



AGENDA

THE REGULAR TOWN COUNCIL MEETING WEDNESDAY, DECEMBER 16th, 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 *6 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: 11.18.2020 Regular Town Council Meeting

3. Executive Reports:

*Roads Committee- M Duncan

*Planning & Land Use Commission-Colleen Thompson

*Community Renewable Energy Act-CM Gibson

*Water Agent and Water Committee Report - John Groo

*Solid Waste District- Diane Ackerman

*EMS District- Ed Weeks

*Fire District-M Duncan /Chief Drake

*Housing Task Force- M Duncan

*County Economic Advisory Board-M Duncan

4. Correspondence: TBA

5. Administrative Matters & Procedures: Town letters, Amending the FY2021 Budget, Recognition of Faylene Roth, Bill Rau and Greg Halliday.

NEW BUSINESS

6. Discussion and Possible Action re: Approval to proceed with the Vacate process and Public Hearing for Castle Valley Drive Right of Way on Lot 77

7. Discussion and Possible Action re: Nomination to the Planning and Land Use Commission.

8. Discussion and Possible Action re: Approval of the 2021 Business license and CUP renewals.

9. Discussion and Possible Action re: Nomination of the Recreation Special Service District Board Representative.

10. Discussion and Possible Action re: Resolution 2020-9 Protection of the Big Tree and it's exemption from Ordinance 2020-1.

11. Discussion and Possible Action re: Resolution 2020-10 Adopting the 2020 Hazard Mitigation Plan.

12. Discussion and Possible Action re: Approval of Forest Service letter commenting on Harpole Mesa Project.

13. Discussion and Possible Action re: Consideration of the letter regarding overflights.

UNFINISHED BUSINESS-

14. Discussion and Possible Action re: Complaint Resolution process (tabled).

15. Closed Meeting (If necessary)

16. Payment of the bills.

ADJOURNMENT

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

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

DRAFT MINUTES
THE REGULAR TOWN COUNCIL MEETING

WEDNESDAY, NOVEMBER 18th, 2020 AT 6:30 P.M.

CASTLE VALLEY COMMUNITY CENTER - 2 CASTLE VALLEY DRIVE

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

Absent: None

Others Present: Ron Drake, Colleen Thompson, John and Leeza Smith, Stephen and Susan Curtis, Jack Campbell Ryan Anderson and John Groo

Clerk: Jocelyn Buck

Regular Town Meeting

M Duncan called the Meeting to order at 6:30 PM

M Duncan delivered the 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.

Roll Call

1. Open Public Comment

Colleen Thompson was happy that the Council was going to work on improving the Complaint Resolution process and checklist. She also was in support of the email Sue Devall sent regarding a trail along CV Drive where Emery had cleared and laid down conduit. However Thompson was concerned if the trail was not properly maintained it would quickly become over grown.

Leeza Smith reported another situation of a low flying aircraft and she had a phone number she would share were we could call to put in a complaint.

Susan Curtis brought up some more situations of low flying aircraft above the Town and around the Mesas.

2. Approval of Minutes: 10.21.2020 Regular Town Council Meeting.

CM O'Brien motioned to approve the Minutes, CM Holland seconded, motion passed unanimously.

3. Executive Reports:

***Roads Committee-** M Duncan-Minutes provided. M Duncan stated the Committee did not meet yesterday. We are waiting to hear back from Emery on how they plan to repair the road damage from installing the fiber conduit. And CM Gibson wanted an update on when there were plans to repair the cracking and crumbled shoulders of Castle Valley Drive. This problem has not been caused solely by Emery work there has been an increase in heavy vehicle traffic with all the building going on in the Valley. M Duncan and CM Holland discussed goat head removal.

***Planning & Land Use Commission-Colleen Thompson-** Minutes provided. The PLUC is working on amending 85-3 regarding the permitted number s of pigs. Thompson asked that the Council attend some

of the PLUC meetings so they are involved and have a better idea of the PLUC research and discussions behind the amendments when they are sent on to the Council.

*Community Renewable Energy Act.-CM Gibson updated there is a website Utah100Communities.org that lets Communities know what is going on. There is also a resource guide that explains the proposal, cost sharing information and the potential for some provisions for payments and/or deferral for adopter's payments. Some of the big participants may front the funds to get the ball rolling. CM Gibson clarified Orem has not withdrawn but wants to be removed from consideration in the cost allocations. CM Holland questioned some of the RMP's actions when they slash credit rates for individual roof top solar but want participation and money from Communities to do this project. The program is primarily for large renewable energy projects and does not seem to support individual solar. Those big industrial projects have the potential to have a large impact on the ecosystem. CM Holland asked what we could do as a participating Community to ask RMP to include household solar in their overall plan. CM Gibson explained that the purpose of the Renewable Energy Act is unrelated to the recent rate case decision requested by RMP. The Act only enables the participating communities to work with RMP to obtain large enough renewable resources to completely replace fossil fuel sources of energy by 2030. The Act gives the participating Communities a voice in Utah's future energy resource decisions.

*Solid Waste District- nothing to report.

*Water Agent and Water Committee Report – John Groo reported he had responded to a protest letter submitted to the State Division of Water Rights. This was just to clarify the amount of water used from the well on Lot 13 and the Fire Department, Road Department and the Emery subcontractor all documents their water use.

*Hazard Mitigation Committee- M Duncan reported the State has approved our Plan and is has been sent on to FEMA .Once we receive it back the Council will have another final Resolution to adopt the Official Plan.

*EMS District- Ed Weeks- not present.

*Fire District-M Duncan /Chief Drake- Drake explained that recently when the phones went out the Frontier battery backup had run down because of the RMP outage. Frontier needs to be notified when there is a power outage so they can bring out a generator. The Burn Window opened November 15 and will remain open until December 31 as long as CV is at "moderate" or lower fire risk. Residents still need to go on the State Air Quality website to get their permit. Buck will send an email out to the Town explaining the Burn permitting process. Drake will update the Burn permit sign up by the mailboxes.

*Housing Task Force- M Duncan- no minutes.

4. Correspondence: Several Council members were interested in participating in the Bluff Strategic Planning meeting. CV Drive Trail email, CM Hill agreed a trail was a good idea but questioned if there could be a nice level trail while trying to keep the drainage ditches open. She also questioned the costs to the Town to maintain a proper trail. CM O'Brien reported on the letter the Town sent last month supporting the Forest Service purchasing private land within our watershed. The decision was made not to purchase those parcels. Pending still is the parcel of SITLA land at the top of Professor Valley.

5. Administrative Matters & Procedures: Town letters- CM Holland proposed 2 letters to the BLM thanking them for the new replaced signage on the closed roads up by Round Mountain and to Jason for the BLM's support for the Fire Mitigation projects. Buck will speak with the owner of Lot 392 to remove the manure pile near the water test well. Fall Clean-up wrap up, Council questioned the end cost as the containers were not completely full. Buck will look into it, but the proposal was really just the flat fee for hauling and dumping the containers. Buck reported that she is working on the Resolution to exempt the Big Tree from the Easement Encroachment Ordinance. She has nominated the tree for Heritage Tree status but the Committee that decides wants more history on the tree, it is not enough that it is the biggest tree in Utah. Meanwhile next month we may want to discuss some maintenance for the Big tree when Johnny with Atlas is planning a trip down in January.

NEW BUSINESS

6. Discussion and Possible Action re: Overflights

CM O'Brien reported a concern a resident had on the potential harmful effects of over flights on the tower. They had cited the studies on "breathing towers" that might be affected by overflight vibrations. Apparently the BLM has stopped overflights near some sensitive areas. CM O'Brien thought the FAA and the Military probably would not do anything but we could approach the BLM and see if they can help. He would also like to know what we have tried to do and if there are any other options.

CM Gibson added twice recently she has seen a helicopter eject some flying squirrel suits and then land on the ridge between Parriot and the Tower. She wondered if the BLM permitted that and if not we need to try to get this stopped. She stated in order to report it we need to get video and the numbers off the helicopters. M Duncan did report that incident but had not heard back from the BLM. CM Holland suggested sending an email out to the Town on what is required to have residents report overflight complaints to the Town. Discussion continued on the Town's Ordinance 2004-4 that needs to be amended or rescinded as it is not enforceable and refers to areas not even in the Town jurisdiction. Buck recommended amending it because the section on landing and taking off in Town limits are valid and enforceable. CM Hill asked to have the BLM notify us of permitted activity. Buck will send out Overflight reporting protocol to residents. CM O'Brien thought that there are overflight regulations down at Natural Bridges because of the sensitive landmarks. Council will get more information on FAA and BLM landing and flight regulations. And the Council will work on amending Ordinance 2004-4 in January. Item dropped.

7. Discussion and Possible Action re: Approval of 2021 Town Council Meeting dates

CM Hill motioned to approve the 2021 Town Council Meeting dates; CM Gibson seconded motion passed unanimously.

8. Discussion and Possible Action re: Approval of letter of support for Fire Department Grant.

CM Gibson motioned to approve the letter for the Fire District, CM Hill seconded, motion passed unanimously.

9 Discussion and Possible Action re: Approval of letter in opposition to Bookcliffs Highway.

Item dropped until January meeting

10. Discussion and Possible Action re: Complaint Resolution process.

CM O'Brien had done some edits. M Duncan added that she thought "private citizens" should not be included on the Complaint Resolution Board (CRB) pool and Council was in agreement. And Road Committee members should be added to increase the CRB pool. Discussion continued that the Town should be able to initiate the process where blatant violations occur apart from this resident driven process. That could make it hard to have an even handed approach unless the Town had a specific code enforcement process and Officer. Anonymous resident's complaints might only be acted upon when there is a blatant violation. Council discussed shortening some sections of the checklist time line and how to "draw" names for the CRB team. CM Hill motioned to table Item 10; CM Holland seconded motion passed unanimously.

UNFINISHED BUSINESS-None

CM Hill motioned to change the order of business and take Item 12 Payment of Bills before Item 11 Closed session; CM O'Brien seconded motion passed unanimously.

12. Payment of the bills.

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

11. At 8:25 PM Council entered a Closed Meeting for Utah Code 52-4-205 (c) strategy session to discuss pending or reasonably imminent litigation.

ADJOURNMENT

At 8:53 PM Council came out of the Closed session and CM O'Brien motioned to adjourn, CM Holland seconded, motion passed unanimously.

M Duncan adjourned the Meeting at 8:53PM

Approved:

Jazmine Duncan, Mayor

Date:

Attested:

Jocelyn Buck, Town Clerk

Date:



P.O. Box 629
445 East SR 29
Orangeville, UT 84537
(435) 748-2223
Fax (435) 748-5001
www.emerytelcom.com

December 7, 2020

Dear Ms. Duncan,

Emery Telcom is very aware of the disruption in Castle Valley while constructing our fiber Internet network. We are making every effort to ensure that we leave the land in as good of condition as it was prior to our project. If at any point you feel like this is not happening, please reach out to us so that we can rectify the situation. Additionally, we are committed to inspecting our contractors work to ensure it meets our standards and best practices.

There have been a few resident complaints that should all be resolved at this point. If you are aware of anything outstanding, please let us know.

We are having difficulty obtaining private easements from several land owners. This is creating a situation where we are rerouting our fiber, and burring where we cannot go aerial. We have successfully come up with a reroute on the North end of town, but the South end reroute could be costly. Many of the easements that we haven't received are from home owners that we either cannot get ahold of, or they simply haven't returned the signed easement. Do you have any additional ways to contact these land owners? Any assistance would be greatly appreciated. It is critical that the residents understand the benefit that this infrastructure will bring to the community and that their lack of cooperation could harm their neighbors' ability to obtain services.

The project is moving along, and we anticipate beginning service installs by early spring, 2021.

Thank you for your help and support thus far!

Best Regards,

Jared Anderson
COO – Emery Telcom
435-748-3123
janderson@emerytelcom.com

Town of Castle Valley
Work Log - Work Type Summary
Between 11/1/2020 and 11/30/2020

WORK TYPE: 008 / Signing

Employee Total \$314.82

Signing Total \$314.82

WORK TYPE: 014 / Equipment Maintenance

Employee Total \$60.00

Equipment Maintenance Total \$60.00

WORK TYPE: 020 / Burning

Employee Total \$682.11

Equipment Total \$975.00

Burning Total \$1,657.11

WORK TYPE: 091 / Drainage Review

Employee Total \$113.65

Drainage Review Total \$113.65

WORK TYPE: 092 / Encroachment Review

Employee Total \$48.71

Encroachment Review Total \$48.71

WORK TYPE: 095 / Other Meeting

Employee Total \$64.94

Other Meeting Total \$64.94

WORK TYPE: 097 / Parts / Supplies Travel

Employee Total \$48.71

Parts / Supplies Travel Total \$48.71

WORK TYPE: 099 / Spring Cleanup

Employee Total \$519.52

Equipment Total \$480.00

Spring Cleanup Total \$999.52

Report total \$3307.45

Town of Castle Valley

Road Work - Employee Summary

Between 11/1/2020 and 11/30/2020

EMPLOYEE: 003 / Mingo Gritts

Signing Total Hours:	6	
Burning Total Hours:	13	
Drainage Review Total Hours:	3.5	
Encroachment Review Total Hours:	1.5	
Other Meeting Total Hours:	2	
Parts / Supplies Travel Total Hours:	1.5	
Spring Cleanup Total Hours:	16	
Mingo Gritts Total	43.5	\$1,412.45

EMPLOYEE: 004 / Mike Souza

Signing Total Hours:	6	
Equipment Maintenance Total Hours:	3	
Burning Total Hours:	13	
Mike Souza Total	22	\$440.00
Report Total	65.5	\$1,852.45

**WORKING DRAFT MINUTES [3sc]
REGULAR MEETING
OF THE PLANNING AND LAND USE COMMISSION**

Date: Wednesday, December 2, 2020

Time: 6:30 PM

Place: Conference Call

Electronic Meeting Determination

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), Bill Rau, Chairman of the Town of Castle Valley Planning and Land Use Commission issues this Determination supporting the decision to convene electronic a meeting of the Planning and Land Use Commission 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 Planning and Land Use Commission will continue to hold meetings by electronic means. This determination expires 30 days after the day on which the Chairman has made the determination. The public can join the Conference Call Meetings or submit comments through emails.

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

Absent: None

Others Present: Jack Campbell, Jazmine Duncan, Tom Wood and Donna Kramer-Wood, Ted Bright, Pamela Gibson, Jocelyn Buck, Russ Cooper

Clerk/Recorder: Susan Curtis

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

Electronic Meeting Determination read by Rau

Rau called the Regular Meeting to Order at 6:31 P.M.

1. Public Comments

Many attendees - expressed sincere appreciation for Bill Rau, his hard work, dedication, his approach to public service, his exemplary work, mentoring, and his service as chair for the past 7.25 years.

Donna Kramer-Wood - also expressed appreciation for Bill in his role as Chair. Kramer-Wood commented on Ordinance 2007 on firearms; section 1B allows for discharge of a firearm to slaughter domestic livestock. Would like for the PLUC to consider amending the ordinance to provide prior notice of intention to shoot gun to slaughter livestock. She described a past occurrence where multiple livestock were shot over a period of about an hour and a half and she wasn't sure what was going on. She asked Mayor Duncan about this, who responded that Utah code doesn't allow us to treat certain agriculture activities as nuisances if they are normal activities in association with agriculture. Kramer-Wood went on to say the Town allows shooting of livestock with no regard to safety, projectiles on neighbor's properties, other livestock, and well-being of other residents. She thinks the Utah code would allow prior notice so residents could not be scared or call the sheriff, could secure their own livestock and pets so they are not panicked and/or injure themselves, might choose to leave homes, and might reschedule any planned family events until the shooting was completed for safety and well-being of families.

Rau - thanked Kramer-Wood for comments and let her know they are now on the public record and stated the PLUC looks for opportunities to tighten language, improve wording, and update ordinances.

2. Approval of Minutes

Regular Meeting of November 4, 2020

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

3. Correspondence - none

4. Town Council Meeting Report —Thompson

Report to PLUC on 11/18/2020 TC meeting

1. The town of Bluff invited members of Castle Valley town Council and others to attend their next meeting to help with strategic planning for their relatively new town. Colleen Thompson volunteered for the PLUC. The video meeting is December 1.

2. Town Council discussed some language changes to the Complaint Resolution Process to fix mistakes in the timeline and remove some ambiguity.

5. Building Permit Agent Report —Thompson

- **Permit Activity:**

TOWN OF CASTLE VALLEY - Building Permits Report

Approval Date Between 11/1/2020 And 11/30/2020

Approval	Lot	Road	Owner	Type	Purpose	Description	Height	Sq Ft <=19	Sq Ft >19
11/1/2020	420	Castle Creek Lane	Thoma, Franz	CLUC	Barn	Horse barn	11.75	783	0
11/19/2020	074	Bailey Lane West	Holland, Harry & Deb	Electrical	Solar	8.6kw roof mount	0	0	0
11/29/2020	321	Keough Lane	Craig, Larry & Lesley	Building	Garage	2-flr gar 2 bath	24.8	0	2308.5

TOWN OF CASTLE VALLEY - PLUC Exceptions Report

Renewal Date Between 11/1/2022 And 11/30/2022

Lot	Renewal	Approval	Owner	Type	Conditions	Notes	Non-Routine
055	11/30/2022	11/30/2016	HF Holdings Inc	TDP	Renewal	On septic system	☐

Discussion:

Rau – question about Garage on Keough – says 2 bathrooms in garage, seems odd to have garage with 2 bathrooms

Thompson - County inspector has some follow up questions on this permit request as seems the second floor is possibly planned as a residence. This residence would not be on same lot as owner's residence; they own 2 contiguous lots.

Anderson – have same concerns, conversations with other residents, some being built 2 stories, looks like building with other intentions in mind, hearing from residents with concerns about garages that exceed the size of Town buildings, a couple exceed the size of the fire house, concerned about nature of construction going on now in the valley.

Thompson – one going up on Bailey, three car garage that looks huge, it complies with zoning, some build for motor sports uses, but one on Keough looks like they have other plans for second floor, so county is following up, county inspector can ask questions that CV BPA cannot ask (i.e. purpose of 220 outlets). Will find out if building is a residence then can take next steps. As for huge boxes, they are huge but they follow zoning, may affect eventual residence size because of the 7,000 sf per lot cap.

Hawkins – thought might be bringing in heavy equipment for business in these cases.

Thompson – PLUC may want to address in future, this is why limits were established in 2010, these comply with zoning so BPA can't say no. The 25-foot height limit is one BPA pays close attention to, the trouble is max height building and big box shape makes it seem more intrusive.

6. Procedural Matters

- ☑- Discussion re. Update on action items from previous PLUC meetings
 - no action item updates were given.

7. NEW BUSINESS –

7a. Discussion and possible action re. PLUC recommendation to Town Council to approve conditional use and business license renewals for 2021

Rau – items marked in green on the reports are the renewals

Clerk – reported on renewals and that had not received renewals on all from prior year



Rau – looked at reports, confirmed fireworks for Rick Fullam not renewing as he's deceased and new owner does not plan to renew. On renewals, what has been done in past is to make second contact with individuals who have not contacted clerk yet. The clerk can then update the report before sending to the Town Council and then update the PLUC.

Clerk – updated PLUC on new requests.

Anderson – question on count, list looks like about a third of past requests are being renewed?

Clerk – commented looks like about 50/50 renewals right now.

Rau – not unusual that have not received responses when time to send report to town council and asked for motion to send reports to Town Council with caveat the report will be updated to send to Town Council, next meeting report under procedural matters with any new reports that have come in.

Rau – asked if have a motion to send current report with note on updates?

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

7b. Discussion and possible action re. nonroutine solar permit application on Lot 60

Rau – opened discussion

Discussion:

Thompson – provided summary of request stating owner does not live here. Request is non-routine due to kilowatts requested, explanation for need for this much kw to power entire home and car charging station. This requires PLUC approval.

Hawkins – looked larger than actually is, seems won't be shining in other faces.

Thompson – dug into hillside for install, location of ground mount is well within setbacks, 30-degree tilt angle is low, less than at Town Hall, non-reflective coating does not cause glare, not very tall or vertical, close to back of lot behind the house, only immediate neighbors would be able to see.

Curtis – What is history of 10kw, is 10kw becoming dated? Will we start seeing requests for 15 kw? How did 10kw get chosen, any need to update the number?

Thompson – this is first non-routine application in 2 years since became BPA, not familiar with the history of the limit.

Hawkins – Town went through a lot of discussion to come up with that number; talked to several folks in business, what average house would need, and this was more than adequate and don't think it needs any tweaking now.

Campbell – original arrays had larger panels and technology has improved, same size array can put out more wattage, might be good idea to review the ordinance.

Rau – average normal home use at the time reviewed was under 10kw, had understanding for non-routine requests for higher kw.

Thompson – appliances these days are more efficient so may be a wash, non-routine may delay a little because of meeting schedule, but is not a burdensome process.

Rau – agree it's not burdensome.

Anderson – commented on Curtis question that it may be a question for future as some countries by 2035 are looking to be less carbon dependent and more electric based, 10kw ok now, but may need to look at and see if necessary to update wattage.

Rau – does PLUC want to accept non-routine application?

Hawkins moved to make motion to approve non-routine permit application. Anderson seconded the Motion. Anderson, Hawkins, Rau, Curtis, and Thompson approved the Motion. The Motion passed unanimously.

7c. Discussion and possible action re. amending Ordinance 85-3 to reduce the number of permitted swine

Rau opened discussion – preamble context given, animal livestock numbers are included in 85-3 in section 4.9, 4.9.4, dividing animals into categories by size, expressed in terms of animal units, permits up to 30 medium size animals, would mean up to 30 swine. Found in town survey that people are not comfortable with that large a number. Prior meeting discussion would like to bring number down or not permit swine at all. Opened up for discussion, likely lead to subsequent discussion in future meeting, and public can comment after PLUC members have input.

Discussion:

Thompson – sent out background information to PLUC, Campbell, and Keeler. Keeler has been talking to people who own pigs. Thompson spoke to Darin Menlove at Castle Valley Creamery as they have a pig. A lot of people moved to Castle Valley because of the agriculture possibilities. Pigs or no pigs, everybody agrees 30 is too many, even people who have pigs couldn't imagine more than 10, most known of is 3 adults. She has done some research



across country on pigs. Digestive system differs from cows, sheep, goats (monogastric, like humans, vs ruminant). May not belong in current medium size animal category like goats and sheep, because of biologic differences. Think we might need a separate section of 4.9 for swine due to different digestive systems and waste. Most residents have Heritage breeds; some heritage breeds do well in dry climates and some don't. Size weight limit is one factor to put in bucket of things to consider. Several lots have pigs today and many residents didn't know they were there until Keeler did survey. Nationwide articles acknowledged planning commission teams often don't have expertise in animals; we need to include livestock owners in the process and maintain community goodwill for everybody. Listed some of the zoning tools used by other communities, limiting size or breeds, setbacks, special permits, etc. Need to come up with reasonable way to handle sub adults and make it reasonable for all residents. Some people breed their own pigs, and other people buy weaners and keep a few months and then butcher. Today half of owners do breeders and other half do weaners. Think about possibility of a conditional use permit, because permittees may be more likely to abide by conditions because they've signed off on it, or if not a permit system maybe a special condition for dealing with pig nuisance complaints.

Rau – asked Anderson to take over as Chair temporarily.

Anderson – asked for additional comments or questions.

Hawkins – thought we were limited on what conditions we can put on agricultural practices. Best practices accepted practices keep being said, if accepted practice not sure we can make harder on them.

Thompson – Utah state limit is on nuisance lawsuits on farms. With a CUP, if certain number of neighbors complain, may have to review at renewal. Agree to look at what is allowed by state if decide to go there.

Hawkins – read articles on heritage pigs, sounded nice but glossed over amount of waste produced by pigs, agree Heritage pigs sound better, putting a weight limit in is a good way to do it.

Thompson – Breed called Kunekune pigs owned by several folks in Valley, get up to 600 pounds [this was incorrect, it's more like 300-400]. Keeler learned the Heritage breeds do better in non-confined area.

Hawkins – thought she read if have these type pigs they need a wallow and no residents here wanted a wallow.

Thompson – if hot weather pigs might need this to stay cool, this is where limiting to 3 pigs for example would be better than 30 pigs.

Hawkins – farms in articles have massive farms, not 5 or 10 acre lots with a house on it, so not that kind of room here to let them roam.

Thompson – In the section 4.10 that was amputated there were area requirements; 4.9 has no area limits now, think about limits. Jeff Whitney has 3 pigs, Creamery has 1, Hollings we don't know, think 5 or 6 in a litter; Whitney breeds and sells most weaners and keeps 3 adults, so any rules we write need to take animal husbandry into account, rather than one size fits all. An informed ordinance is less likely to impinge on neighbors but let pig owners do what they want.

Anderson – Thompson mentioned originally there was to be conversation to get information back from livestock owners on advice on how we should move forward.

Thompson – said livestock owners were to attend the meeting tonight but did not come, maybe individual conversations are better anyway.

Hawkins – can't keep waiting meeting to meeting to address, we are close to settling on numbers.

Thompson – We need to address how many piglets can you keep? Would like to get harder information from livestock owners, many breeds out there, address how long to keep piglets after weaned, bounce this off those who have pigs to meet needs and be responsible to neighbors.

Hawkins – don't some breeds have more piglets than others? If problem is you can have three but this many piglets, breed may have effect on this, do we need control on breed or size?

Anderson – other consideration is how housing pigs or leaving free range, Jason and Ali have one large pig that free ranges, the smell not as bad until end of summer when they butchered, if kept in wallow or sty it could become unseemly for neighbors.

Thompson – been told pigs do tear up ground, don't know if can require certain amount of space.

Hawkins – space will come automatically with amount of adults and piglets.

Anderson – need information from pig owners how they are keeping the animals now to get baseline for decisions.

Rau – returned to meeting as chair and asked to make points. Likes the way livestock committee has moved forward, yet we are a public body at a public meeting, if people chose not to show up that is their decision, as a public body we still have to move forward with ways that are appropriate for town, and can't wait month after month. I like the number 3, but existing ordinance judges livestock as animal units, agree it may be good to create a separate section of 4.9 dealing specifically with swine so pigs do not fall within animal unit category; however, animal units are helpful, animal units provide property owners with guidance on how many animals can have as a combination of animals.

Hawkins – thought originally went with animal units for flexibility.

Thompson – We're just talking about pigs tonight, we could set animal unit value to end up with max 3 adults, but need rules about piglets. We need to keep with a formula so can figure out combinations allowed. Possibly assign different value to pigs, to get numbers we can live with.

Anderson – asked Rau if could keep separate out by digestive output?

Campbell – requested permission to talk as part of livestock committee, counterpoints need to be made. Need to address pollution and water contamination, carefully read material from Colleen, from article on how to keep waste, saying all manure must be kept in water tight container, we are talking about more high pollution animals now, talked about smell from neighboring pigs while at pavilion for meeting. Majority of residents don't want to deal with really bad odor, could be impacted by bad smell day after day. Not fair to subject residents to this—nuisance is not a strong enough word to reflect impact on residents. Town seems to have zero will to enforce anything. If we have some who handle pigs well, that can be ok, but we have had really bad pig situations in past in Valley, so bad thought some people were going to have to move out of valley. Set number low enough so pigs won't be a problem, it's not fair to residents to have this hanging out there. Livestock Committee has been stalled for 4 months now, committee came up with had a reasonable proposal, I think at its second meeting, and could have been fine-tuned if had any input from livestock owners, some input, but never any constructive suggestions on what would like to have on animal numbers. Stalling process, do need to get on with this or it could be really bad, someone could come in now and claim the right to have 30 pigs. Heritage breed adult swine are 300+ pound animals, not medium size animals when they go to market.

Curtis – In tune with amount of time been waiting for answers from livestock owners on what to consider, need all information we can get from livestock owners but has been month after month, does feel we are stuck waiting for input not bringing to us and we need to act. My main question on setting number is on breeding vs non-breeding. I think the number of 2 pigs is good. As far as breeding pigs, how to manage litters/litters that come 12 at a time? Breeding pigs have a litter of 12. Can't just keep waiting for answers that don't seem to be coming. Have gone out to livestock owners and formed a committee added a livestock owner to committee, and asked and asked, had monthly meetings, for public input. Agree with thought we need to get recommendations to Town Council as early as tonight.

Thompson – As a short-term solution, suggest looking at 4.9 animal unit assignments. Mature swine AU is .6, beef cow is 1, what we could do soonest is we update that number. It's quicker to change this language to not allow more than 3 adult pigs, and would be better than a moratorium.

Hawkins – what is better than a moratorium?

Thompson – A moratorium would be quicker, but the quickest way to not have more than 3 adult pigs, would be to change formula. We found out it is legal to have a moratorium, with no increase in swine for 6 months. We could change animal unit value of swine, leave them in large size category as 1 or 1.5 units, and amend line at beginning to no more than 8 large animals or 3 adult swine.

Hawkins – We could still have a moratorium and update the wording

Campbell – Once the Town Council starts considering an amendment to ordinance, that 60 day waiting period kicks in, this is a different form of moratorium and don't have to start recalculating units, just say amend zoning ordinance to cap swine at 2 and 2 is a much better number than 3, 3 is getting higher than needs to be.

Thompson – reason for 3 based on Jeff Whitney's practice, one boar and 2 sows, alternate breeding.

Campbell – we are determining law on one special privileged person versus picking law that meets the needs of the community. Personally, think number should be zero, but if said motion for 2, ok maybe as some people have pet pigs, even 2 pigs if allowed in wallow they stink. Do we want to inflect that on residents? Original zoning ordinance was set for personal use livestock, now living closer together, what was appropriate 40 years ago could use some fine-tuning.

Clerk read teleconference chat public input—

Mayor Duncan chat - [Dec 2, 2020 at 7:55:30 PM] Jazmine: Yes, just assign them as a 1 [Dec 2, 2020 at 7:55:30 PM] Jazmine: I agree with 2, not everyone would rotate their females just because Jeff does. Some would just go ahead and breed both of them at once and that is going to lead to what we're trying to avoid.

Russ Cooper chat – russcooper1954@gmail.com 7:59 PM - I believe a moratorium would be a last resort. 3 is a great choice, and a time limit on the weaners.

Thompson – maybe first we should decide pigs or no pigs, if want to ban swine then discussion is moot. Doesn't remember what the survey results showed about banning.

Curtis – was about 50 50 response on survey.

Campbell – could make strong case for slowly phasing pigs out, if we pick no pigs, or pick 2, that's way better than 30 pigs.

Rau – asked for clerk to read new comments in chat, clerk read thumbs up from Russ Cooper, Rau asked if someone wanted to make a stab at appropriate language.

Hawkins – are we going to have a moratorium and a limit or one or other or both?

Thompson – first thing we need to decide is are we going to ban pigs or not?

Hawkins – pretty sure we agree on not banning as survey is 50 50, lower limit is more appropriate.

Curtis – don't know I can support totally banning right now.

Thompson – hoping to come up with ways to reduce possibility pig keeping would be objectionable for neighbors, think about whether a CUP for swine might help with enforcement.

Curtis – would we support 2 non-breeding?

Hawkins – I could see 2 of the heritage breeds, we support heritage breeds that don't exceed certain amount of pounds.

Campbell – could present argument for no pigs, but if we could go with 2 pigs tonight this is a massive improvement.

Hawkins – think this would have a lot of support in community.

Anderson – agree and as Jazmine suggested assign them as 1 animal unit with 2 adults maximum.

Rau – that would mean in section 4.9.4 of 85-3 under large size adults swine are assigned a value of 1 and under medium size adults, swine feeders mentioned twice is deleted.

Thompson – additionally under large size adults, add phrase “8 large size animals or 2 swine”.

Rau – who can put in language that we can work with now?

Clerk read Mayor Duncan chat - 8:07 PM - Bill you're doing a great job, congrats on almost making it through your last meeting! I really appreciate all of the work you've done for the PLUC! To clarify, a moratorium would need to be presented as an ordinance with lots of detailed reasons to back it up. I feel like some amendments to 85-3 are going to be just as effective and possibly even faster. I like where the number conversation is going, it makes the most sense for fast action.

Hawkins – so, if this proposed amendment is passed to Town Council it becomes automatic moratorium while we work on the rest?

Thompson – legal opinion was that starting amending language does not start an automatic moratorium.

Campbell – time clock starts when an item shows up on Town Council agenda and is discussed, starts 6-month clock to get thing done.

Mayor Duncan – actually it doesn't work that way. It was brought to our attention that since this is currently an allowed use without a permit required, to place a moratorium this would have to be presented as an ordinance and would have to include all the detailed reasons to have it. To just have on the agenda in this case does not start a 6-month clock.

Campbell – PLUC would write amended language and council has option if to do formal moratorium.

Mayor Duncan – if PLUC comes up with amended language and gets the public hearing scheduled, and get it done is the best thing. Not sure why anyone would get pigs in wintertime.

Campbell – PLUC could make motion tonight to amend max number of swine, 2 or whatever is picked, and send to Town Council. That would give Council time to talk about numbers. No, PLUC would still have a public hearing before going to Town Council.

Curtis – could we give Council two pieces?

Rau – We're required to have a public hearing if we have amendment to ordinance.

Russ Cooper – would this still allow for weaners for a period of time to fatten up and slaughter?

Thompson – Will have language for weaners.

Thompson chat of text - 8:14 PM Following large size adults over 6 months of age - (No more than 8 large sized animals from this category shall be allowed as a permitted use on each legally platted lot; no more than two adult swine are permitted per legally platted lot).

Rau – asked if swine are included in 8?

Thompson – said yes, instead of adult swine, call it brood stock swine, swine of a breed that typically does not exceed 600 pounds.

Anderson – keep it simple, decimals will get confusing.

Hawkins – think 600 pounds is high.

Thompson – Kunekune get this large [that was incorrect].

Rau – put unit at 1 and all can be revised as we have more time. Next month we will have a public hearing on this and will have the chance to get language in place.

Thompson – this is enough to get moving forward, will send final version to all.

Rau – will delete the swine lines from medium category? Thompson said yes.



Rau – motion has to be that we will table this with understanding we will have draft language for next meeting that will include a public hearing – or if don't table, but we will table, could be discussed language that will be refined for presentation to the public.

Campbell – do we need a motion to go forward in process for a public hearing?

Hawkins – why can't we have a public hearing this month?

Rau – Notice in the Times Independent has to be announced two weeks prior to the public hearing and would land on Dec 23. The next PLUC meeting is January 6 and we don't want to feel rushed and language needs to be clear for own sake, so we can respond to comments from the public and send solid information to Council.

Anderson – do we need a motion?

Rau – before that, read additional chat messages of good job and thumbs up, now need a motion to table the discussion and action regarding amending 85-3 to reduce number of permitted swine.

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

Rau thanked the PLUC for all the work we do, we deal with tough issues and make the Town better in all the work we do.

UNFINISHED BUSINESS – none

CLOSED MEETING – none

PLUC asked to have a social thank you on the phone for Bill after adjourning PLUC meeting.

Summary/Action Items for December 2 PLUC Meeting:

1. **Thompson** – based on meeting discussion, complete draft language for the 85-3 amendment on swine and send to all PLUC members for review and input prior to the Jan 6 meeting
2. **Clerk** – prepare for public hearing announcements for January 6 PLUC meeting
3. **Clerk** – reach out to residents who have not sent in their renewals yet, send updated reports to Town Council for December meeting, next PLUC meeting report under procedural matters with any new reports that have come in.

ADJOURNMENT

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

Rau adjourned the Meeting at 8:27 P.M.

Moab Area Housing Task Force

November 2020 Meeting Minutes

Thursday, November 5th, 2020 at 11:00AM

Join Zoom Meeting: <https://us02web.zoom.us/j/83223817727>

Type of Meeting: Monthly MAHTF Meeting

Meeting Facilitator: Jenna Whetzel, Chair

1. Chair Jenna Whetzel called the meeting to order at 11:02.
2. Before the meeting, Jenna sent a change for the rental amounts for MAPS. Ben Riley motions to approve the minutes from the October 1 meeting. Jazmine Duncan seconds, and without further discussion, the motion carried unanimously.
3. Agency Updates
 - a) Moab City Update
 - i. The City maintenance staff improved a vacant trailer at Walnut Lane in order to relocate a current tenant into safer housing. The City also hired a full time maintenance person to work at Walnut Lane. During the past month, staff has met multiple times with City Council to discuss the results of the IFB and the overall redevelopment plan. The Council plans to award a contract to indieDwell for 8 modular units.
 - ii. The City Council and Planning Commission held a joint meeting to discuss planning priorities for 2021, including updating the PAD and other housing-related initiatives.
 - b) Grand County Update
 - i. The County has not received any new HDHO apps, but Peak View (HDHO development) broke ground. Christina is currently working on the HDHO deed restriction, which should be ready in the next week or two.
 - ii. Mila is still looking for a VISTA, who will now start in January.
 - c) Advocacy Committee Update
 - i. No Updates.
 - d) Public Outreach Committee Update
 - i. Jenna and Kaitlin wrote an article for the Real Estate Happenings magazine. Theresa King said the HTF could have an ongoing article in the Happenings, so the HTF will discuss a schedule and article ideas at a later date.
 - e) Local Housing Agency Updates

i. HASU

1. 3 units left at MAPS, continued work at Wingate Village. Ben is also working on new house plans for the upcoming Arroyo Crossing build.

4. Discussion: Workforce Housing Survey-Division of Labor

- a) HTF needs to distribute the workforce housing survey. Jenna needs to ask Olivia if she could send it out to her list, and she will send a list of contacts and a template with the survey so others can send to their contacts. We will also post it on Facebook. Kalen recommends including HTF branding on all of the materials to raise awareness.

5. Presentation: Michael Skarda, developer of the Namaste Rock project.

- a) Michael gave a presentation to the HTF about the Namaste Rock project, including information about financing/developing manufactured units, which he thinks would be a good fit for the project. He does not have a site plan for what this would look like, but he thinks it would be a good location for affordable rentals for airport employees and others working in the area.
- b) During discussion, Mila says Council would only want to see this area to be rezoned to Resort Special (RS) and does not think it is the right place for these units, even if the units would be a good fit for the community. Kalen says this body is here to support affordable housing in general, and this project sees some issues beyond housing with this project and there is a need in the city for more manufactured units. He reminds Michael that development regularly receives pushback. Ben says the HTF supports different types of housing and needs it, and resistance is likely due to location, not to concept in general. Jenna says it's a great option for affordable homes in Moab. Mila also says someone up in Thompson has plans to do something similar - they have a 3D printer to do a test piece to build a house, which could be an interesting partnership for Michael. Michael would not pursue if it's not something county staff supports, and will continue to work on/solicit ideas to redevelop this area.

6. The meeting adjourned at 11:49.

Next meeting -

- Discuss 2021 goals, including outreach for HDHO deed restriction, brainstorm other ideas
- Elect positions for 2021

CERTIFICATE OF APPRECIATION

ON BEHALF OF THE TOWN OF CASTLE VALLEY
THE MAYOR AND TOWN COUNCIL RECOGNIZE THE EXEMPLARY SERVICE
OF

Faylene Roth

In her 12 years of service to the Town, Faylene has worked as the Building Permit Agent, Planning and Land Use Commission Clerk, Interim Town Clerk and Program Coordinator for the Library Programs.

Thank you Faylene

Jazmine Duncan, Mayor Town of Castle Valley

CERTIFICATE OF APPRECIATION

ON BEHALF OF THE TOWN OF CASTLE VALLEY
THE MAYOR AND TOWN COUNCIL RECOGNIZE THE EXEMPLARY SERVICE
OF

William Rau

Bill has served two terms as Chairman on the Planning and Land Use Commission.
He has skillfully guided the Commission through the General Plan survey process
as well as many other difficult and challenging circumstances.

Thank you Bill

Jazmine Duncan, Mayor Town of Castle Valley

CERTIFICATE OF APPRECIATION

ON BEHALF OF THE TOWN OF CASTLE VALLEY
THE MAYOR AND TOWN COUNCIL RECOGNIZE THE EXEMPLARY SERVICE
OF

Greg Halliday

Greg has served two terms on the Grand County Council/Commission representing District 4 - Castle Valley. He has been our voice in the County.

Thank you Greg

Awarded this 16th day of December, 2020

Jazmine Duncan, Mayor Town of Castle Valley

Summary
2021 Conditional Use Permit and Business License Renewals

Prepared by
Susan Curtis
PLUC Clerk
December 13, 2020

2021 CALENDAR YEAR RENEWALS

Nonpermanent Conditional Use Permits

Two (2) Nonpermanent Conditional Use Permits renewals were requested.

- Two (2) Exclusionary Fencing were carried forward from 2020.
- One (1) Historic Caboose submitted a new application for 2021.

Conditional Use Permits Home and Premises Occupations

Twenty-four (24) Conditional Use Permit renewals were requested.

- Twenty-four (24) CUPs were carried forward from 2020.
- Two (2) submitted new applications for 2021.
- Sixteen (16) requested Castle Valley Business Licenses.
- One (1) operates under a Grand County Business License (Synergy).

Business Licenses.

Twenty-One (21) Business License renewals were requested.

Sixteen (16) Business Licenses have been requested for 2021.

- One (1) does not require a CUP (Castle Valley Inn).
- Two (2) submitted new applications for 2021.
- Seven (7) second contacts were made and five (5) are pending response.

TOWN OF CASTLE VALLEY - Business Licenses

As of 10/11/2020 pending

Green = renewal
Orange = New
Blue = second contact made

Lot	Road	Applicant	Business Name	Mailing Address	Home Phone
043	Lazaris Lane West	Leta Vaughn	Red River Dwellings	HC 64 Box 2502	(435) 259-2364
153	Buchanan Lane East	Egmont Honer	Metric Works LLC	HC 64 Box 3011	(435) 259-7843
157	Buchanan Lane East	Jeff Johnston	JRJ Construction LLC	HC 64 Box 3010	(435) 260-8208
164	Buchanan Lane West	Mitch Stock	Round Mtn. Builders, LL	HC 64 Box 2809	(801) 259-8508
178	Shafer Lane West	Sean Markey	Shatter Media	HC64 Box 2406	(435) 259-5691
178	Shafer Lane West	Sean Markey	Visible HQ, LLC	HC64 Box 2406	(435) 259-5691
181	Shafer Lane East	Damian Bollermann	Sweetwater Well Service	HC 64 Box 1909	(801) 259-5815
188	Shafer Lane East	Barbara McGann	Castle Valley Coding	HC 64 Box 2514	(435) 259-3301
280	Pope Lane East	Erik Secrist/Darin Menlov	Castle Valley Creamery	HC 64 Box 3215	(435) 259-3928
306	Holyoak Lane East	Greg Nunn	Nunn Better Meats*	HC 64 Box 2107	(435) 259-8607
328	Castle Valley Drive	Irma van der Steenstraete	Blue Rain Studio	HC 64 Box 2902	(435) 259-4859
387	Castle Creek Lane	Alison Fuller	Sister Root Medicinals	HC64 Box 2811	(435) 259-7315
387	Castle Creek Lane	Jason/Ali Matz	Castle Rock Property Mn	HC64 Box 2811	(435) 259-7315
390	Castle Creek Lane	Bill Hedden	Hedden's Cabinet Shop	HC 64 Box 1801	(435) 259-5284
391	Castle Creek Lane	Sam Welch	Sam Welch Gun Engravin	HC 64 Box 2110	(435) 259-8131
411	Cliffview Drive	Kelly Michaud	Shift Structural Integra	HC 64 Box 3213	(435) 719-2026
413	Cliffview Drive	Michael Dunton	M... F... Dunton Studio	HC 64 Box 1711	(435) 259-2709
418	Cliffview Drive	Paul Smyth	Paul A. Smyth, Ph.D.	HC 64 Box 1901	(435) 259-9484
424	Amber Lane	Jason Graham Scott & Jennifer Osumi	Castle Valley Inn	HC 64 Box 2602	(435) 259-6012
430	Rimrock Lane	David Rhoads	Hi Tech Solutions	HC 64 Box 1706	(435) 259-6012

Lot	Road	Applicant	Business Name	Mailing Address	Home Phone
436	Rimrock Lane	Ken & Alice Drogin	Canyon Nursery	HC 64 Box 2106	(435) 259-8009
New					
328	Castle Valley Drive	Dave Erley	D and D Design (Castle Rock Consulting)	HC 64 Box 2902	435-259-4859
	lot? address?	Colleen Smith	Patchvest.com	HC 64 Box 2603	435-259-3429

TOWN OF CASTLE VALLEY - Current Home and Premises Occupation Permits

Current And Due For Renewal On Or Before 12/31/2020

pending

Green = renewal

Blue = Second Contact Made

Approved	Lot	Road	Applicant	Type	Purpose	Business Name	Routine
11/22/2016	043	Lazaris Lane West	Leta Vaughn	Home Occupation	Architectural desi/drafting & Handyman services	Red River Dwellings	☒
1/12/2018	054	Lazaris Lane East	Deb/George Holling	Home Occupation	Computer Modeling	Electric Drivetrain Tec	☒
2/21/2018	054	Lazaris Lane East	Deb/George Holling	Home Occupation	Fudge production for wholesale & online sales	Farmhouse Fudge Inc.	☐
7/1/1992	454	Buchanan Lane East	Valli Smouse	Home Occupation	Appraisals	Smouse Appraisal Serv	☐
1/7/2015	153	Buchanan Lane East	Egmont Honer	Premises Occupation	Design/sales of electronic precision instruments	Metric Works LLC	☒
5/17/2006	157	Buchanan Lane East	Jeff Johnston	Premises Occupation	Construction	JRJ Construction LLC	☐
4/26/2016	161	Buchanan Lane West	Jazmine Duncan	Home Occupation	On-line sales	The Attic Shelves	☒
12/10/2012	164	Buchanan Lane West	Mitch Stock	Home Occupation	Construction office	Round Mtn. Builders, L	☒
1/7/2015	178	Shafer Lane West	Sean Markey	Home Occupation	Web design/mktg/search engine optimization	Visible HQ, LLC	☒
1/14/2019	178	Shafer Lane West	Sean Markey	Home Occupation	Website publisher & media company	Shatter Media	☒
4/19/2006	181	Shafer Lane East	Damian Bollermann	Premises Occupation	H2O pump systems	Sweetwater Well Servi	☐
5/29/2009	188	Shafer Lane East	Barbara McGann	Home Occupation	Medical coding	Castle Valley Coding	☒
9/9/1998	219	Miller Lane West	Mitchell May	Premises Occupation	Office	Synergy	☐
2/1/2010	280	Pope Lane East	Erik Secrist/Darin Menlo	Premises Occupation	Cheesemaking/ag wholesale	Castle Valley Creamer	☐
4/28/1992	299	Holyoak Lane West	Rick Fullam	Premises Occupation	Pyrotechnic storage	Fullam's Fireworks	☐
11/21/2013	306	Holyoak Lane East	Greg Nunn	Premises Occupation	Jerky/meat processing	Nunn Better Meats*	☐
9/16/2009	328	Castle Valley Drive	Irma van der Steenstrae	Premises Occupation	Art studio	Blue Rain Studio	☐
4/16/2003	340	Taylor Lane	Michael Peck	Home Occupation	Mediation	Moab Mediation	☐

Approved	Lot	Road	Applicant	Type	Purpose	Business Name	Routine
6/10/1998	373	Homestead Road	Randy Jorgen	Premises Occupation	Sculpture		☐
12/1/1993	373	Homestead Road	Randy Jorgen	Home Occupation	Editor, writer		☐
2/2/1994	373	Homestead Road	Kaaron Jorgen	Home Occupation	Potraiture		☐
2/23/2012	387	Castle Creek Lane	Alison Fuller	Home Occupation	herbal products	Sister Root Medicinals	☒
9/20/2017	387	Castle Creek Lane	Jason/Ali Matz	Premises Occupation	Landscaping, construction, welding	Castle Rock Property	☐
5/24/1989	390	Castle Creek Lane	Bill Hedden	Premises Occupation	Cabinet shop	Hedden's Cabinet Sho	☐
12/9/1985	391	Castle Creek Lane	Sam Welch	Premises Occupation	Gun engraving	Sam Welch Gun Engra	☐
8/10/2011	400	Cliffview Drive	Dave Wagstaff	Premises Occupation	Construction	Dave Wagstaff Constr	☒
6/10/2019	411	Cliffview Drive	Kelly Michaud	Home Occupation	massage therapy	Shift Structural Integra	☒
6/15/2006	413	Cliffview Drive	Michael Dunton	Premises Occupation	Sculpture workshop	M... F... Dunton Studio	☐
8/15/2001	418	Cliffview Drive	Paul Smyth	Premises Occupation	Psychotherapy	Paul A. Smyth, Ph. D.	☐
9/26/2020	430	Rimrock Lane	David Rhoads	Home Occupation	IT company. Online repair, sales of computer acc	Hi Tech Solutions	☒
4/19/1988	436	Rimrock Lane	Ken & Alice Drogin	Premises Occupation	Plant nursery & irrigation supplies	Canyon Nursery	☐

TOWN OF CASTLE VALLEY - Conditional Use Permits Report

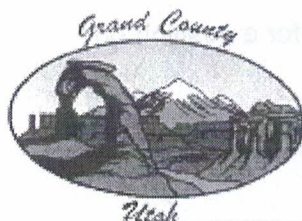
Approval Date Between ~~12/1/2018~~ And ~~12/31/2019~~ pending

Green = renewal
Orange = new

Approval Lot	Road	Applicant	Type	Purpose	Business Name	Routine	Perm
12/19/2018 054	Lazaris Lane East	Deb Holling	Fencing	Exclusionary Fencing	Flintstone Farms	☐	☐
12/19/2018 055	Lazaris Lane East		Fencing	Exclusionary Fencing	Flintstone Farms	☐	☐

mm/dd/yyyy 238 Miller Lane New
Tana and Glenn Kincaid Historic Caboose CUP

RECEIVED
11/20/20



Board and Commission Application and Certification Form

Instructions: Complete and sign this form and return it to Grand
County Council Office, 125 E. Center St., Moab, UT 84532; fax: 435-259-2574; or
council@grandcountyutah.net

Board or Commission Applied For: Recreation Special Service District

Name: Robert Hallahan

Mailing Address: PO Box 578

City: Moab

State: UT

ZIP Code: 84532

Day Phone: ~~435-259-2574~~

Email Address: robert.hallahan@gmail.com

In what year did you establish your current residency in Grand County? 2016
(residency is required for all Boards; some District boards require residency within the District,
which may not include Moab City limits; two years' residency prior to assuming board
membership is required for Planning Commission)

If not Grand County, which county do you reside in? (applicable for Historical
Preservation Commission and Housing Authority of Southeastern Utah) _____

Occupation or professional training: Park Ranger / Emergency Medical Technician

List your work experience that is relevant to your application for a position on the
Board or Commission for which you are applying (if needed, attach a separate page):

National Park Service, Canyonlands NP (2015-17; 2019-20)

- Communicate with visitors and residents re: recreational opportunities

- plan events and educational activities (e.g. guided hikes;
night sky programs)

Moab Music Festival, Box Office Coordinator (2017-18)

- plan events and educational activities

- rent and utilize city and county parks/recreation facilities

List your non-work experience that is relevant to your application for a position on the Board or Commission for which you are applying:

- Moab Ultimate Frisbee (2016-present) - lead organizer for pickup Frisbee games and annual tournament
- Moab Pub Trivia (2018-present) - lead organizer for winter trivia events
- Volunteer for youth recreation programs @ Moab Multicultural Center & Grand Arroyo Montezuma
- Volunteer at various Grand County trail running events

CERTIFICATION

I have read Resolution No. 3184, I understand the eligibility requirements for serving on the above-named Board or Commission, and I certify, that all the information on this form is true and correct.

Additionally, I have read and understand the County's Professional Ethics and Conflict of Interest Ordinance No. 593 (2019), including my duty to disclose non-restricted conflicts of interest prior to relevant discussions and votes and recuse myself from discussions and votes involving my restricted conflicts of interest.

If appointed, I agree to faithfully attend the meetings and adhere to the State law, County resolution and ordinance, and the Bylaws that govern the Board or Commission on which I am appointed to serve.

Signature: Pat C. Haller

Date: 11/20/20



Town of Castle Valley Resolution 2020-9

A Resolution for the protection of the Big Fremont Cottonwood Tree and exemption from Ordinance 2020-1 Regulating excavation and construction within, and prohibiting the obstruction of, blocking, or interference with, the Public Right of Way within the Town.

Whereas, the Fremont Cottonwood “Big Tree” at the intersection of Castle Valley Drive and Castle Creek Lane has been designated as it is the largest tree in the State of Utah and

Whereas, the “Big Tree” was determined by Atlas Tree Service to be approximately 200 years old, predating the Town of Castle Valleys’ incorporation and the POA which has since been dissolved and

Whereas the Town of Castle Valley Ordinance 2020-1 Section 1 (c prohibits trees, brush, fences and other obstructions from being allowed to remain in the public right of ways and road easements and

Whereas, the “Big Tree” is partially inside of the Towns’ public road easements and partially on lot 417, a privately owned parcel and

Whereas, the Town intends to allow the “Big Tree” to remain standing exempt it and no other tree from compliance with the easement encroachment policy and

Whereas, the Town acknowledges the need for occasional maintenance of the “Big Tree” for it’s’ health and to mitigate potential safety hazards from limbs falling into the public easements and

Whereas, the Town is willing to share the costs of maintenance with the property owners of lot 417 current and future, in direct proportion to the percentage that the trunk and canopy occupy the public easements and

Whereas, the Town has the authority to determine what can be done in the public easements which it owns

Therefore it is resolved on this _____ day of the _____ 2020 that the Town of Castle Valley hereby exempts the “Big Tree” from requirements of Ordinance 2020-1 and agrees to allow the “Big tree” to remain in the public easements.

It shall also be resolved that the ongoing maintenance of the Big tree as determined by the Town shall be a cost that is shared between the Town and the current or future owner of lot 417 in direct proportion to the percentage of the trunk and canopy within the public easements.

Passed, Adopted, and Approved by the Town Council, Town of Castle Valley in open session on the _____ of _____, **2020** by the following vote:

Those voting AYE:

Those voting NAY:

Absent:

APPROVED:

ATTESTED:

Jazmine Duncan, Mayor

Jocelyn Buck, Town Clerk

TOWN OF CASTLE VALLEY, UTAH

RESOLUTION 2020-10

A RESOLUTION ADOPTING THE 2020 CASTLE VALLEY, UTAH HAZARD MITIGATION PLAN

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

WHEREAS the Castle Valley has prepared a multi-hazard mitigation plan, hereby known as ‘The 2020 Castle Valley, Utah Hazard Mitigation Plan’ in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS ‘The 2020 Castle Valley, Utah Hazard Mitigation Plan’ identifies and updates mitigation goals and actions to reduce or eliminate long term risk to people and property in Castle Valley from the impacts of future hazards and disasters; and

WHEREAS adoption by the Town of Castle Valley demonstrates their commitment to the hazard mitigation and achieving the goals outlined in ‘The 2020 Castle Valley, Utah Hazard Mitigation Plan’.

WHEREAS the Town Council of the Town of Castle Valley believes it is in the best interest of the Castle Valley to adopt ‘The 2020 Castle Valley, Utah Hazard Mitigation Plan.’

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

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

Section 2. That the Town of Castle Valley hereby adopts the ‘The 2020 Castle Valley, Utah Hazard Mitigation Plan’.

Passed, Adopted, and Approved by the Town Council of The Town of Castle Valley in open session on the 16 day of December, 2020 by the following vote:

Those voting AYE:

Those voting NAY:

Absent:

APPROVED:

Jazmine Duncan

Jazmine Duncan, Mayor

ATTESTED:

Jocelyn Buck

Jocelyn Buck, Town Clerk

comments-intermtn-manti-lasal-moab-monticello@usda.gov.

Louis Neff
Deputy District Ranger
Moab-Monticello Ranger District
62 East 100 North
P.O. Box 386 Moab
UT 84532

Dear Ted,

First, thank you for the opportunity to comment on the proposed Harpole Mesa Sagebrush Habitat Project and for the field tour Barb Smith arranged with you and your Forest Service staff.

The Castle Valley Town Council and Mayor are most interested in reducing fire danger, protecting our watershed, and preserving the scenic quality of this area, while the project appears to be more aimed at deer habitat.

Here are some suggestions that we would like you to further consider for your final project description. We discussed some of these ideas with you or other members of your team on the tour.

We would like you to consider two different areas for the treatment in your description of the project. One area is the expanse of the mesa on the northwestern side of the project area that goes out a broad ridge and opens up into relatively open space of perhaps thirty to forty acres (a rough estimate) is probably currently stage one. This area might be treated to become a large open area free of the small trees that are currently on it. There is no reason to talk about clusters of trees and spaces in between the clusters of trees in this area. You might consider hand removal of most of these trees since that looks to be possible and it will make it easier using this method to eliminate the small trees that are beginning to inhabit this area. This would provide a large fire break and a large expanse of sagebrush and whatever grasses might grow after seeding with native plants. That might allow some other areas on the mesa that have larger trees to be less extensively thinned.

From our tour, it is clear that there are many young trees are coming up in some areas and moving these areas from phase I to phase II. In terms of fire this is not desirable, and to prevent the spread of fire it makes sense to remove many of these trees. It would be reassuring to have some guidelines on what size of trees should be removed. Should it be six inches in diameter at the root collar or eight inches? It was difficult to tell from our tour and might depend on how the trees are clustered. For example, an 8-inch tree at the root collar might or might not be cut if it is in the area between clusters. It would be good to have some standard in the document.

Pinyon seem to be in trouble across the West and there is die-off on the mesa that is concerning given the drought cycles that we have experienced since 2000. On our tour, we noticed many pinyons that were in various stages of being stressed, diseased, infested with insects or recently

dead. If we have another drought year in 2021, we urge you to assess the effects of this on the pinyon pines on Harpole Mesa before initiating the project.

It would also seem to make sense for the clusters to contain a mix of trees in terms of age. The aesthetics of this area is important for recreational purposes. After all, this area is an area that shows signs of recreation (camping) and has one four-wheel drive road that descends into Pinhook Valley, and another that connects to the Porcupine Ranch Road.

As with any new project that involves mechanical mastication, there is the threat of new roads being created that are not designated roads, but are tempting for drivers to use and create new illegal routes. Please emphasize the closing of such routes by signage and by making sure that they do not appear to be a route, and provide some monitoring to make sure that such routes are not created.

Not removing larger junipers is another suggestion that we have, since there are so few of them on the mesa except at the edges. There is an especially nice grove on the northwest end of the mesa. It is a set of well-spaced old junipers that is actually quite spectacular.

Thank you for your consideration of these comments.

Dear Grand County Neighbor,

Southeastern Utah has become more popular than ever this Fall with visitation that increasingly includes Castle Valley and Professor Valley and the formations between these two valleys. The increased visitation included aerial flights and air tours over Castle Valley and these formations. These flights and tours occurred daily, and often multiple times a day during the majority of the tourist season. As you might imagine, the peace and solitude of the area was disrupted by this aerial activity.

Often flights were directly over Castle Valley homes at low altitudes, below the mesa tops, extremely close to homes and the rock formations. Some known occurrences even had aircraft landing on rock formations and on areas that are not motorized routes. The low flying aerial activity presents stewardship issues and safety hazards for other flights, homes, people, wildlife, sensitive rock formations, and the desert environment.

Many of the air tours included flying so close to the rock formations that they were able to drop jumpers onto the formations. The jumpers often ended up landing on non-designated trails in and around Castle Valley, sometimes seen landing in crypto-biotic soil and plants.

We are writing to you as our neighbors asking for your help to mitigate the inappropriate flights and related activities. The Town of Castle Valley asks for your help in the following:

- Flights and tours are requested to not have routes over the Castle Valley residential community and homes.
- Flights and tours are requested to maintain a distance of at least 1500 feet above any homes and structures and above the sensitive rock formations in and around Castle Valley.
- Jumpers should not be dropped out of aircraft to land in Castle Valley, the rock formations between Castle Valley and Professor Valley or on non-designated trails, routes, or crypto-biotic soil and plants.

As neighbors, it is important that we work together to protect our lands, homes, businesses, and natural resources. We thank you for your understanding and help in mitigating future flight related concerns and issues.

Air Tour Company Names and Addresses

Sorrel River Ranch

Mile 17, Hwy 128

Moab, Utah 84532

435-259-4642

Redtail Air Adventures

94 W Aviation Way

Moab, UT 84532

435-259-7421

Pinnacle Helicopters

94 W Aviation Way

Moab, UT 84532

435-220-0041

Slick Rock Air Guides

2231 S Highway 191

Moab, Utah 84532

435-259-6216

Canyonlands by Day & Night

1861 N Hwy 191

Moab, UT 84532

(435) 259-BOAT

Moab Reservation Center

2182 U.S.191

Moab, Utah 84532

435-260-8913

Moab Adventure Center

225 South Main Street

Moab, Utah 84532

435) 259-7019

Ravens Rim Adventure Tours

998 North Main Street

Moab, Utah 84532

435-260-0973

West Side Flats

275 Williams Way

Moab, Utah 84532

435-260-0646

FAA Guide to Low-Flying Aircraft

The Federal Aviation Administration (FAA) is the government agency responsible for aviation safety. We welcome information from citizens that will enable us to take corrective measures including legal enforcement action against individuals violating Federal Aviation Regulations (CFR). It is FAA policy to investigate citizen complaints of low-flying aircraft operated in violation of the CFR that might endanger persons or property.

Remember that the FAA is a safety organization with legal enforcement responsibilities. We will need facts before we conduct an investigation. To save time, please have this information ready if you witness another low-flying aircraft. Please keep your notes: we may request a written statement. Here is the type of information we need:

- Identification – Can you identify the aircraft? Was it military or civil? Was it a high or low wing aircraft? What was the color? Did you record the registration number which appears on the fuselage or tail? (On U.S. registered aircraft, that number will be preceded with a capital "N".)
- Time and Place – Exactly when did the incident(s) occur? Where did this happen? What direction was the aircraft flying?
- Altitude – How high or low was the aircraft flying? On what do you base your estimate? Was the aircraft level with or below the elevation of a prominent object such as a tower or building?

Once we have the appropriate facts, personnel from the Flight Standards District Office (FSDO) will attempt to identify the offending aircraft operator. We can do this in several ways. For example, we can check aircraft flight records with our air traffic control information and/or sightings from other observers, such as local law enforcement officers. We may need to trace and contact the registered aircraft owner, since the owner and operator may be two different people.

Following is Title 14 of the Code of Federal Regulations, Section 91.119 of the General Operating and Flight Rules, which specifically prohibits low flying aircraft.

91.119 Minimum safe altitudes; general

Except when necessary for takeoff or landing, no person may operate an aircraft below the following altitudes:

- (a) Anywhere – An altitude allowing, if a power unit fails, an emergency landing without undue hazard to persons or property on the surface.
- (b) Over congested areas – Over any congested area of a city, town, or settlement, or over any open-air assembly of persons, an altitude of 1,000 feet above the highest obstacle within a horizontal radius of 2,000 feet of the aircraft.

- (c) Over other than congested areas – An altitude of 500 feet above the surface except over open water or sparsely populated areas. In that case, the aircraft may not be operated closer than 500 feet to any person, vessel, vehicle, or structure.
- (d) Helicopters – Helicopters may be operated at less than the minimums prescribed in paragraph (b) or (c) of this section if the operation is conducted without hazard to persons or property on the surface. In addition, each person operating a helicopter shall comply with routes or altitudes specifically prescribed for helicopters by the Administrator.

Helicopter operations may be conducted below the minimum altitudes set for fixed-wing aircraft. The reason: they have unique operating characteristics, the most important of which is their ability to execute pinpoint emergency landings during power-out emergencies. Furthermore, the helicopter's increased use by law enforcement and emergency medical service agencies requires added flexibility.

For more information, or to report a low-flying aircraft, please contact your local FSDO. For a list of FSDO's pertaining to your area, click [here](#).

Thank you for your interest in aviation safety.

F.A.A. Flight Standards District Office- Utah
1020 N Flyer Way SLC, Utah 84116-2959
801-257-5020