

AGENDA
THE REGULAR TOWN COUNCIL MEETING

WEDNESDAY, OCTOBER 20th, 2021 AT 6:30 P.M.

****Due to concerns regarding the potential spread of COVID-19 this meeting will be held electronically by Zoom. If you have comments or concerns for the Council please email them prior to the Meeting: townclerk@castlevalleyutah.com or call 259-9828 M-W 9AM-1PM. Thank you!**

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 Zoom or submit comments through emails

PLEASE NOTE, WE HAVE TRANSITIONED TO ZOOM ** HOW TO JOIN THE ZOOM CONFERENCE CALL**

Meeting ID: 660 541 0108 Passcode: 84532

Option 1 Dial-in phone number (US): (253) 215-8782 follow prompts.

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

<https://zoom.us/j/6605410108?pwd=Q05sYm5qQ0lpNIY5TVp2bTU5VnZjQT09>

Call to order/ roll call

Regular Town Meeting

1. Open Public Comment

2. Approval of Minutes: Regular Town Council Meeting September 15th, 2021.

3. Executive Reports:

* Grand County Public Lands proposal - Kevin Walker

*Solid Waste Special Service District -Evan Tyrrell

*Water Agent and Water Committee Report - John Groo

*Roads Committee- M Duncan

*Planning & Land Use Commission-Colleen Thompson

*Community Renewable Energy Act-CM Gibson

*Solid Waste District- Diane Ackerman

*Treasurer's Report -Tory Hill

*EMS District- Ed Weeks

*Fire District-M Duncan /Chief Drake

*Housing Task Force- M Duncan

*County Economic Advisory Board-M Duncan

*Dark Sky Committee- Buck

4. Correspondence: Diane Ackerman Book Club email

5. Administrative Matters & Procedures: Town letters, Re-districting, Elected Official Training 12.11 USU Moab, Fire District fund raising update.

NEW BUSINESS

6. Discussion and Possible Action re: Manti LaSal Forest Service Management Plan letter.

7. Discussion and Possible Action re: Appointment to the Solid Waste Special Service District Board

UNFINISHED BUSINESS- None

8. Closed Meeting (If necessary)

9. 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, SEPTEMBER 15, 2021 AT 6:30 P.M.

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

Absent: None

Others Present: Ron Drake, Colleen Thompson, John Groo, Ryan Anderson, Marie Hawkins, Julie Baird, Laurie Simonson, Jessica Maw, Linda Skogrand and Mary Wakely

Clerk: Jocelyn Buck

Regular Town Meeting

M Duncan called the Meeting Order at 6:30 PM and delivered the Electronic Meeting Determination

Buck did roll call

1. Open Public Comment:

Jessica Maw (PLUC Clerk) commented the PLUC has put a lot of thought and deliberation into the Internal Accessory Dwelling Unit (IADU) language for 85-3 to comply with House Bill 82. The PLUC made changes that were in support of the historical direction of the Town. As a new member of the Community Maw supports the spirit of HB 82 when there is a housing crisis in Moab, Utah and across the United States, people are just trying escape circumstance beyond their control. However Castle Valley is special she hopes that at some point we can take a deeper look at HB82 and its potential impacts on the environment in the Valley.

2. Approval of Minutes: Regular Town Council Meeting August 18, 2021.

CM Hill motioned to approve the Minutes from August 18, 2021 CM Holland seconded motion passed unanimously

3. Executive Reports:

*Water Agent and Water Committee Report - John Groo will have report next month. CM O'Brien verified that the State ARPA grant application for the monitoring well has been submitted. Pam Hackley will be looking into possible amendments to the Town's current watering Ordinance. The Committee had also discussed the potential impacts of IADUs on septic systems and that there are newer septic tanks that do purify water better. Utah State University- Moab might be interested in doing the Water Study peer review; M Duncan asked if we would need more than one peer review. She added that we would want to make sure the USU's peer review would be acceptable to the State Division of Water Rights. CM O'Brien agreed and stated the Marc Stilson had thought a peer review by either the Utah Geologic Survey or USU would be acceptable. CM O'Brien clarified the State ARPA grant would be for a new monitoring well out at the end of Shafer Lane it would give us more information on the volume of water entering the Town's region of the aquifer.

*Roads Committee- M Duncan-Minutes, Database Reports and a Manager's report provided. The Road Manager and/or Equipment Operator II position(s) are still open.

*Planning & Land Use Commission-Colleen Thompson. The PLUC has been busy working on language for IADU amendments to 85-3 see Item 6.

* Community Renewable Energy Program CM Gibson reported C-REP board meeting will be changed to the first Monday at 1PM. We will be billed \$106.74 for phased one; Council pre-approved paying this by the end of the month. CM Gibson added a C-REP Communication Committee and Low Income Plan Committee have been formed and she has joined the later.

*Solid Waste District- Diana Ackerman- not present, will report next month.

*EMS District- Ed Weeks- emailed update. EMS has responded to 187 calls 56 % of which were for locals. M Duncan added that the Town currently has nobody that has EMT certification and an EMR cannot work unless an EMT is present. So the non transport ambulance service is grounded until further notice. Meanwhile our local EMT is in the process of re-certifying.

*Fire District-Chief Drake not present.

*Housing Task Force- M Duncan- minutes provided. M Duncan added that real estate prices in Castle Valley have increased dramatically which will add to difficulties for locals trying to find affordable housing. Council agreed that the inflated real estate prices affect the ability to fill positions County wide.

*County Economic Advisory Board- M Duncan reported the Board will meet next month.

* Dark Sky Team – Buck reported they received some feedback from IDA on our Draft Lighting Ordinance, so Faylene Roth, Colleen Thompson and herself met and made some minor changes to the Ordinance and it is now ready for the PLUC.

4. Correspondence: M Duncan read an update email from Jared Anderson (Emery)

As of this week Emery has done 30 complete installs, 54 drops to residences and there are 47 orders that need drops installed. Emery has 4 construction technicians working in the Valley every day and hopes to have all existing orders completed by the end of October. And it was his understanding that VmCo has moved out that they had their final inspection last Friday and everything looked good. M Duncan was not aware of the final inspection and has let Emery know we are not happy with how some roads have been left. They are aware Cliff view as well as some other areas still need road base and/or work. Linda Skogrand added that the Emery install crew has been really great to work with. Maw had run into some discrepancy between the Emery office and the installation crew with her installation dates.

5. Administrative Matters & Procedures: Town letters-Manti Lasal Forest Service comment period deadline 10.25.2021. CM Holland stated that the alternative management plan includes consideration of the effects of drought the regular Forest Service plan does not. CM Holland and CM O'Brien will be working on comments for next month's meeting. CM Holland will circulate the Alternative Plan. Buck reported we have submitted two State ARPA Matching Grant applications, one for the Community lot Vault toilet and the other for the Monitoring well. We will know if we got the grants at the end October. There was further discussion on when to put the Vault toilet out to bid and this will be decided next month. There will be memorial for Cris Coffey at the Town Pavilion at 4PM on 10.9.2021. Chipper Day is 10.18 and 19. Friends of Castle Valley Fire District email list, Buck asked if she can use the Town email list for Linda Skogrand to send out a fund raising letter for the Fire District. After some discussion it was decided this was an important cause for the Community and Council agreed to it as long as the letter came from a separate Mailchimp account, not from the Town's official account.

NEW BUSINESS

6. Discussion and Possible Action re: Approval of Amendments to Ordinance 85-3 Ch. 5.2 and 5.7 Re: Shipping Containers and the addition of Definitions and Ch. 5.10 Re: Interior Accessory Dwelling Units. M Duncan and the Council thanked the PLUC for all their work and professionalism on these amendments. The amendments have also received legal review. CM Hill asked if we could limit the square footage of IADUs. Thompson responded we cannot limit size by square footage or percentage of main dwelling. CM Holland asked why the definition of "family" had been removed. Thompson responded we are not allowed by the State to limit occupants or define how occupants are related in an Ordinance. Council agreed this language has been problematic. Another question was why "dwelling" had been replaced for structure or building. Thompson and Maw explained to keep consistent a "dwelling unit" would be a dwelling within the main dwelling. Accessory Structure was a new definition to replace accessory building consistent throughout Ordinance. CM Holland had questions about some grammatical error throughout the Ordinance; Maw agreed grammar should be cleared up administratively. M Duncan added that those changes could be made but the meaning of the Ordinance cannot be altered.

CM Hill motioned to adopt draft dated 9.21.2021 Amendments to Ordinance 85-3 Ch. 5.2 and 5.7 Re: Shipping Containers and the addition of Definitions and Ch. 5.10 Re: Interior Accessory Dwelling Units as presented, CM Gibson seconded, motion passed unanimously.

The Council unanimously thanked the PLUC for their work.

7. Discussion and Possible Action re: Resolution 2021-9 Canceling the November 2021 Municipal Election.

M Duncan explained that we had the same number of declared candidates as open positions.

CM O'Brien motioned to adopt Resolution 2021-9 Canceling the November 2021 Municipal Election. CM Holland seconded, motion passed unanimously.

8. Discussion and Possible Action re: with Utah Geologic Survey.

CM Hill motioned to approve Water Monitoring Memorandum of Understanding; CM O'Brien seconded motion passed unanimously.

9. Discussion and Possible Action re: Approval of Legal Services Agreement.

CM Hill verified that all documents Simonson would work on are owned by the Town and she holds her own liability insurance. Council thanked Simonson for her generous offer.

CM Gibson motioned to approve the Legal Services Agreement; CM Holland seconded motion passed unanimously.

10. Discussion and Possible Action re: Recommendations to hire Road Manager and Equipment Operator 2 Position(s).

M Duncan had a recommendation from the Road Committee, but the applicant(s) are still undecided on whether to take the position(s). CM Gibson asked for clarification on what positions the Mayor go ahead and hire for and which positions need Council approval. It was decided we need to work on defined hiring protocol.

UNFINISHED BUSINESS- None

11. Closed Meeting (If necessary)

12. Payment of the bills.

CM Gibson motioned to pay the bills to include \$106.74 Invoice for C-REP dues, CM O'Brien seconded, motion passed unanimously.

ADJOURNMENT

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

M Duncan adjourned the Meeting at 7:50 PM

Approved:

Attested:

Jazmine Duncan, Mayor

Date:

Jocelyn Buck, Town Clerk

Date:

DRAFT MINUTES
CASTLE VALLEY ROAD COMMITTEE MEETING
TUESDAY, SEPTEMBER 14th, 2021 at 4:30 P.M.
CASTLE VALLEY COMMUNITY CENTER
2 CASTLE VALLEY DRIVE

Due to the potential spread of COVID this meeting was held outside in the Town Pavilion. Masks and social distancing were required.

Members Present: Jazmine Duncan, Pamela Gibson and Jeff Whitney.

Members Absent: Glen Wilson.

Recorder: J Buck

Public Present: Colleen Thompson, Mary Wakely, Laura Cameron, Egmont Honer and Dorje Honer.

Roads Department: None

Call to Order

M Duncan (acting Chair) called the Meeting to order at 4:32 PM

1. Open Public Comment:

Laura Cameron Lot 340 Taylor Lane

Cameron explained that VmCo had done some road repair work up on Taylor but the right side of the Taylor was still in bad shape. Cameron and Peck had spoken with Cory (VmCo) and he had stated that VmCo was not responsible to fix all the damage done to Taylor after the last storm runoff. Cameron had researched road reports and found that 37 (taking east/west separately) Town roads had been worked on by the Town Road Department in the past year but Taylor was not one of them. She asked that the road be repaired and that VmCo and/ or Emery and the Road Department resolve the situation.

Mary Wakely Lot 334 Keogh Lane

Wakely added that Keogh was ok but then after the rain the trench VmCo made channeled water into the road and wash up a lot of large rocks on to the road. She asked that Keogh be graded / smoothed out.

Duncan added that both these roads are on the latest list for VmCo to repair. And the Road Department's road priority list also included both Keogh and Taylor.

2. Approval of Minutes of Road Committee Meeting July 20th 2021.

Gibson motioned to approve Minutes from July 20th 2021. Whitney seconded motion passed unanimously

3. Executive Report:

Monthly Road Report - Duncan reported the due to recent rain storms the Road crew still needs to grade: Keogh, Taylor, W Holyoak, E. Lazarus, W. Pope, Castle Creek, Rimrock and FireCliff. The Dump truck door sustained damage will working on Amber lane and has been repaired.

4. Correspondence: Wakely re; upper Keogh-Pubic comment above.

5. Administrative: Database reports.

VmCo road restoration update: Duncan has corresponded with Jared Anderson (Emery) to let him know the Town is not satisfied with how the subcontractors VmCo have restored the roads. VmCo had met with MidState and has been signed off on the project without including the Town's input. The Town will have to pursue Emery for road restoration.

UOL Easement update: Buck reported that we have submitted what was requested by UOL and they have not yet agreed we can move the fence. The N.E. survey stake for Lot 352 will have to be replaced before the Upper Eighty Road is moved over as it was in the middle of the existing road. Steinmans (Lot 352) do not want the road cut over into their property. They have agreed to the 25' easement at the back of their lot but not access or an easement down the north side.

Back hoe lease: Buck reported that the Town's 3 year lease on the Backhoe will be up at the end of the

year and we will have re-negotiate another lease.

New Business

6. Discussion and Possible Action re: Recommendations to hire Road Manager and/or Equipment Operator Position(s).

The Committee agreed to recommend Egmont and Dorje Honer to the Road Manager and Equipment Operator positions. Egmont had spent some time with Gritts and still had some questions for him. Egmont asked for another week to decide if they would take the job and the Committee agreed.

7. Discussion and Possible Action re: Castle Creek culvert evaluation and potential ARPA funding.

Buck stated that the ARPA funding criteria was directed towards infrastructure improvement projects repair to the Castle creek culvert fits that criteria. The Committee would look into products and costs to resurface the bottom of the culvert. Buck will contact Merrill Brady and have him assess any damage and/or wear to the culvert.

Unfinished Business

8. Discussion and Possible Action re: Consideration of out sourcing road grading work (tabled).Left tabled

9. Discussion and Possible Action re: Approval of Standard Operating Procedures. (tabled)Left tabled

10. Road's Budget

11. Emergency Planning- Evacuation Planning

12. Closed session (if needed)

Adjournment

Whitney motioned to adjourn, Gibson seconded motion passed unanimously.

Duncan adjourned the Meeting at 5:10 PM

Approved:

Acting Chair Mayor Duncan:

Attested:

Jocelyn Buck, Town Clerk:

(Date)

Town of Castle Valley

Profit & Loss Budget vs. Actual

July 2021 through June 2022

	Jul '21 - Jun 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
4500 · Interest Income			
4501 · Interest Income	497.46	2,100.00	23.7%
Total 4500 · Interest Income	497.46	2,100.00	23.7%
4100 · Tax Revenue			
4110 · Property			
4111 · Current	0.00	126,400.00	0.0%
4112 · Delinquent	1,309.98	3,600.00	36.4%
Total 4110 · Property	1,309.98	130,000.00	1.0%
4150 · Sales Tax	16,311.65	60,000.00	27.2%
4175 · Misc Tax			
4176 · Motor Carrier	114.68	500.00	22.9%
4177 · Fee in Lieu	1,163.64	2,400.00	48.5%
4199 · Other Misc Tax	0.00	1,500.00	0.0%
Total 4175 · Misc Tax	1,278.32	4,400.00	29.1%
Total 4100 · Tax Revenue	18,899.95	194,400.00	9.7%
4200 · Intergovernmental Revenue			
4211 · Add TrnL Road Tax	1,541.88	6,000.00	25.7%
4210 · Class "C" Roads	16,407.36	40,000.00	41.0%
4299 · Other Gov't Revenue	20,711.50		
Total 4200 · Intergovernmental Revenue	38,660.74	46,000.00	84.0%
4300 · Permits & Fees			
4350 · School Bus Prkg	0.00	0.00	0.0%
4310 · Water Agreements	95.00	500.00	19.0%
4320 · Building Permits	425.00	100.00	425.0%
4330 · Business License/CUP	75.00	1,000.00	7.5%
4399 · Other Permits & Fees	75.00	500.00	15.0%
Total 4300 · Permits & Fees	670.00	2,100.00	31.9%
4400 · Donation / Private Grants			
4420 · Scholarship	0.00	2,500.00	0.0%
Total 4400 · Donation / Private Grants	0.00	2,500.00	0.0%
Total Income	58,728.15	247,100.00	23.8%
Gross Profit	58,728.15	247,100.00	23.8%
Expense			
5100 · Administration			
5110 · Payroll & Taxes			
5111 · Clerk	6,697.53	27,500.00	24.4%
5115 · Mayor	2,610.50	9,700.00	26.9%
Total 5110 · Payroll & Taxes	9,308.03	37,200.00	25.0%
5120 · Office Expenses	1,042.30	3,500.00	29.8%
5125 · Public Notices / Website	204.00	2,000.00	10.2%
5135 · Programs / Events			
5136 · Scholarship	0.00	2,500.00	0.0%
5137 · Clean-up	0.00	3,000.00	0.0%
Total 5135 · Programs / Events	0.00	5,500.00	0.0%

Town of Castle Valley

Profit & Loss Budget vs. Actual

July 2021 through June 2022

	Jul '21 - Jun 22	Budget	% of Budget
5150 · Professional Fees			
5156 · Appeal Authority	0.00	1,350.00	0.0%
5154 · Database	0.00	1,000.00	0.0%
5151 · Legal Fees	441.00	10,000.00	4.4%
5153 · Audit	968.00	2,150.00	45.0%
Total 5150 · Professional Fees	1,409.00	14,500.00	9.7%
5160 · Dues / Memberships / Training	0.00	2,500.00	0.0%
5165 · Travel	0.00	2,000.00	0.0%
5170 · Telephone	1,084.61	4,400.00	24.7%
5175 · Insurance / Bonds	5,418.60	10,000.00	54.2%
Total 5100 · Administration	18,466.54	81,600.00	22.6%
5200 · Community Building/Public Works			
5241 · Equipment for Community Center	0.00	0.00	0.0%
5280 · Road Shed Loan	8,275.00	7,225.00	114.5%
5210 · Payroll & Taxes	1,223.83	6,000.00	20.4%
5220 · Lease / MBA	0.00	6,875.00	0.0%
5230 · Utilities	171.29	2,000.00	8.6%
5240 · Maintenance Expenses	230.79	4,000.00	5.8%
Total 5200 · Community Building/Public Works	9,900.91	26,100.00	37.9%
5300 · Planning / Land Use			
5310 · Payroll & Taxes			
5311 · Permits Agent	958.09	6,000.00	16.0%
5312 · Clerk	712.10	5,000.00	14.2%
Total 5310 · Payroll & Taxes	1,670.19	11,000.00	15.2%
5320 · Professional Services	0.00	500.00	0.0%
Total 5300 · Planning / Land Use	1,670.19	11,500.00	14.5%
5400 · Water			
5410 · Payroll & Taxes	1,106.25	4,500.00	24.6%
5420 · Professional Services			
5421 · Water Study	0.00	0.00	0.0%
5420 · Professional Services - Other	0.00	2,000.00	0.0%
Total 5420 · Professional Services	0.00	2,000.00	0.0%
5499 · Other Water	0.00	4,500.00	0.0%
Total 5400 · Water	1,106.25	11,000.00	10.1%
5500 · Roads			
5510 · Payroll & Taxes			
5514 · Training	0.00	2,500.00	0.0%
5511 · Road Supervisor	6,310.70	25,500.00	24.7%
5512 · Road Staff	2,865.85	14,900.00	19.2%
Total 5510 · Payroll & Taxes	9,176.55	42,900.00	21.4%
5520 · Professional fees			
5521 · Roads Legal Fees	0.00	2,000.00	0.0%
Total 5520 · Professional fees	0.00	2,000.00	0.0%
5530 · Road Equipment			
5535 · Equipment & Tools	0.00	5,000.00	0.0%
5534 · Leased Equipment	0.00	14,000.00	0.0%
5531 · Fuel Oil / Supplies	712.56	10,000.00	7.1%
5532 · Maintenance / Repair	1,044.60	11,000.00	9.5%
Total 5530 · Road Equipment	1,757.16	40,000.00	4.4%

Town of Castle Valley
Profit & Loss Budget vs. Actual
July 2021 through June 2022

	Jul '21 - Jun 22	Budget	% of Budget
5540 · Road Maintenance / Repair			
5543 · Special Road Projects			
5549 · Other	2,800.00	10,000.00	28.0%
Total 5543 · Special Road Projects	2,800.00	10,000.00	28.0%
5541 · Road Work Contractors	0.00	500.00	0.0%
Total 5540 · Road Maintenance / Repair	2,800.00	10,500.00	26.7%
Total 5500 · Roads	13,733.71	95,400.00	14.4%
6000 · Capital Projects Expenses			
6100 · Road Improvements			
6130 · Materials	0.00	0.00	0.0%
6199 · Other Road Improvements	0.00	21,500.00	0.0%
Total 6100 · Road Improvements	0.00	21,500.00	0.0%
6200 · Community Building / Lot'			
6250 · Lot Improvements	0.00	0.00	0.0%
6299 · Other Community Bldg / Lot	0.00	0.00	0.0%
Total 6200 · Community Building / Lot'	0.00	0.00	0.0%
6300 · Other Capital Projects	0.00	0.00	0.0%
Total 6000 · Capital Projects Expenses	0.00	21,500.00	0.0%
6560 · Payroll Expenses	0.00		
Total Expense	44,877.60	247,100.00	18.2%
Net Ordinary Income	13,850.55	0.00	100.0%
Other Income/Expense			
Other Income			
7052 · Transfer Fr General Fund-CPF	0.00	21,500.00	0.0%
Total Other Income	0.00	21,500.00	0.0%
Other Expense			
7051 · To Capital Projects Fund	0.00	21,500.00	0.0%
Total Other Expense	0.00	21,500.00	0.0%
Net Other Income	0.00	0.00	0.0%
Net Income	13,850.55	0.00	100.0%

Moab Area Housing Task Force September 2021 Meeting Minutes

Thursday, September 2nd, 2021 at 11:00AM

Join Zoom Meeting: <https://us02web.zoom.us/j/84165931853>

Meeting ID: 841 6593 1853

Type of Meeting: Monthly MAHTF Meeting

Meeting Facilitator: Jenna Whetzel, Chair

Attending:

In Person: Jenna Whetzel, Jazmine Duncan, Kaitlin Myers, Katie Minehart, John Guenther, Mary Hoffine, Jenna Gorney, Gabriel Woytek

Virtually: Shanell Marinuzzi, Chellie Williamson, Kalen Jones, Mary Hoffine

1. Chair Jenna Whetzel called the meeting to order at 11:07.
2. Introductions
 - a) Jenna Gorney, new planner at Grand County Planning Department, introduced herself.
3. Jenna entertained a motion to approve August minutes. Jazmine motioned to approve, Kaitlin seconded the motion, and the minutes were approved.
4. Agency Updates
 - a) Moab City Update (Kaitlin and Kalen)
 - i. Kaitlin and Kalen attended Colorado Assoc. Of Ski Towns meeting to discuss workforce housing efforts in Colorado ski towns
 - a) Saw a lot of innovative and exciting housing solutions, such as converting short term rentals to long term rentals, establishing MOUs with hotels
 - ii. Kaitlin attended Utah Housing Coalition's Housing Matters conference
 - iii. Discussing planning matrix with Council and Planning Commission
 - a) Planning Commission has a strong emphasis on parking amendments for RVs
 - iv. Still working on issues with Walnut Lane builder
 - a) Next discussion will be at Sept. 14 Council meeting

- v. A lot of people coming into office interested in building more housing
- vi. Working on changing ADU regulations with County Commission

b) Grand County Update (John, Gabe, and Mary)

- i. Discussed American Planning Association's PAS Memo on "Partnering with Health Systems on Affordable Housing Investments"
- ii. Talking with developer to flip workforce housing by creating workforce housing first and then creating an OAO with a hotel
- iii. Talking with developers for multi-family and single-family parcels to develop at Arroyo Crossing
- iv. There is a gravel pit on Murphy Lane that could be developed
- v. Handed out flow-chart detailing the decision process for HDHO building permits and certificate of occupancy (attached)
 - a) In about a year, hope to have a more long-term plan, such as long-range land use codes that can be used by City, County, etc.
- vi. Will be on agenda next Tuesday to approve a letter of support to use RPA funds to pay for an ED for MACLT
 - a) Zacharia is working on a grant to come up with some more money to put towards MACLT

c) MACLT Update (Katie)

- i. For Sweat Equity single family homes: Working with CR and HASU on final documents. In anticipation of signing, we have allowed the groups to move storage containers and roof trusses onto the AC property.
- ii. Continue to try to keep down weeds with volunteer labor and the work truck "Bud." HASU and CR directors have joined, not to mention staff and student volunteers! This continues to be a need for which we do not have funding. Please contact Audrey if you can help.
- iii. Utah Housing Corp and MACLT are working hard to meet the Low Income Housing Tax credit (LIHTC) deadline of Sept 20th. It is not good news, so the 32 unit apartments and 9 Crown Townhomes may not be applied for in time. This would be a big disappointment for our community members who need rental housing or cannot participate in sweat equity. Negotiations continue.

- iv. Grand county will have an item on the sept 7th agenda to possibly fund an ED for MACLT for one year! This would serve as GC's "match" to apply for up to two million dollars in housing aid from the state. This is one of the BEST things the county can do to help get housing on the ground quickly and efficiently, since so much work has already gone into AC. Feel free to contact your county representatives to urge approval.

5. Local Housing Updates

- a) HASU (Jenna)
 - i. Waiting to start self-help homes at Arroyo Crossing
 - ii. Applying for LIHTC application for AC

6. Communications Committee Update

- a) Finalizing policies and procedures for an Emergency Home Repair Fund. Looking for \$3,500 (potentially from the Community and Economic Development office) to start the fund. Katie met with August Granath, of the Community and Economic Development office, who suggested we tie the fund closer to workforce housing, as that is what they are focusing on right now.

7. Advocacy Committee

- a) Last meeting focused on ADUs and emergency ordinance variations in zoning for allowing RVs to park in town.
- b) Proposed Ideas:
 - i. Reframing strategies and focus areas of the MAHTF strategic plan
 - ii. Co-housing where everyone gets their own room but share spaces like bathroom or kitchen. Highlighted Jason Taylor's employee housing as an example.
 - iii. Buying or master-leasing hotels and converting for workforce housing
 - a) Short-term solutions focused on acquiring property that is already built
 - iv. Having someone come and discuss water solutions

Meeting adjourned at 12:03 PM.

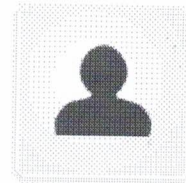
CV Book Group Meeting space

Thu 10/14/2021 9:26 AM

From: Diane Ackerman

To: Jocelyn, Jazmine Duncan

Cc: Harry Holland, Tory Hill, "O.B. O'Brien", Pamala Gibson



Hi all!

The Castle Valley Book Group ask you to consider to allow us to meet inside the town building in the upcoming months.

We ask that you consider us a bit different from the public, that it is unlikely we would entertain persons other than our usual 10--12 CV attendees at any one meet.

We are appreciative to have met outside under picnic shelter on town lot all year. We would be happy to wear masks and social distance if we would be allowed this indoor venue.

Thank you for helping our local readers continue a seamless transition into our next season. Look forward to hearing from you on this.

Regards,
Diane Ackerman

Sent from Yahoo Mail on Android

Item 6

Forest Service Management Plan

Upfront, we want to thank the Forest Service for the special protections offered for the Moab and Castle Valley watersheds in the initial proposal of the Forest Plan (The Moab Geographic Area section). The Forest Service HUC that includes these watersheds offers some special protections for both watersheds.

The scoping period is a time for citizens to comment on the Forest Service's initial Forest Service Plan and to suggest reasonable alternatives to be included and evaluated in the subsequent Draft EIS. We urge the Forest Service to evaluate in its forthcoming Draft EIS all reasonable alternatives. These include not only those in its own initial proposal, but those supplied during the scoping period. In particular, there is a Conservation Alternative (<https://www.mantilasalconservationalternative.org/post/the-conservation-alternative-story>) that represents the joint work of ten conservation groups. These alternatives as a whole are reasonable and worth being evaluated side by side with the initial proposals contained in the Manti-La Sal Forest Plan that were sent out by the Forest Service for scoping. Consideration of such proposals is in line with Forest Service regulations regarding EIS procedures that require the Forest Service to consider reasonable alternatives and compare their alternatives with those reasonable alternatives.

Including such proposals by citizens and by The Conservation Alternative in its entirety assures that the Forest Service considers and analyzes a wide range of alternatives and their environmental impacts in the forthcoming Draft EIS. Considering all reasonable alternatives in the EIS process for the Forest Plan is how an EIS process should be conducted.

The Town of Castle Valley, not surprisingly, is especially interested in how the Forest Plan impacts our watershed. Although, as mentioned above, we appreciate the special protections offered to our watershed by the Moab Geographical Area provisions of the initial proposed plan, below we cite as some examples alternatives that should be considered by the Forest Service and compared with other proposals in the Draft EIS.

Section on Climate Adaptation: The health of the Manti-La Sal National Forest above Castle Valley is being severely impacted by the ongoing extreme drought. Aspen, pinon and ponderosa are succumbing to the drought as indicated by diseased, dying and dead trees. The current condition of the forest increases the potential for catastrophic wildfire, habitat loss and flooding and climate studies show that the drought will continue for years to come. It is important that the Forest Service's plan include short- and long-term strategies for climate adaption and drought mitigation.

Section on Coniferous Forest: As mentioned above, the health of the coniferous forest is being degraded by the effects of the extreme drought. Management techniques should be based on the current science and updated to reflect the changing climate conditions. For instance, spruce seedling planting strategies should be consistent with current scientific thinking on forest management.

Section on Moab Geographical Area: One major omission in the Forest Service's plan is the prohibition of mining, fracking and oil and gas drilling in the Moab Geographical Area. Castle Valley's aquifer has been designated by the EPA as "Sole Source", and any of these activities could severely degrade or permanently damage Castle Valley's source of drinking and irrigation water. Watershed protection should be prioritized over any recreation or economic value.

Section on Municipal Watershed Management Area: The residents of Castle Valley rely on our Sole Source Aquifer for drinking and irrigation water. To increase the protection of all watersheds in the Moab region, more urgent and specific actions are needed than what is outlined in the Forest Service's plan. For example, the Forest Service's plan takes up to ten years to implement a strategy that improves or maintains the watershed. Protection of one of our region's most valuable resources should be a top priority and should be developed and implemented in a much shorter timeframe. The impacts of grazing on our watershed should also be considered in the draft EIS.

Section on Fire and Fuels Management: As the population of Castle Valley increases and the current extreme drought continues into the future, more of our residents, as well as our watershed, become vulnerable to catastrophic fires. Castle Valley has had success working with the Bureau of Land Management in developing fire mitigation plans that reduce fire danger, increase the resiliency of the landscape, prioritize native plants. The BLM has also been receptive to community concerns and guidance and has accepted feedback after implementation of the plans. A statement of working with the Town of Castle Valley on the specifics of fires and fuels management in our watershed should be considered in the Draft EIS.

Section on Deciduous Forests; Aspen groves are an important part of the forest in Castle Valley's watershed and make up a significant percentage of the trees in this area. At this point, many of the aspen groves are diseased and dying, and are not reproducing sufficiently to rejuvenate. The causes for this poor health are varied, but include damage from grazing animals, both native and introduced. The Town would like for the Forest Service to put the health of aspen stands at a high priority by implementing restrictions on grazing within our watershed, whether from cattle, goats, elk or deer.

Considering these and other alternative side by side in the Draft EIS will give citizens a better chance to offer informed comments during the Draft EIS process.

Sincerely,

Town of Castle Valley

10/19/2021 11:56 AM

Register: 1300 · General Accounts Unrestricted:Zions Operating

From 09/17/2021 through 10/21/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/29/2021			1300 · General Accoun...	Funds Transfer			10,000.00	12,483.39
09/30/2021			5100 · Administration:...	Service Charge	3.00	X		12,480.39
09/30/2021	eft	Zions Bank Liabilities	-split-	87-0483404 Fo...	1,256.04			11,224.35
09/30/2021	9387	Jocelyn F. Buck	-split-		1,673.21			9,551.14
09/30/2021	9388	Colleen R Thompson	-split-		203.17			9,347.97
09/30/2021	9389	Janet M Gregory	-split-		146.10			9,201.87
09/30/2021	9390	Jasmine A Duncan	-split-		606.36			8,595.51
09/30/2021	9391	Jessica L Chamberlin...	-split-		236.88			8,358.63
09/30/2021	9392	Mike Souza *	-split-		791.26			7,567.37
09/30/2021	9393	Mingo J Gritts	-split-		1,786.18			5,781.19
09/30/2021	9394	Warren M Egbert	-split-		258.57			5,522.62
10/01/2021	9395	Zions Bank	2000 · Accounts Payable		287.91			5,234.71
10/01/2021	9396	AmeriGas	2000 · Accounts Payable	tank rental	91.00			5,143.71
10/01/2021	9397	Computer Wise	2000 · Accounts Payable	Logme in license	350.00			4,793.71
10/01/2021	9398	Frontier	2000 · Accounts Payable		350.32			4,443.39
10/01/2021	9399	Grand Tire Pros	2000 · Accounts Payable	Dump truck tire	390.39			4,053.00
10/01/2021	9400	John W. Groo	2000 · Accounts Payable		568.75			3,484.25
10/01/2021	9401	Napa Auto Parts	2000 · Accounts Payable	Fuel/Oil Sps	297.41			3,186.84
10/01/2021	9402	Rocky Mountain Po...	2000 · Accounts Payable		27.19			3,159.65
10/01/2021	9403	Smuin Rich & Marsing	2000 · Accounts Payable	audit	968.00			2,191.65
10/01/2021	9404	Solid Waste Special ...	2000 · Accounts Payable		30.00			2,161.65
10/01/2021	9405	The Sloan Law Firm	2000 · Accounts Payable	85.3 TADU	180.00			1,981.65
10/01/2021	9406	Times Independent	2000 · Accounts Payable	" "	76.50			1,905.15
10/01/2021	9407	Turner Lumber	2000 · Accounts Payable	Shop supp	15.99			1,889.16
10/18/2021			1300 · General Accoun...	Funds Transfer			10,000.00	11,889.16