED** by the Town Council of the Town of Castle Valley in open session this xxx, by the following vote:

Those voting aye: xxx Those voting nay: xxx

Town Clerk xxx

**CASTLE VALLEY TOWN COUNCIL**

By: xxx Mayor

# DRAFT RESOLUTION 2020-8

(This Resolution 2020-8 dated September 16, 2020 supersedes any earlier dated Resolution 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 2020-8 SHALL BE ENACTED ADOPTING THE 2020 PERMIT AND APPLICATION FEE SCHEDULE FOR THE TOWN OF CASTLE VALLEY AS FOLLOWS:

### **TOWN OF CASTLE VALLEY PERMIT APPLICATION AND FEE SCHEDULE**

**Contact: - Building Permit Agent, 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 seven feet; 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   | <b>No Fee</b>                     |
| b. Multiple re-reviews of deficiency revised plans | <b>\$20.00/hr. (\$20.00 min.)</b> |
| c. Review of plans revised during construction     | <b>\$20.00/hr. (\$20.00 min.)</b> |
  
- 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 Local Health Department. The CV septic application must be completed and approved by the Town before a septic system is installed. The Signature of the Local Health Department on the Grand County Building Permit Application is 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    | <b>\$35</b> |
| b. Nonroutine | <b>\$50</b> |
  
- 10) **REQUIRED BUSINESS LICENSE RENEWAL.** **\$10**
  
- 11) **WELLS / WATER RIGHTS.** Water user agreement required. **\$95**
  
- 12) **RIGHT OF WAY EASEMENT ENCROACHMENT /EXCAVATION PERMIT** **\$50**  
Required for any work or disruption in the Town Right of way easements as outlined in Ordinance 2020-1. This Permit expires 6 months from date of approval.
  
- 13) **RIGHT OF WAY EASEMENT ENCROACHMENT /EXCAVATION PERMIT EXTENSION** **\$15**  
Required for a 6 month extension for any work or disruption in the Town Right of way easements as outlined in Ordinance 2020-1.

14) VARIANCE REQUEST.

**\$500**

Variance Applications must receive a recommendation from the Town, after which the Town Clerk will transmit the recommendation, the Application, and other required information to the Variance and Appeal Hearing Officer for review. If the Variance Applicant withdraws their application prior to the Town Clerk transmitting the above information to the Officer, the funds remaining after all administrative expenses and additional costs incurred by the Town have been paid and accounted for, shall be returned to the Applicant.

13) APPEALS.

- a. Appeals regarding whether or not a Land Use Application is Routine or Nonroutine **\$15**
- b. Appeals regarding the assessment of Land Use Application Fees **\$150**  
The appeal fee will be returned to the Appellant if the Appeal of the assessment of fees is upheld.
- c. All other Land Use Decision Appeals **\$950**  
In addition to the 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.

13) LAND USE ORDINANCE VIOLATION.

|                                       |                    |
|---------------------------------------|--------------------|
| <b>1<sup>st</sup> Offense</b>         | <b>\$250/day</b>   |
| <b>2<sup>nd</sup> Offense</b>         | <b>\$500/day</b>   |
| <b>3<sup>rd</sup> Offense</b>         | <b>\$750/day</b>   |
| <b>4<sup>th</sup> Offense or more</b> | <b>\$1,000/day</b> |

The Mayor, the Council and staff for the Town of Castle Valley are 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.

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      th day of      , 2020.**

**Those voting AYE:**

**Those voting NAY:**

**ABSENT:**

**TOWN OF CASTLE VALLEY:**

**ATTEST:**

\_\_\_\_\_  
**Jazmine Duncan, Mayor**

\_\_\_\_\_  
**Jocelyn Buck, Town Clerk**

**Official Seal of the Town of Castle Valley:**



September 8, 2020

Town of Castle Valley  
Attn: Jocelyn Buck - Town Clerk

Dear Jocelyn,

We have prepared the following proposal for your Annual Town of Castle Valley Cleanup, please review and let us know if you have any questions for us.

**2020 - Proposal**

- Total Projected Cost of project \$3,000.00
- Equipment & Hauls Proposed
  - Delivery of (4) 30-YD Boxes at \$200.00 each = \$400.00
  - Haul & Disposal of (3) \*30-YD Trash Containers at \$700.00 each = \$2,100.00
  - Haul & Disposal of (1) \*\*30-YD Appliance, Metal, Tire Container at \$500 each = \$500.00
    - (3) Containers to be utilized for Construction & Cleanup Debris
    - (1) Container to be utilized for Mixed Appliances, Metal and Tires (No Trash)
    - \*\*\*Refrigerators and Air Conditioners will be charged at an additional \$30 each
    - Cleanup proposed for a Fall Cleanup, all boxes will be delivered on a Friday to the same central collection location as utilized in 2019, all boxes will be removed the following week.

\* Additional 30-YD Trash Boxes will be charged at \$200 each for delivery, and \$700.00 per each haul & disposal

\*\*30-YD Mixed Boxes include sorting cost for appliances, metal and tires at the Monument Waste Transfer Station

\*\*\* \$30.00 Refrigerator charge covers the cost of Freon Removal Certification at the Monument Waste Transfer Station (Extra Charge)

**Total Proposal Cost for the 2020 Castle Valley Town Cleanup is estimated at \$3,000.00**

We hope this proposal meets with your expectations and provides you the information you've requested.

Respectfully;

Dan Kirkpatrick  
Monument Waste Services  
(970) 987-4412

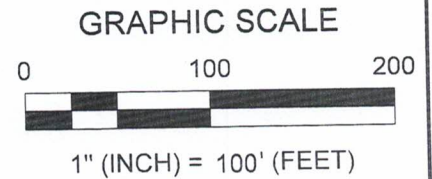
ROAD RIGHT-OF-WAY  
ENTRY NO. 497909  
BOOK 771 PG. 870

LOT 56  
BRADFORD  
09-000-0056

NORTH CORNER  
LOT 77  
POB

LOT 78  
KEELER & KATZ  
09-000-0078

| 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

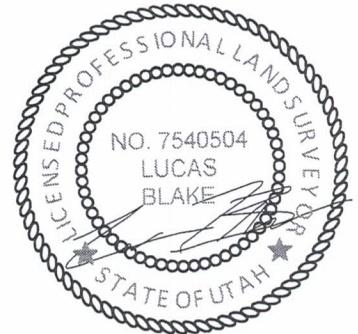
EXISTING CASTLE VALLEY  
DRIVE RIGHT-OF-WAY

LOT 76  
O'KELLEY  
09-000-0076

LOT 77  
NELSON  
09-000-0077

EXHIBIT B

NELSON  
RIGHT-OF-WAY



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

BUILDINGS

HOUSE

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

9/15/2020 12:10 PM

Register: 1300 · General Accounts Unrestricted:Zions Operating

From 08/20/2020 through 09/16/2020

Sorted by: Date, Type, Number/Ref

| Date       | Number | Payee                    | Account                   | Memo                  | Payment  | C | Deposit   | Balance   |
|------------|--------|--------------------------|---------------------------|-----------------------|----------|---|-----------|-----------|
| 08/31/2020 |        |                          | 5100 · Administration:... | Service Charge        | 15.00    | X |           | 10,921.53 |
| 08/31/2020 | eft    | Zions Bank Liabilities   | -split-                   | 87-0483404 F...       | 1,246.98 |   |           | 9,674.55  |
| 08/31/2020 | 9142   | Jocelyn F. Buck          | -split-                   |                       | 1,641.66 |   |           | 8,032.89  |
| 08/31/2020 | 9144   | Colleen R Thompson       | -split-                   |                       | 279.76   |   |           | 7,753.13  |
| 08/31/2020 | 9145   | Janet M Gregory          | -split-                   |                       | 169.71   |   |           | 7,583.42  |
| 08/31/2020 | 9146   | Jasmine A Duncan         | -split-                   |                       | 377.00   |   |           | 7,206.42  |
| 08/31/2020 | 9147   | Mike Souza *             | -split-                   |                       | 1,029.56 |   |           | 6,176.86  |
| 08/31/2020 | 9148   | Mingo J Gritts           | -split-                   |                       | 1,823.14 |   |           | 4,353.72  |
| 08/31/2020 | 9149   | Susan Curtis             | -split-                   |                       | 274.29   |   |           | 4,079.43  |
| 08/31/2020 | 9150   | Warren M Egbert          | -split-                   |                       | 211.94   |   |           | 3,867.49  |
| 09/01/2020 | 9151   | Austin Solar             | 2000 · Accounts Payable   | Solar panel repair    | 241.91   |   |           | 3,625.58  |
| 09/01/2020 | 9152   | Frontier                 | 2000 · Accounts Payable   |                       | 344.38   |   |           | 3,281.20  |
| 09/01/2020 | 9153   | Grand Rental Center      | 2000 · Accounts Payable   | acelydene             | 86.45    |   |           | 3,194.75  |
| 09/01/2020 | 9154   | John W. Groo             | 2000 · Accounts Payable   | WDAPS/Database        | 718.75   |   |           | 2,476.00  |
| 09/01/2020 | 9155   | Monument Wast Ser...     | 2000 · Accounts Payable   |                       | 30.00    |   |           | 2,446.00  |
| 09/01/2020 | 9156   | Napa Auto Parts          | 2000 · Accounts Payable   |                       | 19.67    |   |           | 2,426.33  |
| 09/01/2020 | 9157   | Rocky Mountain Po...     | 2000 · Accounts Payable   |                       | 149.36   |   |           | 2,276.97  |
| 09/01/2020 | 9158   | Times Independent        | 2000 · Accounts Payable   | Public notices        | 72.25    |   |           | 2,204.72  |
| 09/01/2020 | 9159   | Turner Lumber            | 2000 · Accounts Payable   |                       | 178.69   |   |           | 2,026.03  |
| 09/01/2020 | 9160   | Utah Division of Wat...  | 2000 · Accounts Payable   | Change application 13 | 150.00   |   |           | 1,876.03  |
| 09/01/2020 | 9161   | Utah State Division o... | 2000 · Accounts Payable   | Road shed pynt        | 7,375.00 |   |           | -5,498.97 |
| 09/01/2020 | 9162   | Utah Water Users As...   | 2000 · Accounts Payable   | membership            | 100.00   |   |           | -5,598.97 |
| 09/01/2020 | 9163   | Walker's True Hardw...   | 2000 · Accounts Payable   |                       | 16.98    |   |           | -5,615.95 |
| 09/02/2020 |        |                          | 4300 · Permits & Fees:... | Deposit               |          |   | 75.00     | -5,540.95 |
| 09/02/2020 | 9143   | Zions Bank               | 2000 · Accounts Payable   | Sigs/Notary/mower     | 527.62   |   |           | -6,068.57 |
| 09/02/2020 |        |                          | 1300 · General Accoun...  | Funds Transfer        | 100.00   |   |           | -6,168.57 |
| 09/14/2020 |        |                          | 1300 · General Accoun...  | Funds Transfer        |          |   | 10,000.00 | 3,831.43  |